



ITEM 9: 201907310034 – TriLink Storage (Development Plan)

Site Location

5965 Haughn Road (Parcel 040-010230)

Proposal

A Development Plan for the expansion of an existing self-storage facility.

Zoning

C-2 (Retail Commercial)

Future Land Use

Tech Flex

Property Owner

Grove City Self Storage LLC

Applicant/Representative

Scott Emerick, Grove City Self Storage LLC

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 one deviation and two stipulations

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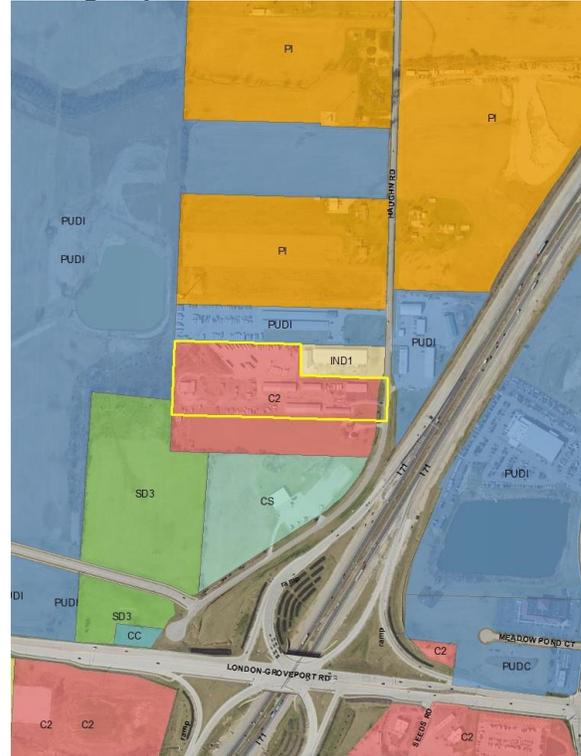
Case Manager

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Summary

The applicant is requesting approval of a Development Plan for the expansion of an existing self-storage facility to construct three new storage buildings and an office.

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 5665 Haughn Road, on the west side of Haughn Road, approximately 1,400 feet north of London-Groveport Road (040-010230).



201907310034
TriLink Storage - Development Plan
5965 Haughn Road

0 250 500 1,000 Feet



2. Analysis

Summary

The applicant is requesting approval of a development plan for the expansion of an existing self-storage facility at 5965 Haughn Road. The expansion is proposed to include two 12,000 square foot storage buildings, a 19,800-square-foot climate-controlled storage building, and a 600-square-foot office. One of the existing buildings is proposed to be demolished to add the climate-controlled building. Other proposed improvements include painting the existing buildings on the site to match the new ones, replacing the gravel on the property with pavement and removing the existing electric fencing at the entrance to the storage area. The site was previously developed while in Jackson Township, prior to its annexation into Grove City in 1999. Due to the use being established while the property was in Jackson Township, a Special Use Permit was approved for the self-storage use in July 2019 as the first step for this proposed expansion.

The GroveCity2050 Future Land Use and Character Map recommends this property be used for Tech Flex uses, which includes light industrial, office and research and development as primary uses. While the self-storage use of the site does not fit into the Tech Flex primary use, it is an existing use which fills a need within the community to provide storage spaces for residents and business, including climate-controlled storage space for items sensitive to the environment. Additionally, staff believes that expanding the existing use on the site meets Objective LU2 which places priority on developing underutilized land or land adjacent to existing development in lieu of developing on undeveloped land on the City's edge. The business will be continuing operations on its original site instead of moving to another area to expand.

