



ITEM 5: 202001290006 – Broadway Professional Park (Development Plan)

Site Location

West side of Farm Bank Way, approximately 540 feet north of Southwest Boulevard (040-009908)

Proposal

A Development Plan for a 22,400 square foot multi-tenant building

Current Zoning

PUD-I (Planned Unit Development – Industrial)

Future Land Use

Commercial Center

Property Owner

DBS Broadway LLC

Applicant/Representative

Andrew Navarro, OHM Advisors

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan
- C-53-05 Broadway Professional Village Zoning Text

Staff Recommendation

Approval with one deviation and three stipulations

Contents

	Page
1. Context Map	2
2. Analysis	3
3. PUD Analysis	6
4. GC2050 Analysis	8
5. Recommendation	10
6. Detailed History	11

Case Manager

Kendra Spergel, Development Planner
 614-277-3019
 kspergel@grovecityohio.gov

Summary

The applicant is requesting approval of a Development Plan for a 22,40-square-foot multi-tenant, flex building providing space for offices and other mixed light-industrial uses.

Zoning Map



Next Steps

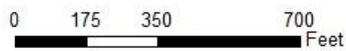
Upon recommendation from Planning Commission, the Development Plan can move forward to City Council.

1. Context Map

This site is located on the west side of Farm Bank Way, approximately 540 feet north of Southwest Boulevard (040-009908).



