



The City of Grove City, Ohio

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(614) 277-3000

Planning Commission Staff Report

Council Chambers

February 6, 2018 1:30pm

4. APPLICATION: Concord Fabricators | Development Plan

Project Number: 201709010025

Location: 6511 Seeds Road (040-007498)

Zoning: IND-2

Proposal: A development plan to expand the current business at 6511 Seeds Road adding a building addition and expanding the gravel area

Applicant: Mel Felty, Felty Heinlen Architects, 336 Sturgess Avenue, Mansfield, OH 44903

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to construct an 11,700 square foot building addition and 47,200 gravel addition at 6511 Seeds Road. The 10.14-acre property is used for the Concord Fabricators steel fabrication business and was originally developed in 1993. The new additions are to allow the business to expand and provide additional/easier truck maneuverability on the site. The proposed building will match the existing building's height, width, and façade, primarily being finished in vertical metal siding. The applicant is also requesting usage of the current Columbia Gas easement's drive along the southern portion of the property as a one-way drive for trucks leaving the property. The applicant estimates that the proposed expansion will allow for the addition of seven (7) new jobs on the site.

Two (2) variances were granted at the October 25, 2017 Board of Zoning Appeals meeting. These variances included a reduced rear setback of 50' and to retain the existing gravel lot that was previously approved, as well as to expand the gravel area south of the building.

Although the items submitted were sufficient for development plan review, there are some additional issues on the site relating to utilities and stormwater, which will need to be addressed during the Site Improvement Plan review.

Site Plan

Entry access to the site will remain from a single curb cut on Seeds Road along the northern property line. This drive into the property is not proposed to be changed and will remain a full access curb cut. A second drive providing one-way, exit only truck access is proposed on the Columbia Gas easement's 15' wide drive along the southern property line. This access point currently has an asphalt apron, with the remainder of the drive being gravel. Based on the easement's language, this drive is permitted to be used by the property owner for means of

ingress and egress. The applicant has indicated that improvements will be made on this drive to accommodate the truck traffic.

Gravel is currently located on the north portion of the property and connects with the existing asphalt drive to Seeds Road. The proposed 47,200 square foot gravel area will be located in the southern portion of the lot, just north of the Columbia Gas easement, and will connect the existing gravel area with the Columbia Gas easement drive.

The proposed building expansion will be setback approximately 51' from the rear/west property line, which meets the approved variance that permits a 50' setback. The adjacent property to the west is within Jackson Township and is zoned as Rural Residential, requiring a 100' minimum setback. However, because the property to the west is shown on future land use maps (GroveCity2050) as being non-residential (flex employment), staff believes that the reduced setback is appropriate. Additionally, a similar variance was granted to the property to the north, for a reduced setback of 40'.

Parking

The proposed gravel area will be used to park trucks and trailers used as part of the business. This gravel will connect with an existing gravel area on the property. While Section 1137.11 requires that driveways and parking spaces in all districts be smoothly graded with an asphaltic or Portland concrete surface, gravel was approved for this property as part of a 1993 variance and will be continued to be used the same way as it was previously approved. Additionally, the proposed gravel is in conformance with the variance granted in October 2017.

The property to the south is within Jackson Township and is zoned as Rural Residential; all truck or loading parking areas are required to be setback a minimum of 45' from residential properties (referred to as incompatible land uses). The drive is located approximately 10 feet from the property to the south, with the remainder of the proposed truck use and parking area located approximately 70 feet from the southern property. Although the drive infringes into the required setback, staff is supportive of the drive's usage as it will reduce further curb cuts onto Seeds Road and, if improved, will accommodate the additional truck traffic.

Parking of other vehicles on the site will be located on the existing asphalt parking lot in the northeast portion of the property. There are currently 46 parking spaces available in the existing parking lot which will continue to accommodate the current and expected employees with the new building and business expansions.

Landscaping

An existing line of evergreen trees was previously planted just south of the existing building and a portion of the existing gravel area, which screens the property to the south. Materials indicate that the three (3) western most trees will be removed as part of the gravel expansion, with all of the other existing trees remaining on the site.

A number of deviations have been requested with the landscaping. No landscaping is proposed within the reduced setback along the west and south property line. Staff is supportive of a deviation to eliminate this landscaping as there is an existing Columbia Gas easement that restricts landscaping over the rear (west-most) and southern-most 30 feet of the property. A similar variance from landscaping in the Columbia Gas easement was granted to the property to the adjacent property as well. Additionally, the applicant is proposing to partially landscape the proposed gravel area from the south, by planting three (3) London Planetrees and four (4) White Spruce Trees, just north of the Columbia Gas easement between the easement and gravel.

A second deviation has been requested regarding the required frontage landscaping of truck use and parking areas with Seeds Road. Section 1136.06(a)(3) states that a 6' continuous earthen

mound, along with three (3) staggered rows of 6' evergreen trees spaced no more than 20' apart and one (1) small class tree per 40 lineal feet be planted. The landscape plan shows that a row of nine (9) Swamp White Oak trees, two rows containing 20 White Spruce trees (7' in height), and six (6) Thundercloud Purple Leaf Plum trees are proposed instead. Staff is supportive of the proposed landscaping as it will adequately screen the gravel area due to the fact that it will be located approximately 480' from Seeds Road.

A third deviation has been requested to waive the requirement for landscape islands and peninsulas in the proposed gravel truck parking and use areas. Staff is supportive of granting this deviation as the trucks will be maneuvering through the area and could potentially damage or destroy any landscaping placed there.

Lighting

Wall packs will be proposed around the perimeter of the new building addition, which will be LED, downcast, and grey in color. 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

The proposed building expansion will be approximately 11,700 square feet in size. This expansion will be located at the rear and will be the same width (58.5') as the existing building. The expansion will be one-story with a height of 34'3", which is the same as the existing building. The expansion's façade will match that of the existing building. The north side of the building will be finished with tan fascia metal siding panels and a tan split faced concrete block water table with a green band at the top. The other sides will be finished in tan fascia vertical siding panels.

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 and deviations:

1. A deviation shall be granted from Section 1136.06(a)(3) for frontage landscaping requirements for truck vehicular use and parking areas to permit a reduction in the landscaping of the truck parking and loading area to Seeds Road.
2. A deviation shall be granted from Section 1136.06(c) to waive the landscaping requirement for truck parking screening from an incompatible use district to the west and south property lines.
3. A deviation shall be granted from Section 1136.07 for landscape buffers relating to uncomplimentary land uses and zones for the west and south property lines.
4. A deviation shall be granted from Section 1136.06(d) to waive the requirement for landscape islands and peninsulas in the proposed gravel area.