



ITEM 7: 201909040050 – Becknell Industrial (Development Plan)

Site Location

6275 Seeds Road
(PIDs: 040-004959-00 & 040-013659-00)

Proposal

A Development Plan for the construction of a 207,700square-foot industrial/warehouse/ distribution building on 21.17 acres.

Current Zoning

IND-1 (Light Industry)

Future Land Use

Tech Flex

Property Owner

Seeds Road Ohio Becknell Investors LLC

Applicant/Representative

Amanda Spencer, Hull & Associates, Inc.

Applicable Plans, Policies and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan FutureLand Use and Character Map

Staff Recommendation

Approval with seven stipulations

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Case Manager

Jimmy Hoppel, Development Planner
614-277-3021
jhoppel@grovecityohio.gov

Summary

The applicant is requesting approval of a Development Plan for the construction of a 207,700-square-foot industrial/warehouse/ distribution building on 21.17 acres. The applicant is also proposing associated parking and landscaping with site improvements.

Zoning Map

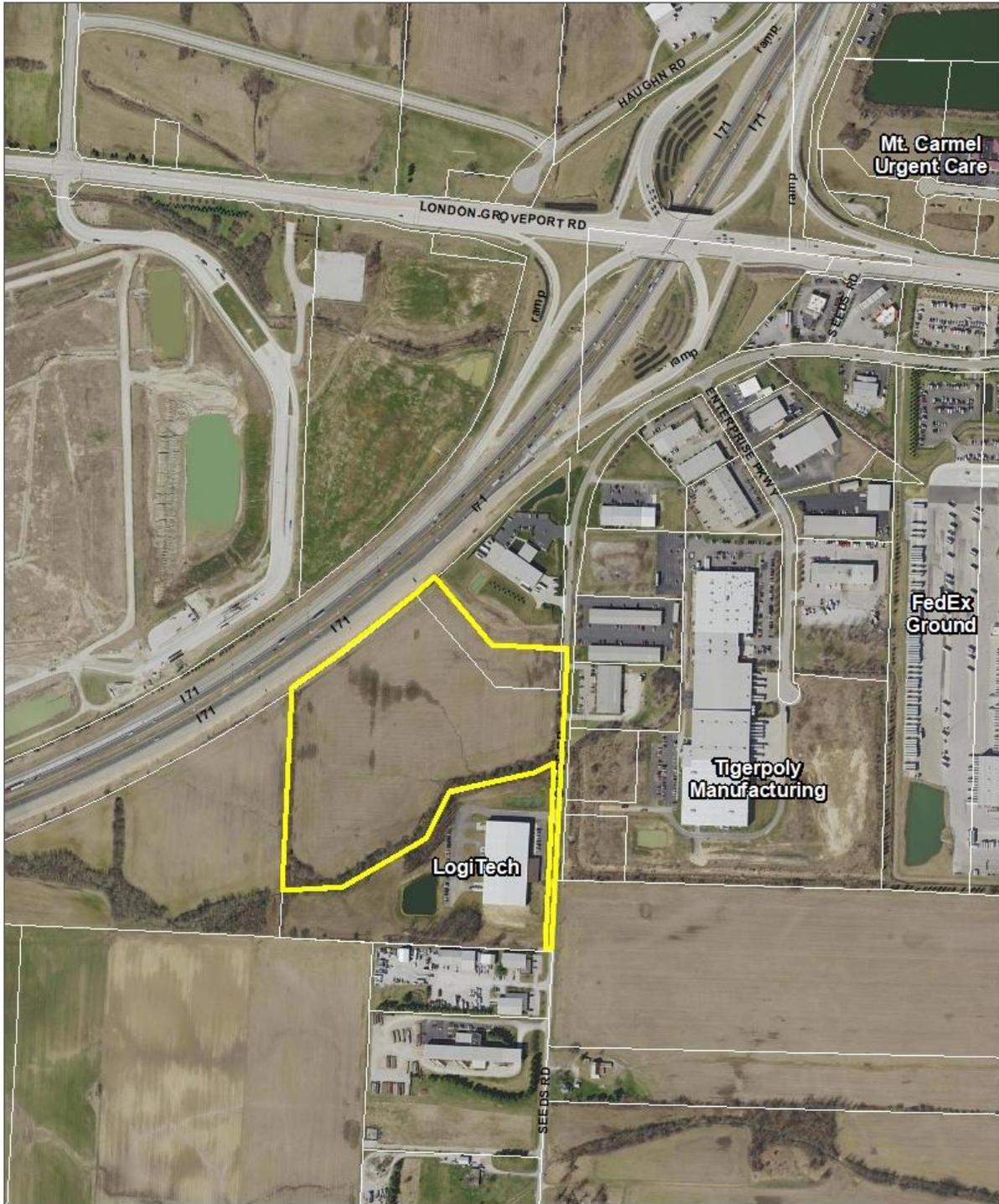


Next Steps

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 6275 Seeds Road (PIDs: 040-004959-00 & 040-013659-00)



201909040050
Becknell Industrial - Development Plan
6275 Seeds Road



2. Analysis Summary

The applicant is requesting approval of a development plan for the construction of an industrial spec building located at 6275 Seeds Road, 2,725 feet north of Zuber Road (Parcels 040-004959-00 & 040-013659-00). The proposal is a 207,000 square foot building on a 21.17-acre site, with associated vehicular parking, semi-truck loading and parking, landscaping and stormwater basin improvements. The building is being designed to host single or multiple industrial, warehousing or distribution tenants. The building will be finished primarily with precast concrete panels and will have available space for 20 truck docks. The number of employees is unknown at this time, but there parking is provided for 192 single-shift employees or 128 employees for multi-shift capability.

