



The City of Grove City, Ohio

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Planning Commission Staff Report

Council Chambers

August 8, 2017 1:30pm

- 5. APPLICATION:** **Gantz Road Medical Office Building | Development Plan**
- Project Number: 201705240015
- Location: Approximately 180 feet west of Gantz Road and approximately 450 feet south of Stringtown Road (040-001278)
- Zoning: C-2 (Retail Commercial)
- Proposal: A development plan for a 6,000 square foot medical office building.
- Applicant: Robert LeVeck, LeVeck Commercial Construction, 1500 West Third Street, Suite 120, Columbus, OH 43212

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to develop a new 6,000 square foot medical office building located approximately 180 feet west of Gantz Road and approximately 450 feet south of Stringtown Road (parcel 040-001278). The site is currently vacant, with the exception of an existing parking lot, which is used by the adjacent orthodontics office to the east and also connects to the Golden Corral parking lot to the north. The proposed building will be one (1) story and have one (1) tenant, Chronic Pain Resources, which is relocating from the adjacent property to the east, 4215 Gantz Road. The proposed building will be finished in a combination of brick and siding.

Site Plan

The 1.471-acre site is proposed to be accessed through an existing shared access drive through the property to the east and onto Gantz Road. The existing shared access drive also connects onto the Golden Corral restaurant to the north. There is an existing common driveway easement for the existing parking lot on the site. The existing parking lot will be extended south with a 24' access drive and parking on both sides. A six (6) foot sidewalk is proposed around most of the building to access all of the proposed building's entrances.

A waterway (Grove City Creek) flows through the Southwest portion of the property, with a corresponding 100' Stream Corridor Protection Zone (SCPZ) from its centerline. A portion of the site also falls within a FEMA Flood Hazard Area (Floodway Zone AE). The site has been designed so that the building and parking lot do not infringe into any of these environmentally sensitive areas.

Parking

There are 42 total parking spaces proposed on the site including two (2) handicap spaces and the 16 existing spaces. All proposed striping will be white. The proposed parking spaces will also be 180 square feet in size (18' by 10') which meets the minimum parking space size requirement.

The parking lot along the east property line is setback approximately six (6) feet from the east property line. This matches with the setback of the existing parking lot on the property, but does not meet the 10-foot parking setback requirement. A variance will be required from the Board of Zoning Appeals to reduce this setback; however, staff would be supportive of this variance as it would match the setback of the existing parking lot on the site.

Landscaping

A landscape plan has been submitted; however, a number of items related to landscaping do not comply with the requirements of Chapter 1136. Outstanding issues on the landscape plan include building perimeter landscaping, parking lot perimeter landscaping, landscaping around the base of signage and the screening of service structures. Additionally, increased landscaping in accordance with section 1136.07, is required along the south property line where adjacent to the residential property to properly screen the development from the apartments.

Three (3) Norway Spruce evergreen trees have been proposed to screen the building from the north property line. Three (3) Princess Diana Serviceberry trees have been proposed to the west of the parking lot. An evergreen hedge consisting of Globe Arborvitae and Dense Yew shrubs has been proposed along the east property line. Each landscape island will contain either one (1) Skyline Honey Locust or Red Maple tree. The dumpster enclosure will be screened with 12 Emerald Green Arborvitae trees at five (5) to six (6) feet in height. The front of the building will be landscaped with a combination of Burning Bush and Green Velvet Boxwood shrubs.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas around the property. Downcast LED lights, black in color, are proposed on the site, but do not match area lighting fixtures. Staff believes that lighting on the site should match that utilized on McDonald's site to the north and that utilized on the existing parking lot on the site.

Building

The proposed warehouse will be 6,000 square feet with one (1) story totaling at 20'8" in height. The building will be finished in brick ("675-Tangier" in color) on the building's north and east elevations, with tan stucco utilized on the west and south elevations. A brick water table is also proposed on the west and south elevations. The elevations appear to have siding on the west and south elevations; however, the applicant has indicated that this will be stucco. Staff recommends that stucco be utilized on the west and south elevations with a brick water table. The roof will have gray shingles. Each of the building's entrances will utilize floor to ceiling glass with glass doors and a small overhang/porch area with columns.

The dumpster enclosure walls will be finished in brick with coping along the top. The gates will be constructed of 100% opaque stained solid wood.

Signage

Although signage is not approved as part of the development plan for this development and will require administrative review and approval by the Building Division, the applicant has submitted preliminary signage information for a proposed monument sign. The monument sign will be eight (8) feet in height with a two (2) foot brick base. The cabinet will be 50 square feet in size and contain information regarding the pain center. The location of the proposed monument sign was not indicated on the site plan.

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. A variance shall be obtained from the Board of Zoning Appeals for a reduced parking setback along the east property line.
2. The building shall be finished in brick on the north and east elevations. The remainder of the structure shall be stucco in a neutral tone with a brick water table.
3. Landscaping around the parking lot shall be installed according to Section 1136.06(b).
4. Landscaping around the perimeter of the building shall be installed according to Section 1136.09(a)(3).
5. The monument sign shall be set in landscaped area according to Section 1139.09(a)(3).
6. The development shall be screened from the residential property to the south according to Section 1136.07 for landscaping buffers relating to uncomplimentary land uses.
7. A note shall be added to the landscape plan stating that all service structures shall be screened per Section 1136.08.
8. A note shall be added to the landscape plan stating that Hydro-mulch or Penn-mulch will be used for grass seed.
9. An irrigation plan shall be submitted showing irrigation on 75%-100% of the entire property and 100% of all landscaping areas adjacent to the structure.
10. Lighting fixtures on the site shall match the lighting fixture(s) currently located on the parcel (matching the decorative fixtures on the Golden Corral and McDonald's site).