



ITEM 4: 202110150060 – Kram-It Self Storage- Final Development Plan (Amendment)

Site Location

3170 Urbancrest Industrial Dr. (PID 040-009249)

Proposal

To allow for a Final Development Plan amendment to revise the location of a building that was approved in 2010.

Current Zoning

- IND-1 (Light Industrial District)

Future Land Use

Flex Employment Center

Property Owner

Z&H Grove City Storage Properties, LLC.

Applicant/Representative

Brian Sweeney, JH Architects, INC.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135
- GroveCity2050 Community Plan Future Land Use and Character Map
- CR-08-10

Staff Recommendation

Approval as Submitted

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. GroveCity2050.....	4
4. Recommendation	5
5. Detailed History	5

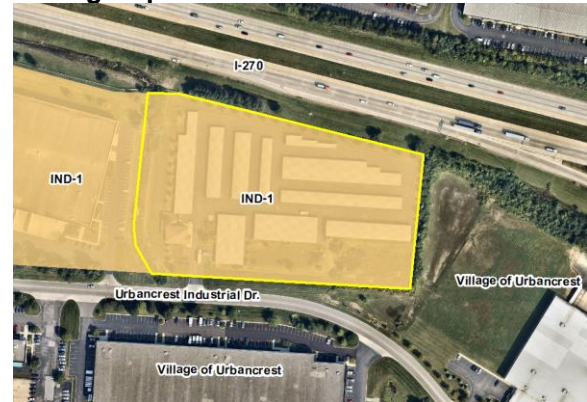
Case Manager

Terry Barr, Development Planner
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Summary

This proposal is for an amendment to allow for the construction of a smaller, separated building and drive aisle in the location previously approved for a building expansion on the original Development Plan in 2010.

Zoning Map



Next Steps

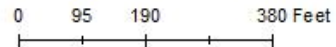
Upon recommendation from Planning Commission, the Final Development Plan amendment will move forward to City Council. If City council approves the application the applicant can apply for required building permits and site engineering review.

1. Context Map

This property is located at 3170 Urbancrest Industrial Drive (PID 040-09249).



2021101 50060
Kram-It Self Storage
Final Developmnet Plan (Amendment)
040-009249



2. Analysis Summary

The applicant is proposing to amend the Final Development Plan to change the location of a building that was approved in 2010 for Kram-It Self Storage at 3170 Urbancrest Industrial Drive with CR-08-10.