Site Plan

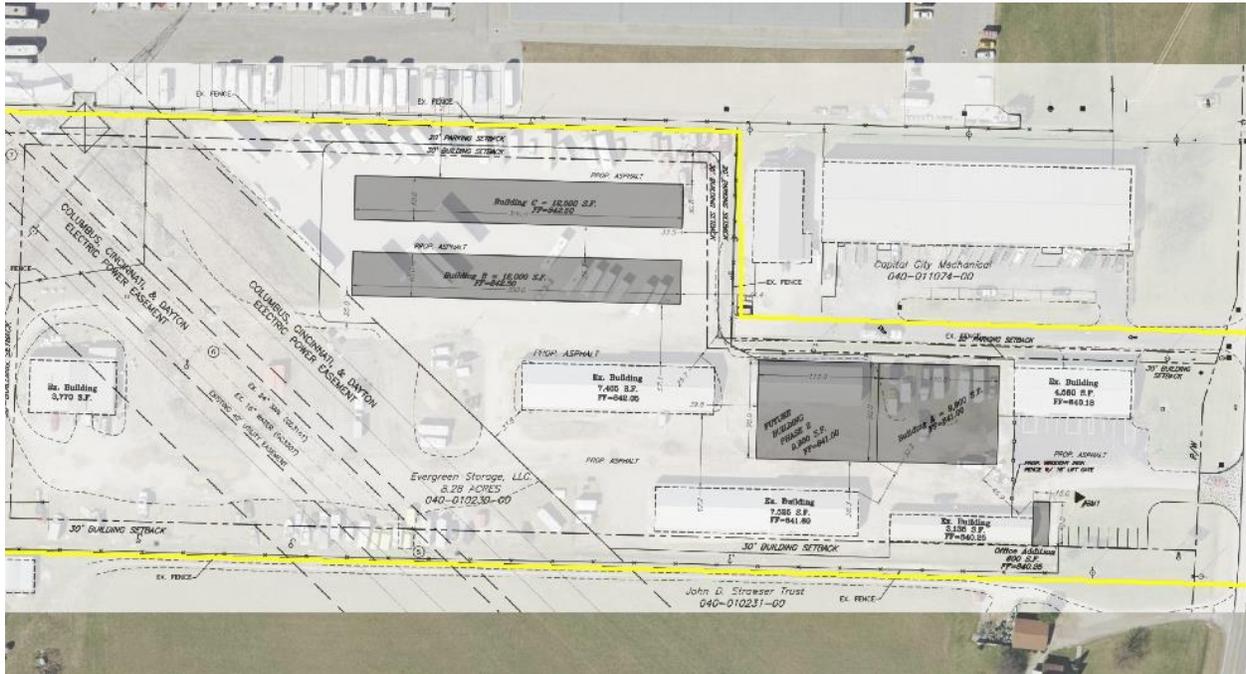
The site will continue to be accessed from the existing curb cut onto Haughn Road with no other access points proposed. A new parking lot is proposed at the front of the site with eight parking spaces (however there is an inconsistency on the landscape plan that shows 10 parking spaces), as well as a new 600 square foot office. All pavement markings and parking lot striping are proposed to be done in white. An existing 4,560-square-foot building is proposed to remain in the front.

The storage area is proposed to be accessed by a wrought iron gate and fence which will replace the existing electric fencing. Three of the existing storage buildings will remain, with a fourth being demolished to accommodate Building A, the proposed climate-controlled building, which will be 19,800 square feet in size and constructed in two phases. Buildings B and C will each be 12,000 square feet in size and be designed as more traditional storage buildings with a garage-style door leading from the outside into each unit. A minimum of 28 feet is proposed between the buildings, which will allow for vehicles to access each of the units without blocking the rest of the drive.

Most of the site is currently graveled but is proposed to be paved with asphalt in all areas needed to access the storage buildings. Some of the existing gravel and an out-building in the west portion of the site will remain. An electrical easement runs through a large portion of the center of the site and contains three additional easements within it (sanitary sewer, water and utility). Development in this electrical easement is fairly restricted with no structures or landscaping permitted above 10 feet in height. Development will be kept out of the easement area entirely, with the exception of some asphalt.

The applicant has indicated that the site currently utilizes private sanitary and water services with an on-site well and septic system. Connection to public services is not proposed with this expansion, with the exception of utilizing public water to add needed fire hydrants on the site. Additionally, stormwater management on the site is proposed to be underground with storm chambers leading out to Haughn Road. The existing line that this chamber will connect with and other existing utilities on and nearby the site (including the location of the well and septic system), as well as all of the proposed grading for the site, have not been shown. Further review of all utilities, including the water line for the hydrants and

stormwater management will occur during the Final Engineering Plan phase; however, if any updates to the site's stormwater management require a reconfiguration of the site's layout, a development plan amendment may be needed.



Landscaping

A landscaping plan was submitted for the site that shows different landscaping at the front and perimeter of the property. Due to the site's visibility from I-71, extensive landscaping has been provided in the areas where improvements on the site are proposed. The site currently has very little landscaping, not meeting any of the Code requirements, and in Staff's opinion, the proposed landscaping will create a more aesthetically pleasing development.

