



ITEM 6: Tosoh SMD Press Building Addition- Development Plan

Site Location

3600 Gantz Road (PID 040-007623)

Proposal

A Development Plan for an 81,679-square-foot addition to the existing building

Current Zoning

IND-1 (Light Industry)

Future Land Use

Flex Employment Center

Property Owner

Tosoh SMD, Inc.

Applicant/Representative

Thomas Linzell, M+A Architects

Applicable Plans, Policies, and Code Section(s)

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

Staff Recommendation

Approval as submitted

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Case Manager

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Summary

This proposal is for an 81,679-square-foot addition to the existing Tosoh America building and other site improvements at 3600 Gantz Road.

Zoning Map

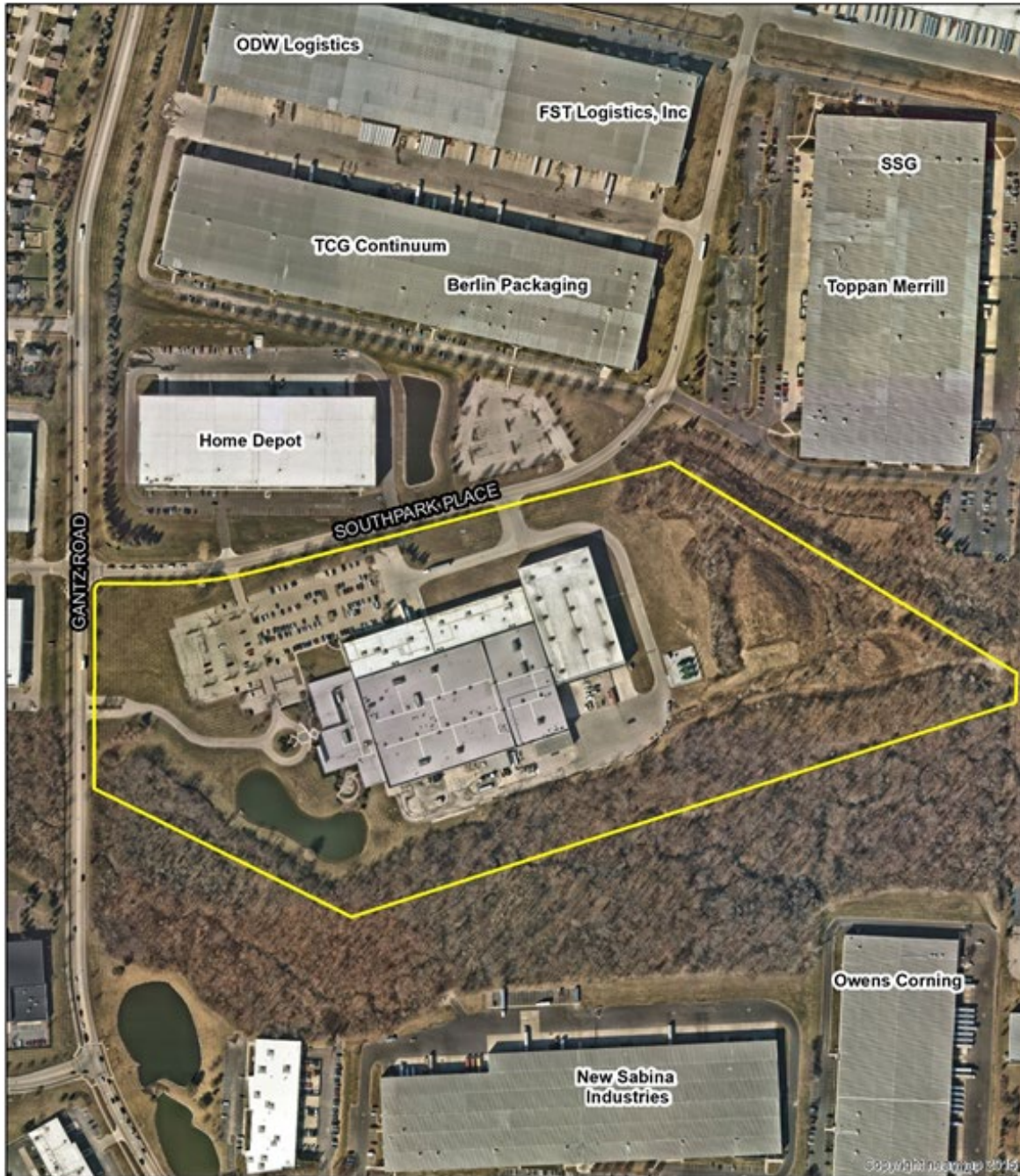


Next Steps

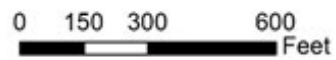
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the applicant can then submit for final engineering plans and building permits.

