



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
August 7, 2018 1:30pm

2. APPLICATION: Tosoh Expansion | Development Plan Amendment

Project Number: 201807030025

Location: 3600 Gantz Road (PID 040-007623)

Proposal: A development plan amendment for a 29,000 square foot addition

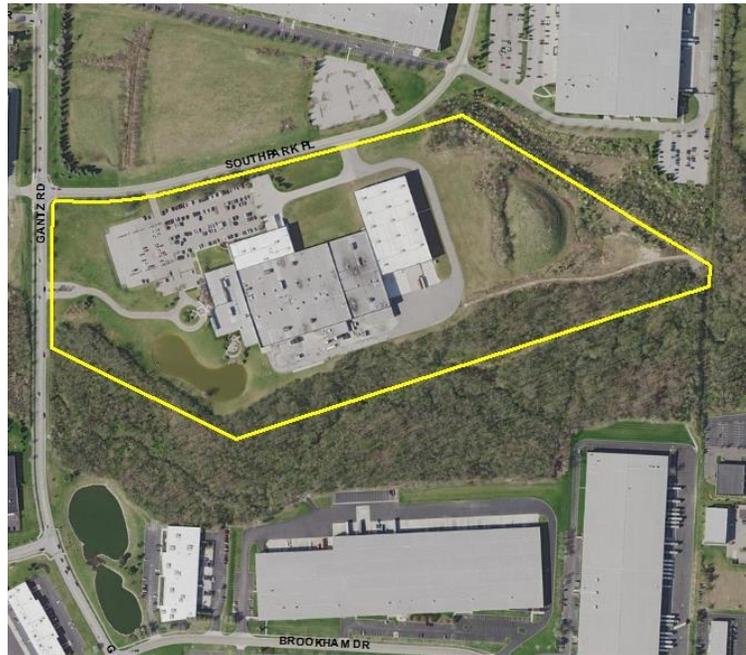
Applicant: Thomas Linzell, MA Architects, 775 Yard Street, Suite 325, Columbus, Ohio 43212

Relevant Plans, Policies, and Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-residential District Requirements
- GroveCity2050 Community Plan – Future Land Use and Character Map

Project Summary

The applicant is requesting approval of a development plan amendment for Tosoh, located at 3600 Gantz Road (Parcel 040-007623). The proposed facility will be approximately 29,000 square feet in size and will be used for clinical diagnostic products and for light manufacturing of liquid chromatography products which are used to separate components of solutions during laboratory reviews. This site was originally developed in 1991 and the facility has undergone three (3) expansions since then, in 1996, 2005, and 2014, making this proposed expansion the site's fourth. The proposed building expansion will be one-story in height and will be finished in materials matching the existing building.

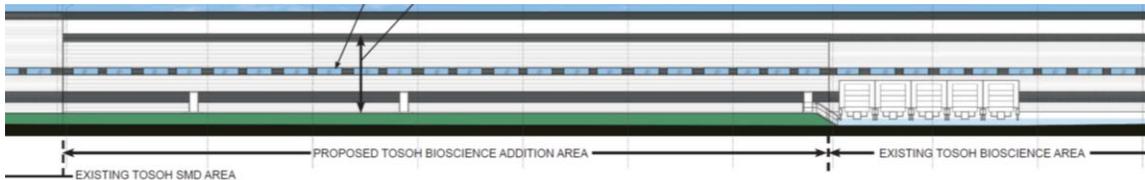


The proposed expansion meets the future land use recommendation in the GroveCity2050 Community Plan Future Land Use and Character map, which recommends the site be “Flex Employment Center”. This recommendation promotes light manufacturing uses in high-tech industries including research and development.

The proposed building expansion will be along the front/north portion of the building between the 2005 and 2014 additions. No other site changes are proposed as part of this expansion. An existing mound of excess soil from the previous expansion is located to the east of the building. Per a signed agreement in 2014, this mound of dirt was permitted to remain on the site to be utilized for the construction of future building pads. Staff is supportive of the mound remaining after the proposed expansion, provided that the mound is seeded for adequate erosion control.



The proposed building addition will be 29,000 square feet in size with 19,000 square feet used for the distribution facility and 10,000 square feet used for light manufacturing. The expansion will be one-story with a maximum height of 28'8". The expansion will be finished in metal panels ("Snow White" and "Slate Gray") that match the materials and colors utilized on the existing building.



Proposed Elevations



Existing Facility – Location of Proposed Expansion

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 facility will bring additional high-skilled employment opportunities through both the distribution and manufacturing uses and will utilize similar materials to preserve the high quality of development on the site.

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

Finding is Met: The proposed building expansion will utilize the same materials as the existing building on the site. The existing facility, through building materials and landscaping, creates an attractive development, maintaining the high-quality character of the Southpark area.

- (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 proposed expansion is located on Southpark Place, serviced by COTA's Express Line 61. The site also has frontage on Gantz Road, which features a bike path integrated with the city's bike path network, providing access to public parks, residential areas and commercial developments.

- (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 Can Be Met: The proposed building expansion will preserve the high-quality development on the site by utilizing the same materials as found on the existing structure. While staff is supportive of the proposed building expansion, a landscape plan is needed to ensure that the proposed expansion will feature the same high-quality landscaping featured throughout the site.

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

Finding is Met: The proposed building expansion will allow the business to provide additional high-skilled employment opportunities in both distribution and manufacturing, providing the City with a fiscal benefit from the increase in income tax generated by these positions.

Recommendation

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.