



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

MARCH 11, 2015

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, March 11, 2015 at 7:00 p.m. Commissioners present included Ed Cooper, Richard Fusch, Trent Hartranft, Bill Little and Joe Jester. Shawn Boysko was absent. Also present were Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Susie Ross, City Clerk and interested parties.

STAFF ITEMS

Rocky Kambo, GIS/Planner, welcomed Ed Cooper as the new member of the Planning & Zoning Commission. He provided a quick update regarding the Comprehensive Plan process. He said 72 people were present at the first public workshop in February and wonderful comments were received. They are also receiving comments through the MindMixer site. The Committee is nearing completion of the analysis phase and the process is going well. The next public workshop is scheduled for April 15th.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of February 25, 2015 as submitted. Commissioner Cooper seconded the motion. By unanimous consent, the minutes were approved.

ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN

Applicant: Len Pivar Builder dba Arlington Homes
Location: 2470 West Powell Road, 8.75 acres off of Beech Ridge Drive
Current Zoning: PC, Planned Commercial District & R, Residence District
Proposed Zoning: PR, Planned Residence District
Request: To approve a Zoning Map Amendment and Final Development Plan for the development of 48 single family condominium homes and changing the zoning map from PC, Planned Commercial District and R, Residence District to PR, Planned Residence District.

Todd Faris, Faris Planning & Design, 243 N. Fifth Street, Columbus, provided a review of the current submittal (Exhibit A) and noted it is almost identical to that which was approved at their last review. At that time they were directed to remove one unit from the site plan and it has been removed from the eastern boundary of the site. The submittal includes the exact footprints of the buildings and the character and layout of the overall development. Mr. Faris said they tried to accommodate 30' rear setbacks that are the same as those required on Beech Ridge Drive. This will be a gated community that uses materials such as brick, stone and stucco. The details will be high quality and the massing and scale will make this a unique development. Mr. Faris reviewed the conditions placed on the Preliminary Development Plan and how they met each one:

1. *That a final letter of recommendation from the Liberty Township Fire Department shall be submitted as a part of the Final Development Plan.*
Provided.
2. *That the final decision of the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle capacity shall be submitted by the developer as a part of the Final Development Plan.*

They have as much information as the County will provide prior to filing for Building Permits. The capacity and the location is acceptable to the County.

3. *That the developer shall continue to work with and gain approval from the City Engineer for the proposed preliminary stormwater retention plan, to be submitted as a part of the Final Development Plan.*
Their Civil Engineer has been working closely with the City Engineer and the current Preliminary Plans are in compliance.
4. *That the developer shall continue to pursue further environmental studies and submit all updates as necessary to Staff for review at the Final Development Plan.*
There has been continuing work on the environmental portion of the plans and that is why it been almost two years since the last submittal. City Staff has been in the loop during this process.
5. *That the developer shall consider limiting the models on the three lots to achieve a 30' setback plan if that is possible.*
They can achieve this condition.
6. *That if the Final Development Plan submittal is approved with the entrance off of Beech Ridge Drive, this Commission shall adopt an additional motion for consideration asking City Council to declare an emergency in order to begin the process of installing a traffic signal at the intersection of Olentangy Street/Beech Ridge Drive/Bartholomew Run Boulevard intersection.*
They cannot achieve compliance; this is up to City Council.
7. *That the developer shall work with City Staff to exhaust all options to pursue access to Grace Drive as an alternative to the proposed Beech Ridge Drive entrance.*
They have worked with the landowner off of Grace Drive to try to develop an entrance and that option is not available to them. The Development Staff found a solution and suggested a way to work with the adjacent church to realign a public roadway that connects Beech Ridge Drive to Grace Drive. This will allow them to have a main entry that is not accessed solely off of Beech Ridge. This requires that the developer remove one more unit (to 47 total). They will reorient the unit that is sided onto the roadway, conform to the 30' setback and will dedicate 50' of right-of-way to the City. The church will control a section of the roadway (as indicated) and the church is willing to work with them. If this does not happen in the immediate time frame they will at least stub their roadway to the west for a future connection.
8. *That the developer shall work to the best of their ability with the Olentangy Ridge Civic Association to address their issues and concerns.*
They had another meeting with the residents two weeks ago and their concerns are still how traffic will be addressed and how their drainage will be effected. They were shown the roadway option and it appeared that most of the people were a little relieved by this option.
9. *That the Final Development Plan shall fulfill all of the requirements regarding home design.*
The elevation drawings of the models show stone façades with iron work, nice entry and garage doors, brick arches and nice rooflines. The garages are pulled back so they are not the main focus of the buildings. Details such as cobblestone driveways with entryways to the front door are proposed. The homes look a single-family subdivision even though they are condominiums.

Mr. Kambo said at the February 11, 2015 Planning & Zoning meeting the application was tabled and since that time the applicant has done the following:

1. Met with the neighboring church to discuss the possibility of an east-west connection between Beech Ridge Drive and Grace Drive. The church is positive about this possibility.
2. A public workshop was held on February 18th in order to discuss the proposed development with local residents. Staff was present at the open house and the residents had concerns about density, stormwater, traffic, contamination from the site, landscaping, and wildlife on the site. The main issue with the development centered on traffic and its impact on the neighboring property owners. The applicant discussed the issues with residents and overall, in Staff's opinion, the dialogue was fairly positive. The east-west connector alleviated a lot of the concerns.
3. A sightline drawing shows the existing home/backyard/property line, the screening proposed and the home/backyard of the proposed homes. This helps show the distance and sightlines the two properties would have of one another. Staff feels there is a good distance between the homes.

Mr. Kambo said the submission has not changed from the existing submission, but has only added to what was already submitted. As a result, Staff finds that the comments in their Staff Report are still valid. The Staff report includes what they prepared for the last meeting with some information added. He read the Staff Report for this application (Exhibit 1).

Project Overview

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room building currently exists. The property consists of 8.748 acres of land that sits between the commercial property along Grace Drive, Powell Center, and Olentangy Ridge subdivision. The property looks like a flag lot, where the thin pole area of approximately 2.8 acres is zoned PC, Planned Commercial District. The remaining 5.9

acres in the square or flag portion is zoned PR, Planned Residence District. The proposal includes the development of now 47 condominium homes with a large pond in the middle. He reviewed the location/shape of the existing pond and the proposed pond. According to the submitted text, the homes will range from a minimum of 2,000 sq. ft., but it is anticipated that the homes will be in the 2,200 to 3,000 sq. ft. range, with all natural materials, high roof pitches and high quality construction. It is envisioned that this development will be a high end condominium community with prices \$400,000 and up per home. Conceptual home designs have been submitted with this plan. Conceptual site features have also been submitted, such as stone driveways and lead walks, quality street lights, and landscaping.

The density was at 5.49 dwelling units per acre and has been recalculated to 5.37, and this is a higher density than we would normally see for a typical single family subdivision development with public roads, etc. However, due to many sight locational disadvantages, Staff views this property as a transitional one located between the single family subdivision of Olentangy Ridge at a density of 2.36 dwelling units per acre and the commercial property to the west and south. The Powell Center property is currently zoned DB, Downtown Business District. That zoning category can allow for multi-family or small commercial development wherein our downtown residential and commercial districts allow 7 du/acre. The current zoning of the subject property can allow for up to 23,000 square feet of commercial development on just the small flag pole portion (2.8 acres) of the parcel. The redevelopment of this property as a residential use versus a possible commercial use is preferred as it will have less of a detrimental effect on the adjoining single family neighborhood. In fact, this development should enhance the property values of the adjoining Olentangy Ridge properties by having a known compatible single family development with home values higher than those adjacent. Recently, the City approved two other single-family condominium developments by Epcon Communities. One was approved at 4.2 dwelling units per acre and the other was approved at 5 dwelling units per acre. This development is a little higher than that which was approved recently but as they can see from aerial imagery, this site falls right between a commercial use and residential use. By converting it from a commercial use to a higher density residential use they are transitioning this area toward the downtown core. This will help the downtown by having residences within walking distance of the businesses. Staff is in favor of rezoning because of this. The current status of the property has three buildings and some outbuildings. There is also a large pond on the west side of the property that accepts storm water runoff from Olentangy Ridge from the north. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plan and engineering development. The developer's engineer has been working from the beginning of the process with our Engineering Department and Staff will ensure there are no stormwater problems.

