

APPLICATION TO THE PLANNING & ZONING COMMISSION

Final Development Plan Application



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 4/5/19

Case # 2019-02

Fee: **\$350.00 plus \$25 per acre**

Address of property 2400 Rohr Rd located on the north side of
Rohr street / road / avenue.

Parcel # 154-000002. The property contains a total of 32.727 acres.

The property is currently being used for Vacant.

The property is currently zoned Planned Industrial Park.

I am requesting Final Development plan approval so that I may use the property for: _____
a mixed use lot with a travel center, commercial outlot, and industrial building _____.

Applicant Name: Derik Leary Phone: 614-454-6697

Address: 2400 Corporate Exchange Dr, Suite 120, Columbus, OH 43231

Property Owner Name: Muharrem Gurgun Phone: 614-204-7333

Address: 4706 Sibel Court, Powell, OH 43065

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

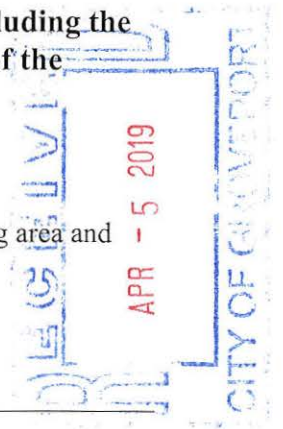
- ☒ Legal description and survey drawing of the subject property.
- ☒ Development plan, subdivision plat or any other plans that may be applicable.
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☒ Any additional information that may be helpful to the Planning & Zoning Commission.


Applicant's Signature

614-454-6697
Contact phone number

Derik Leary
Applicant's Printed Name

Derik.Leary@kimley-horn.com
Email address



PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountvauditor.com Go to *Your Property, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 150-002195

Owner's Name: Wallace Walker
Address: 2434 Aloha Drive
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Aloha Drive

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 150-002198

Owner's Name: Wallace & Marlene Walker
Address: 2434 Aloha Drive
City & State: Groveport, OH Zip Code 43125

Site Address: 2434 Aloha Drive

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 152-001939

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Site Address: 0 Global CT

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 152-001938 & 152-001937

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Site Address: ^D Global CT & D Toy Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 152-001982

Owner's Name: Pizzuti/Creekside XVI
Address: 629 N. High St., Ste 500
City & State: Columbus, OH Zip Code 43215

Site Address: Not listed (Creekside Industrial Center, Phase 2, Lot 1)

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 152-001983

Owner's Name: Pizzuti/Creekside XVI
Address: 629 N. High St., Ste 500
City & State: Columbus, OH Zip Code 43215

Site Address: Not listed (Creekside Industrial Center, Phase 2, Lot 2)

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 186-002017

Owner's Name: Menard
Address: 5101 Menard Drive
City & State: Eau Claire, WI Zip Code 54703

Site Address: 6050 Gateway CT

Mail Address: Name: Menard
Address: 5101 Menard Drive
City & State: Eau Claire, WI Zip Code 54703

Parcel Number: 150-002196

Owner's Name: John Pack
Address: 2453 Aloha Drive
City & State: Groveport, OH Zip Code 43125

Site Address: 2453 Aloha Dr

Mail Address: Name: John Pack
Address: 2453 Aloha Drive
City & State: Groveport, OH Zip Code 43125

Parcel Number: 150-002197

Owner's Name: Nathaniel Kelly
Address: 2448 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 2448 Aloha Dr

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 152-001936

Owner's Name: BVK US II POOL 01
Address: 1 Beacon St., Ste 1700
City & State: Boston, MA Zip Code 02108

Site Address: 2820 Global Dr.

Mail Address: Name: BVK US II POOL 01
Address: 1 Beacon St., Ste 1700
City & State: Boston, MA Zip Code 02108

Parcel Number: 152-001650

Owner's Name: Roserock Holdings
Address: PO Box 26210
City & State: Oklahoma, OK Zip Code 73126

Site Address: 0 Rohr Road

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 150-000707

Owner's Name: Christine Smith
Address: 29160 Logan Elm Rd.
City & State: Circleville, OH Zip Code 43113

Site Address: 6105 Alum Creek Rd

Mail Address: Name: Christine E. Smith
Address: 29160 Logan Elm Rd.
City & State: Circleville, OH Zip Code 43113

PROPERTY OWNERS LIST

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The Auditor's website is: www.franklincountyauditor.com Go to *Your Property*, *Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 154-000004

Owner's Name: Integrity Real Estate Holdings
Address: 2860 Fisher Road
City & State: Columbus, OH Zip Code 43204

Site Address: ^D Alum Creek Dr.

