



ITEM 10: 201908160039 – Tigerpoly Manufacturing (Development Plan Amendment)

Site Location

6231 Enterprise Parkway (Parcel 040-010335)

Proposal

A Development Plan Amendment for a 109,000-square-foot building addition.

Zoning

IND-1 (Light Industry)

Future Land Use

Tech Flex

Property Owner

Tigerpoly Manufacturing, Inc.

Applicant/Representative

Rick White, red architecture + planning

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with two stipulations and one deviation

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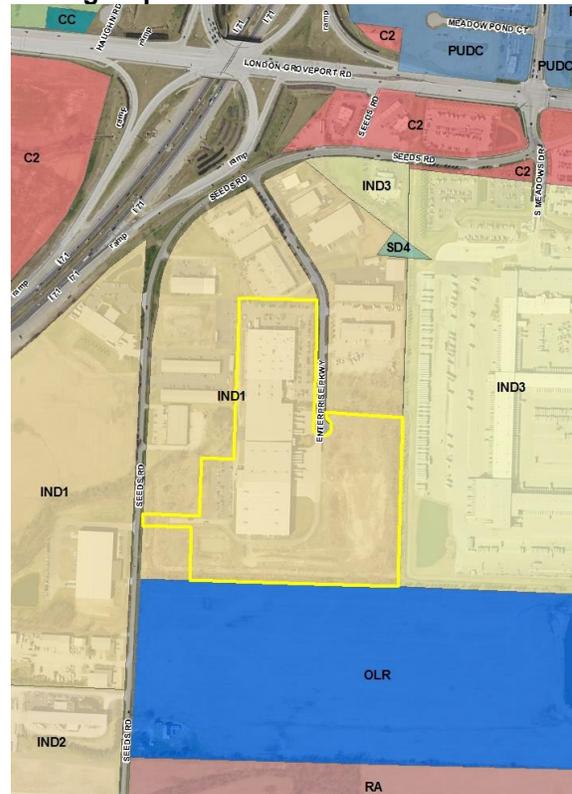
Case Manager

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Summary

The applicant is requesting approval of a Development Plan Amendment for Tigerpoly Manufacturing, which includes a 109,000-square-foot building expansion to accommodate additional office and warehouse space.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan Amendment can move forward to City Council. If the item receives City Council approval, the applicant can submit for final engineering plans and building permits for the site.

1. Context Map

This property is located at 6231 Enterprise Parkway, approximately 1,200 feet south of London Groveport Road (040-010335).



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Tigerpoly Manufacturing - Development Plan Amendment
6231 Enterprise Parkway



2. Analysis

Summary

The applicant is requesting approval of a development plan amendment for a 92,742-square-foot building addition for the Tigerpoly Manufacturing facility at 6231 Enterprise Parkway. The proposed addition will contain additional warehouse and office space, as well as a new paved loading area and rear parking lot. Materials indicate that 50 new employment positions will be created with this proposed expansion. Tigerpoly, originally constructed on the site in 1987, has undergone five previous expansions since 1990, with the most recent being the southernmost portion of the building being added in 2015. This newest addition will be used for storage and distribution of products that support their existing manufacturing and warehousing operations. Future expansion is shown on the plans; however, because no details were submitted for this portion of the building, it will require a separate development plan be submitted for its review.

The GroveCity2050 Future Land Use and Character Map recommends that this site be used as Tech Flex. This classification includes research and development, light industrial and office space as primary uses. Tigerpoly currently utilizes all three of these uses within its facility. The proposed expansion will meet the intent of the Tech Flex recommendation, which is to provide a variety of uses that fosters growth.