202001290006
Broadway Professional Park - Development Plan
Farm Bank Way



2. Analysis

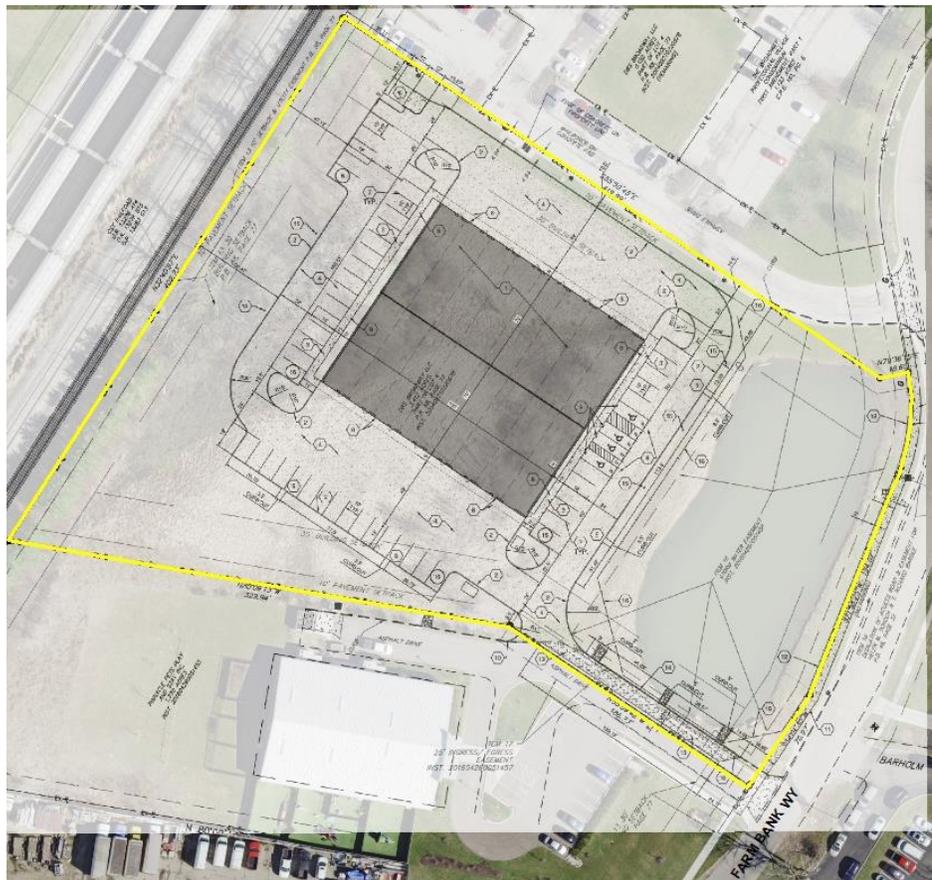
Summary

The applicant is requesting approval of a development plan for a 22,400-square-foot multi-tenant, flex building on a 3.412-acre site adjacent to Pinnacle Pets on the west side of Farm Bank Way. The property is currently vacant with the exception of containing a regional retention basin for adjacent developments. The proposed building will be one story, primarily finished in grey metal and CMU block wall siding, similar to the materials used for the Pinnacle Pets' building adjacent to the south. The property is part of the Broadway Professional Village PUD-I zoning district, which permits a variety of office, commercial, service, repair and manufacturing uses. A total of 16 tenant spaces are proposed in the building which will be designed to accommodate office space, small scale contractors, small scale distribution and other business types. The site meets the requirements of the Broadway Professional Village Zoning Text, with the exception of the provided amount of parking; however, staff is supportive of granting a deviation to the amount of parking on the site that the applicant has demonstrated will meet the needs for the site.

The GroveCity2050 Future Land Use and Character Map recommends this site to be used as Commercial Center which includes different types of commercial and office space as primary uses. Staff is supportive of the proposed flex space on the property as many of the uses will meet the recommended GroveCity2050 future land uses and is within the scale of development recommended for the area. In staff's opinion, the site will be well designed and compatible with existing developments in the area.

Site Plan

The site is proposed to be accessed from an existing, 25-foot, shared access drive with the neighboring Pinnacle Pets site to the south. Half of the drive is located on the site with the other half on the property to the south. A 24-foot drive is proposed on the site which will loop around the building providing access to the tenant spaces for truck loading and to the parking spaces for employees and visitors. Each truck loading area (proposed on the north and south sides of the building) will be 30-feet in width to accommodate box trucks and small delivery vehicles on the site. Plans indicate that white striping and pavement



markings will be utilized unless otherwise noted; however, the plans show the parking space striping to be yellow. Staff is not supportive of the yellow and the plans will need to be updated to state that all markings will be white to remain consistent with other development in the area.

A five-foot sidewalk is proposed along the front and rear sides of the building and will connect with the asphalt areas on the north and south sides to allow for continuous ADA connectivity on the site. Another sidewalk is proposed along the front of the site, connecting with the existing sidewalk in front of Pinnacle Pets, along Farm Bank Way and with the existing drive apron to the north. Reinforced fencing is proposed along Farm Bank Way, between the sidewalk and pond.

The proposed building will have a footprint of approximately 22,400 square feet (140 feet in width and 160 feet in length) and be centrally located on the site. No main entrance is proposed, as each of the tenant spaces will have an exterior entry/exit door and a bay door.

Stormwater will drain into an existing regional retention basin on the property, located in the front of the site. Other sites utilizing this basin include Pinnacle Pets to the south and the Broadway Professional Village to the north. Staff preliminarily reviewed stormwater for the property and will complete a more in-depth review during the Site Improvement Plan phase including any necessary maintenance agreements for the pond. Reinforced fencing is proposed in areas around the pond where adjacent to either a drive aisle, parking spaces or a sidewalk, as was done on other sites including Parkway Centre North.

An existing wetland is located in the southwestern portion of the property, and a portion of the proposed drive aisle on the west side of the building will be located in the wetland area. The applicant has indicated that they plan to do mitigation for the wetland. They are currently on notifying and working with USACE (US Army Corps of Engineers) and OEPA (Ohio EPA) regarding the impact to the wetlands area and will provide evidence of approvals for the proposed mitigation once it is received.

Landscaping

A landscaping plan was provided that indicates compliance with most requirements of the zoning code and PUD zoning text; however, the proposed truck loading areas to the north and south of the building are currently shown as being screened per the vehicular parking requirements for side and rear yards adjacent to compatible uses. In order to properly comply with Code and provide adequate screening of the truck loading area, as well as to create a more aesthetically pleasing development, landscaping in compliance with section 1136.06(b) is required. This section requires one six-foot minimum height evergreen tree for every 20 lineal feet of truck parking/loading area as well as two 18-inch minimum height deciduous shrubs per 40 lineal feet of truck parking/loading area.

