



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
May 3, 2016 1:30pm

**6. APPLICATION:                   Canaan Land F.W.B. Church | Development Plan Amendment**

Project Number:           201603280022  
Location:                   2777 Gantz Road (040-007355)  
Proposal:                   An amendment to the Development Plan approved in 2015 for a building addition and parking lot expansion  
Applicant:                 Joe Hammond, Financial Director, Canaan Land Church, 131 Foxfire Blvd., Commercial Point, Ohio 43116

**Relevant Code Section(s):**

- 1135.12, Zoning Districts and Regulations – Non-residential District Requirements
- 1136.06 Standards for Off-Street Parking Facilities
- 1136.09 Other Planting Requirements

**Project Summary**

The applicant is requesting an amendment to the development plan approved by City Council in 2015 with CR-58-15. The proposed application will amend the parking lot configuration and stormwater management on the site. Requests are also made to deviate from stipulations previously set by Planning Commission and City Council with the approval of the development plan in 2015.

**Site Plan**

Proposed amendments to the site layout primarily relate to the parking lot expansion. Access to the site will remain off a single curb cut on Gantz Road. The proposed building addition and parking lot expansion meet setback requirements: 25' parking and 30' building setback along the southern and western boundary of the site (along Gantz Road and Home Road), 10' parking setback from the northern boundary of the site (along I-270), and 20' parking and a 50' building setback from the western property to provide more separation from the adjacent proposed multi-family residential units (Village at Gantz Meadows).

Stormwater is proposed to be managed with a dry detention basin at the east corner of the property. Dry ponds are not permitted in the city according to the city's Stormwater Design Manual; however staff would be supportive of a deviation on this site if the basin can be designed to properly manage stormwater on the site. The design of the basin will need to be finalized during the review of the site improvement plan.

### Parking

A total of 200 parking spaces will be located on the site after the installation of the proposed building addition and the parking lot expansion to the north. Curbing is not proposed in the parking lot expansion to match the conditions of the existing parking lot. Staff is supportive of eliminating curbing provided that the parking lot is properly designed to manage stormwater drainage.

### Landscaping

Mulched landscape islands are proposed in the parking lot expansion, with each island containing a 2" caliper tree (Bloodgood Plane Tree). Although the parking lot expansion is occurring to the northwest, staff believes that landscaping should be installed along the existing lot fronting Gantz Road to bring this aspect of the parking lot into conformance with Code. A continuous 3' evergreen hedge should be installed along the parking lot fronting Gantz Road to prevent headlight glare onto the street.

Screening along the western property boundary is also not shown on plans. In order to properly screen the parking lot expansion from the residential development to the west, a mound or fence with supplemental landscaping should be installed between the parking lot and the western property line. A note will also need to be added to plans stating that all service structures will be screened per Section 1136.08.

Landscaping is also required around the proposed detention basin. Per Code, a 2" minimum caliper tree should be planted in a landscape area for every 50 lineal feet of retention area. Based on the size of the dry pond, 6 trees will need to be planted around the pond to fulfill this requirement.

### Building

The proposed building addition will be a 13,746 pre-engineered metal frame building finished in metal siding with brick and stone accent. The height of the proposed addition will be 34'5" at its peak and will have a metal roof. Due to the visibility of the proposed building from Gantz Road, staff recommends the amount of brick be increased on the north elevation of the building. Additionally, staff recommends that the roof be shingled to match the existing primary structure on the site.

### Recommendation

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

1. The dumpster screening shall be finished in brick to match the brick utilized on the primary structure.
2. A continuous 3' evergreen hedge shall be installed along the parking lot fronting Gantz Road.

3. Screening shall be installed along the western property boundary where the new parking lot is proposed. Screening shall be in the form of a mound or fence with supplemental landscaping, per Section 1136.06.
4. Six (6) trees shall be planted around the proposed stormwater basin.
5. A note shall be added to plans stating that all service structures will be screened per Section 1136.08.
6. The amount of brick on the north elevation of the proposed building addition shall be increased.
7. The proposed metal roofing shall be replaced with shingles to match the roof of the existing primary structure.