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Received by
City of Grove City
02-21-20

February 20, 2020

Jimmy Hoppel
Development Planner
The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

Re: Control Number 202001290005

Dear Mr. Hoppel:

Please accept this correspondence as applicant's response letter to your staff review letter on the special use permit application for Kirk Williams Co.

I will respond to each item in your letter in sequential order, as follows:

1. On our revised plan set, we have shown designated areas on the site where trucks, containers, and materials will be stored and where materials will be stored.
2. Please see applicant's response letter to your staff review letter on the final development plan application regarding applicant's modifications to certain landscaping and mounding to be provided, which has reduced the need for certain requested variances relative to the site.
3. Applicant has updated the project narrative to provide that the variance request to expand the existing gravel storage area was granted by the BZA on January 27, 2020, noting the three stipulations associated with the approval.
4. The project narrative has been updated to provide the typical hours of operation in which activity will occur within the proposed outdoor storage area.

5. The project narrative has been updated to reflect that there will be no night-time or after-hours activities on the site; therefore, no lighting plan is required.
6. There will be no signage installed with the expansion of the existing gravel lot.

We trust this response letter addresses staff's comments. Along with this response letter, please find enclosed applicant's updated project narrative and revised plan sets.

Thank you for your attention to this matter.

Sincerely,


Rebecca J. Mott

Project Narrative and Special Use Permit Request

Kirk Williams Co.

The property owner, 2550 Home Road LLC, of the real property containing 4.668 acres and known as Franklin County Auditor Tax Parcel Id. No.: 040-008688-00 (the "Property") is proposing to: (i) expand a gravel storage area (for truck, container, and materials storage); (ii) add a detention pond; (iii) add a fence; and (iv) add landscaping on the Property, as shown on the Final Development Plan, submitted with this application, for the expansion of uses associated with the adjacent existing business operation located at 2734 Home Road, Grove City, Ohio 43123.

The Kirk Williams Co. is a sheet metal, piping, and plumbing fabricator and mechanical contractor. The company currently employs 170 people, and the company will potentially add another 30 to 50 people with this expansion of the outside storage area.

In 1994, the Kirk Williams Co. obtained approval of a final development plan to construct a pole barn on the property located at 2734 Home Road, Grove City, Ohio 43123, along with the approval of a gravel storage area in the rear of the lot for truck, container, and materials storage. In 2015, the Property and the neighboring property to the east were re-zoned from the R-1 District to the Ind-1 District to allow for future expansion of the Kirk Williams Co. operations.

The property owner is requesting a special use permit for the outside storage of trucks, containers, and materials on the Property. Additionally, the property owner has filed a Final Development Plan, with variance, and a Board of Zoning Appeals Application for the gravel surface with the City of Grove City. The Board of Zoning Appeals granted the variance for the gravel surface on January 27, 2020, with three stipulations: (i) Approval is contingent upon an approved development plan; (ii) the two lots known as Parcel 040-002426 and Parcel 040-008688 shall be combined; and (iii) construction is to begin within 12 months.

Typical hours of operation for the outside storage area are from 7:00 am through 3:30 pm. There will be no night-time or after-hours operations. Therefore, no site lighting plan is required.

There will be no signage installed on the Property relative to the storage operation.

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts. The use is merely an expansion of a gravel storage area that has already been approved on the parcel with the main building (please see CR-34-94). The Kirk Williams Co. has been operating on the property known as 2734 Home Road, Grove City, Ohio 43123, since 1974. The Property is adjacent to properties in the Ind-1 District to the east and west and borders I-270 to the north. Additionally, the expanded gravel storage area will be screened from view by neighboring residential single family and condominium properties to the south (along the public

right-of-way of Home Road) by a six foot (6') mound and ample landscaping, and along the I-270 ramp by additional landscaping.

