



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, March 11, 2015

7:00 P.M.

1. 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.

Project Background

At the February 11, 2015 P&Z meeting the application was tabled. 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. This was suggested by staff (see staff comments on page 3).
2. The applicant held a public workshop on February 18, 2015 in order to discuss the proposed development with residents. Staff was present at the open house. The residents had concerns about density, stormwater, traffic, contamination from the site, landscaping, and wildlife. The main issue with the development, however, 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 positive. The applicant also mentioned the possibility of an east-west connector and its ability to reduce traffic issues. Residents were very much in favor of the connector and mentioned that it would help alleviate some of their concerns.
3. The applicant provided the following imagery to include with the packet:
 - Aerial site plan for a building lot.
 - Renderings of different home types.
 - Driveway examples.
 - Site line analysis.

The work completed since the last P&Z meeting has not changed the existing submission, it has only added to what was already submitted. As a result, staff finds that the comments below are still valid.

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 or pole area, approximately 2.8 acres, of the lot is zoned PC, Planned Commercial District. The remaining 5.9 acres is the square or flag portion

of the lot and is zoned R, Residence District. The proposal includes the development of 48 single-family condominium homes with a large pond in the middle, and rezoning the entire property to the PR, Planned Residence District.

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.

At 5.49 dwelling units per acre, 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.

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.

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 would show 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. 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 to 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 subject property is within the Downtown Powell Area Tax Increment Financing District. 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. when the City determines it is necessary, along with many other public infrastructure improvements in the downtown area.

The development plan indicates a 25 foot rear yard setback (for one home right at the entrance) and otherwise a 30 and 40 foot rear yard setback. Olentangy Ridge minimum rear yard setback is 30 feet. 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.

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.

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 (see images below). In order to reduce impacts at the intersection of Beech Ridge Drive and Powell Road, a new road could be done in the following fashion:



To accomplish this, the first unit west of the entrance drive would need to be removed and the road built from Beech Ridge Drive to the west property line. Then, when some new development or redevelopment of Powell Center comes along, the City can then require it to be done. Or, at this time, this developer and the City can try to convince the Powell Center owner to allow the right-of-way and somehow the City and developer can come to some agreement as to how to fund this improvement. This set-up provides a "back-age road" to out-lots facing Olentangy Street, and allows free flow of traffic between Olentangy Ridge Place and Grace Drive without going onto Powell Road. Staff's initial estimate for this road is somewhere between \$120,000 and \$160,000. We do not believe that this developer should be responsible entirely for its expense, however the development plan may have to change slightly in order to accommodate this by changing up their entrance and removing one home.

Ordinance Review

The property is being proposed to be placed within our PR, Planned Residence District. For single family subdivisions, the maximum zoning is 1.7 du/acre. Multi-family portions of planned districts can go as high as 9 du/ac. Both the Downtown Business and Downtown Residence District allows for 7 du/ac or up to 9 du/ac as assigned by the Planning and Zoning Commission if streetscape improvements and other public improvements are completed by the development. Adjacent property to the west and south is zoned PC, Planned Commercial and DB, Downtown Business District. Staff sees this as a transitional piece of land that sits between commercial and residential uses and land, and by its shape and location places it at a severe disadvantage to be developed for typical single family homes.

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, and

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.

P&Z Commission Preliminary Plan Approval

The following is the motion approving the Preliminary Development Plan:

MOTION: Commissioner Little moved for approval of the Preliminary Development Plan submitted by Arlington Land Company, LLC for the property located at 2470 West Powell Road, currently known as the Powder Room property, subject to the following conditions:

- 1. That a final letter of recommendation from the Liberty Township Fire Department shall be submitted as a part of the Final Development Plan.*
- 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.*
- 3. That the developer shall continue to work with and gain approval from the City Engineer for the proposed preliminary storm water retention plan, to be submitted as a part of the Final Development Plan.*
- 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.*

5. That the developer shall consider limiting the models on the three lots to achieve a 30' setback plan if that is possible.
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.
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.
8. That the developer shall work to the best of their ability with the Olentangy Ridge Civic Association to address their issues and concerns.
9. That the Final Development Plan shall fulfill all of the requirements regarding home design.

Commissioner Hartranft seconded the motion.

VOTE: Y 4 N 1 (Jester)

The developer has met numbers 1,2,3,4,8 & 9. Number 5 is met except for one remaining home site, but depending upon the type of home model built there it may be met. Regarding number 6 and number 7, Staff understands the applicant has exhausted all efforts from the Cochran property on Grace Drive, however the recently proposed Staff idea to be coordinated with the Powell Center owner has merit for discussion.