Plans show the preservation of some of the existing tree stand along the western property line to help with screening the site from the adjacent CSX railroad tracks and the parking lot's perimeter is proposed to be landscaped with a variety of deciduous trees (Red Maples, Black Gums, and Canadian Serviceberries), as well Mohawk Viburnum shrubs. The dumpster enclosure, located adjacent to and to the northwest of the parking lot, will be landscaped with Emerald Green Arborvitae on each of the sides. A row of Grey Owl Juniper shrubs, three-feet in height, are proposed to screen the parking lot from Farm Bank Way. Each parking island will contain another type of deciduous tree, American Lindens, to create more variety to the site's plantings. Additional plantings include a combination of shrubs and grasses around the building's perimeter.

The retention basin is not currently landscaped, and with the development of the site, is proposed to be significantly updated. The pond is proposed to be landscaped with Jane Magnolia, Eastern Redbud and Japanese Tree Lilac trees, and a variety of different shrubs and grasses, with plantings proposed around each of the sides. The entire frontage area around the pond is proposed to be grassed with sod.

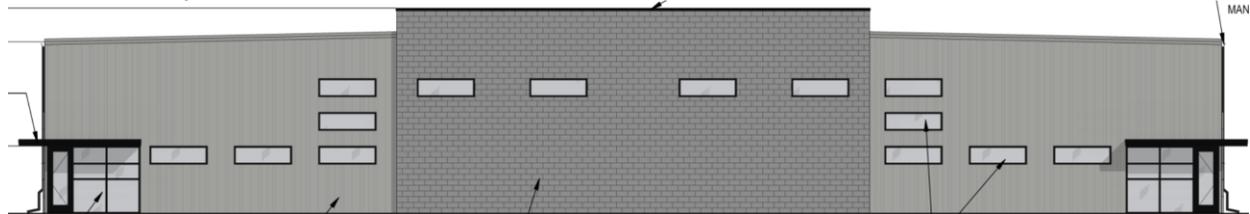
Building

The building is proposed to be approximately 22,400 square feet in size with a maximum proposed height of 24'4". The building's façade is proposed to be finished primarily in vee-rib vertical metal siding (Tueblite "Anodized Black") and split-face concrete masonry blocks (RockCast "Smoke House"). No main building entrance is proposed, but a total of 16 tenant spaces are proposed in the building, each with its own entrance and bay doors on the exterior of the building, with eight of each proposed on the building's sides (eight on the north and eight on the south). The doors are proposed to be window glass with dark gray frames (Vitro Glass "Solar Gray"). The bay doors are proposed to be white metal (Varco Pruden Buildings "Cool Arctic White") with windows located in the middle of the doors. Other building features include transom windows on both the front (Farm Bank Way/east) and rear (west) sides of the building, a flat metal roof (Varco Pruden Buildings "Cool Zinc Gray") and black gutters and downspouts (Varco Pruden Buildings "Cool Ebony") to provide additional architectural interest.

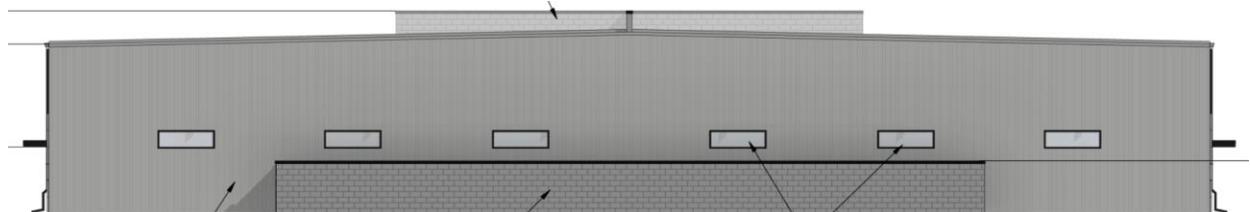
The proposed materials do not currently comply with the approved zoning text for the site, which requires building materials to be brick, stone, cultured stone or glass. Stucco, synthetic stucco, split face block, precast concrete and wood trim may also be used but cannot exceed 50 percent of the building elevations. Although the proposed metal siding split face block are also utilized on the Pinnacle Pets building adjacent to the south, the Pinnacle Pets structure also incorporates brick on the east and north elevations as well as a portion of the south elevation where visible from the public right-of-way (not blocked with fencing/screening). In order to comply with the approved zoning text, brick, stone or cultured stone will need to be added to the elevations and/or the amount of glass increased on the east elevation. These materials should also be added or increased on the north and south elevations where visible from the public right-of-way. The west elevation, adjacent to the railroad tracks, is not required to utilize brick, stone or cultured stone per the zoning text.