The streets within this development will be private and gated, and are to be maintained by the condominium association. Access to the site is limited to the existing driveway location at Olentangy Ridge Place. Typical single family traffic analysis shows that 10 trips per day per house are generated, therefore 490 trips per day, and a peak hour estimate of around 36 trips. The current zoning of the small portion of the site would allow for 23,000 square feet of commercial development. Assuming that was done, around 987 trips per day could occur, with a peak hour estimate of 48 trips. If this was developed as a commercial use this would have a significant increase in traffic over what is proposed.

Commissioner Little asked for clarification that if this was developed as currently zoned, it could have 987 trips from the commercial portion and additional trips from the residential portion of the site. Mr. Kambo said that is correct.

The traffic impact from this development is also anticipated to be less than that generated by the historical (shooting range and restaurant) and recently current (shooting range and concealed carry classes) uses on the site. No additional improvements to Beech Ridge Drive will be anticipated. The developer has hired Traffic Engineering Services to perform a signal warrant analysis for the City. According to this report, the Four Hour Signal warrant (only one of nine warrant possibilities) is met, meaning that a traffic signal is currently warranted at this intersection prior to the development, and that warrant is generated from the traffic coming off of Bartholomew Boulevard from the south. The Beech Ridge Drive traffic, both existing and post development, still does not meet the warrant. What this basically means is that the intersection does warrant a signal, but the impact from the development is so low that no other improvements are necessary based upon the proposed development. The signal is warranted only by the traffic generated from Bartholomew Boulevard traffic heading northward.

This subject property is within the Downtown Powell Area Tax Increment Financing District. A TIF District looks at the current value of the property today, what will the value of the new development be and then it takes the difference between the values and the tax difference it generates is used to pay off any infrastructure developments. The final estimate of property valuation at build out for this property will range from \$14 million to \$18 million. Over the remaining life of the TIF, that valuation could bring well over \$1 million to the TIF Fund for infrastructure improvements that benefit the TIF district. This will cover a traffic signal installation at the intersection of Beech Ridge

Drive/Bartholomew Blvd/Powell Rd. if the City determines it is necessary, along with many other public infrastructure improvements in the downtown area.

The minimum distance between the homes is set at 10 feet. In Olentangy Ridge, the minimum side yard setback is 8 feet, giving a minimum distance between buildings at 16 feet, so there is a two foot shrinkage between the Olentangy Ridge setbacks and the proposed development setbacks. The detailed landscaping plan is well thought out and provides for perimeter landscape buffering that enhances the existing trees along the property lines, and a street tree planting plan as well. Each house also has a typical landscaping plan. This will make the development a much higher quality overall. Mr. Kambo provided the site and individual landscape plans.

Sanitary sewer service is being provided from a location at a current manhole at Beech Ridge Drive. This sanitary location may prevent basements from the units in the first phase. Staff does not see any conditions where sanitary sewer provision will be a problem. Storm retention will be provided through a proposed new pond that will replace the existing pond, and through other best management practices that will be reviewed by the City as well as the Ohio EPA through permits required by that agency. The drainage from Olentangy Ridge to the north will be designed to be accommodated within the newly created pond. Other detention may occur; utilizing bio-retention swales and porous pavement management practices and/or underground pipe storage under the private street. The drainage from the site to the existing system in Olentangy Ridge is regulated by our storm water control regulations. Our Engineering Department has met extensively with the developer's engineer, and has accepted to proposal though which the developer can meet our requirements, pending further detailed analysis that is typically done at a later date.

Staff Comments

As stated in the Preliminary Development Plan review, Staff believes that the proposed development is in the best interests of the City overall. The development of this site for condominiums makes the most sense due to the location of the property with the surrounding land uses, its reduced impact from the previous use and current zoning in place, the quality and price point of the proposed homes, the generous landscaping that is being proposed, and its location. The traffic impacts of this proposal is less than what has been existing at the site as well as what the current zoning will allow. Staff put together a future possible road plan that affects this property and the Powell Center property that merits discussion. The developer took that plan and put it on paper. This roadway is conceptual and there are preliminary talks with the church but it is by no means certain at this time. The first part of the road extension can be completed by the developer during their first phase and then the second portion can be completed during the second phase of construction or the developer may be able to come to an agreement with the church so they will complete the second portion. They are in preliminary talks but are positive this will go very well. The City Engineer's department is working on estimates to complete the east-west connector and it will cost \$120k to \$160k to construct. Staff does not believe the developer should be responsible for the entirety of the expense; it can be a condition of approval that the east-west connector must be completed.

Ordinance Review

The Final Development Plan application is judged through the follow up from the Preliminary Development Plan approval and the following code requirements:

- Recommendation by the Planning and Zoning Commission. Within thirty (30) days after the Public Hearing on the final development plan the Planning and Zoning Commission shall recommend that the final development plan be approved as presented, approved with supplementary conditions, or disapproved, and shall transmit all papers constituting the record and the recommendations to Council.
- Before making its recommendation, the Planning and Zoning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:
 1. The proposed planned district development phase can be initiated within two (2) years of the date of approval and can be completed within five (5) years; Staff finds that the proposed plan can be initiated within this time period.
 2. The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled; this proposal brings high-end condominium single family homes in a transitional area. The quality and price-point of the homes will have a positive financial benefit to the City. This area is called out for single family homes and it is near downtown where the Comprehensive Plan indicates that a higher density even in a condominium development is desirable for the benefit of keeping the downtown vital. The density of the proposed development is near where other condominium developments have recently been approved.
 3. The streets proposed are suitable and adequate to carry the anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned district plan area; Staff agrees with the traffic report provided by the Traffic Engineer. We believe that the historical traffic to and from this parcel with the shooting range uses and when a restaurant was there, generated more traffic than this development will. Also, this development will create less traffic impacts than the

current zoning would allow. We do, however, see a need to have a coordinated effort for having the ability for this property to directly get to Grace Drive without going onto Powell Road. That can be done in a coordinated fashion in conjunction with the owners of Powell Center. The timing of such a roadway may not necessarily have to happen right away and may not necessarily need to be approved as part of the plan approval here. However, the design of the road from Beech Ridge Drive to the west property line where unit 49 is located, will need to be changed.

4. Proposed non-residential developments can be justified at the location and in the amounts proposed; This is not applicable, however this plan is removing existing PC, Planned Commercial zoning.
5. Housing densities are warranted by amenities and conditions incorporated in the final development plan and are in accordance with these planned district development requirements; Staff feels the density that is being requested is in an amount that is reasonable due to the locational disadvantage of the property, being adjacent to both commercial and single family uses.
6. Lands to be dedicated to public use are of acceptable and usable size, shape, and location; this is not applicable.
7. The area surrounding the development can be planned and zoned in coordination with and in substantial compatibility with the proposed development; Most of the area surrounding this parcel is already developed or zoned in a fashion that is compatible with this type of proposed development. Coordination of a roadway that could be a community asset may make this an even better plan.
8. The existing and proposed utility services are adequate for the population densities and uses proposed. All utilities are available to this property and can be achieved at the proposed density and capacities that are required.
9. Adequate provision has been made for the detention and channelization of surface drainage runoff. The Engineering Department believes that the adequacy of detention and drainage can be accomplished as the plan is laid out. There is a lot of engineering review to be done with this development but the preliminary plans that are submitted should be able to be accomplished with no major changes to the plan.

Mr. Kambo said this development meets the requirements of the Powell zoning ordinances. They have made substantial changes to their plan in so far as they have created the new east-west connector option. Staff feels they have met a lot of the conditions requested. This would be a good development for Powell; from a planning standpoint they know that market trends show people moving into smaller homes and people in \$400k to \$500k homes are likely to go into these units. They may have young families with children in these units but in terms of design with a main floor master bedroom, small lots and no sidewalks, it is designed for an older, retired generation. Its location to the downtown core makes it a walkable addition to the area. Staff is generally in support of this proposal and if this goes forward, Staff wants to make sure that:

- the City Engineer reviews all engineering to ensure it is up to Powell standards
- that the developer works with the EPA to ensure the pond is done correctly

It is up to the Commission to determine if they want the east-west connection done in phases, done entirely or whether they want to add a contingency that if it does not happen the developer must come back to the Commission with a new proposal for the connector.

