



## ITEM 5: 201903250015 – Silco Fire and Security (Development Plan)

### Site Location

2345 Southwest Boulevard (Parcels 040-009220 and 040-007883)

### Proposal

A Development Plan for an expansion of the existing Silco Fire and Security building and parking lot

### Current Zoning

IND-1 (Light Industry)

### Future Land Use

Flex Employment Center

### Property Owner

James and Jane Fraser

### Applicant/Representative

Anthony J Cerny, Architectural Design Studios

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval with four stipulations

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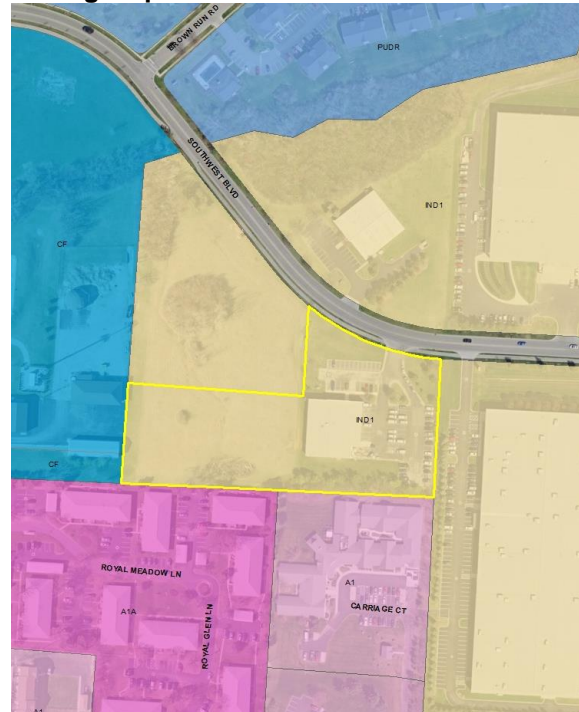
### Case Manager

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### Summary

The applicant is requesting approval of a Development Plan to construct a 10,000-square-foot building addition and expand the parking lot to include 46 additional spaces to accommodate the growing business for Silco Fire and Security. The proposed building expansion will provide additional offices, training facilities and equipment storage space for the company.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the Development Plan can move forward to City Council. If the item receives City Council approval, the applicant can submit for final engineering plans and building permits for the site.

## 1. Context Map

This property is located at 2345 Southwest Boulevard, on the south side of the roadway and approximately 900 feet west of McDowell Road (parcels 040-09220 and 040-007883).



201903250015  
Silco Fire and Security - Development Plan  
2345 Southwest Boulevard





## 2. Analysis

### Summary

The applicant is requesting approval of a development plan for an expansion of the existing Silco Fire and Security business at 2345 Southwest Boulevard. The expansion is proposed to include a 10,068 square foot building addition and new 46-space parking lot. The proposed expansion will be one-story utilizing the same materials as the existing building and will be used to provide additional office, training, testing, and warehouse space. The majority of the new expansion will be on the southern portion of parcel 040-007883 located adjacent and to the west of the existing Silco facility. A lot split was approved in August 2018 to split the southern portion of the property to the west, the same configuration as is shown on submitted plans for the proposed expansion. The lot split and combination of the current and new properties has not yet occurred but will need to be finalized prior to issuance of building permits.

