



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
August 8, 2017 1:30pm

- 6. APPLICATION:** **E.L.W. Company | Development Plan**
- Project Number: 201705250016
- Location: 6483 Seeds Road (040-007500)
- Zoning: IND-1
- Proposal: A development plan to expand the current business at 6483 Seeds Road by expanding the parking lot and adding three buildings.
- Applicant: Eric & Patricia Wells, Owners, 6483 Seeds Rd, Grove City, OH 43123

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to construct three new buildings and expand the parking lot of the existing development at 6483 Seeds Road. The site was previously approved for development plans for site improvements in 1992 and 1998. The existing structures on the site house the applicant’s truck repair business which has been in operation on the property for nearly 28 years. Space is also leased on the site to various users including a fabricator of specialized motorcycle parts and to the Grove City Police. The current proposal will remove three (3) of the existing six (6) buildings from the site in order to construct three (3) new buildings due to an expansion in the truck repair business and for future development. The applicant estimates that the proposed expansion will allow for the addition of 10 to 15 new jobs on the site.

A number of variances have been requested for the proposed development, to be reviewed by the Board of Zoning Appeals at their August 29th meeting. These variances relate to reduced building and parking lot setbacks as well as landscaping and to permit the expansion of the gravel parking lot.

Site Plan

Access to the site will remain from a single curb cut on Seeds Road. The drive into the property is not proposed to be changed and all new buildings and expanded parking areas are proposed to be located in the rear of the lot behind existing buildings on the site.

The proposed west-most building will be setback approximately 40 feet from the west property line. The adjacent property to the west is currently in Jackson Township and is zoned residentially (RR, Rural Residential). Industrial land uses next to any residential land use typically are required a 100’ building setback; however, because the property to the west is shown on future land use maps as being non-residential (flex employment), staff believes that the reduced setback is appropriate. Setbacks for proposed buildings from the north and south property lines will match those of existing buildings on the site and meet the building setback requirements.

Parking

The rear portion of the existing parking lot is currently unpaved. Section 1137.11 requires that driveways and parking spaces in all districts be smoothly graded with an asphaltic or Portland concrete surface; however, the originally approved development plan for the site (CR-46-92) allowed for the installation of a gravel lot as long as the building use remained the same. The applicant is seeking a variance from the BZA to formalize the request to deviate from this Code section for the proposed parking lot expansion. Staff is supportive of the proposed variance to allow for the expansion of the gravel lot, as the lot is only to be expanded by 12,000 square feet and the expansion will occur in the rear of the lot, not visible from any public right-of-way.

Landscaping

An extensive tree line was previously installed by the applicant along the southern property line to act as screening for the property to the south. Materials were submitted showing what trees are to be removed as part of the proposed expansion and what trees are to remain. Although a few trees will be removed for the parking lot expansion, all trees along the southern property line installed for screening are indicated as remaining. Additional landscaping in compliance with Chapter 1136 in terms of the front parking lot screening and tree installation is also shown on submitted plans.

Although no landscaping is proposed within the reduced setback along the west property line, staff is supportive of a variance to eliminate this landscaping as there is an existing Columbia Gas easement that restricts landscaping over the rear (west-most) 30 feet of the property. Furthermore, the applicant has provided information showing that the existing tree line installed along the southern property line as well as existing trees in the front portion of the property meet the amount of landscaping that would be required to be installed based on the proposed improvements.

Lighting

No new site lighting fixtures are proposed with this application, but lighting will be located at doorways at all proposed building entrances. A photometric plan was not required for this application, as Section 1137.06 states that the 0.5 footcandle minimum is only applicable for businesses operating after sundown, for the safety of pedestrians and motorists on the site. Hours of operation for this business will not be after typical sundown hours, therefore staff did not require a photometric plan be submitted with this application.

Building

Three (3) new structures are proposed for the site, to be developed in phases. Building 1 (Phase 1) is proposed to be 19,600 square feet and 28 feet in height at its peak. Building 2 (Phase 2) is proposed to be 8,800 square feet and 28 feet in height, and Building 3 (Phase 3) is proposed to be 10,500 square feet with a height of 21 feet. All buildings will be finished in metal siding, similar to existing structures 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 with the following stipulations:

1. A variance shall be obtained from the Board of Zoning Appeals for a reduced building setback (40.8') from the west/rear property line.

2. A variance shall be obtained from the Board of Zoning Appeals for the additional 12,000 square feet of gravel added in the southwest portion of the property as shown on the submitted site plan.
3. A variance shall be obtained from the Board of Zoning Appeals for a reduced rear parking lot setback (20') and corresponding landscaping along the west property line.