



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
July 10, 2017 1:30pm

3. APPLICATION: Southpark 20 | Development Plan Amendment

Project Number: 201705240014

Location: West side of Gantz Road, just south of the Gantz Road and Southpark Place intersection (040-007213)

Zoning: IND-1 (Light Industry)

Proposal: A development plan for a 224,000 square foot warehouse building.

Applicant: Scott West, The Pizzuti Companies, 629 North High Street, Suite 500, Columbus, OH 43215

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to develop a new 223,737 square foot warehouse on the west side of Gantz Road, just south of the Gantz Road and Southpark Place intersection (parcel 040-007213). This development was previously approved in 1998 as part of the Southpark Lot 12 Development, which included two buildings, the proposed site as well as the warehouse facility to the north (040-010039). The site has been partially improved (utilities, paving, etc.); however, due to the significant changes between what was originally approved and what is currently being proposed, the applicant was required to submit for a development plan amendment to address the various proposed modifications.

Site Plan

The 10.623-acre site is proposed to be accessed through the existing (unmodified) curb cut off of Gantz Road, which is shared by the property to the north. Extending off the existing access point will be a new two-way 22' access drive that will wrap around the proposed building to a proposed parking lot located along the south portion of the site. Additionally, the existing loading area is located on the north portion of the site and will be accessed by the shared access drive between this property and the property to the north.

Parking

There are 141 total parking spaces proposed on the site including 6 handicap spaces. All proposed striping will be white.

The proposed parking spaces will be 162 square feet in size (9'x18'), which is below the required 180 square foot minimum. However, staff is supportive of a deviation to the minimum parking space square footage in order to reduce the amount of impervious surface on the property and expand the width of the drive aisles.

Landscaping

A landscape plan has been submitted showing landscaping in compliance with Chapter 1136 for the building perimeter, parking lot perimeter, signage landscaping, and screening of service structures.

The east side of the property will be landscaped with an existing six (6) foot mound with 12 Frontier Elm trees and 25 Blue Muffin Viburnum shrubs. An additional nine (9) Norway Spruce trees and two (2) Frontier Elm trees will be planted to screen the truck loading area from Gantz Road. The south property line will be landscaped with a combination of 29 Red Maple trees and 60 Blue Muffin Viburnum shrubs. The west side of the property will be landscaped with 28 Norway Spruce, nine (9) White Spruce, seven (7) Green Vase Zelkova, and three (3) Frontier Elm trees. Additional evergreen trees are needed along the west side for screening from the residential properties to the west. This landscaping needs to meet the requirements of Section 1136.06(c) and be in the form of evergreen trees (6' height at time of installation) along the west property line in three (3) staggered rows and planted 20 feet from each other on center, extending from the north property line and terminating no shorter than 140 feet south of the northern property line. Each parking island will contain at least one (1) Green Vase Zelkova tree. The building perimeter will be landscaped with a combination of Green Vase Zelkova and Prairiefire Crabapple trees, and Burning Bush shrubs and Karl Foerster Grass.

No specific landscaping was provided for the dumpster enclosure or monument sign. However, notes were provided in the landscape plan that stated all service structures and future signs would be landscaped per Chapter 1136.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas along the north, south, and east portions of the property. No lighting information has been provided on the west portion of the property. This area is required to be lit at the 0.5 footcandle minimum for all paved areas with zero footcandles at the west property line to reduce spillover onto the nearby residential properties. Downcast LED lighting fixtures, black in color, have been proposed for the parking lot and truck loading area.

Building

The proposed warehouse will be 223,737 square feet with one (1) story totaling at 36'4.25" in height. The IND-1 district permits a maximum height of 35 feet; however, staff is supportive of a variance for the additional 1'4.25" in height as the nearest residential property is approximately 250 feet away and the additional height will cause no additional impact on those properties. The applicant has submitted a variance request for the additional building height for the July 25, 2017 Board of Zoning Appeals meeting. The building will be finished primarily in precast concrete panels ("Cityscape (Gray)" in color), with additional precast concrete panels around the building's entrances ("Zircon (Gray)", "Grizzle Gray (Dark Gray)", and Cobalt Stone (Blue)" in color). A combination of una-clad coping ("Stone White (Light Gray)" and "Award Blue" in color), will be utilized at the building's entrances and around the building. The north side of the building will be lined with loading docks that will utilize "insulated sectional overhead" doors and spaces for future loading docks. Large windows and glass doors will be utilized at all of the building's entrances as accents.

No information has been provided about the location of a proposed dumpster or dumpster enclosure. Per Section 1135.12(k), dumpsters are not permitted between the right-of-way and required setback distances, only landscaping is permitted.

Signage

Although signage is not approved as part of the development plan for this development and will require administrative review and approval by the Building Division, the applicant has submitted preliminary signage information for a proposed monument sign. The monument sign will be constructed of precast panels. It will be six (6) feet in height 12 feet in width with space for each tenant to have signage and for the Southpark logo and address. The location of the monument sign has not been determined yet.

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 be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.
2. Shielded (downcast) lights shall be mounted to the west (rear) elevation in a manner that complies with the minimum of 0.5 footcandles for all vehicular areas, while reducing the impact on neighboring properties. Lighting at the west property line shall be zero footcandles.
3. Additional landscaping, in the form of evergreen trees (6' height at time of installation) shall be incorporated along the west property line. Landscaping shall be configured in accordance with Chapter 1136.06(c) to have three (3) staggered rows and planted 20 feet from each other on center, extending from the north property line and terminating no shorter than 140 feet south of the northern property unless otherwise approved by the Urban Forester.
4. Add the size of the shrubs at installation onto the current Plant List to match the installation requirements of Chapter 1136.
5. Parking spaces be added to the landscape plan.
6. Correct the Tree Planting Typical to state that 50% of the burlap will be removed from the tree root ball.
7. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted building height.