An elevation for the dumpster's enclosure was provided as well. It is proposed to be finished in the same split-face concrete block as proposed on the building and have vee-rib metal gates. Staff is supportive of the split-face concrete block as it complements the building and is the same material used on the Pinnacle Pets dumpster enclosure; however, staff is not supportive of having the gates finished in metal and believes they should be finished in 100 percent opaque, stained wood.

Farm Bank Way/Front/East Elevation



Rear/West Elevation



Side/South Elevation



Side/North Elevation



Parking

A total of 53 parking spaces are proposed on the site. The Broadway Professional Village Zoning Text requires one parking space per 225 gross square feet of building area, for a minimum of 100 parking spaces required on the site. The applicant has indicated that the parking ratio proposed on the site has been sufficient on other properties with similar uses, and they believe it will suffice for this site. The Broadway Professional Village Zoning Text permits deviations from standards in the text if City Council approves them. Staff is supportive of a deviation from the parking requirement as a typical industrial zoned site would be required to have much less parking (one space per two employees on the largest shift), and this parking requirement is similar to that required on retail commercial sites, not flex spaces. Additionally, there is some space on the west side of the property that could accommodate additional spaces in the future if more need to be created.

Each parking space is proposed to be 180 square feet (10' by 18') meeting the minimum size requirement per Grove City Code.

Lighting

A photometric plan was submitted demonstrating compliance with the 0.5 footcandle minimum. Lighting is not proposed along the shared access drive, as this was provided as part of the Pinnacle Pets site which already has lighting.

The proposed lighting fixtures will be black, downcast LED fixtures matching those approved/installed on the adjacent Pinnacle Pets development.

3. PUD Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications for Planned Unit Development districts by applying the eight (8) findings.

(1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.

Finding is Met: The property is zoned as PUD-I, which permits a wide range of industrial and commercial uses, as shown on nearby properties which include automotive servicing and rentals, a construction supply business, a pool supply business, a dog kennel and day care, restaurants, office space and the

CSX railroad tracks. Staff believes that the proposed use of the property as small scale flex space is compatible with the surrounding area since the uses may be similar in nature (repair, construction, office space, etc.) not creating any more noise or traffic than the other sites. Additionally, any future tenants within the structure will need to be a permitted use as per the Broadway Professional Village Zoning Text.

(2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.

Finding is Not Met: Plans show a number of deviations from the zoning code and approved zoning text. Staff is supportive of the request for a reduction in the required parking of 100 spaces to permit 53 parking spaces as the applicant has stated that they have done this parking ratio on other similar sites and have had enough spaces. Also, the proposed spaces meet (and most likely surpasses) the industrial zoning parking requirement of one space per two employees on the largest shift. However, staff is not supportive of the requested deviation to the landscaping requirement for truck loading areas on the north and south sides of the property, or the deviation to the architectural requirements for the area which would require the east, south and north sides of the building to feature brick, stone or cultured stone. Staff does not believe that the development offers design or amenities to offset the requested deviations and is recommending that these items be required for approval.

(3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.

Finding is Met: The proposed development includes an extension of the sidewalk along Farm Bank Way to allow for more connectivity on that roadway and includes improvements to the regional pond for the area including the installation of landscaping on each side and reinforced fencing for increased safety.

(4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.

Finding is Met: The property is zoned as PUD-I which permits a variety of industrial, service, retail and office uses. The proposed flex building will allow for 16 different small-scale businesses, which will need to be permitted per the zoning text, and are smaller in size, having outgrown a start-up space but are not big enough to require a larger scale building, helping to fill a need for the size and types of businesses in the area.

(5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.

Finding is Met: The proposed development will be accessed from an existing shared access drive. No improvements are proposed to this drive, but some additional reinforcing of the pavement should be installed to allow the drive to better accommodate the site's anticipated truck traffic. The proposed drive on the site will be 24 feet in width, matching that of other sites and will provide 30-foot truck bays to accommodate smaller trucks for deliveries.

(6) Existing and proposed utility services are adequate for the proposed development.