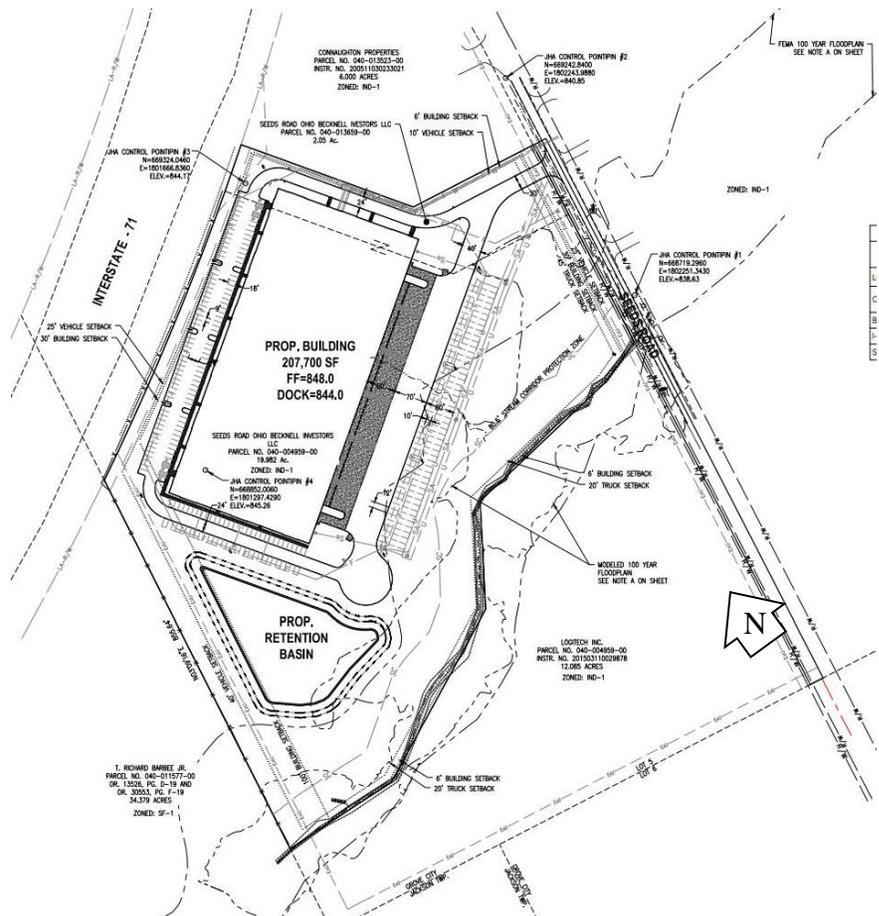
Site Plan

The 21.17-acre site is proposed to have a single 30-foot curb cut from Seeds Road on the northern end of the site. The 24-foot drive circulates north of the building to access vehicular parking and continues around the entire building with a truck turn-around proposed on the southern end of the building. A 40-foot drive branches off the main drive to the semi-truck loading area on the southeast side of the building. The site is proposed to be constructed with vehicular parking spaces on the northwest and southwest sides of the building and a semi-truck loading area on the southeast side of the building. Future potential semi-truck parking is shown to the southeast of the semi-truck drive.

The building is generally proposed in the center of the site and meets all setback and coverage requirements for the IND-1 zoning district. Two dumpster enclosures are located on the southeastern side of the building within the landscape peninsulas bordering the truck loading area. A stormwater retention basin is proposed on the southern portion of the site.

Five-foot sidewalks are proposed along the western and southern sides of the building, including entry sidewalks in the building and several emergency egress sidewalks on the northern, western and southern sides of the building.

The site of the proposed development currently spans two parcels (040-004959 and 040-013659), both owned by Seeds Road Ohio Becknell Investors LLC. These lots will need to be combined in order to eliminate setback conflicts. The primary parcel (040-004959) also includes a strip of land along Seeds Road that should be deeded to the City as public right-of-way.