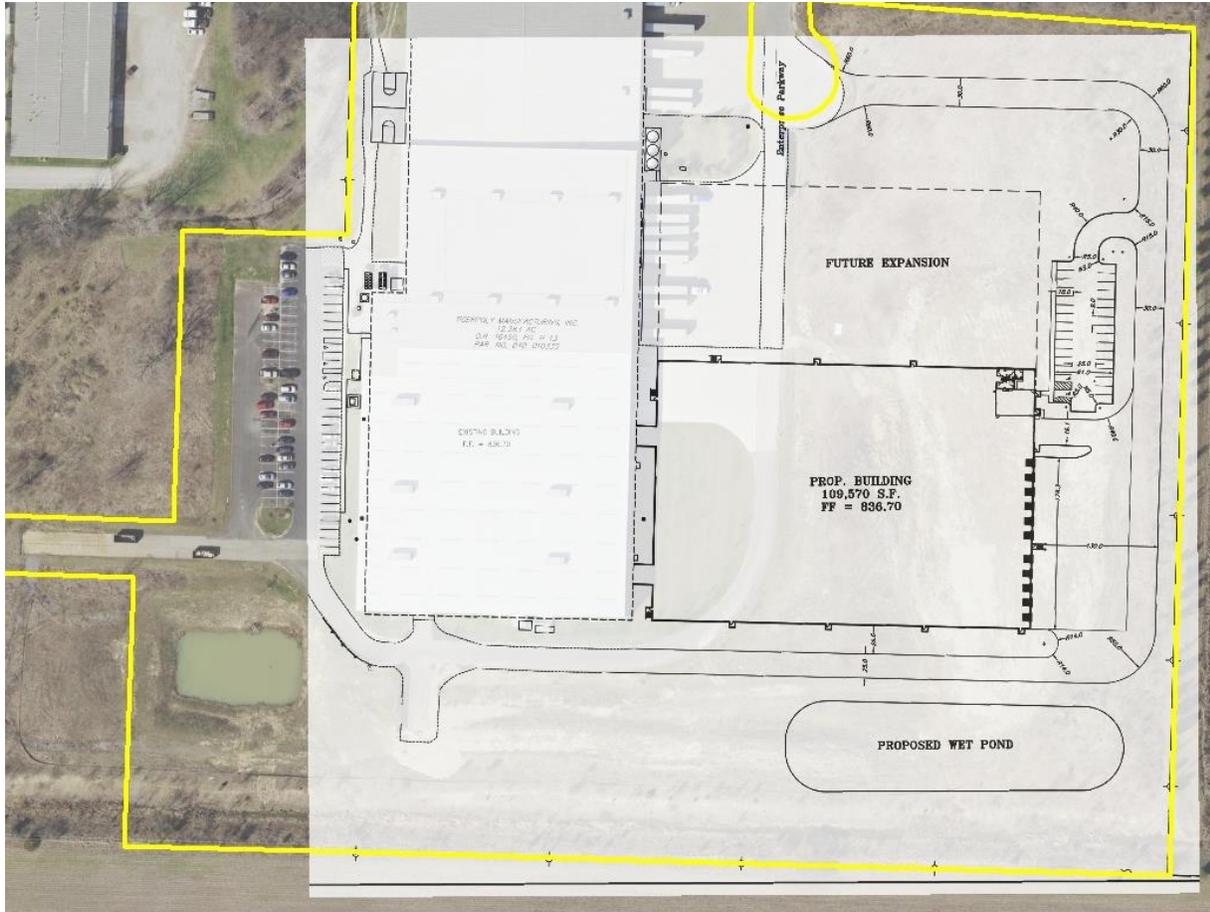
Site Plan

The building expansion is proposed to be accessed from the Enterprise Parkway bulb with a new 30-foot, two-way access drive leading from the east side of the bulb around the eastern property line of the site for a new rear parking lot and loading area. A five-foot sidewalk is proposed along the new parking lot and will lead to an entrance on the proposed building addition. The access drive and loading area will be located 20 feet from the eastern property line, shared with the FedEx facility, meeting the minimum setback requirement for a truck loading area. The parking lot is proposed to be curbed with 18-inch straight curbing with no curbing proposed on the rest of the site. Staff is supportive of not having curbing for the drive aisles and loading areas, as there isn't any on the existing portions of the site, and this has not been required on other industrial sites. A new 25-foot access drive is also proposed from the loading area and along the south side of the building, connecting with the existing southern drive and parking lot located on the west side of the building. The applicant has indicated that this drive will not connect to Seeds Road. All pavement markings and parking lot striping will be white in color.

The proposed building addition will be 109,570 square feet in size and located adjacent and to the east of the 2015 addition. With this addition, the building will be a total of 371,020 square feet in size, encompassing approximately 31 percent of the site. A future expansion area is shown on the plans to the north of the proposed addition and to the east of the existing building. No details have been submitted for this area and this will require approval on a separate development plan.