Staff Recommendation

Based upon the above report, Staff recommends approval of the Final Development Plan for Harper's Pointe with the following conditions:

1. That all engineering requirements, easements, and utility provisions be approved by the City Engineer through the final engineering review process.
2. That the area where unit #48 is located be reserved for the possibility of connecting a new road through Powell Center to Grace Drive. The developer shall facilitate coordination between Powell Center owners, the City and themselves to see if such a roadway can be worked out. If the whole road cannot be worked out at one time within 120 days, then the developer shall revise their plan to accommodate their portion of such road. Furthermore, staff recommends that developer build the first part of the road (see figure below) with the first phase and the remainder through Powell Center be completed when the second phase is constructed.
3. That the developer coordinate the requirements of all environmental study recommendations with Staff as those requirements are being met.



Sketch Plan Review – May 8, 2013

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 or pole area of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 49 single-family condominium homes with a large pond in the middle, rezoning the property to a PR, Planned Residence District.

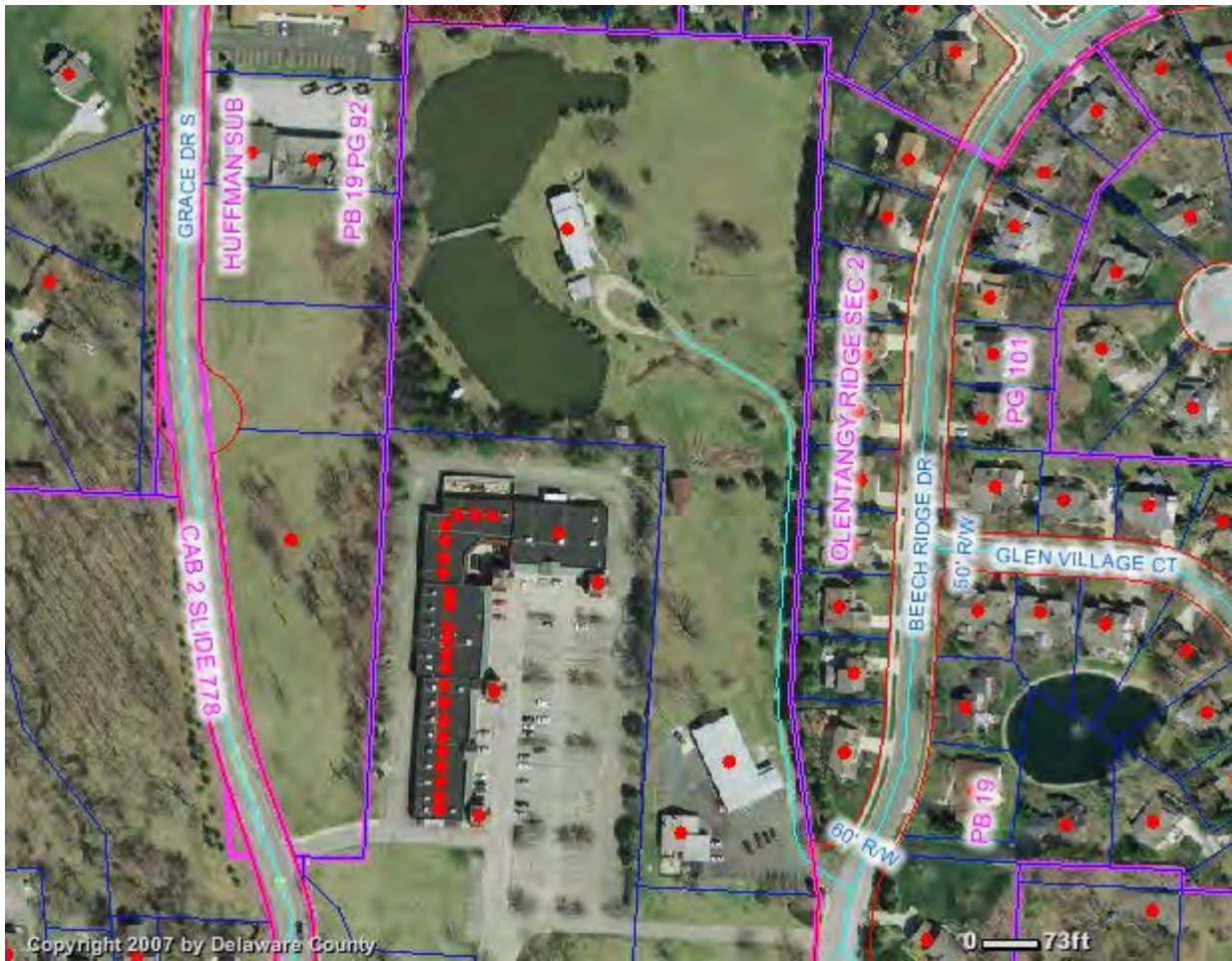
According to the submitted text, the homes will range from 2,200 sq. ft. to 3,000 sq. ft. with all natural materials. It is envisioned that this community will be a high end condominium community with prices \$350,000 and up per home.