Mail Address: Name: Integrity Real Estate Holdings
Address: 2860 Fisher Road
City & State: Columbus, OH Zip Code 43204

Parcel Number: 154-000006

Owner's Name: 2829 Rohr Road LLC
Address: 3340 Peachtree Rd. NE
City & State: Atlanta, GA Zip Code 30326

Site Address: ^D Alum Creek Dr.

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002923

Owner's Name: 2829 Rohr Road LLC
Address: 3340 Peachtree Rd. NE
City & State: Atlanta, GA Zip Code 30326

Site Address: 2829-2869 Rohr Road

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

LOT 1 (FUEL CENTER) DESIGN STANDARDS

Approved Uses

- All uses designated as permitted uses within the Planned Industrial Park zoning shall be permitted. Any uses designated as conditional uses will need to obtain approval by the City of Groveport, subject to the standards of the Planning and Zoning Code.

Setbacks and Yards

Building Setbacks

- Front Setback (Alum Creek/Rohr Road): 50' from the right-of-way line
- Side Setback: 40'
- Rear Setback: 40'

Yard Area (Automobile parking)

- Front Yard (Alum Creek/Rohr Road): 15' from the right-of-way line
- Side Yard: 15'
- Rear Yard: 15'

Employee and Visitor Parking Areas

Parking shall be enough to accommodate parking needs for employees, company vehicles, and visitors without the use of on-street parking. Minimum parking requirements are:

- Automobile parking stall size is 9'x20'
- Loading spaces size is 12'x50' minimum

Minimum parking ratios:

- Retail: Four (4) spaces per one thousand (1,000) square feet of gross floor area

Architectural Building Materials

- Precast and tilt-up concrete wall panels are permitted as the primary building material. Masonry, stucco, prefabricated architectural wall panels or glass materials are also permitted primary building materials.

Dumpsters and Compactors

- Outdoor dumpsters and refuse containers not attached or contiguous to the building shall be visually screened by masonry or durable material to not be visible from adjacent streets or properties. Screening shall be provided to a height one foot higher than the equipment contained therein.

Lighting

- Lighting shall meet the requirements of the Groveport Zoning Ordinance.

Landscaping

- Landscaping shall meet the requirements of the Groveport Planned Industrial Park zoning.

Project Perimeter Screening

- The development's perimeter and perimeter adjacent to the Aloha Acres properties shall meet the Groveport Planned Industrial Park perimeter screening requirements per section 1162.02(e)(3) A.
- The buffer requirements of Section 1176.05(a) shall be met.
- The perimeter screening will include the required 15-foot setback and achieve the 75% opaqueness and 10' height within 5 years of normal growth.

Parking Screening

- Parking screening shall meet the requirements pursuant to Section 1176.05(d).

Interior Parking Area Landscaping

- A minimum of 5 percent of interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire parking drives are not included in this calculation.
- Minimum island or peninsula size shall be 150 square feet.
- Each area that is designated as green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.
- Interior parking lot landscaping shall meet the requirements pursuant to Section 1176.05(d).

Freestanding Signage

- One freestanding sign per lot shall be permitted.
- One business directory sign shall be permitted along Rohr Road.
- Freestanding signage shall be consistent with the attached sign exhibit.
- The maximum sign area shall be 160 square feet for each principal sign for each sign face.
- The maximum pole sign height shall be 30 feet.
- The maximum ground sign height shall be 17 feet.

Wall Signage

- One wall mounted tenant identification sign will be permitted per building tenant per street frontage.
- One canopy sign will be permitted per canopy per street frontage plus on one additional canopy face.
- The maximum sign area shall be 150 square feet for each principal sign.

Way-finding and Directional Signage

- Each building shall be permitted on-site vehicular and directional signage to assist with identifying such items as truck traffic control, speed limits, and employee and visitor parking area.
- The maximum accessory wayfinding sign (i.e. Cat scale sign) height shall be 16 feet, limit one per lot.
- All way-finding and directional signage shall be of a consistent design and format.
- All way-finding and directional signage shall be a pre-finished aluminum or comparable material.
- All way-finding and directional signage shall meet Chapter 1178 of the Groveport Zoning Ordinance.

LOT 2 (INDUSTRIAL) DESIGN STANDARDS

Approved Uses

- All uses designated as permitted uses within the Planned Industrial Park zoning shall be permitted. Any uses designated as conditional uses will need to obtain approval by the City of Groveport, subject to the standards of the Planning and Zoning Code.

