

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 3, 2015
Re: Staff Report for Logitech Inc. – Development Plan

Item #2 – Logitech Inc - Development Plan (PID #201503020008)

Application: Development Plan
Location: 6301 Seeds Road
Applicant: Dublin Building Systems
Zoning: IND-1
Current Use: Vacant

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 approximately 67,284 square foot office and manufacturing facility for Logitech Inc off of 6301 Seeds Road (040-004959). The site is currently vacant and zoned IND-1. The project was granted a lot split of 12.085 acres from a 31.03 acre tract of land on the west side of Seeds Road for the proposed development (PID 20150302010).

Site Plan

The 12.085 acre site will be accessed by two curb cuts on Seeds Road. The northern cut will be approximately 35' wide connecting to a 30' drive aisle providing access to the truck loading area to the rear of the facility. The southern cut will be 22' wide to access the employee/customer vehicle parking lot. Based on submitted materials all improvements are to be located outside of the stream corridor protection zone. A small portion of the northern drive aisle is proposed to be located with a Zone A floodplain.

The site is bordered to the north, south and east by other properties zoned industrial. The property to the west is zoned as SF-1. Currently, the property to the west is vacant.

Stormwater is proposed to be handled through three separate ponds, two retention ponds as well as one detention pond located off the southeast corner of the proposed building. Materials indicate that the basins have been designed to meet Ohio EPA and ODNR requirements and best management practices. Although the city's Public and Private Pond Design Standards requires that all detention basins installed in the City be wet ponds with permanent normal pools, other industrial developments have been permitted to develop with dry basins. Due to the industrial and agricultural setting, staff is supportive of a deviation to allow for the dry basin as well as to forego the required walking paths around the ponds.

Building

The proposed building is approximately 67,000 square feet in area, finished in painted vertical metal siding (finished 'Cool Sierra Tan') with a split face block water table wrapping around all elevations. A total of five (5) dock doors are to be located on the west side of the building, screened from all public rights-of-way.

Parking

Per Table 1135.12-II, one parking space is required per two employees. According to employment information provided by the applicant, a total of 40 employees work at the site, thereby requiring 20 parking spaces. A total of 47 parking spaces were provided, 15 in the front and the remaining 32 spaces behind the building.

Landscaping

Landscaping has been provided in accordance with Chapter 1136. Additionally trees located with the stream protection corridor zone will be preserved as well as other existing trees located along the property boundaries. It should be noted that there is no proposed supplemental landscaping around the dumpster. Since the dumpster is located in an industrial zone and is screened by the building as well as existing tree stands, staff is supportive of a deviation to waive the supplemental landscape screening requirements.

Signage

Signage will be reviewed and approved by the Building Division through the sign permit process.

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 deviations and stipulations:

1. A floodplain development permit shall be obtained for all work proposed within the identified FEMA floodplain area.
2. A dry basin shall be permitted in place of a wet pond on the southeast side of the building as generally depicted on plan sheet C1.0.
3. Due to the lack of visibility from off-site views, no supplemental landscaping shall be required around the proposed dumpster enclosure.