Chris Meyers, AIA, said this is an improvement over the current use. He voiced concerns and questions about the plan:

- *Stormwater Management: the output of the site on the eastern edge of property and the impact it could have on the western edge of the residential properties.* What information can they provide about the steps in place to capture water from new development to ensure it is maintained on their property and not discharged onto the adjacent residential property? Landscaping is shown; does it have mounding and is grading taken into account so the fall of the grade keeps the water on its own property?

David Storck, Advanced Civil Design, 422 Beecher Road, Gahanna, said the perimeter yard drainage (where the two properties come together) is always a concern. There is a line of drainage inlets on the back line that accepts the water and brings it back to their detention area. They must grade so the water is maintained on their property.

- *Public R-O-W option.* It is an interesting step to be able to minimize some of the output of traffic onto Beech Ridge Drive. By having two points it alleviates the traffic load that comes onto the residential street. His only concern is that it could be a cut-through from Beech Ridge to bypass traffic and get to Grace Drive. Is there a potential in the design of the new road so the entry feature could extend into that roadway and create traffic calming such as a raised paver area to make traffic slow down? Straight runs or lengths of road that bypass traffic signals or stops tend to have people speeding on them.

Mr. Faris said cut-through traffic is always a concern. Every avenue to relieve traffic in a situation is desired. The same is happening in the Bridge Street corridor in Dublin and they have realized that more connections are more beneficial. This would probably be more of a cut-through for the folks in Olentangy Ridge so they can make a left turn out of Grace Drive. Mr. Faris said they have pavers by the gatehouse of the entry but they can add permeable pavers in the right-of-way if the City will allow it.

- *Gated entries.* Provide more description of how the entries would work. Describe the gatehouse feature as well.

Mr. Faris said the gated entries are functional and will keep out vehicles but not pedestrians. There is not a fence around the property. It will be open to the public during the day, and at night it would be closed requiring a key card or code entry. There is a gatehouse shown on the plans and it will look like the homes in the development.

- *Sidewalks.* There is an extension of the sidewalks that ties into the front area and entry feature but no sidewalks go through the rest of the development. Is there a reason the sidewalks stop there? There is a challenge in Powell with traffic and there is a lot of scrutiny of new development and the impact on traffic. Was an analysis done of this condition?

Mr. Faris said the internal traffic volumes are so minimal that the sidewalks were not deemed necessary. They want to align the front lawns with the curbs. Mr. Clear did not do a traffic analysis but a preliminary report about the traffic warrant was done. They projected 370 trips per day generated by this particular use.

- *Density.* Reference was made to smaller scale properties such as Epcon. This is a little higher in density. What is the context within this community sits as compared to that of Epcon? The discharge of vehicles from the residents in this neighborhood is different from Epcon and has a different impact. Epcon discharges into an easier traffic condition; the density looks ideal for the graphic and layout of the development but instead of thinking of the comparison of units per acre they should look at the context of where the development sits and exits onto.
- *Renderings and architecture.* They are beautiful and the materiality is great. The façades appear to be prominently stone. The formula for variation should always be considered. Is there a strategy about which homes go where so they are not overly repetitive in sequence? The rendering of a few of the homes show "bowed" windows on upper levels and the material of the roofing over those windows was not specified.

Len Pivar, Arlington Homes, 3964 N. Hampton Drive, developer, said in their condo documents they will dictate how often a home design may be repeated. They had Mr. Faris prepare a building plan because certain homes will not fit on certain lots; they will exercise control over that. The windows have been proposed with standing-seam metal roofs. They do not want to offer copper roofs because of the cost and maintenance with bleeding/discoloration. Mr. Pivar said all of the fronts and returns on the fronts will be totally stone. The headers over the windows will also be stone. The returns will extend 2' on the sides of the homes with exceptions for the houses that sit at the end of roads which will have a higher water table or an end with all stone. The balance of the homes will be stucco so they are low maintenance. Mr. Meyers suggested he consider that rather than wrapping the front by 2' and having a vertical line that goes to stucco, they use different stopping points that make sense in terms of continuation of the material wrapping the form instead of just cloaking the façade. Mr. Pivar said their architect, Jerry Hasbrouck, can get together with Mr. Meyers to work on those suggestions. Mr. Meyers said the side elevations of some units are in an area where they are not very visible and the density of the landscaping would mask some of that. Some will have endcaps where the side elevation is visible; he would treat those façades as if they are front facades.

Mr. Pivar said they are reducing traffic. If the Powder Room and restaurant on this site were re-opened they would create a lot more traffic than they are producing with this subdivision. The schools will receive a lot of revenue from the property taxes from this development with practically zero impact on the schools in terms of added students. At this price point, due to the size of the units and yards this will not appeal to families. They are targeting empty nesters and in the \$400k price range, families can find larger homes with larger lots for their children. Retirees may not spend the entire year here because some of them will have winter homes.

Chairman Emerick opened this item to public comment.

Andy Ballenger, Board Member for New Start Community Church, 168 E. Olentangy Street, said their Board gathered and looked at the drawing for the proposed road. Without a formal proposal they cannot take any kind of action but they are certainly very interested and feel it has a lot of potential to bring foot traffic through their

property. The developer seems to be a good neighbor so the Board is optimistic there can be a situation that is a "win" for all of the parties involved.

Marcy Freed, 97 Beech Ridge Drive, said she feels there are a lot of wonderful things about this development but there are a couple of things that are very problematic and she hopes they can work them out. She agrees with Mr. Meyers that traffic is an issue but will be less with this than a commercial development; it is not just the number of cars, it is where the traffic is directed to. It is coming out on Beech Ridge Drive right next to their neighbor's driveway and there may be some ways around that. Ms. Freed said there are concerns with the proposed road because it does not look safe in the middle of a parking lot and it will be a cut-through for those who want to pass around the bottle neck. She said it seems like there are areas where they could come in and out like a street on the west side of the church and go to Grace Drive. Ms. Freed said that is a point that they need to continue to look at. They can also look at the traffic study again because it was completed when SR 315 was closed and there is a very different pattern when it is open. What they have on the table now is not sufficient and not viable and will end up being a problem for their community.

Ms. Freed said she has an issue with the density. The code at the time Olentangy Ridge was built required 10' between the houses but in general it is about 20' to 30' and the feel is very different. The proposed homes are really nice units that will cost more than the existing homes but they are shoved tightly into the site. In Olentangy Ridge they have 30' on the east side but on the back and north side they have 40'; is possible to take a couple of units out on the east side and add a little more space so they do not seem to be so tight? Ms. Freed said she realizes they make more money with higher density but they have raised the price of these homes considerably since the initial plan. She hopes that since the prices are considerably higher they now have a higher profit margin; material costs could not have increased by that same percentage. She said this is beautiful and she hopes they can work something out.

Mr. Kambo clarified that when he said 10' distance between the homes he meant to say that each home has 10' on each side yard setback, so there would be 20' between homes. In this proposed development it is 8' side yard setbacks for a total of 16' between the units. He reviewed a section of the Staff Report (image) that shows this road would not be a cut-through in a traditional sense because it will be built to the standards of a public road with curb and sidewalk. When the road is created they are also creating three outlots that have access from the back. Then they will have entry from Grace Drive, Beech Ridge and down the middle on this fully built road that goes between the outlots. Mr. Kambo indicated on an aerial map that a road could be brought in through the parcels off of Grace Drive but that property owner is not willing to sell to the developer. They exhausted all efforts to get that road through. The road cannot come in and go around the back of the plaza because that property is not owned by this developer. Chairman Emerick said that option could pose problems with service vehicles, trucks, dumpsters and things of that nature. Commissioner Fusch said they would have to widen the road behind the center in order to accommodate two lanes of traffic in that area because it is now basically a service road.

Ann Ritchie, 230 Hopewell Court, said she hears about traffic coming in and out. When she sees this on the map the traffic she sees coming into the entrance to their neighborhood but it would not travel through their neighborhood. She does not see a problem with that type of traffic. Ms. Ritchie said it would be great to extend a new road to Grace Drive so the Olentangy Ridge residents can come out and enter Powell Road from that area. She likes the look of this very much and feels it would be an upgrade to their area; it would be a nice transition into Powell.

Leif Carlson, 178 Beech Ridge Drive, and President of the Olentangy Ridge Civic Association, said the developer and his crew met with their organization. He encouraged those conversations to continue because they can get a lot of dialogue out and minimize the time at meetings. It was a huge help and the residents appreciate that opportunity to speak. Mr. Carlson asked if the proposed zoning change is adopted by City Council, would it change the zoning on this property for all future developments, not just this one.