Setbacks and Yards

Building Setbacks

- Front Setback (Alum Creek/Rohr Road): 50' from the right-of-way line
- Side Setback: 40'
- Rear Setback: 40'

Yard Area (Automobile parking)

- Front Yard (Alum Creek/Rohr Road): 15' from the right-of-way line
- Side Yard: 15'
- Rear Yard: 15'

Employee and Visitor Parking Areas

Parking shall be enough to accommodate parking needs for employees, company vehicles, and visitors without the use of on-street parking. Minimum parking requirements are:

- Automobile parking stall size is 9'x20'
- Loading spaces size is 12'x50' minimum

Minimum parking ratios:

- Manufacturing, distribution, warehouse or similar establishments: 0.3 spaces per one thousand (1,000) square feet of gross floor area
- Freestanding office: Four (4) spaces per one thousand (1,000) square feet of gross floor area

Architectural Building Materials

- Precast and tilt-up concrete wall panels are permitted as the primary building material. Masonry, stucco, prefabricated architectural wall panels or glass materials are also permitted primary building materials.

Dumpsters and Compactors

- Outdoor dumpsters and refuse containers not attached or contiguous to the building shall be visually screened by masonry or durable material to not be visible from adjacent streets or properties. Screening shall be provided to a height one foot higher than the equipment contained therein.

Lighting

- Lighting shall meet the requirements of the Groveport Zoning Ordinance.

Landscaping

- Landscaping shall meet the requirements of the Groveport Planned Industrial Park zoning.

Project Perimeter Screening

- The development's perimeter and perimeter adjacent to the Aloha Acres properties shall meet the Groveport Planned Industrial Park perimeter screening requirements per section 1162.02(e)(3) A.
- The buffer requirements of Section 1176.05(a) shall be met.
- The perimeter screening will include the required 15-foot setback and achieve the 75% opacity and 10' height within 5 years of normal growth.

Parking Screening

- Parking screening shall meet the requirements pursuant to Section 1176.05(d).

Interior Parking Area Landscaping

- A minimum of 5 percent of interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire parking drives are not included in this calculation.
- Minimum island or peninsula size shall be 150 square feet.
- Each area that is designated as green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.
- Interior parking lot landscaping shall meet the requirements pursuant to Section 1176.05(d).

Loading Dock, Service Courts, and Storage Area Screening

- Loading dock, service courts, and storage area screening shall meet the Groveport Zoning Ordinance requirements pursuant to Section 1176.05 (b).

Freestanding Signage

- One freestanding sign per lot shall be permitted.
- Freestanding signage shall be consistent with the attached sign exhibit.
- The maximum sign area shall be 160 square feet for each principal sign for each sign face.
- The maximum pole sign height shall be 30 feet.
- The maximum ground sign height shall be 17 feet.

Wall Signage

- One wall mounted tenant identification sign will be permitted per building tenant per street frontage.
- The maximum sign area shall be 150 square feet for each principal sign.

Way-finding and Directional Signage

- Each building shall be permitted on-site vehicular and directional signage to assist with identifying such items as truck traffic control, speed limits, and employee and visitor parking area.
- All way-finding and directional signage shall be of a consistent design and format.
- All way-finding and directional signage shall be a pre-finished aluminum or comparable material.
- All way-finding and directional signage shall meet Chapter 1178 of the Groveport Zoning Ordinance.

LOT 3 (RETAIL OUTLOT) DESIGN STANDARDS

Approved Uses

- All uses designated as permitted uses within the Planned Industrial Park zoning shall be permitted. Any uses designated as conditional uses will need to obtain approval by the City of Groveport, subject to the standards of the Planning and Zoning Code.

Setbacks and Yards

Building Setbacks

- Front Setback (Alum Creek/Rohr Road): 50' from the right-of-way line
- Side Setback: 40'
- Rear Setback: 40'

Yard Area (Automobile parking)

- Front Yard (Alum Creek/Rohr Road): 15' from the right-of-way line
- Side Yard: 15'
- Rear Yard: 15'

Employee and Visitor Parking Areas

Parking shall be enough to accommodate parking needs for employees, company vehicles, and visitors without the use of on-street parking. Minimum parking requirements are:

- Automobile parking stall size is 9'x20'
- Loading spaces size is 12'x50' minimum

Minimum parking ratios:

- Retail: Four (4) spaces per one thousand (1,000) square feet of gross floor area

Architectural Building Materials

- Precast and tilt-up concrete wall panels are permitted as the primary building material. Masonry, stucco, prefabricated architectural wall panels or glass materials are also permitted primary building materials.