A continuous row of evergreen trees (Norway Spruces) are proposed along the south and north property lines along portions improved with new buildings and pavement. A portion of the east property line (behind the Capital City Mechanical site) is proposed with the line of evergreen trees as well. Trees have not been proposed along the north property line adjacent to the climate-controlled building and the Capital City Mechanical building, as there is a shared access drive in that area which Capital City uses. Staff is supportive of having this area unlandscaped, as not enough room can be provided for the installation of the needed plantings for the proposed building and the access drive.

A continuous row of evergreen shrubs, Mint Julep Junipers, are proposed along the south side of the parking spaces to prevent any headlight glare to the property to the south, which is currently used as residential. A combination of trees, shrubs, ornamental grasses and annuals are proposed at the site's entrance. The existing pole sign is also proposed to be landscaped with ornamental grasses and shrubs.

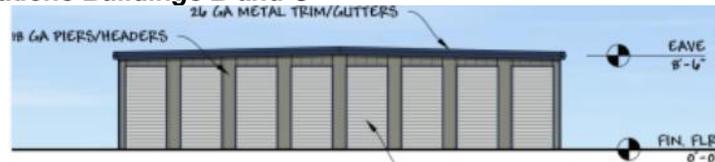
Buildings

Each unit in Buildings B and C will be accessed from garage-style doors on the outside, with larger units on the sides and smaller units on each of the ends. These buildings will be single-story and approximately nine feet in height. Each will be 12,000 square feet and finished primarily in vertical metal siding (CORLE Building Systems "Ash Grey"), with each of the unit doors also constructed of metal (Janus International "Satin White"). The roofs of each building will be flat and metal ("Galvalume") and include a metal trim (CORLE Building Systems "Harbor Blue").

North and South Elevations Buildings B and C



East and West Elevations Buildings B and C



The climate-controlled storage building, Building A, will be 19,800 square feet in size and is proposed in two phases with the first/front 9,900 square feet constructed first and the second 9,900 square feet as a future phase 2. This building will be one-story with a maximum height of approximately nine feet. The units are proposed to be accessed from inside the building with eight exterior doors proposed to enter/exit. Due to this building's visibility from I-71, and the site being part of the City's Southern Gateway, the front/east side of Building A is proposed to be finished entirely in cultured stone (Cast Natural Stone "Birch Falls LedgeStone"). The remaining three sides of the building will be finished in the same vertical metal siding as the other proposed storage buildings. Blue trim along the roofline that matches what is to be used on Buildings B and C is proposed around the entire building, along with a flat metal roof that will match what is to be used on the other storage buildings. Each of the doors into the building is proposed to be white in color and have a window located at eye level.

Front/East Elevation Building A



Side/North Elevation Building A



The proposed office will be 600 square feet in size and be an extension of an existing 3,135- square-foot building. As with the climate-controlled building, due to this building's visibility from I-71, it is also proposed to have increased architectural details. The front/east and sides will be finished in the same

cultured stone as the climate-controlled building, and large windows will be installed on each of these sides as well. The building's rear will have vertical metal siding as has been proposed on the other buildings. The building will be one-story and approximately 19 feet in height with a pitched, blue metal roof that matches the trim used on the other buildings with blue awnings (on the building's front) in the same shade.

No dumpster will be located on the site, and as such, no dumpster enclosure has been proposed.

Front/East and Side/South Office Elevations



Parking

A front parking lot is proposed as part of the site's improvements; however, plans are inconsistent with the amount of spaces proposed. Most of the plan sheets show a parking lot with eight spaces, including one ADA space, but the landscape plan shows 10 spaces and no ADA space. To comply with ADA requirements, and to remain consistent, the landscape plan will need to be updated to match the other sheets. Each space is proposed to be 162 square feet in size (9' by 18') which is below the minimum size requirement of 180 square feet in code. Staff is supportive of granting a deviation from the parking space size requirements to permit the 162 square foot spaces, as they will require less impervious area and this size has been approved on many past commercial and industrial sites.

Lighting

A photometric plan was submitted that shows different lighting throughout the site. The plan incorporates an old version of the site's layout and will need to be updated with the current layout. Additionally, the plan does not show the limits of the proposed pavement on the site or existing lighting from the current buildings. An updated version will be needed to confirm if the 0.5 footcandle minimum will be met on the site. All site lighting is proposed via building wall pack fixtures. Each fixture will be black and LED with a similar style to wall packs used on other commercial and industrial buildings. In order to create a safer development and comply with the Code requirement of 0.5 footcandle minimum in all vehicular and pedestrian areas, additional lighting fixtures will need to be added throughout the site or lighting output levels on proposed fixtures will need to be increased.