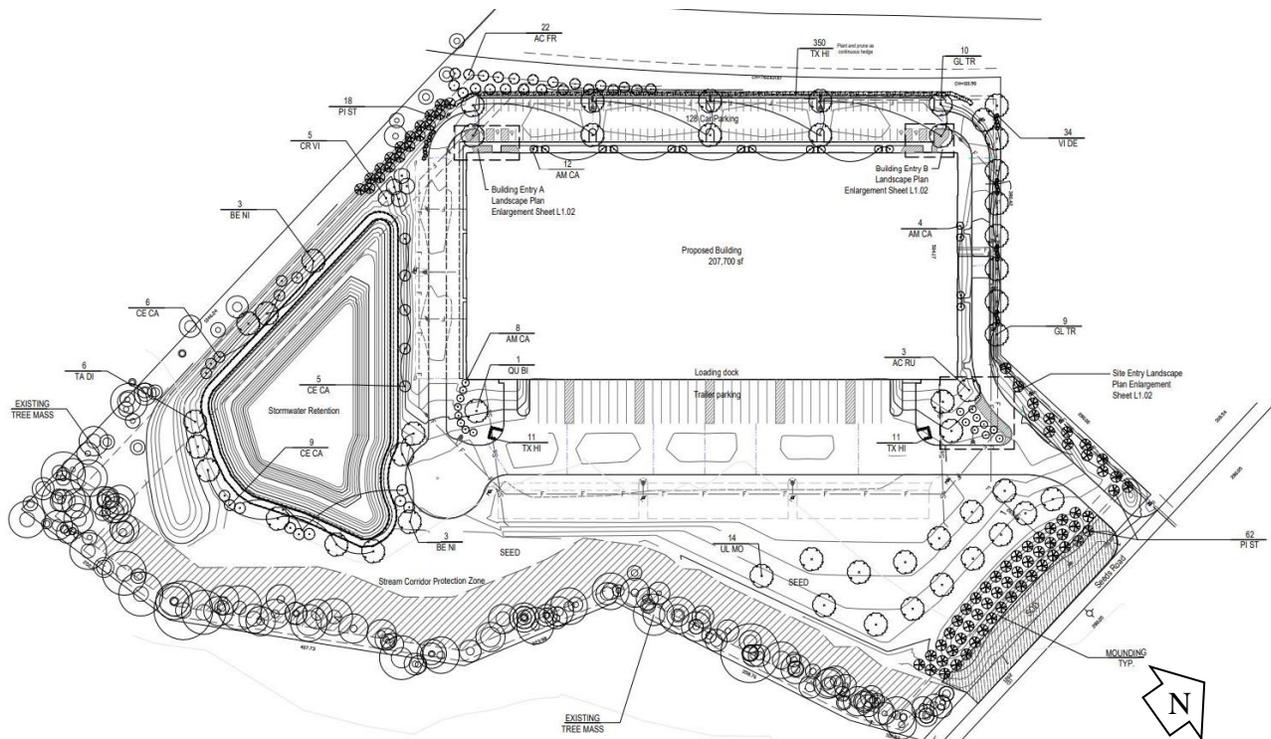


Landscaping

The Landscaping Plan submitted meets the requirements of Chapter 1136, aside from information regarding tree preservation. The proposed plans show the preservation of the existing tree mass along the southeast perimeter of the site, within the stream corridor protection zone. The Tree Inventory provided by the applicant shows 38 "Dead" and 27 "Poor" quality trees that are planned to be preserved within this existing tree mass. These trees will not be foliage-producing and therefore will not provide adequate site screening. These Dead and Poor trees should be removed during the construction process and additional trees should be planted to provide adequate screening in their place.

Along the Seeds Road frontage, plans show sodded mounding with 62 White Pines. The site entry feature includes three Red Maples, nine Rainbow Pillar Serviceberry, 18 Fragrant Sumacs and additional turf and groundcover plants. The two main building entrances are landscaped with one Thornless Honeylocust each, and additional Ostrich Ferns and Green Gem Boxwoods. Each parking island includes one tree, meeting Code. Along the western edge of the employee parking area is a continuous row of Taxus Hicksii, forming a continuous hedge.

The dumpster enclosures are screened with Taxus Hicksii, planted at 36-inches in height. Each dumpster enclosure is screened with 11 plantings. The retention pond requires 22 trees, calculated at 1 tree for every 50' linear feet of pond perimeter. The applicant has provided 24 trees, including six Bald Cypress, six River Birch and 12 existing trees that are being preserved. All other building perimeter and general site plantings are met according to Code for the IND-1 district. All requirements have been met or exceeded in number and in minimum caliper and height requirements.



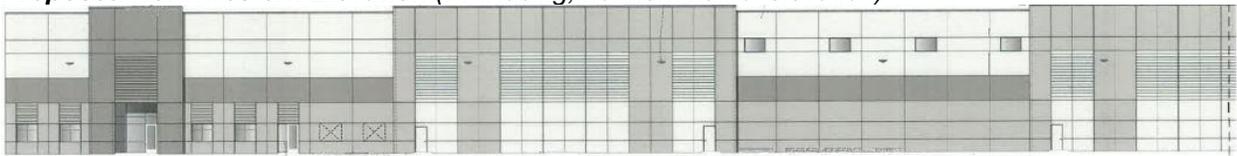
Building