Dumpsters and Compactors

- Outdoor dumpsters and refuse containers not attached or contiguous to the building shall be visually screened by masonry or durable material to not be visible from adjacent streets or properties. Screening shall be provided to a height one foot higher than the equipment contained therein.

Lighting

- Lighting shall meet the requirements of the Groveport Zoning Ordinance.

Landscaping

- Landscaping shall meet the requirements of the Groveport Planned Industrial Park zoning.

Project Perimeter Screening

- The development's perimeter and perimeter adjacent to the Aloha Acres properties shall meet the Groveport Planned Industrial Park perimeter screening requirements per section 1162.02(e)(3) A.
- The buffer requirements of Section 1176.05(a) shall be met.
- The perimeter screening will include the required 15-foot setback and achieve the 75% opaqueness and 10' height within 5 years of normal growth.

Parking Screening

- Parking screening shall meet the requirements pursuant to Section 1176.05(d).

Interior Parking Area Landscaping

- A minimum of 5 percent of interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire parking drives are not included in this calculation.
- Minimum island or peninsula size shall be 150 square feet.
- Each area that is designated as green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.
- Interior parking lot landscaping shall meet the requirements pursuant to Section 1176.05(d).

Freestanding Signage

- One freestanding sign per lot shall be permitted.
- Freestanding signage shall be consistent with the attached sign exhibit.
- The maximum sign area shall be 160 square feet for each principal sign for each sign face.
- The maximum pole sign height shall be 30 feet.
- The maximum ground sign height shall be 17 feet.

Wall Signage

- One wall mounted tenant identification sign will be permitted per building tenant per street frontage.
- One canopy sign will be permitted per canopy per street frontage plus on one additional canopy face.
- The maximum sign area shall be 150 square feet for each principal sign.

Way-finding and Directional Signage

- Each building shall be permitted on-site vehicular and directional signage to assist with identifying such items as truck traffic control, speed limits, and employee and visitor parking area.
- All way-finding and directional signage shall be of a consistent design and format.
- All way-finding and directional signage shall be a pre-finished aluminum or comparable material.
- All way-finding and directional signage shall meet Chapter 1178 of the Groveport Zoning Ordinance.

Development Schedule
2400 Rohr Road

Below is the anticipated development schedule for the subject property. The timelines may be accelerated depending on the timing of entitlements.

May – September 2019	Finalize City and Roadway Entitlements
October 2019 – January 2020	Completion of Architectural Plans & Building Permits
February 2020	Out-to-Bid for Fuel Center
April – October 2020	Construction of Fuel Center
March 2020	Out-to-Bid for Industrial Buildings
May 2020 – May 2021	Construction of Industrial Buildings
March – June 2020	Entitlements for Retail Outlot
July 2020	Out-to-Bid for Retail Outlot
August – December 2020	Construction of Retail Outlot



July 5, 2019

City of Groveport
Building and Zoning Division
655 Blacklick Street
Groveport, OH 43125

**Re: Development Plan Review
BSTP Development
2400 Rohr Road**

To Whom It May Concern:

Kimley-Horn serves as the civil consultant for BSTP Midwest, LLC. This will be the third submittal of the Development Plans for the proposed project. Upon the second review, it was noted that Franklin County is requesting additional right-of-way along Alum Creek Drive and Rohr Road. Upon further coordination, Franklin County has agreed to 10 feet of ROW dedication with a 15-foot highway easement along Alum Creek Drive. BSTP has agreed to dedicate the Canal Lands parcel to Franklin County. Our client requested us to submit plans showing this to ensure submittal before July 5, cutoff date. We believe the Rohr Road ROW dedications will not affect the site plan due to the amount of green space in this area.

Per City comments, the access drive connecting the Thorntons lot and the industrial lot along the east side of the property has been added back. The Development Plans, stormwater memo, sanitary memo, signage package, and traffic study have been updated to reflect these changes. All comments from the previous review have been adhered to, and all comments from the Franklin County Engineer's Office 5/28/19 Review have been addressed. A separate comment response letter addressing the traffic study comments is provided as this was completed by others. Since we are still awaiting approval from Franklin County on the ROW Rohr Road changes, the Plat has not been updated and will be re-submitted at a later date.

If you have any questions or require any additional information, please contact me at 614-454-6697.

Sincerely,
Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read 'D Leary', with a stylized flourish at the end.

Derik Leary
Kimley-Horn and Associates, Inc.
Ph: (614) 454-6697
Email: derik.leary@kimley-horn.com