



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
December 6, 2016 1:30pm

2. APPLICATION: Columbus Jack / Regent Warehouse Facility | Development Plan

Project Number: 201611070079

Location: Located at the northeast corner of Gantz Road and Southpark Place (040-008992)

Zoning: IND-1 (Light Industry)

Proposal: A development plan for 75,000 square foot warehouse building for Columbus Jack.

Applicant: Rich White, 855 Grandview Avenue, Suite 295, Columbus, Ohio 43215

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations- Non-residential District Requirements

Project Summary

The applicant is proposing to construct a 75,000 square foot industrial facility for Columbus Jack / Regent located at the northeast corner of Gantz Road and Southpark Place. Columbus Jack is the largest supplier of hydraulic jacks to the U.S. Defense Department and their line of ground support equipment has grown to service of commercial, business and civilian aircrafts. The proposed facility will manufacture equipment for commercial and government maintenance operations.

Site Plan

The 12.28-acre site is proposed to be accessed by two curb cuts from Southpark Place. The western cut is proposed to be 30 feet wide to access the rear loading area and the eastern cut is proposed to be 24 feet wide to access the employee parking lot. Two parking lots are proposed-one east and one south of the building with the loading area located north of the proposed building. Access to the rear loading area will be regulated by six (6) foot black metal sliding gates. Plans show 18" curbing around the parking lot but the curbing utilized for the western drive to access the loading area is not specified. All curbing on the site should be 18" straight curbing.

The proposed retention basin will be located along the eastern portion of the property. The development will utilize the existing mounding and trees along the west property line and Gantz Road to screen the property from the street.

Parking

There are 100 total parking spaces proposed on the site including 4 handicap spaces. Plans also show an area designated for future parking expansion, for 40 additional parking spaces. Parking requirements for the site are based on the number of employees (1 space for every 2 employees employed in the shift with the largest number of employees) and while the applicant has not

formally specified a number of employees, staff believes the proposed parking is appropriate in relation to the size of the site and the available land after construction of the building and other site improvements. All proposed striping will be white.

Landscaping

Frontage landscaping along Gantz Road will utilize the existing mounding with trees. There are 16 deciduous trees and 48 evergreen trees existing on the mound. Landscaping along Southpark Place includes utilizing existing mounding and planting 13 Pin Oak Trees. There will be 33 evergreen trees (Norway Spruce) and additional shrubs to screen the rear loading area.

A combination of deciduous trees (23 trees total), Arrowwood Viburnum shrubs, and Variegated Red Twig Dogwood shrubs are proposed around the building's perimeter, primarily on the south and west sides of the structure. Landscaping is also proposed around the retention pond and at the base of the proposed monument sign and flagpoles.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Downcast LED lighting fixtures have been proposed for the parking lot and building lighting.

Building

The proposed structure will be 75,000 square feet in size. The majority of the structure will be 31'9" in height, with 33' 5" and 35' high accent walls proposed on the south and east elevations to break up the mass of the structure. A portion of the building is also proposed to extend to a height of 50'. The applicant has submitted an application to the Board of Zoning Appeals for a variance to exceed the permitted height of 35' by 15', for an overall height of 50'. This application is scheduled to be reviewed by the BZA on December 19th. Staff is supportive of the requested variance as additional architectural features have been added to the 50' building feature. Furthermore, the 50' building extension will comprise less than 15% of the building and be located in the eastern portion of the building, further away from nearby residential areas.

The building will be finished in a combination of precast concrete panels and insulated metal panels, with metal canopies and aluminum storefront for accent. The building will be primarily finished in grey ("Frosty White" and "Gray Matters") with blue ("Down Pour") for additional accent. Five (5) dock doors and three (3) overhead doors will be located along the north elevation of the building in the loading/storage area.

Signage

Because the development is located in an IND-1 district, signage is not approved as part of the development plan. The applicant has submitted some details on signage for reference, but these items will not be approved with this application and will require separate administrative approval through the Building Division.

Recommendation

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 stipulations:

1. All curbing shall be 18" straight curb.
2. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted height.