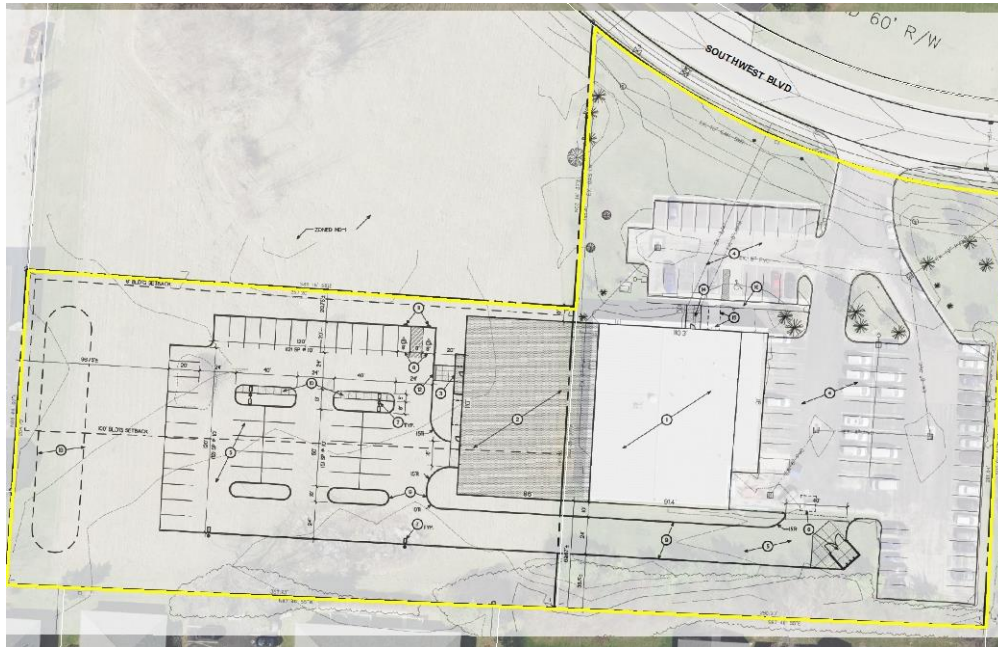
The GroveCity2050 Community Plan and Future Land Use Map designates this site as Flex Employment Center, characterized by light industrial-style development, which the proposed expansion meets. Additionally, the proposed expansion meets Land Use Objective LU2 to place a priority on developing underutilized land or land adjacent to existing development. This expansion will be an infill project that will allow the existing business to stay on its current site without building a new facility on undeveloped property.

### Site Plan

The site will be accessed from its current curb cut on Southwest Boulevard, and no other access points are proposed as part of the expansion. The proposed parking lot will connect with the existing one with a 24-foot access drive along the south side of the building. A new dumpster enclosure will also be located off the proposed access drive. The proposed parking lot will be located to the west and contain 46 additional parking spaces. Each drive aisle through the proposed parking lot will be 24 feet in width as well, to accommodate two-way traffic throughout the site.

The proposed building addition will be approximately 10,000 square feet in size extending from the west side of the existing building. It is proposed to be approximately 69 feet from the south property line, the same as the existing building. Per Table 1135.12-II (Non-Residential District Requirements), buildings in the IND-1 district that abut a residential property are to be set back at least 100 feet from the property line adjoining the two districts. The two properties to the south are zoned as A-1 and A-1a, with the proposed addition encroaching into the minimum setback. The applicant has submitted for a variance, which is tentatively on the Board of Zoning Appeals agenda for May 22. Staff is supportive of the proposed setback encroachment as it does not encroach further to the south than the current building and will be well screened with mounding and the existing tree stand.

The site plan indicates an area to the west of the proposed parking lot for the location of a detention basin. The applicant has indicated that further information, including stormwater calculations, will be submitted as part of the Site Improvement Plan; however, because very little information was provided to evaluate stormwater management on the site, changes to the proposed site layout could be necessary to accommodate the final stormwater design. If changes to the layout are significant, a development plan amendment may be required. Additionally, dry basins are only permitted conditionally on industrial developments, in appropriate contexts. Staff is supportive of utilizing a dry basin to manage stormwater on this site, as it will not be visible from Southwest Boulevard, provided that it is designed to meet all applicable stormwater management requirements.



## Landscaping

A landscape plan was submitted showing the plantings to be provided on the site, including the existing plantings to be preserved. Areas to be preserved include the landscaping in the current parking lot around the existing building, and the existing tree stand along portions of the southern property line.

