



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 3, 2015 1:30pm

5. APPLICATION: Prologis Southpark | Development Plan

Project Number: 201509280070
Location: 1933 Marlane Drive, located on the south side of Marlane Drive, 800± feet east of Gantz Road (040-001144).
Proposal: The construction of two industrial buildings, a truck court, employee parking facilities and access drive.
Applicant: Jobes Henderson & Associates, Inc.; c/o Amanda Spencer; 59 Grant Street; Newark, Ohio 43054.

Relevant Code Section(s):

- 1136.12, Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05, Landscaping – Minimum Landscape Requirements
- 1136.09, Landscaping – Other Planting Requirements

Project Summary

The applicant is proposing to construct two (2) warehouse buildings along with parking facilities, access drives and truck court areas for Prologis, located at 1933 Marlane Drive. The site is 43.82 acres in size. The proposed buildings are 324,200 square feet (Building 1) and 324,800 square feet (Building 2).

Facts

Zoning

The site is zoned IND-1, Light Industrial District. This zoning became effective on October 21, 2015 after being approved by City Council on September 21, 2015 with C-59-15. The property was previously zoned R-2.

Surrounding Zoning and Uses

Single-family homes in Jackson Township (zoned Semi-Rural Residential) are to the north across Marlane Drive, and two single-family properties zoned R-1 are to the east. To the west is a multi-family development (Farmbrook Village) zoned PUD-R, and to the south is the Southpark industrial park zoned IND-1 and communication towers zoned SD-4, Miscellaneous Districts. The ramp from I-270 to I-71 is across Marlane Drive northeast of the site.

Existing Site Features

The site is primarily vacant, with the exception of a single family home and detached garage in the northwestern corner of the site.

Details

Site Plan

The 43.82 acre site will be accessed from a single 32' wide curb-cut at the terminus of Southpark Place. This cut will be for all vehicular and truck traffic accessing the site. A 24' emergency access drive composed of pervious pavers is proposed in the northeastern corner of the site. This curb-cut is 24' wide, and includes four (4), three (3) foot high posts with reflectors as well as two (2) "Emergency Access Only" and "No Truck Access" signs. Drives are proposed throughout the site varying in width from 28' to 32.'

In order to comply with the City's Bikeway Planning Map, staff recommended the applicant install an eight (8) foot asphalt along Marlane Drive along the entire width of the site. With the knowledge that the City is anticipating future improvements to Marlane Drive, the applicant has opted to pay the City a fee in lieu of installing the bike path in order for the City to more efficiently and effectively install the path at a later date. Staff believes this is an appropriate compromise, and asks that the future eight (8) foot wide asphalt trail be shown on plans to be installed as part of the Marlane Drive improvements.

The proposal meets most of the required setbacks for building, car parking and truck loading and parking; however, plans show truck parking encroaching into the 20' truck parking setback along the southern boundary of the site. A variance through the Board of Zoning Appeals will need to be approved in order to rectify this encroachment. Additionally, per Code Section 1135.12(l), parking is not permitted between the property line and the side setback next to residential districts; therefore, 36 car parking spaces on the west side of the property encroach into this setback, by nearly 50' toward the northern portion of the parking lot. A variance through the Board of Zoning Appeals will need to be approved in order to rectify this situation.

A large stormwater pond is proposed on the east side of the property. Due to the prominence of the pond, Staff believes higher design features should be incorporated, including decorative landscaping and landscape beds with masonry retaining walls, similar to the Prologis facility located in Etna, Ohio. These decorative features should be incorporated north of the pond along Marlane Drive. The applicant should work with the Urban Forester regarding the specific planting types for this landscape area.

Although the City's Stormwater Design Manual requires that all detention basins installed in the City include an eight (8) foot path to provide an added amenity to the property and workers, other large-scale industrial developments have been permitted to develop without the path. Staff supports this deviation, given that a path will be installed by the City along Marlane Drive with future improvements to the roadway. The applicant has stated that Prologis will deposit with the city a payment per lineal foot for the installation of the path for the future installation of the path by the city.

Plans show a proposed public hydrant located between the two buildings to be used for the Fire Department Connections. Staff would ask for verification that this is a public hydrant, and if not, to update the plans as appropriate. Staff feels this issue can be resolved during the Site Improvement Plan process.

Architecture

The proposal includes two industrial buildings that are 324,800 square feet (Building 1) and 324,000 square feet (Building 2) in size. These buildings will be composed of concrete wall panels finished in textured paint ("Sable," "Liquorice Tint" and "Jaguar"). The window frames will be clear anodized aluminum with tinted glass ("Atlantic" formerly "Solar Green"). Hollow metal

doors and frames are proposed for both buildings, with the coloring to match the adjacent building color. The proposed overhead doors will be colored "White." Dock doors for trucks are located on the north and south sides of the building. No dock doors are proposed on the west or east sides of either Building 1 or Building 2.

