



## ITEM 4: 202206060031 – South-Western Career Academy – Development Plan

### Site Location

4750 Big Run South Road (PID 040-011536)

### Proposal

A Development Plan for an Addition to the South-Western Career Academy.

### Current Zoning

SD-1 (Educational)

### Future Land Use

Suburban Living, Low Intensity

### Property Owner

South-Western City School District

### Applicant/Representative

Nathan Gammella – Schorr Architects

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09 and 1135.12
- GroveCity2050 Future Land Use Map

### Staff Recommendation

Approval as Submitted

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### Case Manager

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### Summary

This proposal is for a +/- 13,000 square foot addition for classrooms and conference space to the South-Western Career Academy at 4750 Big Run South Road.

### Zoning Map



### Next Steps

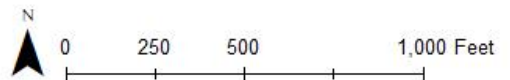
Upon recommendation from Planning Commission, the Development Plan will move forward to City Council for approval.

# 1. Context Map

The site is located at 4750 Big Run Road South (PID 040-011536).



2022060631  
South-Western Career Academy  
040-011536  
Development Plan



## 2. Analysis

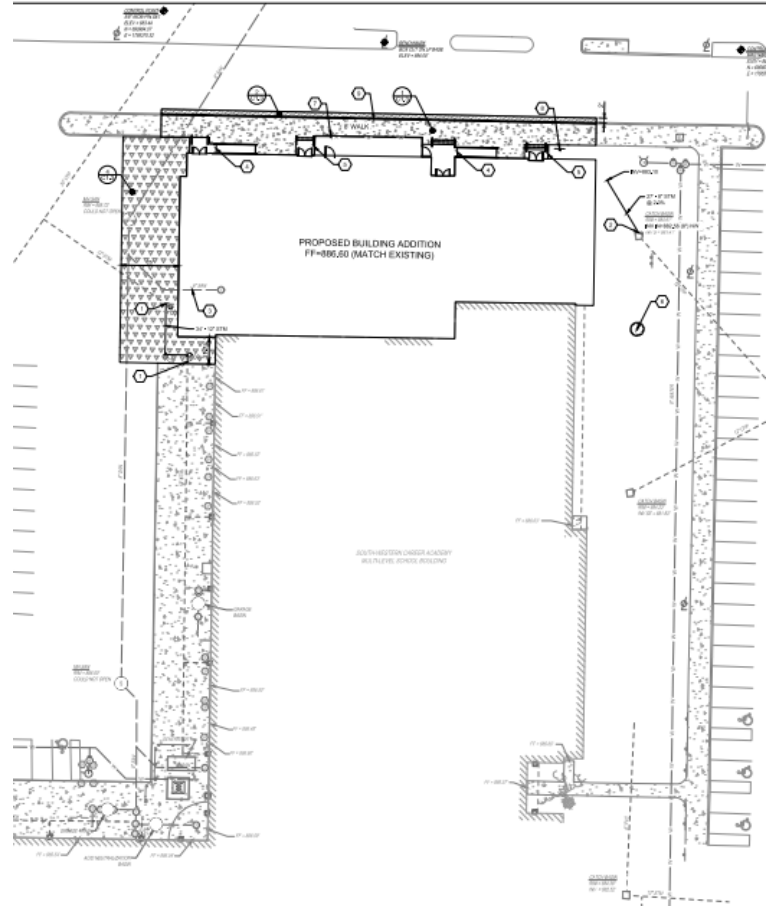
The applicant is requesting approval of a Development Plan to construct a +/- 13,000 square foot addition on the existing South-Western Career Academy at 4750 Big Run South Road. The GroveCity2050 Community Plan and Future Land Use Map designates this site as Suburban Living, Low Intensity with institutional as a secondary use, and the site is zoned SD-1 (Educational), keeping the proposed usage of the addition in line with both the GroveCity2050 recommendation and site's current zoning.

### Site plan

The proposed development is located on a +/- 101 acre parcel at the corner of Big Run South Road and Holt Road. The +/- 13,000 square foot addition is being added to the approximately 100,000 square foot South-Western Career Academy located on the southwestern portion of the site. A greenhouse is being removed to allow for the new addition to be built. In addition to the South-Western Career Academy, the site contains Central Crossing High School and Holt Crossing Intermediate School along with athletic fields for the schools. The site has access off both Big Run South and Holt Roads. No alterations are proposed to the site access points or the interior road network.

### Building

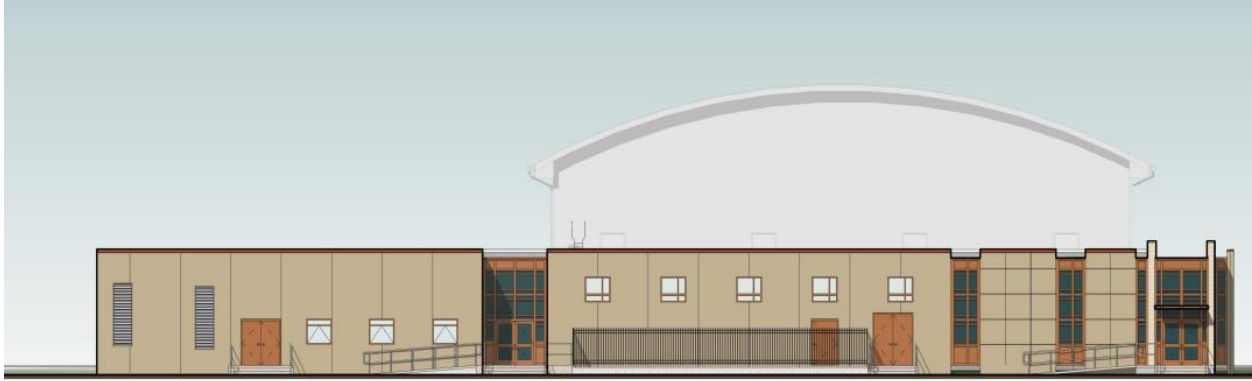
The proposed addition is one story in height, measuring 18' from grade. The addition is proposed to be finished with precast concrete wall panels and aluminum curtain walls to match the existing style and color of light brown and orange on the building. Windows and doorways similar in character to the existing building will be added on the north, east, and west elevations of the proposed addition. The proposed roof will be flat and have a parapet used to screen rooftop mechanical units. The addition will have two new classroom spaces for a total of 48 students (24 students per classroom) and a conference room for up to 126 occupants. The applicant has indicated that the conference room is non-simultaneous to the school day usage, meaning it will not be used for conferences during the school day and is intended to be used at times when class is not in session.



