



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
March 6, 2018 1:30pm

- 8. APPLICATION: Becknell Industrial | Development Plan**
- Project Number: 201712270048
- Location: Located in the northeast corner of the Gantz Road and Southpark Place intersection (PID 040-008992)
- Zoning: IND-1 (Light Industry)
- Proposal: A development plan for a 151,200 square foot warehouse facility
- Applicant: Benjamin Miller, American Structurepoint, 2550 Corporate Exchange Drive, Suite 300, Columbus, OH 43231

Relevant Code Section(s):

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

Project Summary

The applicant is requesting approval of a development plan for a 151,200 square foot warehouse facility located at the northeast corner of the Gantz Road and Southpark Place intersection (Parcel 040-008992). This property is lot 3 of Southpark and is the last of the properties along Southpark Place to develop. The proposed warehouse will be finished primarily with precast concrete panels and will have space along the north portion for 35 truck docks. The anticipated amount of employees and tenants are not yet known.

Site Plan

The 12.278-acre site is proposed to have two (2) access points off of Southpark Place, with a 24' curb cut to the west and a second 30' curb cut is proposed to the east. The 30' drive is proposed to go around the east portion of the building and connect to the truck dock and parking area in the rear of the building. An additional 24' access drive is proposed around the front of the building to access the front parking area but also connects along the west side of the building to connect with the rear truck area. Parking will be located on the south/front side of the building, and truck parking and loading areas will be located in the north/rear side of the building. Two (2) future parking areas are proposed with one (1) in the southern portion of the site and a second for truck parking located in the northern portion. All curbing on-site will be 18" straight curbing.

The proposed building will be situated in the center of the site and meets setback and lot coverage requirements for the IND-1 district. A dumpster enclosure will be located in the north/rear portion of the property, and one (1) stormwater retention basin is proposed on the east side of the property, east of the building and parking areas.

Sidewalks, 5' in width, have been proposed along the front of the building, between the parking lot and building and will lead to each of the front building entrances.

Landscaping

A landscape plan has been submitted that meets most requirements of Chapter 1136, with only one (1) item remaining to be addressed. The proposed evergreen shrubs used to screen the parking spaces along the front of the property are proposed to be 24" at the time of planting and will need to be 36" to meet the requirements of Section 1136.06(a)(2).

The existing mound along the west property line will remain, along with the existing trees along the top of the mound. The southern property line will be landscaped with a combination of 13 Pin Oak trees, six (6) Trident Maple trees, 12 Prairie Crabapple trees, 36 Gro-Low Sumac shrubs, and 41 Sea Green Juniper shrubs. The northern property line will be landscaped with 30 Norway Spruce trees and 72 Anthony Waterer Spirea shrubs. The building's perimeter will be landscaped with a variety of Japanese Lilac and Princeton Sentry Ginkgo trees, shrubs, and other plantings. Each parking island will contain one (1) Lacebark Elm tree. The dumpster enclosure will have Hooks Juniper shrubs located around three of the sides. The retention pond will be landscaped with a combination of Gold Tide Forsythia, Red Osier Dogwood, Heritage River Birch, Skyline Honeylocust, Red Maple, and Swamp White Oak trees, as well as shrubs and other plantings. The proposed monument sign will be landscaped with Chicagoland Boxwood shrubs and Little Bunny Fountain Grass.

Buildings

The proposed 151, 200 square foot building will be 41 feet in height, which is above the maximum permitted height of 35 feet in the IND-1 district. Recent conversations with project representatives indicate that the building's parapet may be raised in portions of the building to screen rooftop mechanicals, for a total height of up to 44 feet. Staff is supportive of a variance to the building's height as the increased building height is becoming a new industry standard and is a requirement for many companies looking for space. Additionally, in the opinion of staff, additional height to raise the building parapet to screen mechanicals is preferable to seeing the mechanicals. A previously approved development for the site received a height variance as well to permit a maximum height of 50' for a portion of the building.

The building will be finished primarily in precast concrete wall panels finished in "Mindful Gray" around most of the building with a "Dovetail" gray strip near the top of the building, and "Gauntlet Gray" utilized on some portions of the building to create more architectural interest. Aluminum windows will be utilized on the building around entrances, with smaller aluminum windows used near the top of the building, around the entire building's perimeter. There will be 15 loading dock doors located on the north side of the building, with another 20 spaces for future loading dock doors.

The dumpster enclosure will be constructed of concrete split face block that will be a medium gray color to match the building and a cast stone light gray cap, with stained, solid wood, opaque gates. The enclosure is located in the rear portion of the site and will not be visible from public rights-of-way.

Parking

There are 112 parking spaces proposed in the southern portion of the property, with another 16 spaces shown for a future parking lot. Each of these spaces will be 9' by 20' meeting the 180 square foot minimum. A loading dock area is proposed in the rear of the building and will provide 35 truck spaces at 12' by 60'. An additional 20 spaces are proposed for future truck parking in the north/rear portion of the lot as well. All parking lot striping will be white in color.

Lighting

A photometric plan has been submitted showing all proposed vehicular and pedestrian areas lit to at least 0.5 footcandles. The future truck parking area has portions which are below 0.5 footcandles, and at the time this parking lot is constructed, lighting will need to be increased in this area for the parking lot to meet the requirement. Proposed lighting on the site will be downcast LED fixtures finished in bronze. While staff is supportive of the style of the lighting, staff believes that the color of the fixtures should be black to match area developments.

Signage

A monument sign is proposed adjacent to the eastern 24' curb cut on the site. No additional information regarding signage was submitted. The applicant has indicated that additional information regarding proposed signage will be submitted at a later time with a sign permit.

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 variance shall be applied for through the Board of Zoning Appeals for the proposed increased building height.
2. The evergreen shrubs used to screen the parking lot in the front of the building from Southpark Place shall be 36" at the time of planting to meet the requirements of Section 1136.06(a)(2).
3. All pedestrian and vehicular areas shall be lit to at least 0.5 footcandles.
4. All exterior lighting fixtures shall be black in color to match area developments.