A pond is proposed in the southeast corner of the site for stormwater retention. Detailed review of this pond will occur during the Site Improvement Plan. A stream on the site was relocated to be along the southern property line, and with this change, the location of the Stream Corridor Protection Zone (SCPZ) was also relocated along the south property line. A portion of the proposed pond is located within the updated SCPZ boundaries; however, Staff is supportive of waiving the SCPZ requirements for this area as the stream is manmade to divert stormwater, similar to other sites including the Stringtown Road Apartments site where the standards were waived as well.

The site received approval of a LOMR (Letter of Map Revision) from FEMA in 2001 to correspond with the relocated stream to move the flood hazard area to be along the southern property line. The updated maps from 2008 do not include this revision due to an error, and the applicant will be working with FEMA to correct the error to update the floodplain map correctly.



Landscaping

A landscaping plan was provided that shows various types of landscaping for the new addition area, including around the pond, parking lot and property perimeter. A number of Greenspire Littleleaf Linden deciduous trees (44 total) are proposed around the pond. No trees are proposed around the building's perimeter but have instead been re-located to around the pond, with 17 trees required. To meet requirements, twenty-two trees are needed for the building's perimeter (39 total). Additionally, Maiden Grass and Scarlet Beebalm plantings are proposed around the pond with the trees. While staff is supportive of the plantings, no shrubs have been proposed around the pond and will need to be added. Also, while staff is supportive of the trees for the building perimeter requirement being re-located around the pond, the planting beds around the building will need to be added.

Other proposed landscaping on the site includes a tree being proposed at each end row in the new parking lot (with four total proposed) meeting the parking lot planting requirements. Site perimeter landscaping is proposed to include 36 Greenspire Littleleaf Linden trees (17 on east property line and 19 on south) and Maiden Grass perennials between each of the trees. The Maiden Grass can remain; however, the Code requirement states that shrubs are to be planted along with the trees and they will need to be added either in the place of the Maiden Grass or in addition to them.

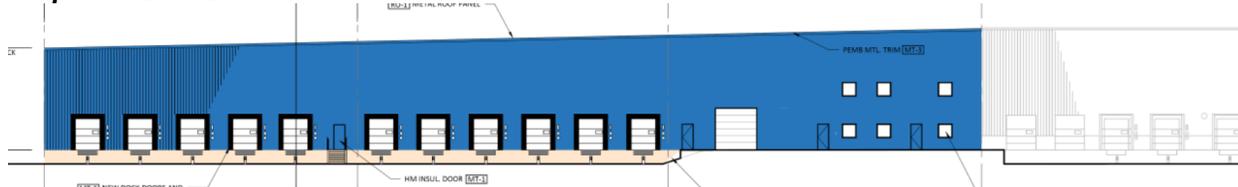
There are some discrepancies on the landscape plan that will need to be corrected. One Scarlet Beebalm is shown in the loading area. Staff believes that this was mistakenly placed there on the plans, and this will need to be relocated to an appropriate planting area. Additionally, a couple of gaps are shown in the landscaping, with one gap along the south perimeter and one along the pond. These areas will need to be

filled in with plantings as well. The plan states that the pond is 210 lineal feet; however, it is 860 lineal feet and the plan will need to be updated to show the correct perimeter distance. Furthermore, the Planting Legend states that Birch Trees will be included on the site, but none are shown and this label will need to be removed.

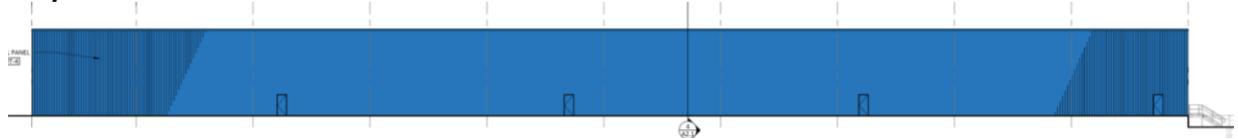
Buildings

The proposed addition will be 109,570 square feet in size, approximately 410 feet in width (east to west) and 270 in length (north to south). This space is proposed to be used for both office and warehousing that is an expansion of the current usage of the site, with the office space encompassing between 3,000 to 4,000 square feet of the addition and storage and distribution encompassing the remainder. The building will be single-story with a maximum height of 35 feet, matching the height of the existing building. The addition is proposed to be finished primarily in metal siding in the same shade of blue utilized on the rest of the building. A total of 11 dock doors are proposed on the east side of the building. Each door is proposed to be finished in metal and be white in color, matching the other doors on the building.