2. The proposed use shall not adversely affect the use of adjacent property. The property owner also owns the properties to the east and west of the Property. Both of these parcels are also zoned Ind-1. The property owner intends to expand the storage operations on the adjacent property to the east in the future. The proposed storage area will have an 87.24' setback from the adjacent property to the east, which the property owner also owns, and will be buffered by a fence, trees, and ample landscaping. The property owner should not have to provide additional landscaping along the eastern property line to screen the property owner's use from itself.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The expanded gravel storage area will be screened from view by the neighboring residential single family and condominium properties to the south by a six foot (6') mound, three staggered rows of six foot (6') in height evergreens, and small class trees in accordance with Zoning Code requirements at the front of the Property along the Home Road public right-of-way. The property owner shall also provide substantial landscaping on the Property to match the landscaping near the northern boundary of the 2734 Home Road, Grove City, Ohio 43123 property, which shall also screen the storage area from view by passersby on the I-270 ramp.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and school. The proposed use of the Property will be serviced by public facilities and services such as roads, police and fire protection, storm water facilities, water, sanitary sewer and school.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district. The proposed use of the Property as a storage area for trucks, containers, and materials shall not impose a material traffic impact upon the public right-of-way and should alleviate congestion in terms of truck maneuverability on the parcel to the west. The existing truck traffic to and from the property to the west is 8 to 10 trucks per day; after the storage area expansion, the property owner is expecting 10 to 12 trucks per day. The traffic generated by the proposed use is similar to the traffic impact of uses permitted in the Ind-1 District.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City. The use is merely an expansion of a storage area that has already been approved on the main parcel containing the main building (please see CR-34-94). The Property

is located in the Ind-1 District, and it is common that industrial businesses necessitate the use of large trucks for the movement of materials.

7. The proposed use complies with the applicable specific provisions and standards of this Code. As depicted in the Final Development Plan, the property owner will meet the supplementary special use permit requirements under Section 1135.09(b)(12)(G)(3) of the City of Grove City Planning and Zoning Code (the “Zoning Code”), including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the Final Development Plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway;
- b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the Final Development Plan;
- c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas;
- d. Outdoor displays shall be maintained in a neat and orderly fashion;
- e. Signage for outdoor sales or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138;
- f. The Final Development Plan submitted with this application shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.

The property owner filed a Board of Zoning Appeals Application to obtain approval of a variance from the Zoning Code for the gravel surface of the storage area. The Board of Zoning Appeals granted the variance for the gravel surface on January 27, 2020, with three stipulations: (i) Approval is contingent upon an approved development plan; (ii) the two lots known as Parcel 040-002426 and Parcel 040-008688 shall be combined; and (iii) construction is to begin within 12 months.

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located. Under Section 1135.09(b)(12)(A) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit: (r) Outdoor sales, storage, display and as stipulated in subsection G hereof. The Property is located in the Ind-1 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-1 District

with a special use permit. In addition, the property owner shall meet all stipulations in subsection G referenced above.

Received by
City of Grove City
01-29-20

Exhibit B
Legal Description of 4.668-acres

Located in the County of Franklin, City of Grove City, State of Ohio, and more particularly described as follows:

Being in Virginia Military Survey #5745

Beginning at a spike in the center line of Home Road and being south 85 deg.37' east 342.73 feet front an iron pin found in the center line of the road at southwest corner of the Frank and Minnie Haag tract as shown of record in Deed Book 1912 at Page 88. among the Recorder's Office, Franklin County, Ohio:

Thence north 15 deg., 00' East (passing a iron pin at 20.35 feet and being parallel to the west line of the Frank and Minnie Haag Track) 906.30 fact to an iron pin;

Thence along a south line of the tract now or formerly owned by Ida Bosworth, south 85 deg., 54' East. 335.03 feet to a stone;

Thence along a east line of Bosworth tract, south 14 deg., 59' West (passing a spike in an old post base at 887.2 feet 908.1 feet to an iron pin found in the center line of Home Road;

Thence along a center line of the road, North 85 deg., 37' West 334.77 feet to the place of beginning, containing 6.854 acres.

