

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** August 30, 2013  
**Re:** Staff Report for Gemini Synergy Center – Method of Zoning Change (PUD-I, IND-2, SD-3, C-2 to PUD-I)

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**Item #4 – Gemini Synergy Center – Method of Zoning Change (PUD-I, IND-2, SD-3, C-2 to PUD-I) (PID#201301280004)**

**Application:** Method of Zoning Change  
**Location:** 3500 London Groveport Road  
**Applicant:** Team Gemini – c/o Gregory Lestini & Christopher Slagle  
**Current Zoning:** PUD-I, IND-2, SD-3, C-2  
**Proposed Zoning:** PUD-I (Planned Unit Development – Industrial)  
**Current Use:** Vacant  
**Proposed Use:** Industrial, Business / Research Park

**Relevant Code Section(s):**

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

**Project Summary:**

The applicant is requesting to rezone approximately 363.20± acres of land with approximately 340 acres northwest of I-71 and SR665 and approximately 20 acres southwest of I-71 and SR665. The proposed development will be a mixed use industrial and business / research park made up of a variety of uses, with the anchor use being the Gemini Synergy Center. The site is currently zoned PUD-I (with text most recently amended with C-103-08), IND-2, SD-3, and C-2. The proposed rezoning will establish a new zoning text for the entire 363.20± acre site.

The site is generally bordered by township properties zoned Planned Industrial to the west and east, Light Industrial to the south (SWACO), and Semi-Residential to the north.

The proposed PUD will establish four subareas, each with unique development standards outlined in the proposed zoning text. General development standards are also set for the site as a whole and include standards for roadways, utilities, landscaping, lighting, and signage.

A summary of standards set for each subarea is given below:

**Subarea A**

Subarea A is generally located along the north side of London Groveport Road. This area has been identified for commercial and retail uses, with individual lots between London Groveport Road and Haughn Road. Maximum building height is proposed to be 50' with the potential for certain uses (hotels, and office buildings) to exceed this height up to 150'. Buildings are to be oriented towards London Groveport Road and finished on all four sides with a minimum of 40% brick, stone or glass. Parking standards are set for individual uses within the subarea.

**Subarea B**

Subarea B is generally located in the center of the property and in the northwest portion of the property. This area has been identified for industrial uses including manufacturing uses, wholesale and distribution, research and development, private service facilities/utilities and hydroponic and aquaponic greenhouses. A maximum building height of 150' is permitted within the subarea and buildings are to be oriented towards public rights-of-way or private roads. Buildings are to be finished in brick, precast concrete, stone, glass, or corrugated metal panels with architectural finish, with a maximum of 40% permitted to be finished in stucco, split face block and wood trim. Parking standards are set for individual uses within the subarea. Landscaping and signage shall be in accordance with Code requirements.

**Subarea C**

Subarea C is located south of London Groveport Road, southwest of the I-71 / SR665 interchange. This area will be the location of the waste transfer and sorting facility. Non-retail gasoline and alternative fuel service stations and vehicular wash facilities are also permitted in this subarea. A maximum building height of 150' is permitted within this subarea. Building materials include brick, precast concrete, stone, glass and photovoltaic with architectural finish, with up to 40% of the structure permitted to be finished in stucco, synthetic stucco panels, smooth, embossed or corrugated metal panels and wood trim. Because of the site's proximity and visibility from I-71, additional architectural detail is required to be incorporated into elevations visible from public rights-of-way. One parking space per 2,500 square feet of gross floor area is required on the site and landscaping and signage shall adhere to Code requirements.

**Subarea D**

Subarea D is generally located in the northeast portion of the property. This area has been identified for professional office and research uses to serve as a buffer between residential and industrial use areas. Buildings are permitted to be a maximum height of 50' developed with four-sided architecture. A minimum of 40% of the structure shall be finished in brick, stone, or glass, with permitted accent materials being precast concrete with an architectural finish, stucco, wood trim, and smooth, embossed or corrugated metal panels with architectural finish. The use of photovoltaic panels and screens is encouraged. Parking standards are set for research and development facilities, manufacturing facilities, and service/utility uses based on square footages of the gross floor area. Landscaping is required in accordance with Code, with separate standards set for truck parking and loading area screening.

**Recommendation(s):**

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