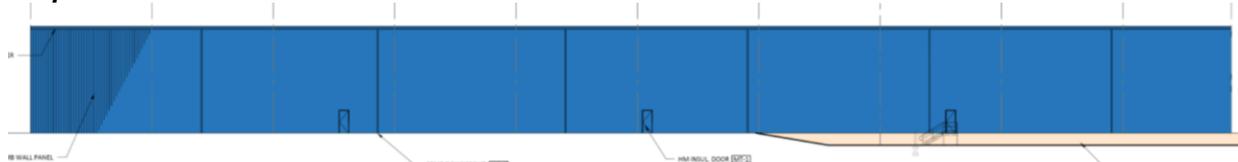
Proposed East Elevation



Proposed South Elevation



Proposed North Elevation



Parking

A total of 31 parking spaces are proposed in the new eastern parking lot. This lot will be located off the proposed 30-foot access drive and be separated from the drive. It will have two-way access with a 25-foot-wide drive aisle. The applicant has indicated that this parking, along with the recently constructed parking in the western lot, will provide enough spaces to accommodate the expanding business. Each space is proposed to be 162 square feet in size (9' by 18'), which is below the 180 square foot minimum per Code. Staff is supportive of granting a deviation and permitting the smaller spaces as they will create less impervious surface on the site.

Lighting

A Photometric Plan was submitted which shows all pedestrian and vehicular areas proposed to be lit to at least 0.5 footcandles, meeting the requirement per Code. Each of the lighting fixtures is proposed to be black, downcast LED fixtures that will match the same style of lighting utilized on other portions of the site.

3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding is Met: The area in which this business is located is industrial in nature with other warehouses, distribution centers and manufacturing-related businesses, and the proposed expansion is in character with the surrounding area. The proposed expansion will create 50 additional employment opportunities.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: The proposed expansion will be the sixth addition to the facility since 1990. The entire addition will be designed to match that of the rest of the building, keeping with the existing character. Furthermore, staff believes that the proposed expansion meets Land Use Objective LU2 for developing on underutilized land in lieu of developing on a new property. This newest expansion will also be providing additional landscaping on the site and a pond that will enhance the site's aesthetics.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Not Applicable: A sidewalk is proposed from the new parking lot into the entrance of the building expansion, with sidewalk access to the building for the two ADA spaces in the parking lot as well. Besides this walkway, the site has not been designed for more pedestrian access, and no sidewalk currently exists along Enterprise Parkway to connect into. While Staff is working to connect much of the City to sidewalks, bike paths and COTA bus lines, this site is located outside of the COTA service area and Enterprise Parkway is not identified as an area on the Transportation Improvements map in GroveCity2050 for either roadway or bikeway improvements.

- (4) **Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Not Applicable: The site is located in a part of the city that is mostly industrial in nature with sites that are not emphasizing historic preservation or public park space. However, landscaping will be utilized throughout the site and some open space will be preserved.

- (5) **Development provides the City with a net fiscal benefit.**

Finding is Met: The business has multiple uses and components that meet the intent of the Tech Flex future land use recommendation including research and development, office space and light industrial. The proposed building addition will be to support the site's current uses by having office, storage and distribution space. The business currently has around 300 employees and with this expansion, another 50 will be added.

4. 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 deviation.

1. The applicant shall coordinate with the City's Floodplain Manager and with FEMA to update the location of the Special Flood Hazard Area (100-year floodplain) for the site.
2. A deviation shall be granted to permit the parking spaces to be 162 square feet in size.
3. The applicant shall work with the Urban Forester to determine appropriate plantings around the building perimeter and the stormwater pond.

5. Detailed History

1987

The first portion (31,320 square feet) of the Tigerpoly facility was constructed and approved with Resolution CR-38-87.

1990

The first expansion (30,600 square feet) of the building was approved with Resolution CR-17-90.

1997

A second expansion for 23,180 square feet was completed on the site.

1999

The third building expansion (48,000 square feet) was approved with Resolution CR-78-99.

The Grove City Industrial Park Section No. 3 Plat was approved with Ordinance C-76-99 to vacate easements and vacate a portion of Enterprise Parkway that had previously connected with Seeds Road.

2006

A fourth building expansion (56,700 square feet) was approved with Resolution CR-41-06.

2015

The fifth and most recent building expansion was approved for an addition of 73,931 square feet with Resolution CR-35-15.