Mr. Kambo said if this zoning is changed but this development is not approved by City Council or would fail, any future developer could use the new zoning. Mr. Carlson said they are getting a little bit back by getting rid of the commercial zoning on the front part of the property. He is not sure how many single residence builders can go in and build behind the business corridor. If they change the zoning they are giving up a substantial chunk of land that is deemed more like their neighborhood as it stand now. He does not know if this development will be successful at Council but it is important for the residents to know that they are changing the zoning forever. There is no guarantee the next developer would give them a worse or better product and they may not have the leeway they have with this particular developer.

Chairman Emerick said the flag area that is currently zoned for commercial is a large chunk of the property. They would be giving up the ability to have that commercial right behind their residences. Mr. Carlson said they will also have single family residential all the way to the pond in the back. He is not sure how the lay of the land would lend itself to that. The neighborhood is pretty convinced the existing pond is the feeder pond to the one in Section 1 of Olentangy Ridge. The developer has assured them that when they relocate the pond the water runoff will continue to fill the pond and then go further down the pipe. Mr. Carlson said they are excited to see that pond continue to be filled from this property. The neighborhood perception, from his point of view, is fairly mixed with people against it and people that see the merits.

Tom Ritchie, 230 Hopewell Ct., asked if the entrance on the church property will still be available to them if they complete the current plan. He is not sure there is a permanent easement. He said he loves the plan and was all for the cut-through but after further thought it could create more problems as they build up the area along Powell Road. There may be other things to be done along the center so people don't come through Beech Ridge. He asked if there will be a condition that does not allow them to complete the cut-through until there is a signal at Grace Drive. Mr. Ritchie said the rest of it is a very nice development.

Mr. Kambo said the drive would be closed if the road is opened. If they the proposed road does not go through they could use the existing curb cut and access. Mr. Ritchie asked if they develop the outlots along Powell Road would it be possible to force them to use Grace Drive for an exit rather than taking the cut-through to exit onto Beech Ridge Drive. Mr. Kambo provided an image of the site. He said if the road and outlots were to be developed the idea would be that if they were to come through Beech Ridge or Grace Drive they would access the back of the site and exit one of several different ways. Mr. Ritchie said that would possibly add much more traffic on Beech Ridge Drive because of allowing the cut-through. Mr. Faris said they can do that today if they cut through the shopping center lot and exit onto Beech Ridge. Mr. Kambo said this reorganizes the front parcels so they do not have multiple curb cuts off of Powell Road. He said if the new road is built to the standards of a city road it allowed another exit onto Grace Drive.

Bud McNichols, representing Upright Management, for Powell Center, said they have two churches in their strip mall. He said from all he has studied on this project, it would enhance the value of the surrounding homes. The road through this site would be a tremendous improvement if the whole project goes through as it is proposed. It would improve the eastern entrance into the City and would help the downtown area as far as shopping, dining and walking. The proposed road is a normal street size and it would be a great enhancement to their ability to rent their property to tenants attracted to this area. He said they have several retail establishments, a dentist office, day care and a large establishment that works with autistic kids. Mr. McNichols said they do not have tattoo shops, cab companies and the like; they would pay a lot more money for rent/leases but they want to target groups that fit with the current users. Regarding a road that goes around the center, the property owner along Grace Drive is not willing to do anything with that property in that respect. If this deal does not go through he wonders who would be willing to put this amount of money into enhancing this area. The entrance to the 8.7 acre site is hampered by restrictions for adding a building in that area. With the street coming directly in front of the mall that would open up traffic; homeowners could go out at either entrance it would help access for the homeowners. Mr. McNichols said they will do anything they can do to encourage this to be developed.

Dave Dalby, 151 Beech Ridge Drive, said his property is along this property and he has pine trees along his yard that may be his or may belong to the property owner. They shade his yard and he would like to know if any of the trees need to come down to build this. Mr. Pivar said they would not disturb anything on his property. There are many large trees and they would like to maintain them; whatever they cut down must be replaced so they will not cut down anything they don't have to. Mr. Dalby said there are root systems in that area so they don't want to disturb them. Mr. Pivar said they may disturb the root systems but they want to create as much privacy as they can. Mr. Dalby asked about the diameter size they plan on planting. Mr. Faris said the evergreens along that area will be 6'-8' in height. He indicated the trees that will be saved and those that are new evergreens. They typically plant Norway and White spruce. Mr. Dalby asked for clarification about the pond. Mr. Faris indicated the area of the existing pond as well as the design for where it will be re-built. He said it will handle stormwater and be a nice amenity. Mr. Dalby said he knew all along when he moved in that something would happen in this area. Overall he approved of this and it is as good as they will get.

Pascale Lercange, 5362 Sheffield Avenue, said she does not live in this area but she would relocate to this nice development. She agreed with others that this will increase the value of existing homes, add to the income tax in Powell and increase business for the strip mall. She said nothing stays stagnant so if this does not become residential it might become commercial and she is against that. Ms. Lercange said she has Target near her home and she does not like it. This has more pros than cons and is sensitive to the concerns of the existing residents.

Erwin Grabisna, 278 Glen Village Court, said the President of their Homeowner Association said they are happy that the pond would still feed the pond in Section 1 and he is not sure he shares that opinion because he lives downstream from the overflow of that pond. He indicated where his house is located. His neighbor's house is where the overflow is and a couple of storm systems join up there. When he moved here 11 years ago he would occasionally have issues with springtime flooding in his back yard and it has become progressively worse, mainly because people upstream have fixed some of their flooding issues. Mr. Grabisna said the neighbor behind him had issues with the drainage for many years. When he talked to the City they said that because it is above ground it is the homeowner's responsibility. The stream that runs through his back yard is on his neighbor's property so he cannot do anything about. Mr. Grabisna said it sounds like the water issues are not really worked out yet. Mr. Kambo said they have already proposed different engineering ideas and studies so Staff is reviewing preliminary engineering. Until it is solidified in this arena the developer cannot refine the engineering. Mr. Grabisna asked if they are currently doing any testing to find out the current outflow and what the new development will have. He asked if it is significantly more will they fix the problem. He said his concern is that it will be a much bigger mess than it is now and the response he will get in a couple of years is that it is above ground so it is the homeowner responsibility; in theory the things they propose should work but sometimes they do not really work as designed. Mr. Grabisna said he does not want to be stuck with his back yard flooding every time it rains.

Commissioner Little said his understanding is that Mr. Grabisna's pond is fed by the other pond. They will need know (1) if this will make the situation better or worse; and (2) what will happen during the transition period when the current pond is demolished and the new pond built. Mr. Kambo said the old flow versus new flow comparison will be done. They will have the City Engineer and the EPA involved in this because when a pond moved it is a significant change. They are hoping that the involvement of the EPA will ensure these issues are mitigated entirely. Mr. Grabisna asked if the City is going to make this right if it turns out there are bigger issues down the road or will the homeowners be stuck with the repairs. Mr. Kambo said if this is designed properly they will not have those issues and if there are issues, the City Engineer will determine the cause and either tell the homeowner of issues or determine it is a City problem. In this case it is a privately owned pond so the Condo Association would be responsible. There will be professional engineers working on this design and they should be able to rectify current issues when they build the new pond.

Mr. Grabisna said the density of this development was described as being a little more than the Epcon condos. He said it is actually about 25% to 30% more in density. Mr. Kambo said sometimes they get too fixated on the numbers and this proposal is more design over density. The density sounds like a lot with Olentangy Ridge at 2.36 du/ac but this is a transitional area near the downtown. Mr. Grabisna said this is proposed at more than twice the density of their homes with houses of the same footprint from a size perspective. The houses in Olentangy Ridge are probably selling for around \$130/sq. ft. and these are proposed at about \$200/sq. ft. If this ends up going through he hopes they get that kind of price but a transitional area with high density where houses will be built on an area where there used to be a pond may not achieve that price. If it is not achievable he is not sure what happens to the development.

Commissioner Fusch said he missed the meeting where they discussed the drainage situation; he asked for clarification of how water in pond "a" gets to pond "b". Chairman Emerick said as he recalls from previous meetings, there is a pipe connecting from the large pond to the one in Section 1.