Signage

A wall sign is proposed on the front/east side of the office building and will contain blue and green channel lettering. A review of this sign for conformance with Chapter 1145 will occur with a separate sign permit submitted to the Building Division.

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 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 five 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 Can Be Met: The proposed expansion of the existing self-storage business will provide a service to existing and future residents, particularly given the number of residential projects recently approved or under construction, including Beulah Park, Farmstead and Brown's Farm. The new property owner is also working to improve the existing conditions on the site by removing scrap and inoperable vehicles on the property, paving much of the property which is currently graveled, removing the electric fence at the site's front and updating existing buildings.

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

Finding is Met: The site is located in the City's Southern Gateway area, which encompasses properties visible from I-71 and along SR 665. The proposed development will utilize high-quality materials, including cultured stone and more muted colors, which have been utilized in other recent developments on London Groveport Road such as the KFC and Valvoline. The site, which is currently sparsely landscaped, will contain a variety of plantings, including landscaping beds in the front, a hedge to screen the parking spaces and trees along the sides of the site to help break up the mass of the buildings and better screen the property from view. Furthermore, the site is in the process of being improved by removing the scrap and inoperable vehicles, improving the current buildings and applying asphalt paving to the property in place of gravel.

- (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.**

Not Applicable: The site is located off the southernmost portion of Haughn Road away from the City's public transit lines, does not contain sidewalks and is not included for future bikeways as per the GroveCity2050 Transportation Improvements Map. Staff is supportive of not installing sidewalks along the Haughn Road right-of-way, as the character of the area currently is more rural in nature and is fairly disconnected from the larger development that may occur further to the west and north, not necessarily warranting improvements to the pedestrian network at this time.

- (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.**

Not Applicable: Commercial properties, unlike residential properties, are not required to include open space or parks for public usage. However, they are still held to lot coverage requirements for footprints of each building. The C-2 district permits a maximum of 75 percent lot coverage, which this site will meet with only 18.5 percent lot coverage proposed. Additionally, a number of improvements are proposed on the site that staff believes will enhance the natural and built character of the property including landscaping, decorative fencing at the site's front, updates to the current buildings and high quality design proposed for the the buildings with cultured stone on areas visible from I-71 and more muted colors as has been used on other recently approved projects.

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

Finding is Not Met: Although self-storage facilities are a useful service for the community, they do not provide many employment opportunities and consume large tracts of land. GroveCity2050's Future Land Use and Character Map recommends this site be used for Tech Flex, which has recommended uses including research and development, light industrial and office space, which provide considerably more employment opportunities and typically provide higher wages. However, given that the use is existing on the site and the site will likely be disconnected from the larger redevelopment of the area, Staff is supportive of the request to expand the existing use on the property. Additionally, as this proposal is an expansion of an existing site, it meets Land Use Objective LU2 for developing on underutilized land in lieu of developing on land in the city's edge. Staff is supportive of the expansion, as it will fill in more of the existing site, while improving on the existing condition of the property, instead of developing new and leaving the site unimproved.

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 deviation and stipulations.

1. A deviation shall be granted to permit the parking spaces to be 162 square feet in size.
2. The landscape plan (Sheet L-1) shall be updated to show the eight proposed parking spaces that are shown on the other plan sheets.
3. A photometric plan shall be submitted showing the updated site's layout, all lighting on the site including the existing buildings, and that it is in conformance with the 0.5 footcandle minimum.

5. Detailed History

1952

The Columbus and Southern Ohio Electric Company easement was approved on the site to place overhead electrical lines through it. This easement restricts any structure under it to be no taller than 10 feet in height.

1982 through 1997

The site's current buildings and configuration were constructed and the self-storage use on the site began.

1999

The property was annexed into Grove City as part of the Gateway Business Park with Ordinance C-61-99. It was zoned, upon annexation, to C-2 to most closely match the CS zoning (Community Service) it held in Jackson Township with Ordinance C-9-99.

A sanitary easement was approved on the site, going under the existing overhead electrical lines, further restricting development in this area.

2019

The owner for Evergreen Self-Storage sold the property to Grove City Self Storage, LLC. The new owner began work to improve the site.

A Special Use Permit was approved in July 2019 for the self-storage use with Ordinance C-33-19, as the use was established while in Jackson Township as a first step to expand the business on the site.