



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
December 6, 2016 1:30pm

1. APPLICATION: Trivium Grove City MOB | Development Plan

Project Number: 201610310076

Location: Located on the west side of North Meadows Drive, approximately 1,900 feet north of London-Groveport Road (040-015419)

Zoning: PUD-I (Planned Unit Development- Industrial)

Proposal: A development plan for 40,716 square foot medical office building.

Applicant: Tim Spencer, 210 North Lazelle Street, Columbus, Ohio 43215

Relevant Code Section(s):

- 1135.14 Planned Unit Development District
- C-39-96 Gateway Business Park PUD-I Zoning Text (Amended C-14-05, C-104-08, and C-50-11)

Project Summary

The applicant is proposing to construct a 40,716 square foot medical office building located on the west side of North Meadows Drive, approximately 1,900 feet north of London Groveport Road. The building will be two-stories, constructed of a combination of brick, metal panels, and glass on each side. The building has the capacity for up to six (6) tenant spaces, including a medical office for the Veterans Affairs Clinic (VA).

The site of the proposed development is located within Subarea 3 of the Gateway Business Park PUD. The rezoning to PUD was initially approved under C-39-96. Amendments since the initial approval include C-14-05, C-104-08, and C-50-11. The proposed use of a medical office building is not a permitted use in Subarea 3, which is limited to light manufacturing and warehousing. However, the zoning text grants City Council the ability to approve modifications to these standards through the development plan process. Staff is supportive of the proposed medical office building use and feels that it is in character to other uses in the area.

Site Plan

The 4.301-acre site is proposed to be accessed by a 24-foot curb cut onto North Meadows Drive, and two additional curb cuts are proposed to connect to the drive on the property to the north. The applicant has submitted documentation of a joint access easement over this drive to allow the development to utilize this drive to access the site. Two-way circulation is utilized throughout the property with either 22 or 24-foot drive aisles.

All building and parking lot setbacks are met on the site, with the exception of the northeast corner of the property. The parking lot is proposed to be setback from the North Meadows Drive right-of-way by only 1.5 feet; however the right-of-way boundary reflects the previous configuration as a cul-de-sac. Staff is supportive of the requested deviation to infringe into the setback, as the proposed parking lot configuration will align with the parking lot setbacks found on adjacent properties.

18-inch straight curbing will be utilized for all curbing in the public right-of-way, but plans show details for extruded curbing for the remainder of the development. Staff is not supportive of extruded curbing due to maintenance issues and recommends all curbing on the site be 18" straight curbing.

Sidewalks are located throughout the property. They will vary in size from eight (8) feet in width to five (5) feet in width. The sidewalks will be constructed of concrete and will go around the building and into the parking lot utilizing crosswalks. Two portions of the sidewalk connect to the existing sidewalk located in the North Meadows Drive right-of-way.

Parking

There are 206 total parking spaces are proposed on the site including 21 handicap spaces. Parking requirements for the Gateway Business Park PUD revert to Code, and the proposed number of spaces meets the required number (204) for medical uses based on the square footage of the building (40,761 square feet/200 square feet per parking space). All proposed striping will be white.

Landscaping

A landscape plan has been submitted showing landscaping for the building, parking lot perimeter, screening of service structures and at the base of the proposed monument signs. The frontage along North Meadows Drive will have three (3) foot mounding and 10 Slender Silhouette Sweetgum trees. The frontage along I-71 will have three (3) foot mounding and 10 Princeton Sentry Ginkgo trees. The southern property line will have a combination of plantings including 20 Purple Beautyberry shrubs, eight (8) Northern Sun Forsythia shrubs, and 14 Slender Silhouette Sweetgum trees. Landscaping on the northern property line will include 14 Purple Beautyberry shrubs, 14 Northern Sun Forsythia shrubs, and 10 Columnar Hornbeam trees. Each landscape island will have either one (1) Columnar Hornbeam or Princeton Sentry Ginko tree. Landscaping around the building and building's sidewalks will include a combination of perennials and ornamental grasses along with 12 trees. The highway monument sign will be landscaped with 12 Grey Owl Junipers, and the North Meadows Drive Monument sign will be landscaped with a combination of perennials, ornamental grasses, and Grey Owl Juniper shrubs. Landscaping around the dumpsters includes a combination of Spartan Juniper shrubs and Caramel Coral Bells.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Downcast LED lighting fixtures have been proposed for the parking lot and building lighting and lighting fixtures are in character with those utilized on other area developments.