The proposed 207,000-square-foot building has a main building maximum height of 39 feet, with a parapet height of 40 feet 6 inches. These heights exceed the maximum permitted by Code of 35 feet for the IND-1 district and will require a variance from the Board of Zoning Appeals; however, staff would be supportive of this variance as the increased building height is becoming an industry standard for modern industrial/distribution/warehouse space. This increase in height will also permit more efficient roof drainage.

The exterior of the building will primarily be constructed of precast concrete wall panels painted in the Sherwin Williams colors Elder White, Mindful Gray, and Dovetail. Windows and entry doors will be aluminum framed with gray-tinted glass. Metal egress doors around the building will be painted to match the paneling around them. A metal coping along the roof and parapet will be designed to complement the building paint scheme.

The dumpster enclosures will be constructed of 8-inch CMU walls, with solid grout and will be painted to match the building color scheme on three sides. The opaque steel-framed gate will have ribbed steel paneling. The proposed height of the enclosure is six feet tall, which would allow for a five-foot-tall dumpster to meet the Code requirement that the enclosure height be one foot taller than the dumpster.

Proposed Northwestern Elevation (I-71 facing; northern half of elevation)



Proposed Southeastern Elevation (Seeds Road facing; northern half of elevation)



Parking

The development includes 118 employee vehicular parking spaces and 36 trailer parking spaces. The potential future employee parking includes 58 spaces and 47 trailer spaces. Plan sheets indicate that all pavement markings will be white. Heavy-duty pavement is proposed in locations where semi-trucks will drive/park. Each vehicular parking space is proposed to be 9 feet by 20 feet, equaling the Code required area of 180 square feet. The typical trailer parking space is proposed to be 12 feet by 60 feet.

