



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – February 1, 2021 at 6:00 PM**

**CASE NUMBER:** #2021-01

**APPLICANT:** The Pizzuti Companies

**EXISTING ZONING:** PIP (Planned Industrial Park)

**REQUEST:** #2021-01 A request by The Pizzuti Companies for a Modification to Development Plan at 2400 Rohr Road, Parcel #154-000002.

**DESCRIPTION:** The applicant is requesting a modification to condition 7 of Section 1 of Ordinance 19-020 which approved the development plan for this property. Condition 7 requires the access drive from Alum Creek Drive and the north bound turn lane to be constructed before activation of the water service to any building built on any lot in the development. The applicant is proposing to construct two warehouses on lot 2 starting spring of 2021. Their lot does not depend on the access road or turn lane for access to their site. Lot 2 will have a curb-cut onto Global Court. The applicant is wishing to change condition 7 so they may be provided water service prior to the access drive and turn lane being installed.

**CONCLUSION:** Zoning staff have no objection to the modification requested, however we defer to the engineering department in regards to the technical aspects of site access approval of the modification.



**MEMORANDUM**  
Office of the City Engineer

Date: January 27, 2021

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2021-01** -- Planning & Zoning Commission – February 1, 2021

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**Case – 2021-01 Request for Modification to Development Plan**

Site address: 2400 Rohr Road  
Containing parcel (s): 154-000002  
Current Zoning: PIP (Planned Industrial Park)  
Proposed Zoning: No Change  
Current Use: Vacant

Request: Applicant (Alex Vulic – The Pizzuti Companies) is requesting **approval of a Modification to a condition to approval of a Development Plan**, specifically section 1.7 of approved Ordinance 19-020, approved by Council on 8/26/2019, for the above referenced parcel.

**Comments:**

The developer of the overall Bluestone Development being a three lot subdivision, is BSTP Midwest, LLC. Their development site arrangement was established under the Development Plan approved under Ordinance 19-020. In that ordinance, Section 1.7 required that a proposed access driveway from Alum Creek Drive into the development site AND a proposed northbound right-turn lane to this drive entrance on Alum Creek Drive were to be constructed before the activation of water service for the first building constructed on any lot. Pizzuti Companies, recently purchased lot 2 in the development site, which does not depend on the access drive or turn lane for access to their site. Lot 2 will have a driveway onto Global Court.

The applicant requests modification to the approving ordinance, specifically section 1.7, so they may be provided water service prior to construction of the access drive and turn lane to be installed. BSTP Midwest, LLC, owner of lots 1 and 3, which WILL depend on the access drive and northbound right turn lane into these lots, has provided a letter supporting the Modification request and consents to a modified condition that tethers the requirement to development on Lot 1 and Lot 3.

**Conclusion:**

Engineering Staff have no objection to granting approval of the request. The following modified condition 1.7, is recommended:

*The proposed access drive from Alum Creek Drive into the development site and the northbound right-turn lane to this drive entrance on Alum Creek Drive (Franklin County jurisdiction) shall be constructed before the activation of water service on the first building constructed on either Lot 1 or Lot 3. The Developer is required to meet all conditions and requirements imposed by the Franklin County Engineer related to securing permits for connecting the site access driveway and construction of the turn lane on Alum Creek Drive.*