Kevin Jamieson, 117 Beech Ridge Drive, said the pond flows through his property as shown. There is a small creek that flows into the area behind and there is a grate in his yard that receives the water and sends it to another grate that leads to a large underground storm system. It takes water from that area and there is an overflow that runs parallel to Beech Ridge Drive and to the other pond. It is a significant amount of water flow on a daily basis during the wet season. He asked if the existing pond will go dry when the new one is being developed. If it takes a considerable amount of time the residents who back up to it would have concerns. Mr. Jamieson said there is a lot of work to be done with grading and drainage because where the two properties converge there is a dip and water collected.

Chairman Emerick said when this was first submitted they had a drainage plan and they had storm drain connections from this property over to the smaller private pond. As he recalls the inflows and outflows from the pond currently on the property will be the same as the pond in this development. Whatever is causing the problem in the Section 1 pond is something that will have to be investigated. He is unsure if those issues can be rectified with this project and it may be that the residents need to get together with their Homeowner Association and work with the City Engineer to see how that issue can be resolved. Mr. Kambo said that is a good way to summarize this. He said nothing can be done for the existing areas unless the design for this site can take water from the existing areas. When they look at this they make sure this site is accommodating stormwater drainage and runoff. They share that information with the Engineering Department and they determine if the plan proposed makes sense or not.

Pat Kijewski, 9030 Francine Lane, said her mother owns this property. She never lived in the existing house but she was there as they were building and the lake came about because her Dad knew there were deep springs in that area. It seems that if they cover up those springs and move the pond the springs will still be running, causing the runoff that currently runs under their driveway. There are storm sewers to take in water from Muladore Drive. Ms. Kijewski said the problem started when Schottenstein built Olentangy Ridge; he did not build the homes with proper drainage in the back. She knows they have three springs in the pond area with one in the narrow curve at the top and one in each of the deep pockets of the lake.

Mr. Storck said he was not aware that this is a spring-fed lake. That answers some questions: if the lip on a lake is being exceeded it will overflow into the adjacent subdivision. In the proposed development the pond would capture all of their water and store it to a 100 year storm level before it would release. There are probably releases coming from this pond now that are not following any type of storm path or requirements Powell has in place at this time. There will still be an influence of their water through the subdivision site, feeding the pond and that connection but the release from their site would be in compliance with the City's regulations. He said the time it takes for the water to get there would be controlled more strenuously than it is today. They will have to deal with the springs when they dig it out.

Mr. Kambo indicated where the pond is currently located and the existing line from it to the subdivision. Mr. Storck said there is an existing line along the back of the lots along Beech Ridge Drive. That is the natural drainage shed and outlet for that site. The break in their drainage area is about where the "flag" piece breaks. The pond will control the northern detention and they are looking at oversize piping to handle the volume for the southern part.

Denise Wible, 226 Beech Trail Court, said she is not a proponent of building just for the heck of it. This is not a beautiful property that they need to preserve; it has a future as something else. It is imperative for the City to think ahead before they approve this project. There are a lot of questions about where the water is coming from and going to and they have been trying to get answers about that since this came before the Commission two years ago. The engineer did not know the pond was spring-fed and that raises her level of concern as a homeowner who could have some of that runoff entering her property. The proposed road could be a good thing but she had not considered that it could generate cut-through traffic. They do not have enough roads that connect in Powell and they have a lot of people who are trying to get places; this road could help solve some of their problems. Ms. Wible said she cuts through the private drive to get to Grace Drive when Powell Road is backed up and she knows she is not the only one. This road could be a benefit to those who want to bicycle to the downtown because it would be a safe pedestrian passageway. It would also get people over to a new traffic light that will be coming in. The City could require the developer to put up a bond so that if he is not able to complete the development the construction site appearance would be removed so the neighbors do not have to look at it forever. That would be a nice insurance policy for the project if approved.

Ms. Wible said every time they take a property with trees and open space the wildlife has to go somewhere. She sees herds of deer in her area and they will be displaced along with a lot of other critters. They could easily get trained professionals to remove the wildlife before they displace it and shove it into their neighborhood yards. If they are going to plant trees along that property they should make sure trees are deer resistant. The City could work with the developer to remove the wildlife just as it should be done anytime they take out a large treed area. Ms. Wible said there is a Pond Association in Olentangy Ridge that the people living along the perimeter of the pond have to belong and pay into; the City should engage them with the developer because they have a vested interest. She asked if the setback area behind these units will allow patios or is it a restricted feature. Mr. Kambo said that is not being proposed and will likely not fit within the setback but it is not prohibited. Ms. Wible said the connector road is a great idea but it should have sidewalk or bikepath along one side of it. Mr. Kambo said this will be a full road with curb and sidewalk.

Mr. McNichols said this might be a great opportunity to eliminate the spring overflow which has been a problem for years. There are drains on both rear corners behind the strip mall, one about halfway down the east driveway and one at the front of the middle of the lot. This could be a golden opportunity to take care of the drainage because if it is left the way it is it will continue to be a problem.

Hearing no further public comment, Chairman Emerick closed this item to public comment.

Commissioner Jester had no questions or comments.

Commissioner Cooper said there are drainage issues that may be more than they thought. If the pond is spring-fed they will need to do some more detailed engineering work. This is obviously a problem and it is his biggest concern at this time.

Commissioner Little said he appreciates the developer listening to the input of the Commission and working with the residents. This is a very nicely done proposal and he commended the attention to detail they will see in the construction. In the past the front of this parcel housed a hobby shop, a couple of top-ten Columbus restaurants and the Powder Room. When the restaurants were there it was hard to find a parking spot on that property. The property in the front is zoned planned commercial and the back is planned residential and today's proposal includes a zoning "upgrade" to 100% planned residential. Commissioner Little said he is a former Olentangy Ridge resident and if he still lived here he would see that change as beneficial to the home values in that area. They are bound by law to honor the rights of the property owners and under the current zoning someone could propose the addition of 23k sq. ft. of commercial space with residential behind it. If the proposal fulfilled the requirements of the City ordinances they would be hard-pressed to deny it. The traffic engineer has said commercial of that size would generate 987 trips per day plus the residential traffic; this proposal would generate 490 trips. With commercial development they would get much less attractive setbacks than what is being proposed. Commissioner Little said they typically look at where there are properties and the distances between the adjacent homes versus those between the buildings in a development. In this case they line up almost one-to-one. In regard to traffic, they all know the Grace Drive intersection is broken and a traffic signal is warranted. Mr. Kambo said it is warranted but there are no current plans to install a signal. Commissioner Little said part of the solution is that this intersection needs attention; traffic cuts through the Powell Center when vehicles are not able to make a left turn at Grace Drive. The way it is used now it is very dangerous and this new connector, as a street with a controlled environment, will improve the situation. From his perspective this solution is far more attractive than dumping traffic on Beech Ridge. If the Commission and City Council approve this development the developer should be encouraged to provide periodic construction updates to the Olentangy Ridge Civic Association. Commissioner Little said they should also communicate with the Pond Association to ensure their concerns are heard and they have identified a way to at least maintain the current condition or make it better.

Commissioner Hartranft thanked the developer for his presentation and the public for coming to voice their opinions and concerns. They have made great strides and this plan is an appropriate plan for the area. He asked for clarification of how they make a new pond, fill in the old one and build a house on that site while not affecting current residents. Mr. Storck said the pond requires geo-technical expertise in soil engineering that is beyond his expertise in Civil Engineering but they will need to first verify if the pond is spring fed. If it is it could provide a steady trickle of water that would continually build up and want to be released, complicating this a little. The process would be to drain the pond down, have a soil scientist look at the composition of the bottom of pond because there is probably a layer of undesirable material to be removed in order to get to soil that would bear foundation. Once that level is found they would take the excess dirt from the road construction and put it back into that area and compact it in layers to a bearing surface. Mr. Storck said they will probably dig the new pond at the same time so they are not moving dirt unnecessarily but it really depends on what the soil specialists tell them. The EPA requires that they provide sediment fencing to control run-off and they can do something on an interim basis to capture stormwater runoff and protect the nearby homeowners.

