

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 2, 2011
Re: Staff Report for Ironwood Properties – Method of Zoning Change (Text Amendment)

Item #2 – Ironwood Properties – Method of Zoning Change (Text Amendment) (Project ID # 201108050020)

Application: Method of Zoning Change
Location: London Groveport Road, west of Meadows Drive
Applicant: Donald T. Plank
Current Zoning: PUD-C and PUD-I
Proposed Zoning: PUD-C and PUD-I
Current Use: Vacant
Proposed Use: Retail, Commercial, Office

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification
- Ironwood Properties II, LLC Zoning Text (Amended by C-104-08)

Project Summary:

The applicant is requesting approval to amend the zoning text for Ironwood Properties located on the north side of London Groveport Road, west of North Meadows Drive. The proposed amendment is for Subarea 2 of the development and will not affect Subareas 1 or 3 referenced in the text. The original zoning text for the property was approved by City Council with C-39-96 and subsequently amended in 2005 by C-14-05 and in 2008 by C-104-08.

The proposed amendment is in response and is to address circumstances stemming from the construction of the Single Point Urban Interchange (SPUI) located in the vicinity of I-71 and SR 665. Specifically, this amendment is to address site design challenges resulting from the City's acquisition of additional right-of-way along the north side of London-Groveport Road (665) from parcel 040-013250, the applicant's property. The proposed amendment will primarily affect building and parking setbacks as well as landscaping. Additional amendments are proposed to mitigate other existing restrictions on the site, namely utility easements along the south property line for American Electric Power and Columbia Gas. Copies of these easements have been included with the applicant's materials. In

addition to these underground utility easements, the site is bisected by an existing 100' electric easement and electric tower, further restricting the applicant's ability to develop the site. Essentially, what is being proposed is the culmination of correspondence between the applicant's legal staff as well as the City's law department and Development Department.

Review of Proposed Amendments:

Yard and Setback Requirements:

1. Setback from North Meadows Drive shall be **5' for all pavement areas and 50' for buildings. The setback from** ~~and~~ State Route 665 shall be ~~25'~~ **5'** for all pavement areas and 50' for buildings.

Comment: Staff does not oppose the proposed amendment. The proposed parking setback is consistent with the setback on the existing Arby's, in Subarea 1 of the development.

2. Setback from east property line of the ~~subarea~~ **Subarea 2** shall be ~~30~~ **10** feet for pavement areas ~~setback~~ and 30 feet for building setback.

Comment: Staff does not oppose the proposed amendment.

Circulation:

2. Curb cut spacing shall ~~adhere to Chapter 1105 of the Grove City Code~~ **be reviewed and approved as par of the final development plan process.**

Comment: Staff does not oppose the proposed amendment. Although a concept plan was submitted with the proposed text amendment, the proposed amendment will ensure that curb cuts and circulation are carefully reviewed as part of the development plan review.

Landscaping:

1. A street tree planting program shall be established along both sides of North Meadows Drive, **providing one tree every 35'** and along State Route 665 ~~providing one tree every thirty-five (35') feet on center.~~

Comment: Any street trees along State Route 665 will be installed by the city.

2. One Hundred percent of the street frontage of each parcel (excluding access point) on North Meadows Drive ~~or State Route 665~~ shall have screening parallel to frontage with a minimum height of thirty (30") inches measured from the elevation of the nearest section of adjacent street area. Said screening shall be in the form of evergreen hedge, earth mounding, walls or any combination thereof. ~~(See Landscape Master Plan).~~ **Similarly, all frontage along State Route 665 shall have the same mounding and screening requirements as set forth in the preceding two sentences, provided that the minimum height shall be twenty (20") inches measured from the elevation of the nearest section of adjacent street area. In the event that such mounding and screening requirements conflict with any easement requirements set forth by American Electric Power and/or Columbia Gas of their successors or assigns, then in such event the mounding and screening allowed in the easement documents for such utilities shall prevail.**

Comment: Staff does not oppose the proposed amendment. Because utility lines will be placed along the property frontage on State Route 665, adjustments will likely have to be

made to landscaping. The noted easements contain restrictions on size of landscaping and appropriate uses to be conducted within the easement.

Signage and Graphics:

The signage shall ~~comply with the signage code unless varied by the Board of Zoning Appeals~~ **be approved as part of the development plan process for each development and may vary from the requirements of Section 1145 of the Ordinance (Ord. C-14-05). The above notwithstanding, monument signs shall be allowed a maximum of 12' in height, measured from the top of grade to the top of the sign structure.**

Comment: Staff does not oppose the proposed amendment. Signage on the property will be reviewed for the site during the development plan review process.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the zoning text amendment as submitted.