The potential future semi-truck parking area to the east of the truck drive is impacted by the FEMA 100-year Floodplain "Zone A", however, the Hydraulics Plan submitted by the applicant shows a modeled 100-year floodplain that does not conflict with the future parking. A Special Flood Hazard Area Development Permit will need to be obtained prior to this future expansion; unless the FEMA floodplain map is updated to show no conflict prior to the future parking expansion.

Lighting

The applicant has submitted a photometric plan that generally meets the minimum 0.5 footcandle requirement in all vehicular and pedestrian areas. However, at the entry driveway and at the truck turnaround there are areas that fall below the 0.5 footcandle threshold, and a revised photometric plan will need to be submitted showing these areas meeting the Code requirement.

Details were not submitted for proposed site lighting fixtures, although the catalog numbers are indicated on the photometric plan. In order to ensure that fixtures are appropriate for the area, cut sheets for exterior site lighting fixtures will need to be submitted for review.

Signage

The applicant did not include any signage information with this application. All signs on the property will be reviewed and approved by the Building Division for conformance with Chapter 1145. Any proposed monument/ground signs will be subject to applicable landscaping at the time of review.

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 is Met: The proposed development is within an existing industrial area and has the potential to provide employment opportunities for 192 single shift employees or 128 multi-shift employees. Additionally, provided that a variance is obtained from the Board of Zoning Appeals, the height of the building is designed to meet modern industry standards for industrial/warehouse/distribution facilities.

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

Finding is Met: The industrial use building is designed with subdued colors and concrete panels to provide a modern design. The property will utilize landscaping to enhance the aesthetic value and provide screening for the site.

- (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 Met: The proposed development will be adding one new access point onto Seeds Road. It is anticipated that this development will contribute to increased vehicular and semi-truck traffic along Seeds Road and Route 665; however, the City is currently finalizing plans for improvements to Seeds Road including adding sidewalks along the roadway. The site has full circulation around the building, with automobile parking on the northwest side of the building and semi-truck parking and loading on the southeast side of the building.

- (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 Not Applicable: The proposed development meets stormwater requirements to meet environmental and water treatment goals of the City and will be largely preserving the existing tree stand on the site; however, the industrial site is not expected to prioritize parks, public open space or historic preservation due to the zoning and use.

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

Finding is Met: The development of the site will provide additional jobs as previously stated, further expanding its fiscal benefit of income tax for the City. The property owner is also providing right-of-way to the City for Seeds Road improvements/expansion.

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. Parcels 040-004959-00 & 040-013659-00 shall be combined prior to submitting for building permits.
2. The strip of parcel 040-004959-00 running along and including Seeds Road shall be dedicated to the City for public right-of-way.
3. A variance shall be obtained from the BZA to exceed the permitted building height of 35 feet by 5'6".
4. A Special Flood Hazard Area Development permit shall be obtained for any development in the FEMA 100-year floodplain unless the FEMA floodplain map is updated to show no conflict prior to the future parking expansion being approved for construction.
5. Trees identified as Dead or Poor on the Tree Inventory shall be removed during construction, and additional trees shall be planted to fill in these areas and provide adequate screening to adjacent properties along the southwestern property edge where the existing tree mass is identified.
6. An updated photometric plan shall be submitted showing the lighting on the site in conformance with the 0.5 footcandle minimum in all vehicular and pedestrian areas.
7. Site lighting fixture details shall be submitted to the Development Department to ensure compatibility and appropriateness with area development.

5. Detailed History

1975

The area encompassing both subject parcels was zoned Industrial (IND-1) at the time of comprehensive zoning of the City with Resolution C-79-74.

2006

A lot split was granted for 2.05 acre (Parcel 040-013659-00) from an 8.05 acre (Parcel 040-013523-00).

2015

A lot split was granted for 12.085 acres (Parcel 040-015380) from a 31.03 acre (Parcel 040-004959) tract of land for the development of Logitech Inc.