Commissioner Hartranft said if they can get participation from the Pond Association they can work together to benefit everyone. He asked if there is a program that exists that would help with the wildlife issue. Mr. Faris said he is not aware of one. Commissioner Fusch said State Law requires that if they trap an animal they must euthanize it. Commissioner Little said there is not much the City can do about the wildlife other than to encourage homeowners to not plant things that deer like to eat. Commissioner Hartranft said he has been a supporter of this project and it is needed in the City of Powell. He attended a meeting between the BIA and Columbus Realtors and the information provided showed evidence that this trend is consistent with the aging of the baby boomers. This is a nationwide trend that is coming and this community will be successful because there is a certain demographic age population in Powell that needs this transitional housing. They no longer need a large home on a large lot because their children are grown and they want to downsize within this community. Commissioner Hartranft said they have also discussed the importance of walkability and Downtown Powell is becoming a vibrant area with live bands, ice cream and great restaurants that people want to walk to. We have a great downtown and they can support it with communities like this; they will see the advantages that come with it.

Commissioner Fusch thanked the developer for putting this project together. He has been on record many times arguing for these kinds of higher density developments, and recognizing the trend in the US to provide for this type of housing. This is a trend that Powell can benefit from in the future. This project is extremely well designed for the parcel it sits on. Commissioner Fusch also thanked the residents for coming out to discuss their concerns about the drainage because that is his concern as well. That issue needs to be seriously addressed and resolved but he thinks

that will take place. He likes the street cutting across the south end of the property connecting Grace Drive to Beech Ridge Drive; it is a great addition to the design of the site and will help alleviate traffic. He is in agreement with the other comments heard from Commissioners Little and Hartranft.

Chairman Emerick said his questions center around the potential agreement with the Church. He asked how soon they can anticipate their Board approving this. Mr. McNichols said he works daily with the Church Board. They have had Board meetings recently with questions and concerns just as the residents have. They are interested in making this happen as soon as possible. They will evaluate this to see if there is any reason this cannot be done; it would be nothing but a tremendous benefit to the Church and strip center.

Chairman Emerick asked if it would be possible to get a letter of intent from the Church Board to say they expect to approve the right-of-way and public roadway. Mr. McNichols said he has discussed this with the Pastor and Board members; if the City will send exactly what wording they want he will pass it along and get the letter. Chairman Emerick said this would help alleviate fears that the connector may not happen. Mr. Pivar said he is not sure how quickly the church can act but the road is inevitable. They are prepared to commit to and move forward with the east portion of the road and ultimately the road can be extended. Chairman Emerick asked if the members of the Commission are comfortable with City Staff working out the drainage problems. The members of the Commission had no objections.

MOTION: Commissioner Little moved to approve a Zoning Map Amendment for the property located at 2470 W. Powell Road (8.75 acres off of Beech Ridge Drive) whereby the zoning shall be changed from a combination of PC, Planned Commercial District and R, Residence District, to 100% R, Residence District, subject to the following conditions:

1. That the zoning map amendment shall be subject to the approval of City Council.

Commissioner Cooper seconded the motion.

VOTE: Y 4 N 0

MOTION: Commissioner Little moved to approve the Final Development Plan for the property located at 2470 W. Powell Road (8.75 acres off of Beech Ridge Drive) represented by Len Pivar dba Arlington Homes, subject to the following conditions:

1. That all engineering requirements, easements, and utility provisions shall be approved by the City Engineer through the final engineering review process;
2. That the developer and the City Engineer shall ensure that the final stormwater management plans shall at a minimum maintain the current condition of the pond at Glen Village Court. The City Engineer shall provide updates to the Olentangy Ridge Pond Association;
3. That the developer shall agree to complete the first phase of the new east/west connector and shall grant a 50' right-of-way to the City of Powell;
4. That prior to submission to City Council, the developer shall acquire a letter of intent from the adjacent property owner (Church of the Nazarene) stating that they are in agreement with the intent of the east/west connector. The developer may choose to incentivize the adjacent property owner to incorporate the east/west connector;
5. That the entryway to the community shall be changed to reflect that ingress and egress shall be from the new east/west connector rather than directly onto Beech Ridge Drive;
6. That in the event the developer cannot achieve condition number 4) within 120 days of this Commission's approval, the developer shall appear again before this Commission to confirm the final plat layout;
7. That the developer shall coordinate the requirements of all environmental study recommendations with Staff as those requirements are met;
8. That the developer shall work with the Architectural Advisor and City Staff to finalize the finer details of the exterior features; and
9. That the developer shall provide periodic construction updates to the Olentangy Ridge Homeowner Association.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0

Chairman Emerick recessed the meeting at 9:30 p.m. Commissioner Jester excused himself from the meeting. The meeting was called to order from recess at 9:37 p.m.

PRELIMINARY DEVELOPMENT PLAN REVIEW III

Applicant: Sean Snyder
Location: East side of Lincoln Street between West Olentangy Street and West Case Ave.
Existing Zoning: DB, Downtown Business District

Request: To review a revised preliminary development plan for a proposed two building office development on 1.05 acres.

Kathy Ramondelli, Architect, 2970 Rutherford Road, Powell, said they met all of the conditions presented at the last meeting. She reviewed the changes to the plan (Exhibit B):

- There were questions on the percentage of lot coverage. That calculation was reviewed and they found they were over so they reduced the plan from three to two buildings. They also reduced the square footage of the large building substantially from 144' x 60' to 110' x 60'.
- The site plan changed in that regard.
- They looked at the massing of the buildings and reduced the height by 2' on each building.
- They looked at the elevations and some of the elements discussed by Mr. Meyers and tried to address those comments.
- The detention basin was moved to the back of the property behind the large building.
- The parking was reduced due to the reduction in square footage.
- They went to City Council to request that the right-of-way be vacated and it was approved by Council last week.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

City Council Project Overview

Lincoln Street LLC is proposing a two building office development on 1.05 acres along Lincoln Street. The two buildings will be used for office and small warehouse space.

Project Background

At the February 11, 2015 Planning and Zoning meeting, commission members decided to table the application until City Council made a decision on the right-of-way dedication/vacation and that there was a full P&Z Commission present. Since that time, the applicant made changes to the project in accordance with comments made by staff and P&Z.

Changes since the Last Submission

The following are changes since the February 11, 2015 submission:

1. Three buildings were reduced to two and the larger building was reduced in size from 8,640 SF to 6,600 SF (a ~23.6% reduction). This results in a lot coverage of 19.7%, less than the total allowable coverage of 20% for this zoning district.
2. The building designs (interior and exterior) have changed slightly to accommodate the change in the size of the buildings. Staff defers to the Architectural Advisor for comments.
3. The height of the buildings have been reduced. Staff is unable to discern the dimension provided in the drawings.
4. Truck turn analyses have been updated.
5. The detention basin was moved from the front of the site to the back of the large building.
6. Smaller buildings require less parking. As a result, parking along the rear of the site was removed and there are now 10 parking spaces.
7. The trash areas has moved to the south corner of the site.
8. Council passed an ordinance to vacate a portion of a roadway easement.
 - a. In exchange, the City is getting 20 feet of easement dedicated as right-of-way along Lincoln Street. This exchange will correct the issue of ownership and help the applicant satisfy setback requirements.
 - b. The ordinance will not be recorded until the applicant dedicates the easement in front of the site to the City. Staff's recommendation is contingent on this exchange being fully executed.

Staff Comments

Staff appreciates the applicant revising their submission to better fit with P&Z's requests. As this is a third round in the preliminary plan stage, Staff will focus on changes since the February 11, 2015 submission. Staff still feels that the ordinance review on page 21 is still valid. The following are items that they would like to highlight:

1. At the February 11, 2015 meeting, P&Z focused on the turning radii and impact of trucks on this site and Lincoln Street. After further review, Staff feels that the improvements to the entrance of Lincoln Street and the applicant's improvements along the front of the site are sufficient and reasonable. Having the applicant improve the entirety of Lincoln Street is unreasonable. The road will be improved as more development occurs along Lincoln Street. Although the trucks will have an impact, creating new office/warehouse space downtown will have a cumulative positive effect on the downtown and Powell.
2. The reduction in size and scale of the two buildings is in line with P&Z and resident's comments. Furthermore, the lot coverage is now under the maximum allowable 20%.

3. The applicant's reduction in parking to 10 spots is in line with zoning requirements. As a mixed-use development, the following calculations were used to determine parking requirements (based on Ordinance 1149.07: Parking Space Requirements):
 - Office parking space parking requirement (1149.07(b)(18): One (1) for each 200 square feet of floor area.*
 - Warehouse parking space requirement (1149.07(f)(1): One (1) for every employee on the largest shift for which the facility is designed, plus one (1) for each motor vehicle used in the business.*

*Parking requirements are reduced 50% since this is a downtown development.
Therefore: They meet the minimum requirement with 10 parking spaces.