New plantings are proposed throughout different portions of the site. Staff is generally supportive of the proposed plantings, but some revisions will need to be done in order to comply with Chapter 1136. A 24-inch evergreen hedge is proposed along the Southwest Boulevard frontage. While staff is supportive of the plantings, as per Section 1136.06(a)(2) the evergreen hedge needs to be 36 inches (three feet) in height. The parking islands and end of each row of spaces are proposed to contain at least one Thornless Honey Locust tree; however, no trees have been proposed in the two northernmost islands, which are currently proposed with Dwarf Burning Bush shrubs. The applicant has indicated that they would like to remove the trees from this area to place lighting fixtures, and while staff is supportive of the proposed shrubs, a tree will also be needed in each of the islands to comply with the interior landscaping requirements of Section 1136.06(d). The dumpster enclosure is proposed to be landscaped with Dense Yew at 24 inches around its three sides. To meet the requirements for screening service structures (in Section 1136.08) these plantings will need to be at least three feet in height.

Other proposed landscaping includes further perimeter and building landscaping. A four-foot mound is proposed on the southern property line that will contain two staggered rows of Norway Spruce trees, a row of Thornless Honey Locust trees, and a row of Rosy Glow Barberry shrubs. This landscaping will help to screen the new expansion from the existing multi-family housing to the south and will be used to fill in spaces where the southern tree stand is not located.

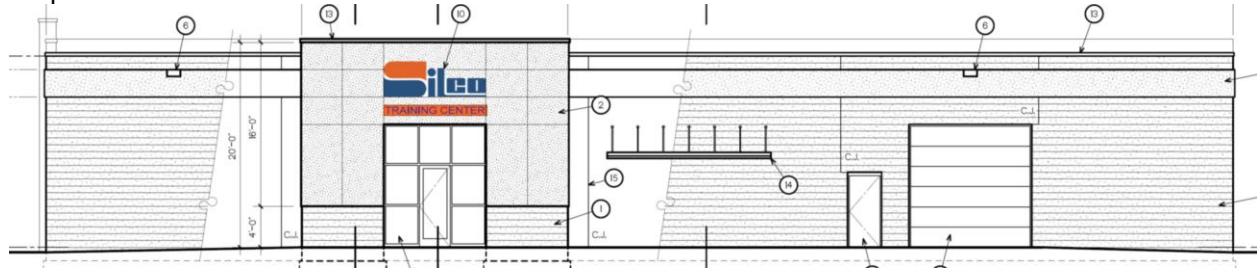
## Building

The proposed building will be one story with a height of approximately 19 feet and will be 10,068 square feet in size. The building is proposed to utilize the same materials as the existing building, being finished primarily with split-faced masonry and EIFS. These materials will be in the same tones of gray with a lighter gray used on the split-faced masonry and a darker used for the EIFS. A new entrance is proposed on the west side of the building to serve as the main entrance to the new training center. This entrance will have a glass door and windows, similarly to the main entrance on the north side of the building. A new

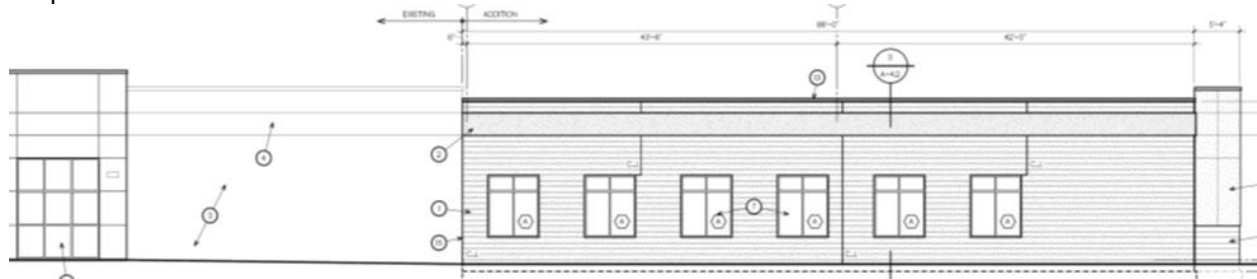
truck bay is proposed on the west side of the building and will lead into the new equipment storage portion of the building.

Elevations were submitted showing the dumpster enclosure but did not include the material to be used on the walls. This material will need to be of brick or masonry that is complementary to or matches that of the building.