EXCEPTING THEREFROM THE FOLLOWING 1.956 acre tract as conveyed to the State of Ohio by Deed Book 2791, Page 338 and bounded and described as follows:

Being a parcel of land lying on the Lt. and Rt. Sides of the centerline of a survey made by the Department of Highways, and recorded in Book 35, Page 88, 89 of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a point in a southwest corner of V.M.S. Tract 6839, the southeast corner of V.M.S. Tract 5745 and the north line of V.M.S. Tract 1388; thence, northerly along the common line between V.M.S. Tract 5745 and V.M.S. Tract 6839, N 13° 20' 12" E for a distance of 800.36 feet to a point at Station 282+33.90 in the centerline of a survey made In 1961 by the Ohio Department of Highways for FRA-270-6.09 S; thence, westerly upon and along said centerline of survey N 75° 46' 58" W for a distance of 189.67 feet to a point at Station 280+44.23, said point being in the grantor's easterly property line, said point also being the point of beginning of this parcel: thence, S 14° 01' 33" W along the grantor's easterly property line for a distance of 190.00 feet to a point in the proposed southerly Limited Access Right-of-Way line for FRA-270-6.09 S; thence N. 80° 40' 53" W along the proposed southerly Limited Access Right-of-Way line for a distance of 351.30 feet to a point in the grantor's westerly property line; thence, N 12° 10' 35" E along the grantor's westerly property line for a distance of 221.95 feet, crossing said centerline of survey at Station 276+87.01 at a distance of 220.14 feet, to a point in the grantor's northwest property corner; thence, S 86° 25' 33" E along the grantor's northerly property line for a distance of 363.31 feet to a point in the grantor's northeast property corner; thence, S 14° 01' 33" W along the grantor's easterly property line for a distance of 68.92 feet to the point of beginning.

Being a part of the same premises conveyed to the grantor herein by deed as recorded in the Records of Franklin County, Ohio, Deed Book 2569, Page 151.

It is understood that the above described parcel contains 1.356 acres, more or less, inclusive, of the present rand which occupies 0.000 acres, more at less.

Description for this parcel based on a survey made by O. W. Gruebmeier.

FURTHER LESS AND EXCEPTING the following 0.230 acre tract as conveyed by Charles P. Gilbert to the City of Grove City by Instrument Number 200012280261048 and Bounded and Described as follows:

Situated in the State of Ohio, County of Franklin City of Grove City, Virginia Military Survey Number 5745 and being out of that tact as conveyed to Charles P. Gilbert of record in Official Record 625 C09, (all references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point in the centerline of Home Road, the southeasterly corner of that tract as conveyed to Kirk Williams Company, Inc. of record in Deed Book 3360, Page 579, said point being South 86

deg.24'51" East, a distance of 435.67 feet from the intersection of said centerline with the centerline of Charles Drive;

Thence North 14 deg.08'28" East, with the easterly line of said Kirk Williams Company Tract, a distance of 30.52 feet to an iron pin set;

Thence South 86 deg.24'51" East, across Gilbert tract, a distance of 334.30 feet to an iron pin set in the westerly line of that tract as conveyed to William L Redifer, Sr. of record in Deed Book 3406, Page 711;

Thence South 14 deg.07'28" West, with said westerly line a distance of 30.52 feet to the southwestern corner thereof, being the centerline of said Home Road;

Thence North 86 deg.24'51" West, with said centerline, a distance of 334.31 feet to the point of beginning and containing 0.230 acre of land more or less, inclusive of the present road which occupies 0.154 acre of land, more or less.

Subject however, to all legal rights-of-way and/or easements, if any, of previous Record.

Bearings herein are based on North 34 deg.14'00" East of the centerline of US 62 (North Broadway) as shown on the State of Ohio Department of Transportation Plan FRA-62-7.C16 Sheet 14.

Parcel ID: 040-008688-00

Map Routing #: 040-0029C-073-00

The above-described land is conveyed subject to all easements, and restrictions of record that legally affect the title to said property.

Commonly known as: 4.668 Acres, Home Road, Grove City, OH 43123

All of
(040)
008688