Staff Recommendation

Staff makes this recommendation based upon the current and February 11, 2015 Staff Report. Staff recommends approval of the Preliminary Development Plan with the following conditions:

1. Staff's comments are incorporated into the Final Development Plan.
2. All engineering and improvements along Lincoln Street are done to the standards of the Acting City Engineer.
3. The vacation/dedication of right-of-way easements is executed and recorded before final approval.
4. The Final Development Plan include a modified landscape plan, lighting plan, proposed fixtures, and a signage plan that includes signage for the speculative buildings.

Mr. Meyers said he also appreciates their effort to work through the Staff and Commission comments. There are still some items to evaluate and improve since this is still a Preliminary Development Plan. His recommendation, based on the elevations and architecture, is that they are providing almost everything that was asked. At the Final Development Plan review they will take a final look at architectural elements but the outstanding items listed on Item 4 are yet to be scrutinized. The direction for everything else is positive.

Chairman Emerick opened this item to public comment.

Mr. Kambo read a letter into the record from Teresa Doodan, 146 W. Olentangy Street (Exhibit 2). He indicated the location of her properties in reference to this development.

Hearing no further comments, Chairman Emerick closed this item to public comment.

Commissioner Fusch asked about the expectation of the number of trucks coming in and out of this site. Ms. Ramondelli said there is typically one truck per month at Mr. Snyder's business. Commissioner Fusch said it sounds like truck traffic is not really an issue. Mr. Kambo said it is not, based on what the applicant has told them. The proposed loading dock location was indicated on the north side of the building, to the back of Ms. Doodan's property. Commissioner Fusch said this looks perfectly appropriate to him.

Sean Snyder, 315 Ashmoore Circle W., owner, said they also propose putting trees on the west side. His buildings will look at each other to see the dock and the surrounding properties will not see it. The truck will be on site for one hour about once a month. He has another warehouse in Toledo that he is keeping and the majority of his trucks will deliver to that site. There are also UPS and other large trucks that will come in to this site, no different than the deliveries currently made at his rented site right down the street.

Commissioner Hartranft asked for clarification about the route for a 40' truck going from west to north. Mr. Kambo indicated that the truck will have to swing into the eastbound lane in order to make the turn. The last Staff Report mentioned the addition of a "No Right Turn" sign placed in that area so trucks are not turning right into Lincoln Street. They would only come in from the west. Commissioner Hartranft said he appreciates the time the developer put into the revisions.

Commissioner Little said he also appreciates them working with the neighbor to the south. In his business they get 72 trucks of this size per day; the drivers are professionals who know what they are doing. There is not a lot of traffic on Lincoln Street so drivers will just wait for the intersection to clear before making their turn. Similar trucks deliver food to the downtown restaurants and it has not been an issue. Commissioner Little said he looks forward to seeing more details of the architecture and material selections at the Final Development Plan.

Commissioner Cooper had no additional comments. Chairman Emerick thanked the applicant for taking the comments of the Commission and Mr. Meyers into consideration and making the revisions as shown.

MOTION: Commissioner Little moved to approve the Preliminary Development Plan for the property represented by Sean Snyder/Lincoln Street LLC, located on Parcel #31942602001000, subject to the following conditions:

1. That the applicants shall incorporate the comments of Staff and the Architectural Advisor into the Final Development Plan;
2. That all engineering and improvements along Lincoln Street shall be done to the standards of the Acting City Engineer;
3. That the vacation/dedication of right-of-way easements shall be executed and recorded before final approval.
4. That the Final Development Plan shall include a modified landscape plan, lighting plan, proposed fixtures, and a signage plan that includes signage for the speculative building; and
5. That the building details and material selections shall be provided per the Final Development Plan requirements.

Commissioner Fusch seconded the motion.

VOTE: Y 5 N 0

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Garry L. Baker
Location: 230 W. Case Street
Zoning: DR, Downtown Residence District
Request: Approval to demolish an existing shed and construct a new shed in its place.

Garry Baker, 7880 Covan Court, Powell, said their business is located on this site and they have been using a pole barn from the 1940's for storage. It is beyond repair and he would like to tear it down and replace it with a new building as submitted on the plans. It would be a pole barn but substantially larger than the current building. It would be used to store vehicles that currently sit out on the lot. The site is 3.5 acres and the proposed building is 64' x 44'. Mr. Baker said they propose the use of clay colored siding with a green roof and those colors should blend in well. He indicated the location on the site plan of the existing and proposed building. To the north is all wooded area, along Case Street there is growth that will block visibility and the elementary school and water tower are to the west. They will add gravel for a bigger parking area but the equipment that is currently stored outside would be stored in the new building.

Mr. Kambo presented the Staff Report.

Staff Comments

Staff reviewed the zoning ordinance and development plan for the site. Staff feels that the proposed barn is a vast aesthetic improvement over the existing structure. However, they find that the proposed pole barn does not comply with two zoning requirements. Even though the proposed barn exceeds some of the zoning code, this is a planned district and as so, has inherent flexibility. The proposed barn does meet side and rear setback requirements but it does not meet front setback requirements. The submitted site plan shows the proposed barn setback at 56' which is 4' less than required 60' required front setback. However, the ROW in this stretch of Case Street varies. Staff feels that the proposed project contains no negative externalities and should be approved.

Additionally, the whole length of Case Street is not paved at this site. Drawings show the proposed barn to be roughly 27' in height. Staff interprets this structure as an accessory buildings and as such, the height for accessory buildings is limited to 18'. This means the proposed barn exceeds height limitations by about 10' (measuring to roof centerline). Despite this project being larger than zoning regulations, it minimally impacts both the surrounding parcels and site itself. The heavily wooded site limits views both from Case Street and from neighboring properties. As a water tower occupies the west neighboring parcel, Staff considers the east neighboring view shed more important. The location for the proposed barn puts it behind both a tree line and the existing residential structure. Staff also feels, given the relatively large size of the site (~3.5 acres), that the proposed structure scales well with the site and surrounding context. The proposed architecture improves upon existing conditions. Given that the existing barn appears ramshackle, the proposed project will greatly upgrade the aesthetics for this area.

Ordinance Review

Planned Commercial Zoning Requirements:

- Does not meet height or front setback requirements.
- Given that this is a planned district, P&Z may consider divergence from zoning requirements.

Architectural Review:

- Architecturally (scale, detail, color) appropriate for use, site, and surrounding area.

Staff Recommendation

Staff recommends approval to allow the demolition of the existing barn and the construction of a new shed in its place. Staff feels that despite exceeding zoning regulation, the proposed structure is appropriate given site and surrounding area characteristics. Mr. Kambo said the Commission should add a condition that all details are reviewed by Staff.

Mr. Meyers said projects like this make sense, look great and are easy to approve; he cautioned them to not rush it through because it sets a precedent for future submittals that may not be so nice. He agrees with Staff that they need to check colors, materials, light fixtures, and how mechanicals are being done. He does not foresee any concern but they need to be consistent in what they require of each applicant. The size and scale of the new building will mean that the residential building will become the accessory building on the property. There are regulations and guidelines for a reason but there is also common sense; this is a business where the primary use will be this building and not the existing building. The details can be finalized through final submittals to Staff. Mr. Meyers said he is in favor of the project.

Chairman Emerick opened this item to public comment. Hearing none, he closed this item to public comment.

Commissioner Cooper said he likes what he sees; he was originally concerned about the height of the new building but it has to be about the same as the existing house. When it is in context to the water tower it doesn't seem to be that tall.

Commissioner Little said they should move it back to meet the setback requirements and allow a variance for the height of building. They should work with Staff and Mr. Meyers on the details.

Commissioner Hartranft asked if the neighbor to the east is a business. Mr. Baker said that is a residence whose owner that has been there 50 years. He has spoken with them and they are fine with this. Mr. Kambo said they are 232' from the neighbor. Commissioner Hartranft asked if the garage doors are overhead and will there be heating/cooling. Mr. Baker said they are proposing overhead doors and the floor will be gravel so there will not be heating or cooling.

Commissioner Fusch said he is fine with this. Chairman Emerick said he agrees with the previous comments.