1. Context Map

This property is located at 3600 Gantz Road (PID 040-007623)



202202010006
Tosoh SMD Press Building Addition
Development Plan
PID: 040-007623



2. Analysis

The applicant is requesting approval of a Development Plan for an 81,679-square-foot addition to the existing Tosoh building at 3600 Gantz Road. The addition will be used to expand Tosoh's specialty metals division.

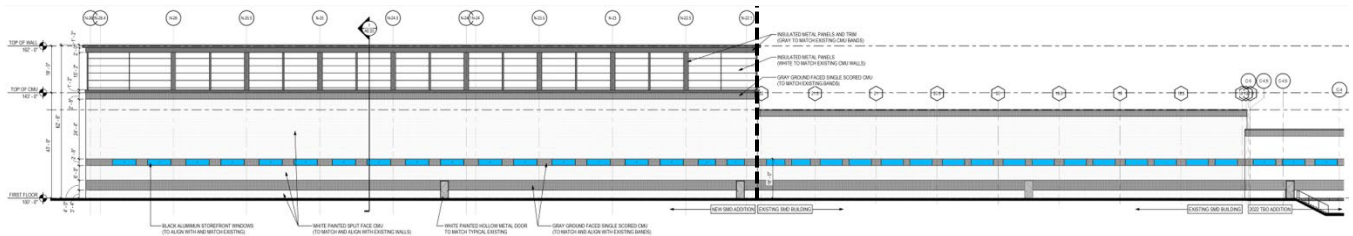
The site was originally developed in 1991 and the facility has undergone five (5) expansions since; in 1996, 2005, 2014, 2018, and 2021, making the proposed expansion the sixth. The proposed expansion will create 50 new jobs and meets the future land use recommendation in the GroveCity2050 Community Plan Future Land Use and Character map, which recommends the site be "Flex Employment Center". This recommendation promotes light manufacturing uses in high-tech industries including research and development.

The proposed addition will be located on the east side of the building, next to expansion #3 completed in 2013. The addition will measure 81,679 square feet with a maximum height of 62 feet 6 inches, which exceeds the maximum permitted height of 35 feet in the IND-1 district. Materials indicate that the increased height is necessary due to the presses and crane needed for new manufacturing in the building. A variance will need to be obtained through the Board of Zoning Appeals to exceed the maximum permitted height of 35 feet by 27 feet 6 inches. However, Staff is supportive of this variance noting the industrial context of the area and the fact that the addition is designed to match materials and architecture of the existing building resulting in a uniform appearance across the elevations. Materials state that any rooftop mechanical units will be fully screened by the building parapet.



Site Plan

The exterior of the addition will be finished with white split face CMU walls with gray ground faced CMU bands matching the materials, accent bands and window band of the adjacent building façade providing continuity and uniformity between the addition and existing building. The top of the addition will be finished with insulated panels and metal trim, finished in the same colors elsewhere on the building.



North Elevation

An existing curb cut onto Southpark Place is proposed to be removed and relocated to the west to align with the loading dock driveway on the north side of the building. The relocated curb cut is shown at a width of 72 feet, which exceeds the maximum permitted width of 60 feet. However, Staff is supportive of the proposed width noting that it matches the width of the adjacent driveway and the industrial character of the area. A new 40-foot-wide curb cut onto Southpark Place is proposed at the northeast corner of the site. Materials indicate that this driveway will include a gate and keypad to allow for truck access to the rear of the site.

Landscaping is proposed along the west elevation of the building, meeting the building perimeter planting requirements for industrial districts, with a total of 23 shrubs of various species planted along the building. Additionally, 10 new 2" caliper trees will be planted on site.

The plans show that stormwater will be routed into the existing detention at the southeast corner of the site, which will be expanded. Noting the basin is an existing condition, as well as the lack of visibility from any right-of-way, Staff does not believe that stone headwalls or other aesthetic treatments are necessary. The functionality of the basin improvements will be examined during the Final Engineering review process.

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 addition fits with the desired character and use in the area and will allow for Tosoh to expand their operations in Grove City. The expansion will create 50 new employment opportunities.

(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 the same materials as the existing building, and will match the color bands, and adjacent building façade providing 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.

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 is anticipated to provide the city with additional employment opportunities and will allow for Tosoh to expand their existing operations within Grove City. The proposed development 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 Tosoh with Resolution CR-68-91. The Development Plan included a 123,000-square-foot building and other associated site improvements. The approved plan noted a footprint for a future building expansion.

2013

City Council approved a Development Plan for a 67,000-square-foot building addition and other associated site improvements with Resolution CR-51-13.

2018

City Council approved a Development Plan Amendment for a 29,000-square-foot addition to the building with Resolution CR-39-18.

2021

City Council approved a Development Plan Amendment for an 11,200-square-foot addition to the building with Resolution CR-44-21.