At 5.6 dwelling units per acre, this is a higher density than we would normally see for a single family development. However, due to many sight locational disadvantages, Staff views this property as a transitional one between the single family of Olentangy Ridge at a density of 2.36 dwelling units per acre and the commercial property to the east and south. It is probable that when further engineering is completed the number of dwelling units will decrease. For example, with the removal of two units along the east side, there will then be the same number of units backing up to the same number of homes in Olentangy Ridge.

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. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plane development. The developer's engineer needs to work early in the process with our Engineering Department.

The streets within this development will be private to be maintained by the condominium association.

This is a good beginning for the positive redevelopment of a site that is a difficult site to work with. Staff looks forward to seeing additional details of this plan to be provided at a Preliminary Development Plan.



Aerial photo of subject property.

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 or pole area of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 49 single-family condominium homes with a large pond in the middle, rezoning the property to the PR, Planned Residence District.

According to the submitted text, the homes will range from a minimum of 1,200 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 \$250,000 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.

At 5.6 dwelling units per acre, this is a higher density than we would normally see for a typical single family development. 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. It is probable that when further engineering is completed the number of dwelling units will decrease. 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 of the parcel. The redevelopment of this property as a residential use would be 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.

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. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plan development. The developer's engineer needs to work early in the process with our Engineering Department.

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 would show 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. The traffic impact from this development is also anticipated to be less than that generated by the historical (shooting range and restaurant) and current (shooting range and concealed carry classes) uses on the site. No additional improvements to Beech Ridge Drive will be anticipated. The intersection of Beech Ridge Drive/Bartholomew Blvd./Powell Rd. has not been studied since 2001. At that time, no traffic signal was warranted. In the future, the City will need to study this intersection again for a traffic signal warrant.

The subject property is within the Downtown Powell Area Tax Increment Financing District. The final estimate of property valuation at build out for this property will range from \$12 million to \$13.5 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. when it becomes warranted, along with many other public infrastructure improvements in the downtown area.

The development plan indicates a 25 foot rear yard setback (for three homes facing Olentangy Ridge) and otherwise a 30 and 40 foot rear yard setback. Olentangy Ridge minimum rear yard setback is 30 feet. 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.

The conceptual landscaping plan provides for perimeter landscape buffering that enhances the existing trees along the property lines, and a street tree planting plan as well. Each house will also have a typical landscaping plan.

There are two options for sanitary sewer service for this property. The developer is working with the County Sanitary Engineer to see which plan fits best for the sanitary sewer system. Storm retention will be provided through a proposed new pond that will replace the existing pond. The drainage from Olentangy Ridge to the north will need to accommodate within the newly created pond. The existing pond can easily be sized to accommodate that and the proposed development. Other detention may occur on the private street. The Fire Department is continuing to review the project and have not given us any negative comments at this time.

The Zoning Code requires the Commission to find that all aspects of the proposed development plan meet the following eleven items:

(g) Approval in Principle of Preliminary Development Plan. Within thirty (30) days after the public hearing, the Planning and Zoning Commission shall review the preliminary development plan to determine if it is consistent with the intent of this Zoning Ordinance and meets all of its requirements. If it does, the Commission shall approve the preliminary development plan in principle. If it does not, the Commission shall recommend changes and additions needed for approval and await a resubmission.

In approving a preliminary development plan in principle, the Planning and Zoning Commission shall consider:

(1) If the proposed development is consistent with the intent and requirements of this Zoning Ordinance;

The proposed development of 49 single family condominiums is generally consistent with the intent and requirements of the zoning ordinance. Whether this property is zoned within the PR district or the DR district, the land use density and quality is consistent with the transitional nature of the property between commercial and single family uses. Only a few variances to the code are being requested.

(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;

The land use type, amount and density are appropriate for this location considering the surrounding land uses.

(3) The relationships between uses, and between uses and public facilities, streets, and pathways;

The proposal has a good relationship with the surrounding land uses. Public utilities and streets will not become overburdened just because of the development of this property. The City is working toward improvements to the 4-Corners which this development will greatly contribute to through the TIF district.