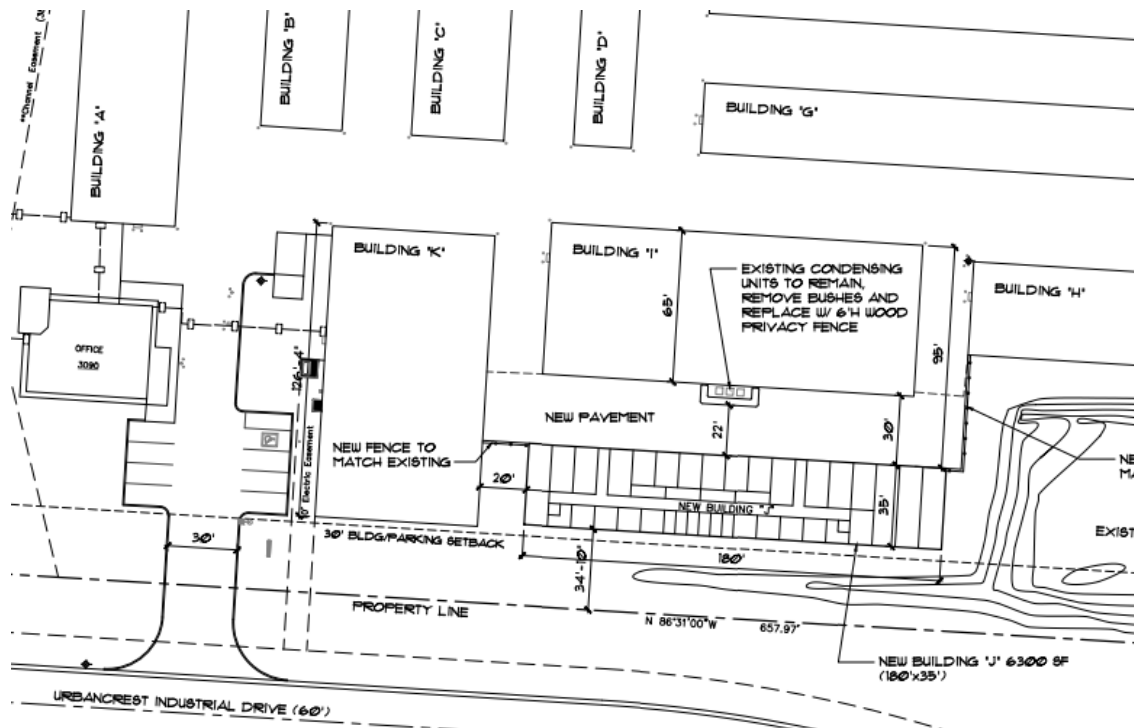
Site Plan

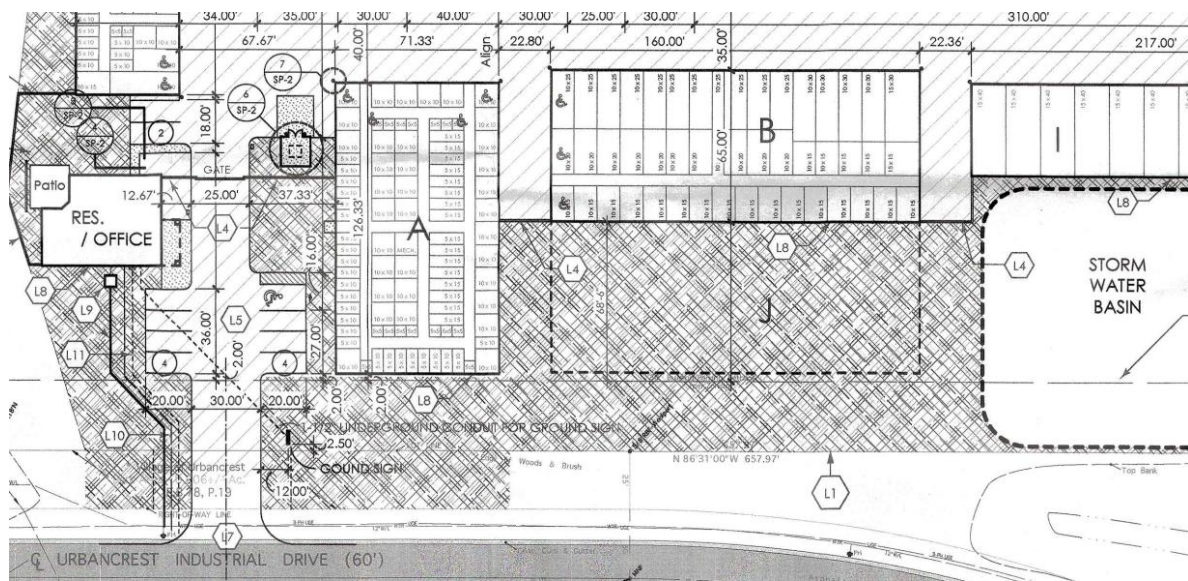
The original building approved in 2010 was 10,960 square feet and served as an expansion of Building “B”. The revised plan proposes a 6,300-square-foot building located behind the existing building, separated by a 30’ drive aisle. The new drive aisle will be asphalt and will match the existing pavement on the site. A portion of the existing fence will be removed to access the proposed new building and drive aisle, but new 6’ tall black metal fencing matching the existing will be installed along the new drive to enclose the site. The proposed building will have six wall mounted lights that provide a minimum of 0.5-foot candle throughout the entire drive aisle, meeting the city’s minimum standard.

The applicant has indicated that 10 trees currently exist in the proposed work area and will be replanted per the zoning code. Submitted plans showing these replacement plantings also show the landscaping approved as part of the original Development Plan, some of which was not installed. All landscaping shown on the submitted plan will need to be installed with this proposed amendment, including any required landscaping not installed as part of the original Development Plan

The applicant provided a maneuverability diagram showing the accessibility for emergency response vehicles. The exhibits shows that a 40-foot-long vehicle can enter and exit the proposed drive aisle between the existing and proposed building, which would accommodate all of Jackson Township emergency response vehicles, with the exception of the ladder truck which has an overall length of 48 feet.

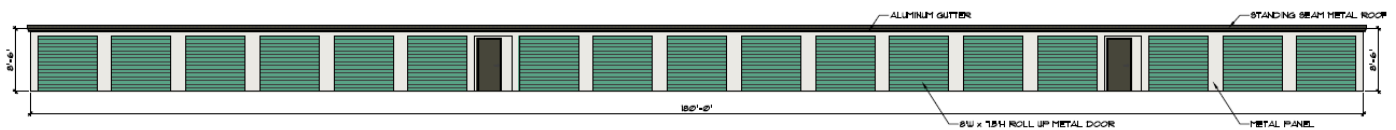
Proposed Plan



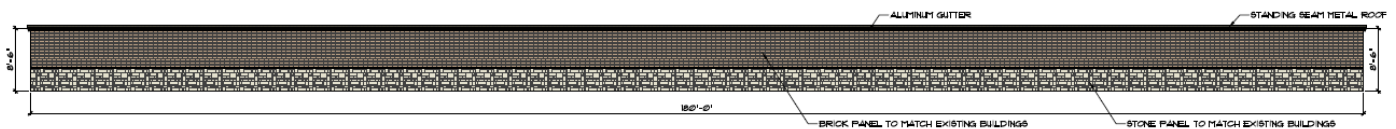


Building

The proposed building will be 6,300 square feet in area (180'x35') and 8'6" in height. The façade of the building facing Urbancrest Industrial Drive will be finished with brick panel and a stone water table and elevations not visible from the public right-of-way (west and north elevations) will be finished in metal panel, matching existing buildings on the site. The building will utilize a standing seam metal roof and roll up metal doors in the same green color as utilized throughout the site.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3. GroveCity2050 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 use fits with the existing industrial and auto oriented character of the area and will provide additional storage areas within the site. Further, plans show that the building will be designed to match existing structures on the site by utilizing matching materials to maintain the visual character of the development from the roadway.

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

Finding is Met: New landscaping and decorative fencing will contribute to an aesthetically pleasing and quality development and match what is currently existing on the site. Buildings will utilize the same materials as existing buildings on the site including brick and stone panels.

(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 new storage building is proposed on an existing lot that does not have existing walkways or bike paths similar to other properties along Urbancrest Industrial Dr.

(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.

Not Applicable: The scope of the development is limited in applicability to this principle.

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

Finding is Met: While the proposed new building will not generate any additional jobs on the site, the proposed storage building will provide the City's residents with an additional service of storage space and will not add an undue burden to the City's infrastructure.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.

5. Detailed History

2010

City Council approved a Development Plan for a self-storage facility located at 3170 Urbancrest Industrial Drive at the January 12th meeting with Resolution CR-08-10.