Proposed West Elevation



Proposed North Elevation



Existing Building



## Parking

The expanded parking lot is proposed to the west of the building addition and is proposed to contain 46 additional parking spaces. With the added spaces, a total of 115 spaces will be available on the site. Per the parking requirements, a minimum of one space per two employees on the largest shift is required for industrial sites and a minimum of one space per 200 square feet are needed for office and classroom uses. The plans indicate that 10 employees may be added with the new building addition meaning five spaces are needed for them. Office space and classrooms encompass approximately 6,354 square feet, requiring 32 parking spaces. Based on the uses of the new site, 37 spaces are needed, and the parking lot will be exceeding the minimum amount needed with 46 proposed spaces.

Each parking space is proposed to be 200 square feet in size (10' by 20'), which is above the minimum parking space size of 180 square feet.

## Lighting

A photometric plan was submitted showing all pedestrian and vehicular areas to be lit to at least 0.5 footcandles, meeting the minimum requirement. The site's lighting fixtures will be black, downcast LED fixtures that will match those currently on the site.

## Signage

A new wall sign is proposed on the building's addition. It will be located above the new entrance on the west side of the building and be for the proposed training center. Its design will be similar to the current wall sign on the north side utilizing the Silco logo and blue and orange lettering. As the site is zoned as IND-1, signage is not approved as part of the development plan and will require review by the Building Division with a sign permit.

## 3. 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 development will be an infill project that utilizes the current Silco site, as well as the adjacent site and maintains the same character as the current facility. This will allow the business to expand and create additional employment opportunities by providing space for a training center and additional space to store equipment. Additional landscaping will be added to further lessen the site's visibility from adjacent residential areas.

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

**Finding is Met:** The proposed building will utilize the same materials as the existing building and maintain the character of the Southpark Industrial Center. Additionally, the site will utilize landscaping and mounding to help with further screening from Southwest Boulevard and from the adjacent residential properties to the south.

- (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 development will not be adding any new access points onto Southwest Boulevard. All traffic onto the site will continue to be from the existing drive. The site's circulation will be two-way and will be designed to move traffic through the site and through the existing parking lot.

- (4) **Future development that 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 is Met:** The proposed expansions will be an infill development that meets land use objective LU2 to place a priority on developing underutilized land or land adjacent to existing development. It is a goal of future development to fill in remaining developable areas prior to further expansion into undeveloped areas outside of the City's limits. This expansion allows the

business to remain on its current site instead of locating a new site and having to disturb new ground and lay out new utilities.

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

**Finding is Met:** The expansion of the site will add 10 additional jobs to the current Silco business, further expanding its fiscal benefit of income tax for the City. Additionally, the expansion will be to add a new training center for Silco which will be a workforce development effort that can further expand job opportunities for the business. The Economic Development portion of GroveCity2050 emphasizes the need for more workforce development and this expansion will meet objective ED5 to expand workforce training opportunities. While this objective was mostly focused on working with the school system or a college, workforce development can also come from local businesses that provide training, apprenticeship programs, or other programs to help grow skilled jobs.

#### **4. 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. The lot split on parcel 040-007883 shall be finalized, and the southern lot created by the split shall be combined with parcel 040-009220.
2. A variance shall be obtained from the Board of Zoning Appeals to allow for a reduced building setback from the south property line.
3. The dumpster enclosure shall be finished in brick or masonry that matches or is complementary to the building, as approved by the Development Director, and will have stained 100-percent-opaque wood gates.
4. The applicant shall work with the City's Service Superintendent during the review of the Site Improvement Plan to determine appropriate stormwater management on the site. Due to the context of the site and the proposed location of the basin not being visible from a public right-of-way, the use of a dry basin may be approved provided that it meets all applicable stormwater management requirements.

## 5. Detailed History

### 1995

A development plan for the site was approved under Resolution CR-104-95 to develop the site into a distribution facility for Mike Sell's Potato Chip Company.

### 2013

Mike Sell's sold the property and Silco Fire and Security began operation on the site.

### 2018

A lot split was approved for parcel 040-007883 (adjacent and to the west of the site) to split the southern 1.64 acres to combine them with Silco's site for the proposed building and parking lot expansion.