



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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Planning Commission Staff Report

Lower Level Conference Room

March 8, 2016 1:30pm

#### 4. APPLICATION: FedEx Ground | Development Plan

Project Number: 201602120011

Location: 6120 S. Meadows Drive

Proposal: A development plan to convert a portion of the front parking lot from vehicle parking to truck parking, restripe portions of the existing interior truck lots and reconfigure the truck stacking at the site entrance.

Applicant: John Ortli, AECOM; 277 W. Nationwide Blvd; Columbus, OH 43215

#### Relevant Code Section(s):

- 1135.12, Zoning Districts and Regulations – Non-residential District Requirements
- 1136.06 Standards for Off-Street Parking Facilities

#### Project Summary

The applicant is requesting approval of a development plan to make various site improvements to the FedEx Ground facility located at 6120 S. Meadows Drive. Proposed improvements include converting a portion of the front parking lot along London Groveport Road from vehicle parking to truck parking, restriping portions of the interior truck lots, and reconfiguring the truck stacking at the site entrance. A 2,000 square foot addition is proposed for the primary structure and a 1,500 square foot addition is proposed to the gatehouse located at the entrance to the site.

The FedEx site and proposed improvements are located on three (3) different parcels (040-004962, 040-004963, and 040-004964). The majority of the FedEx property is zoned IND-3 (Transportation Industry) and the front 400' of the site along London Groveport Road is zoned C-2. The FedEx site is adjacent to properties zoned IND-3, SD-4 and C-2 to the west; IND-2 and C-2 to the east; OLR to the south; and PUD-C, R-1 and C-2 to the north across London Groveport Road.

#### Site Plan

Access to the site will remain as it currently exists with the primary entrance to the facility being off South Meadows Drive. A secondary guardhouse is proposed to be located west along the inbound access road on the site in addition to three new on-site queuing lanes to allow for greater stacking capacity to mitigate truck backups onto the roadway during peak delivery season.

The curb cut to access the northwest parking lot on Seeds Road will be expanded to include a center island and a gate ("Zip track cantilevered gate") with card reader to control access to the lot. A new curb cut with center median and matching gate is proposed directly across Seeds Road to access the existing tractor lot to the south. Materials state that the security gates will match the existing black ornamental fencing surrounding the northwest parking lot.

The proposed improvements on the site will result in a net reduction of impervious area on the site. Aside from relocating or replacing several existing roof leaders or perimeter drains, no storm sewer work is proposed with this application. Minor relocation of water and gas services will be required for the gateway expansion and new electrical services will be provided to the new guardhouse and the northwest lot to serve the block heater pedestals.

### Parking

The northwest parking lot on Seeds Road is proposed to be reconfigured to provide 60 employee and 60 tractor parking stalls. In order to properly screen the trucks from London Groveport Road, mounding and supplemental landscaping is proposed according to the requirements of chapter 1136. An approximate 50' strip of pavement will be removed along the northern edge of the existing parking lot to allow space for proper setbacks as well mounding and screening.

The primary parking lot around the facility is also proposed to be restriped as part of the proposed site improvements.

### Landscaping

A 6' mound with three (3) rows of evergreen trees is proposed between the northwest parking lot and London Groveport Road. Evergreens are proposed to be a mix of Norway Spruce and White Spruce, 6' in height minimum at installation. Additional landscaping is proposed to be installed on the south side of the lot to supplement the existing landscaping to further screen the lot from Seeds Road.

In addition to new landscaping associated with reconfigured parking lots, plans show the installation of landscaping to screen the existing northeast lot from London Groveport Road. Landscaping is proposed at both the northwest and northeast corners of this lot to screen from traffic. A note has also been included on plans that any dead or dying vegetation on the north side of the northeast parking lot will be replaced. A field assessment on the health of the vegetation in this area will be conducted in the spring growing season.

A landscape plan was submitted for plantings around the proposed expanded guardhouse. Because a portion of the expansion extends into the parking lot, landscaping was grouped into a large landscape bed at the building entrance.

### Building

A 1,500 square foot addition is proposed to the existing security gatehouse located at the entrance to the site. The total square footage of the structure after the addition will be approximately 4,600 square feet. The proposed expansion will utilize materials to match the existing structure. A 2,000 square foot addition to the east side of the primary structure is also proposed.

### **Recommendation**

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

1. Security gates along Seeds Road shall match the existing black ornamental fencing utilized on the site.
2. All fencing around parking lots visible from any public right-of-way shall be black ornamental metal, as currently utilized on the site.