



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
June 7, 2016 1:30pm

- 1. APPLICATION:** **American Self Storage | Development Plan**
- Project Number: 201603280021
- Location: Southwest Boulevard, between Hoover Road and McDowell Road
(040-007883)
- Proposal: A development plan for seven self-storage buildings and a leasing office
- Applicant: Robert LeVeck, LeVeck Construction & Development, 232 Frankfort Sq.,
Columbus, Ohio 43206

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 a development plan to develop a self-storage facility on 4.55 acres of land zoned IND-1 (Light Industry) on the south side of Southwest Boulevard between Hoover Road and McDowell Road. The facility will contain seven storage buildings with a total square footage of 55,050.

Site Plan

The site will be accessed from a single 32.7-foot-wide curb cut on Southwest Boulevard and drive aisles around the buildings on the site vary in width from 30 feet to 32 feet.

The proposed plan does not meet building setback requirements from the south or west property lines. Because the site is adjacent to a residential development to the south (zoned A-1a), the building setback from the south property line is 100'. The applicant has requested a deviation to allow for a 70' building setback from the south property line. Staff is not supportive of the proposed deviation given the close proximity of the residential structures to the property line. The proposed development also does not meet the building setback requirement from the western property. The property to west is zoned CF (Community Facility) and requires a 50-foot setback. The applicant is proposing a reduction to 20'. Staff is not supportive of the proposed deviation given the civic nature of the CF zoning district.

Plans show the general location of fencing around the perimeter of the storage buildings; however, details were not submitted for this fencing. All fencing utilized on the site should be 6' black decorative metal fencing. Plans also show a gate; however, no details were submitted for this gate. Staff recommends the gate be black decorative metal to match the recommended fencing on the site.

The applicant has indicated in their response to staff's review letter that 18" curbing will be utilized in all "maneuvering areas and parking locations"; however, the location of this curbing is not clearly shown on plans. All curbing utilized on the site should be 18" straight curbing and notes on curbing (C-GC-58) should be added to plans indicating this.

Stormwater is proposed to be managed on the site with a retention pond on the north side of the site. Due to the prominence of this site at the western entrance to the South Park industrial area, additional landscaping is proposed around the perimeter of the pond.

Building

Seven buildings are proposed on the site ranging in size from 3,500 square feet to 12,900 square feet. Elevations have been submitted for all buildings to show that elevations visible from the public right-of-way will be finished in brick; however, a detail sheet was not provided with information about proposed exterior materials. The color and manufacturer of the proposed brick is unknown. Additionally, the material and color of the remainder of the building finishes is unknown and the color of the storage unit garage doors is unknown.

A dumpster enclosure is proposed at the southwest corner of the site, adjacent to Building A. Sheet 5 states that the enclosure will be finished in "imitation brick siding" to match the buildings on the site. Staff is not supportive of this material, given that this site is in one of the city's CRAs (Community Reinvestment Areas) and will receive a tax abatement on the improvements to the property. A higher quality material should be utilized on the exterior of the buildings.

Section 1135.12(m) states that new developments shall "endeavor to assure that the appearance of such buildings, structures, and spaces shall enhance the attractiveness and desirability of the district and enhance and encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district." Staff does not believe that the proposed structures and overall site layout enhances the desirability of the area, given the prominence of the site within the South Park Industrial Development.

Parking

Five (5) parking spaces are proposed on the site, next to the office at the entrance to the site. One of the five spaces has been designated a handicap accessible space. The dimensions of parking spaces are not noted on plans; however, they measure to be 9x18 feet. In order to comply with Code, parking spaces must be increased a minimum square footage of 180 square feet.

Landscaping

Landscaping is proposed around the perimeter of the site, around the base of the monument sign, and around the retention pond. While the perimeter of the site is proposed to be surrounded by Eastern White Pine trees, the height of the trees does not meet the required height of 6' at installation. Staff does not believe the additional landscaping selected to be installed is appropriate for the area. The proposed pampas grass is not hardy in the region and the ground ivy is considered a weed in Central Ohio. Furthermore, the minimum height requirement at

installation is 24” and the proposed groundcover does not meet this requirement. More appropriate landscaping should be selected for the site in place of these proposed plantings.

Signage

Elevations were submitted for a monument sign, to be located west of the entrance drive. The proposed sign is 50 square feet in area, with an overall height of 8’ including the base. The sign appears to be set on a brick base; however, the plans do not specify the material used for the base. Staff recommends the monument sign have a brick base to match the brick utilized on the buildings.

Building elevations have a note indicating that a 32 square foot wall sign will be installed over the office entrance; however, details on this sign were not given. Because this development is located in a straight zoning district (IND-1), signage is not approved as part of this application and will be reviewed and approved administratively by the Building Division.

Lighting

A photometric plan was submitted with the initial materials; however, an updated plan was not submitted after building sizes were adjusted with the revised submittal. The initially submitted photometric plan shows all lighting on the site handled through 68 wall pack lights. The initially submitted photometric plan also shows multiple areas around the site that do not meet the required 0.5 footcandle lighting level in all vehicular and pedestrian areas. Additional lighting fixtures should be added to the site or output levels adjusted on the currently proposed fixtures in order to meet the 0.5 footcandle minimum lighting levels.

Recommendation

After review and consideration, due to the number of items requiring clarification and the number of deviations requested, the Development Department has concerns over the appropriateness of the development within the South Park Industrial Development, and recommends Planning Commission make a recommendation of disapproval to City Council for the Development Plan as submitted.