(4) Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;

The only access to the site is as shown on the proposed plan. There does not seem to be any need to improve Beech Ridge Drive to accommodate this

(5) Adequacy of yard spaces and uses at the periphery of the development;

The rear yard setbacks are consistent with the surrounding Olentangy Ridge subdivision and increased landscape buffering will provide a good enhancement.

(6) Adequacy of open spaces and natural preserves and their relationships to land use areas and public accessways;

The open spaces provided for within this proposal are for the residents within it being a private condominium situation. As such, this seems to be quite adequate.

(7) The order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase;

The proposed phases for this development seem to be reasonable. However, the developer may want to consider completing in a single phase if possible, due to having one way in and out, people within the first phase may be disrupted, and the possibility would exist that the rear houses may sell more quickly than the front houses.

(8) Estimates of the time required to complete the development and its various phases;

The developer should have no problem completing this development within a reasonable time.

(9) Improvements to be made by the Municipality, if any, and their cost;

Any improvements necessary for the City will be minimal. Any impact upon the four corners will be provided by the TIF fund growth this development will bring.

(10) The community cost of providing public services to the development, and

With all utilities and roadways being private, the cost of providing services to this proposed development will be minimal, and paid for through normal income tax and building fees.

(11) Impacts of the development on surrounding or adjacent areas.

Once construction is completed, there should be minimal negative impacts upon the surrounding areas. After completion, this residential development may even prove to have a positive effect upon property values and improvement to the area.

This proposed plan is seen as a positive redevelopment of a site that is a difficult site to work with. The proposal provides less of an impact than the current zoning allows, and definitely provides for a new type of housing for the area near the downtown. Being within the TIF district is also a positive. Based upon the above report, Staff recommends approval with the following conditions:

1. That the Liberty Township Fire Department provides a final letter of recommendation with the submittal of the Final Development Plan.
2. That the developer provides a final decision upon the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle the capacity.
3. That the developer continues to work with the City Engineer in order for him to approve the proposed preliminary stormwater retention plan for the property.

Preliminary Development Plan Review I – October 23, 2013

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 or pole area of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 48 single-family condominium homes with a large pond in the middle, rezoning the property to the PR, Planned Residence District.

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At 5.5 dwelling units per acre, this is a higher density than we would normally see for a typical single family 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 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.

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There are two options for sanitary sewer service for this property. The developer is working with the County Sanitary Engineer to see which plan fits best for the sanitary sewer system. 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. The drainage from the site to the existing system in Olentangy Ridge is regulated by our stormwater 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 has received and reviewed preliminary environmental studies of the area around the shooting range. This study does find that there is some soil contaminated with lead, which is typical for areas around an older shooting range such as this. Future Phase 2 analysis will be required to see how much mitigation is necessary in order to achieve the necessary Covenant Not to Sue by the Ohio EPA. This can be a lengthy process. The developer is not willing to continue the environmental analysis until the Preliminary Development Plan is approved, where there is some acknowledgement from the Planning and Zoning Commission that this plan is acceptable to move forward with pending conditions to be met at Final Development Plan application.

The Fire Department is continuing to review the project and have not given us any negative comments at this time.

The Zoning Code requires the Commission to find that all aspects of the proposed development plan meet the following eleven items:

(g) Approval in Principle of Preliminary Development Plan. Within thirty (30) days after the public hearing, the Planning and Zoning Commission shall review the preliminary development plan to determine if it is consistent with the intent of this Zoning Ordinance and meets all of its requirements. If it does, the Commission shall approve the preliminary development plan in principle. If it does not, the Commission shall recommend changes and additions needed for approval and await a resubmission.

In approving a preliminary development plan in principle, the Planning and Zoning Commission shall consider:

(1) If the proposed development is consistent with the intent and requirements of this Zoning Ordinance;

The proposed development of 48 single family condominiums is generally consistent with the intent and requirements of the zoning ordinance. Whether this property is zoned within the PR district or the DR district, the land use density and quality is consistent with the transitional nature of the property between commercial and single family uses. Only a few variances to the code are being requested.

(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;

The land use type, amount and density are appropriate for this location considering the surrounding land uses and the current zoning structure of the property being more appropriately changed to a single family use. It is imperative to consider that there can be much more intense development on this site with the current zoning that is in place. By creating an autonomous single family development here, the impacts upon the community are much less. This is a very good transitional use for this property.

(3) The relationships between uses, and between uses and public facilities, streets, and pathways;

The proposal has a good relationship with the surrounding land uses. Public utilities and streets will not become overburdened just because of the development of this property. The City is working toward improvements to the 4-Corners which this development will greatly contribute to through the TIF district.