The proposed structures are 40' in height, exceeding the Code requirement of 35'. A variance will need to be obtained from the Board of Zoning Appeals to exceed this maximum permitted height.

Parking

455 total parking spaces are proposed with this development. Of these, 210 spaces are dedicated for Building 1 and 245 spaces are dedicated for Building 2. 78 additional trailer parking spaces are provided on the southern edge of the site. Materials list varying parking counts. In order to clarify the amount of parking proposed, revised materials reflecting the accurate number of provided parking spaces should be submitted.

Landscaping and Screening

A ten (10) foot earthen mound is proposed along the northern property line along Marlane Drive to provide screening for adjacent incompatible land uses. However, due to the site grading, as seen on the Line of Sight Profile, Staff believes the ten (10) foot earthen mound should be measured from the elevation of the edge of pavement on the proposed sight (772.9 feet) as opposed to the elevation of Marlane Drive. This would provide approximately five (5) feet of additional screening for the adjacent residents. Additionally, three staggered rows of six (6) foot high minimum evergreen trees at 20' maximum spacing and one 2" caliper minimum small class tree per 40 lineal feet of frontage are to be planted on the north side of the property line. There are 240 evergreen trees and 39 shade trees proposed for screening along Marlane Drive.

Materials indicate a six (6) foot earthen mound is proposed along the western property line, which abuts a multi-family residential development. Plans also show 95 evergreen trees on top of the mound for further screening. The existing wood line along this property line will remain. The western mound does not extend all the way to the property line, due to grading of the site. Because this portion of the property is adjacent to the retention pond on the property to the west and not any residential units, staff is supportive of the proposed design of the mound and does not believe the mound should be required to extend to the northern property line.

Some materials reference a six (6) foot high privacy fence for screening along the western property line. This fence was proposed with the original application submittal in place of the mounding shown on the final plans. Staff is supportive of the proposed mounding and landscaping along the western property line and believes that all references to the previously proposed fence should be removed. On the eastern property line, a six (6) foot privacy fence is proposed, with supplemental landscaping including small class and evergreen trees and shrubs. Materials indicate the fence will be a solid vinyl fence, but no details were submitted. Staff recommends the applicant submit fence details to ensure the fence is compatible with adjacent developments. The proposed landscaping for the southern property line meets the minimum code requirements.

Interior parking lot screening meets the minimum code requirements, except in two landscaping islands where water service extends underneath. Staff recommends shrubs or perennials be planted in these beds in place of the trees, and that the two required trees be planted elsewhere on the site.

The dumpsters/compactors are proposed to be screened with a wall or fence with gates, but no details were submitted. Additionally, code requires supplemental landscaping around service structures, but due to the location of the structures in conjunction with the abundant amount of proposed landscaping around the perimeter of the site, Staff is supportive of granting a deviation to this requirement.

Lighting

A final photometric plan was not submitted with revised materials. A photometric plan should be submitted showing that all vehicular and pedestrian areas meet the 0.5 footcandle minimum and the lighting is reduced to zero (0) footcandles at the north, east and west property boundaries.

Signage

No signage details were submitted with this Development Plan. However, because the property is zoned IND-1, Light Industrial District, any new proposed signage will be reviewed and approved by the Building Division through the sign permit process.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Prologis Development Plan with the following deviations and stipulations:

1. The earthen mound along the north property line along Marlane Drive shall be ten (10) feet, measured from the elevation of the edge of pavement on the proposed development (772.9 feet) as indicated on the Line of Site Profile.
2. The future eight (8) foot wide asphalt trail shall be shown on plans to be installed by the City as part of the Marlane Drive improvements.
3. A photometric plan shall be submitted showing that all vehicular and pedestrian areas meet the 0.5 footcandle minimum and the lighting is reduced to zero (0) footcandles at the north, east and west property boundaries.
4. The applicant shall work with the Urban Forester to select and install shrubs or perennials in the two parking lot islands where trees cannot be planted, and determine where the two required trees can be planted elsewhere on the site.
5. The applicant shall work with the Urban Forester regarding the design of the decorative landscape features on the north side of pond along Marlane Drive.
6. Revised materials reflecting the accurate number of provided parking spaces shall be submitted.
7. All references to the proposed fence along the western property line shall be removed from plans.
8. Details of the proposed fence along the eastern property line shall be submitted to ensure consistency with adjacent developments.

9. No supplemental landscaping shall be required around the proposed dumpster enclosures.
10. The eight (8) foot access path around the proposed pond shall not be required.
11. A variance shall be obtained from the Board of Zoning Appeals for the proposed reduced truck parking setback on the southern boundary of the site.
12. A variance shall be obtained from the Board of Zoning Appeals for the proposed reduced west parking setback.
13. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted 35' building height.