1

SOUTH ELEVATION (VIEW FROM BIG RUN SOUTH RD)

1/16" = 1'-0"



2

**EAST ELEVATION (VIEW FROM PARKING LOT & CENTRAL CROSSING)**

1/16" = 1'-0"

**Parking**

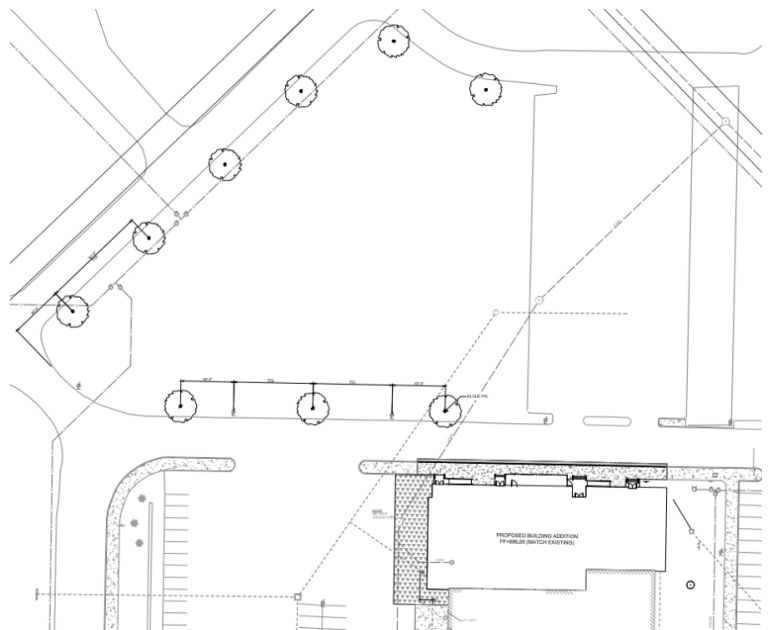
Per code, the new addition requires 12 additional parking spaces, 1:4 seats in the new classrooms. The applicant has indicated that the Career Academy has a current enrollment of about 530 students, requiring a total of 133 parking spaces if every student was in a classroom at the same time. The addition of the two new classroom spaces would bring the total enrollment to 580 students (or 145 required parking spaces). In addition, roughly 50 faculty and staff members work at the Career Academy, bringing the total to approximately 630 students and staff. The applicant provided material stating the site has a total of 507 parking spaces, exceeding the minimum required by Code. Materials provided indicate that approximately half of the students who attend the Career Academy take the bus, while the other half drive. The applicant has indicated that about 340 parking spaces are utilized by the staff and students who drive, leaving about 170 spaces free. While the building addition would require an additional 12 spaces to be added per code, staff believes that the total number of parking provided on the site and the current driving patterns of the students and facility does not warrant the addition of any new spaces, as the current number is sufficient for the site's needs and meets the code requirement of 1 space per four seats in each classroom.

**Lighting**

The submitted photometric plan shows all pedestrian areas around the building addition meeting the 0.5 footcandle minimum. The addition will have wall pack lighting fixtures located on all sides of the new addition, and the applicant indicated the light fixtures will be colored to match the existing fixtures on the building.

**Landscaping**

The proposed addition requires nine trees to be added to the site due to the increase in the building perimeter. Per code the trees are required to be planted adjacent to the building. The applicant has indicated that due to the proximity of the addition to the sidewalk and drive aisles, the required nine trees are not able to fit around the building. The trees are proposed to be planted along two of the interior access roads on the site just north of the



Career Academy. Staff believes this is an appropriate location for the trees and that they will provide an aesthetic benefit to the overall site.

### 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 development will support the established character of the South-Western Career Academy development as well as bring additional education opportunities and services to the school district.

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

**Finding is Met:** The proposed development will incorporate high quality materials that create an attractive building. Concrete, aluminum, and glass will create a structure that is aesthetically attractive and cohesive with the existing building. In addition, landscaping will be installed around the site and increase the aesthetics.

**(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 Is Met:** The site is located adjacent to existing roadways, sidewalks, and paths providing access to the South-Western Career Academy site and Grove City as a whole. No modifications to the existing sidewalks or drive aisles or street network are proposed with this application.

**(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 proposed development is limited in applicability to this principle.

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

**Finding is Met:** While there is no direct fiscal benefit the proposed building is anticipated to provide the city with additional educational opportunities without adding 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

### **1999-2001**

South-Western Career Academy, Central Crossing High school, and Holt Crossing Intermediate were constructed at 4500 Big Run South Road.

### **2002**

City Council approved the annexation of the site from Jackson Township to Grove City with Ordinance C-32-02.

City Council approved the rezoning of the site from SF-1 (Single Family Residential) to SD-1 (Educational) with Ordinance C-52-02.