



ITEM 6: Forge Biologics Addition- Development Plan

Site Location

3900 Gantz Road (PID 040-007564)

Proposal

A Development Plan for a 3,200-square-foot addition to the existing building

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

3900 Gantz Road LLC

Applicant/Representative

Eric Walsh, Korda/Nemeth Engineering

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted

Contents

Page

1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	3
4. Recommendation	4
5. Detailed History	4

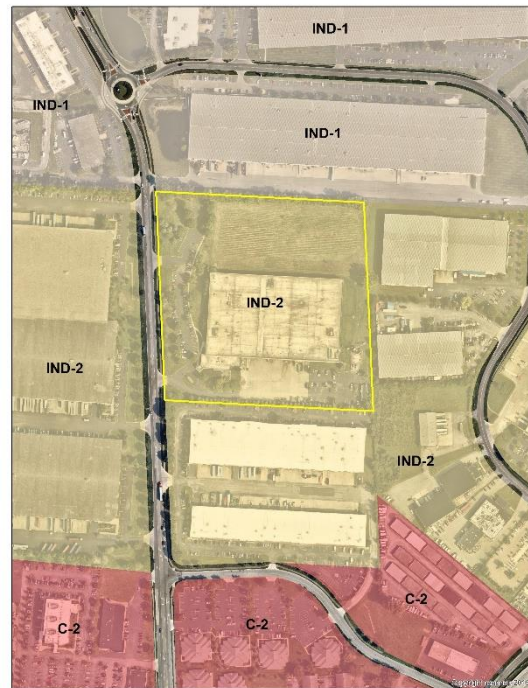
Case Manager

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Summary

This proposal is for a 3,200-square-foot addition to the existing Forge Biologics building at 3900 Gantz Road.

Zoning Map



Next Steps

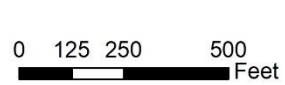
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the applicant can then submit for final engineering plans and building permits.

1. Context Map

This property is located at 3900 Gantz Road (PID 040-007564).



202111040066
Forge Biologics
Development Plan
PID 040-007564



2. Analysis

The applicant is requesting approval of a Development Plan for a 3,200-square-foot addition to the existing Forge Biologics building at 3900 Gantz Road. The applicant has indicated that the proposed expansion along with other interior renovations will provide workspace for engineering teams in support of the GMP Biologic facilities currently under construction in the existing warehouse space. Several other improvements have been approved administratively and are under construction including secondary power generators to the south of the building, ground mounted air-cooled chillers to the east of the building and energy recovery units on the roof.

The proposed addition will be located on the west side of the building, facing Gantz Road. The addition will be constructed with structural steel and concrete, and clad with aluminum and glass curtain wall, with architectural pre-finished metal panels. The metal panels will be a dark gray (“Weathered Zinc”) with Orange pearlescent accent panel bands. The finish colors match the colors used by Forge Biologics in their logo and signage on site.



Rendering of Proposed Addition

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: While the addition will not provide any additional employment opportunities to the community, it will provide Forge Biologics with needed open collaborative spaces to support its 300 employees.

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

Finding is Met: The addition will utilize curtain wall and metal panels that complement the existing building. The finish colors match colors used in the Forge Biologics logo elsewhere on the building, which will provide continuity and uniformity between the addition and existing building.

(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 Not Applicable: No changes are proposed to the street or sidewalk network.

(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 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: The proposed addition will help Forge Biologics in its operations, employing 300 individuals, 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 as submitted.

5. Detailed History

1991

City Council approved the Development Plan for the existing building on site with Resolution CR-42-91.

2021

Board of Zoning Appeals granted a variance to Section 1137.16 to waive the screening requirements for roof top service or mechanical equipment.

Administrative Certificate of Appropriateness approved for secondary power generators to the south of the building, ground-mounted air-cooled chillers to the east of the building, and energy recovery units on the roof.