Finding is Met: The site can access all needed utilities. Further detailed review of the utilities will occur with the final engineering plans.

(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

Finding is Not Met: Per Grove City Code, the proposed development does not meet the landscaping requirement for the truck loading area. Currently, a row of deciduous trees are proposed between the truck loading areas and neighboring properties; however, the plans will need to be revised to include one six-foot minimum height evergreen tree for every 20 lineal feet of truck parking/loading area as well as two 18-inch minimum height deciduous shrubs per 40 lineal feet of truck parking/loading area instead of the proposed deciduous trees. The proposed development will also include improvements to the regional pond, which currently does not have any landscaping, by providing a variety of landscaping on each side, as well as reinforced fencing along any pedestrian or vehicular area adjacent to the pond for increased safety. A deviation is needed from the Broadway Professional Village Zoning Text to permit a reduction in parking from 100 required minimum spaces to 53 parking spaces; however, staff is supportive of this deviation since the applicant has indicated that the amount of parking will be sufficient and the proposed parking is similar to or higher than the requirement for industrially zoned properties.

- (8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding is Met: The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

4. 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 (5) 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 5 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 proposed use of the property as small-scale flex spaces that could include offices, repair, construction, etc. will bring additional specialty-skill employment opportunities to the city, which has been in demand due to a lack of available space for these types of businesses.

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

Finding is Not Met: While staff believes that certain improvements to the site, including the quality of landscaping around the regional pond and the extension of the sidewalk along Farm Bank Way improve the site, there are issues with the proposed architecture on the building that will need to be updated to meet the zoning text and provide more variety of materials. The Broadway Professional Village Zoning Text requires that stucco, synthetic stucco, split face block, precast concrete and wood trim not exceed 50 percent of the building elevations. In order to comply with this requirement and to create a more attractive development, brick, stone or cultured stone will need to be added to the elevations and/or the amount of glass increased on the east elevation. These materials should also be added or increased on the north and south elevations where visible from a public right-of-way (such as Farm Bank Way).

- (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.**

Finding is Met: The existing public sidewalk along Farm Bank Way is proposed to be extended along the front of the property to connect with the walk along Pinnacle Pets and to the drive apron on the property to the north creating some additional public sidewalk area. A sidewalk is also proposed on the east and west sides of the building which will connect with the asphalt in the loading areas on the north and south sides to provide continuous pedestrian (and ADA) access around the building.

(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.

Finding is Met: While the property is currently vacant and the development of the site will include the removal of existing vegetation and trees, as well as wetland mitigation (which the applicant is seeking approval for from USACE and OEPA), the applicant is proposing to provide landscaping throughout the property. This includes landscaping the existing regional retention basin, which currently does not have any landscaping and putting landscaping around the parking lot and building, filling in some of the vegetation that will be removed.

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

Finding is Met: The first Economic Development objective in the GroveCity2050 Plan focuses on bringing in more diverse and desired businesses to the community, and Economic Development objective ED 3.2 focuses on identifying sites and partners for tech-flex and office space. Flex spaces provide more skilled, higher-paying employment, and currently, there is a lack of space for these businesses to locate in the community. The development of this property will create some additional tenant space for some of these businesses, which will be located near I-270 and I-71, as well as the COTA Route 3 bus stops, and will bring in additional tax revenue for the City.

5. 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 deviation and stipulation.

1. A deviation shall be granted for a reduction in the amount of parking spaces to permit a minimum of 53 spaces on the site.
2. The building materials shall meet the requirements of the Broadway Professional Village Zoning Text, including additional brick, stone, or cultured stone on the east elevation and adding/increasing those materials on the north and south elevations where visible from the public right-of-way, having at least 50 percent of the building being finished in those materials.
3. The dumpster enclosure gates shall be finished with 100 percent opaque, stained wood.
4. Landscaping in compliance with section 1136.06(b), for truck vehicular use areas, shall be required along the north and south truck parking and loading areas.

6. Detailed History

2004

The site was rezoned from C-2 (Retail Commercial) to PUD-I as the Broadway Commerce Park March 2004 with Ordinance C-04-04.

2005

The Zoning Text was amended and the name was changed to Broadway Professional Village in May 2005 under Ordinance C-53-05.