

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 31, 2012
Re: Staff Report for Turner Transportation – Development Plan

Item #1 – Turner Transportation - Development Plan

(PID #201207020031)

Application: Development Plan
Location: Seeds Road
Applicant: Eric Sauer
Zoning: IND-3
Use: Transportation Office

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct an office and warehouse for Turner Transportation on the south side of Seeds Road, on parcel 040-009465, west of the FedEx facility. The warehouse space will be used for loading and servicing of trucks, and submitted materials state that no trucks will be parked on the site overnight.

Site Plan

The 2.87 acre site will be accessed by a single 25' curb cut on Seeds Road. A small parking lot of twelve (12) spaces is located between the proposed structure and Seeds Road, with a larger truck loading area in the rear of the lot. The structure and parking lot are appropriately set back from property lines, though specific yard dimensions for IND-3 districts are not specified in Code. The proposed parking lot is setback approximately twenty (20) feet from Seeds Road and the drive aisle leading to the rear truck area is thirty (30) feet from the property to the east. The rear truck loading area is located approximately fifty feet from the property to the south.

A portion of the lot to be developed is located in a floodzone (A); however no structures or vehicular areas are proposed within this area.

Building

The proposed structure will be comprised of a 1,920 square foot office fronting Seeds Road with an attached 6,000 square foot warehouse in the rear. The eave height of the warehouse structure is proposed to be 18'. The office is proposed to be finished in a combination of brick veneer and metal siding, and the warehouse in two shades of metal siding ("Slate Gray" and "Ash Gray"). Windows are proposed on the north and south (front and rear) elevations of the warehouse to add visual interest to the structure. Truck doors are proposed on the east, west and south sides of the warehouse structure, and both structures are proposed to have galvanized metal panel roofing ("Slate Gray"). Staff feels that the proposed structure is in character with area industrial buildings, including those located in the Grove City Industrial Park adjacent to the south and west.

Parking

Twelve (12) parking spaces are proposed on the site, including one (1) handicap space. Standard parking spaces are proposed to have dimensions of 10'x18'. The parking lot is set back 20' from Seeds Road to allow for mounding and landscaping along the roadway to screen the use from adjacent properties. A truck loading area is located in the rear of the lot, accessing the warehouse portion of the structure. A black metal fence and evergreen trees are proposed around the perimeter of the loading area, accessed by an electronically controlled gate.

Landscaping

The applicant is proposing 3' mounding between the parking lot and Seeds Road, with evergreen trees along the roadway. The proposed evergreen trees will complement the existing landscaping along Seeds Road, particularly that utilized to screen the FedEx lot directly adjacent to the east.

Evergreen trees are also proposed around the perimeter of the truck loading area and along the drive aisle leading back to it, to screen the area from adjacent properties. The properties to the west and south are zoned light industrial (IND-1), and landscaping between this district and a transportation industry district (IND-3) is to be determined by Planning Commission according to chapter 1136. Staff feels that the proposed landscaping between the uses is sufficient and appropriate for the area. The applicant has indicated that the fencing and landscaping was selected to match adjacent properties.

Lighting

Submitted plans show a single lighting fixture located in the parking lot and six fixtures around the structure. As submitted, the proposed lighting does not meet the 0.5 footcandle minimum in all pedestrian and vehicular areas as required by Code; however staff has spoken with the applicant and the applicant has indicated that three additional fixtures will be added to the vehicular use areas to bring these areas into compliance with Code.

Signage

Signage details have not been submitted with this application. Any signage on the site will be reviewed administratively by the Building Division.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Lighting fixtures shall be installed so that all pedestrian and vehicular use areas meet the 0.5 footcandle minimum.
2. A note shall be added to plans stating that all service structures will be screened in accordance with Code section 1136.08.
3. The Typical Tree Drawing shall state that 50% of the wire cage and burlap will be removed as well as any twine or trunk wrap.