Building

The proposed medical office building will be 40,716 square feet and two-stories tall with a total height of 34'8". The structure is proposed to be finished primarily in Glen-Gery brick and 3A Composites and DMI metal paneling ("dusty charcoal" color) on the first and second stories and on all elevations of the building. Large windows from Kawneer will be utilized on all sides of the building, with floor to ceiling windows utilized at the building's entrances.

Two dumpster enclosures will match the building, finished with Glen-Gery brick walls and "dusty charcoal" colored metal from 3A Composites along the top. Enclosure elevations show an unscreened opening in the side of the enclosure, which staff believes should be enclosed to comply with screening requirements. Additionally, notes on plan sheets referencing the use of privacy fencing for screening around dumpsters should be removed.

Signage

Two monument signs are proposed on the site, one along the North Meadows Drive frontage and a second along the I-71 frontage. The monument sign along North Meadows Drive will be eight (8) feet in height, with a 2'4" brick base and aluminum cabinets (charcoal gray color) for the tenant signs on top, and an overall sign area of 48 square feet. The proposed highway sign will be 18'8" in height with a 2'4" brick base and aluminum cabinets (charcoal gray color) for signage on top and total signage area of 224 square feet. Staff is not supportive of the highway sign due to the fact that Code only permits one monument sign per property and the proposed sign exceeds the maximum area and height for monument signs. Staff has not been supportive of highway signs on other area developments, including the Byers site that is directly adjacent to the south. Additionally, 108 square feet of building signage is proposed on the west elevation of the building as well as large address numbers on the west and east elevations.

Although the zoning text for the area states that signage may exceed the requirements of Chapter 1145 and is approved through the development plan, staff believes the proposed highway sign should be removed from plans.

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 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 Met: Based on existing uses along North Meadows Drive, staff believes the proposed medical office building will have a beneficial effect on the area. The zoning text states that Subarea 3 "may" consist of light manufacturing and warehousing uses as described in IND-1; however, the zoning text also grants City Council the ability to approve modifications to these standards through the development plan process.

- (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 Met: A number of variances are requested from the Zoning Code including the highway sign, and parking space size; however, staff feels that the proposed development is in general compliance with the zoning text for the area and is appropriate and consistent with area developments.

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

Finding Met: The proposed development is compatible with other uses in the area and the Gateway Business Park PUD. Undeveloped land in the district can be developed in a similar manner, provided that the development conforms to the approved zoning text for the area.

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

Finding Met: The proposed development is in conformance with the approved uses outlined in the approved zoning text for 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 Met: The existing roadway, North Meadows Drive, is suitable to carry anticipated traffic generated by the proposed medical office building. Additionally, the applicant has submitted documentation for an access easement of the drive on the property to the north to provide two additional points of access to the site.

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

Finding Met: Proposed utilities are adequate for the proposed development. A more detailed review of the proposed utilities will be conducted with the submittal of the Site Improvement Plan.

- (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 Met: The proposed development contains the required parking spaces, landscaping and utilities to create a stable environment.

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

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 deviation shall be granted to allow the parking lot to infringe into the setback from North Meadows Drive by 24 feet at the northeast corner of the lot, where the lot is adjacent to the former cul-de-sac bulb right-of-way.
2. The dumpster enclosure shall be completely enclosed on three sides with brick to match the primary structure. References to privacy fencing for dumpster screening shall be removed.
3. The highway monument sign shall be removed from plans.
4. All curbing on the site shall be 18" straight curbing.