MOTION: Commissioner Little moved to approve the Certificate of Appropriateness for the property at 230 W. Case Street, as represented by Garry L. Baker, subject to the following conditions:

1. That the barn shall be moved 4' further back to meet the 60' setback requirement;
2. That the variance shall be approved for the height of the building which shall not exceed 30' height; and
3. That the applicant shall work with Staff and/or the Architectural Advisor for approval of the final details such as color and light fixture selection.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

PRELIMINARY DEVELOPMENT PLAN II

Applicant: Elite Land Title LLC & 75 Lincoln LLC
Location: 75 Lincoln Street
Zoning: DB, Downtown Business District
Request: Approval of a Preliminary development Plan for the construction of a 2,735 sq. ft. office building.

J. C. Hanks, 2205 Tremont Road, Columbus, representing Robert Corwin and Elite Land Title, said since their first review Mr. Corwin has worked closely with Staff to make changes to the plan to accommodate the comments and concerns of the Commission (Exhibit C). The site plan and various other things have changed to help make this a better fit and work well for the applicant. The Staff Report had one concern left about the location of handicapped parking spot and it was addressed at the last minute. They pushed it closer to the front door as requested.

Mr. Kambo reviewed the Staff Report.

Project Overview

Elite Land Title LLC is proposing an office development consisting of 2,735 sq. ft. on 0.46 acres at 75 Lincoln Street. The office is for a title company. At the February 11, 2015 P&Z meeting the application was tabled. Since that time the applicant has made changes to the submitted application. The changes are as follows:

1. The parking lot behind the building and the patio were removed.
 2. Additional grass was added to the site to account for the reduced parking and building size.
- Many of the changes were small in nature and overall, improved the proposed development. As a result, Staff finds that the "Preliminary Development Plan Review I" is still a valid analysis.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(g), in approving a preliminary development plan, the Planning and Zoning Commission shall consider:

1. *If the proposed development is consistent with the intent and requirements of this Zoning Ordinance;*
Staff believes this plan meets the requirements of the Zoning Ordinance as it relates to development plans being consistent with the Comprehensive Plan and the Downtown Revitalization Plan recommendations, the densities set forth within the Downtown Business District, and the unique nature of the proposal in relation to its location within the city.
2. *The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;*
Staff again believes that the land use, its location, amount and intensity is consistent with the requirements of the Downtown Business District. Offices are permitted uses in the zoning district, the proximity to the downtown core is ideal, and the intensity of the use on the site is acceptable.
3. *The relationships between uses, and between uses and public facilities, streets, and pathways;*
The relationship between the proposed use and the existing neighboring uses is ideal. Workers at the offices may shop at the local boutiques and eat at the nearby restaurants. This in turn, will limit some traffic during lunch hours. The proposed development will also have a positive impact on the streets and pathways nearby. Currently, there is no pathway or streetscape along Lincoln Street. With the development of this property, the pathway and pedestrian access will improve. Consequently, the relationship of the use with streets and pathways will be a positive one.
4. *Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;*
This use will add increased traffic to the site but Lincoln Street, which has a relatively low usage rate should be able to handle the increased traffic from this predominately light intense use. As for onsite circulation, Staff feels that the site is designed accordingly to handle traffic.
5. *Adequacy of yard spaces and uses at the periphery of the development;*
The proposal's yard areas are adequate to meet zoning requirements of the Downtown Business District.
Principal building setback requirements are as follows:
Front: Minimum 20 feet, Maximum 25 feet
Side: 5 feet
Rear: 5 feet

Accessory building setbacks requirements are as follows:

Front: 35 feet
Side: 5 feet
Rear: 5 feet

The proposal has the following principal structures setbacks:

Front: Minimum 20 feet
Side: 5 feet
Rear: Over 25 feet

6. *Adequacy of open spaces and natural preserves and their relationships to land use areas and public access ways;*
The proposed site plan has a sufficient amount of green space and landscaping around the perimeter and out front.
7. *The order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase;*
It is anticipated that the development will occur in one phase.
8. *Estimates of the time required to complete the development and its various phases;*
Staff estimates that the construction of site improvements and construction beginning early 2015 and finish by fall of 2015.
9. *Improvements to be made by the Municipality, if any, and their cost;*
The City of Powell does not anticipate any participation by the City for any infrastructure improvements.
10. *The community cost of providing public services to the development, and*

The cost of providing services to this development will be minimal. Everything anticipated is typical for any new development of this type, intensity or use.

11. *Impacts of the development on surrounding or adjacent areas.*

This development should have a positive impact on the City overall. The creation of office space near in the downtown core will help with the continued revitalization of the downtown.

Staff Comments

Staff finds the design, scale, location, and use of the proposed development to be in line with the Comprehensive Plan. The applicant has done a fine job designing the building so that it is compatible with the surrounding and downtown buildings. As an office use, the building will be used on a typical 9-5 schedule which is positive for the nearby housing. The use is also welcomed, since it will add to the mix near the downtown. The proposed office use is in line with the recommendations of the Downtown Revitalization Study.

Staff Recommendations

Mr. Kambo said Staff finds this proposal meets the requirements of the Downtown Business District. All other aspects of the zoning code are also met. Staff recommends approval of the Preliminary Development Plan with the following condition, which has essentially already been met:

1. Move the handicapped parking space closer to the entrance.

Mr. Meyers said they met with the applicant two weeks ago to discuss the modifications. In general they were a result of some of the comments throughout the process. Some pricing also came in and they were looking to save some money through reducing some of the components such as the patio. The elevations presented are a result of that conversation about details, roof profiles and the south elevation. The applicants were very accommodating to their comments. Mr. Meyers said the building fits very well with the scale of the area, meshes nicely with the nearby condo development and is a nice improvement for the whole street. The details and placements of windows, material changes, light fixtures and rooflines were discussed and all suggestions were adopted by the applicant. This is a good project in terms of how the collaboration of development works well. This submittal is very detailed but more will be included in the Final Development Plan.

Chairman Emerick opened this item to public comment. Hearing none, he closed this item to public comment.

Commissioner Fusch asked if this is within the Historic District and will need to go to the HDAC for review. Mr. Kambo said it is but the Historic District but since it is new construction Staff allows this to come procedurally to Planning & Zoning. It can be sent from here to HDAC for review if they wish. Commissioner Fusch asked if this plan conforms to the Historic Guidelines. Mr. Meyers said he thought it was just outside of the Historic District but because of its proximity to the downtown district and core of the community, they had discussed as if it was in the Historic District. The character of the building is not out of place for being in a historic area but there is some supplemental scrutiny of particular details, trim lines and/or materials and they can be worked out so they are within the guidelines. Mr. Meyers said if this was to go before the HDAC it would get his support; he can work closely with them to make sure the details meet the guidelines. Commissioner Fusch said he is fine with this design.

Commissioner Hartranft said this is a good improvement from the last submittal. He thanked the applicant for considering their comments and working with Staff and Mr. Meyers.

Commissioner Little also thanked the applicant for taking the feedback from the previous review; they will need to meet requirements such as signage details in the Final Development Plan submittal.

Commissioner Cooper said this proposal looks good. Chairman Emerick had nothing to add.

MOTION: Commissioner Little moved to approve the Preliminary Development Plan for 75 Lincoln Street as represented by Elite Land Title, LLC and 75 Lincoln, LLC, subject to the following conditions:

1. That the handicapped parking space shall be moved closer to the main entrance of the building;
2. That if this is found to be within the Historic District, the plans shall be reviewed by the Historic Downtown Advisory Commission prior to submittal of the Final Development Plan; and
3. That the Applicant shall provide the necessary elements and details as required to gain approval at the Final Development Plan.

Commissioner Hartranft seconded the motion.

VOTE: Y 5 N 0

OTHER COMMISSION BUSINESS

Mr. Kambo said both the development on 75 Lincoln Street and the development for Sean Snyder's property are within the Historic District. Commissioner Fusch asked for clarification of how they should proceed with the office/warehouse use approved earlier this evening. Mr. Kambo said it was a Preliminary Development Plan so they can take care of it at the Final Development Plan review.

The next Commission meeting is scheduled for April 8th.

ADJOURNMENT

MOTION: Commissioner Hartranft moved at 10:36 p.m. to adjourn the meeting. Commissioner Little seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: April 8, 2015

 4/13/2015
Donald Emerick
Chairman

Date

 4/13/2015
Sue D. Ross
City Clerk

Date