(4) Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;

The only access to the site is as shown on the proposed plan. There does not seem to be any need to improve Beech Ridge Drive to accommodate this development, however the pavement width is at 36 feet curb to curb which provides for left turns into the site comfortably.

(5) Adequacy of yard spaces and uses at the periphery of the development;

The rear yard setbacks are consistent with the surrounding Olentangy Ridge subdivision and increased landscape buffering to the existing tree line will provide a good enhancement.

(6) Adequacy of open spaces and natural preserves and their relationships to land use areas and public accessways;

The open spaces provided for within this proposal are for the residents within it being a private condominium situation. As such, this seems to be quite adequate.

(7) The order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase;

The proposed phases for this development seem to be reasonable. After consideration of the existing financing structure for projects such as this, a phased development actually would be preferred.

(8) Estimates of the time required to complete the development and its various phases;

The developer should have no problem completing this development within a reasonable time.

(9) Improvements to be made by the Municipality, if any, and their cost;

Any improvements necessary for the City will be minimal. Any impact upon the four corners will be mediated by the TIF fund growth this development will bring.

(10) The community cost of providing public services to the development, and

With all utilities and roadways being private, the cost of providing services to this proposed development will be minimal, and paid for through normal income tax and building fees.

(11) Impacts of the development on surrounding or adjacent areas.

Once construction is completed, there should be minimal negative impacts upon the surrounding areas. After completion, this residential development may even prove to have a positive effect upon property values and improvement to the area.

This proposed plan is seen as a positive redevelopment of a site that is a difficult site to work with. The proposal provides less of an impact than the current zoning allows, and definitely provides for a new type of housing for the area near the downtown. Being within the TIF district is also a positive. Based upon the above report, Staff recommends approval with the following conditions:

1. That the Liberty Township Fire Department provides a final letter of recommendation with the submittal of the Final Development Plan.
2. That the developer provides a final decision upon the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle the capacity at the submittal of the Final Development Plan.
3. That the developer continues to work with the City Engineer in order for him to approve the proposed preliminary stormwater retention plan for the property at the time of the Final Development Plan.
4. That the developer continue to pursue further environmental studies and submit to Staff for review updates as necessary at the Final Development Plan.
5. That further developed home designs be submitted with the Final Development Plan.

This is a Preliminary Development Plan review and approval. If the Commission may find that any one of the items listed above is not appropriately addressed at the Final Development Plan, the Final Development Plan then is not required to be approved.

2. 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.

Site Aerial Map: <https://www.google.com/maps/d/edit?mid=zllWbDq9EXYA.kJw7Ki-xlZrk>

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%, this is 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 may 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. 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 set back requirements. The ordinance is attached for reference.
 - 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.



City of Powell, Ohio
ORDINANCE 2015-08
Adopted March 3, 2015

AN ORDINANCE TO VACATE A PORTION OF A ROADWAY EASEMENT, LOCATED ON OUTLOT NO. 1 ON THE PLAT OF POWELL, OF RECORD IN PLAT BOOK VOLUME 2, PAGE 268, IN THE DELAWARE COUNTY, OHIO RECORDER'S OFFICE, AND DECLARING AN EMERGENCY.

WHEREAS, a roadway easement exists, which was obtained on Outlot No. 1 on the Plat of Powell, of record in Plat Book Volume 2, Page 268, in the Delaware County, Ohio Recorder's Office; and

WHEREAS, the Council finds that there is good cause for vacation of a portion of said platted easement, and that such partial vacation will not be detrimental to the existing utilities or the general interest of the citizens of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That the portion of the roadway easement granted to the City of Powell across Outlot No. 1 on the Plat of Powell of record in Plat Book Volume 2, Page 268, in the Delaware County, Ohio Recorder's Office, which portion is more fully and accurately depicted as the red cross-hatched area on the survey plat which is attached hereto as Exhibit "A" and made a part hereof, is hereby vacated.

Section 2: That the Powell City Clerk is hereby directed to record a copy of this Ordinance with the Delaware County Recorder, evidencing the vacation of such portion of such easement.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to facilitate the pending closing of a residential real estate transaction. WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

VOTE ON RULES SUSPENSION: Y 6 N 0

VOTE ON ORDINANCE 2015-08: Y 6 N 0

Jim Hrivnak
Mayor

Date

Sue D. Ross
City Clerk

Date

EFFECTIVE DATE: March 3, 2015

The legislation has been posted in accordance with
the City Charter on this date _____.
_____ City Clerk

City Council

Jim Hrivnak, Mayor

Jon Bennehoof

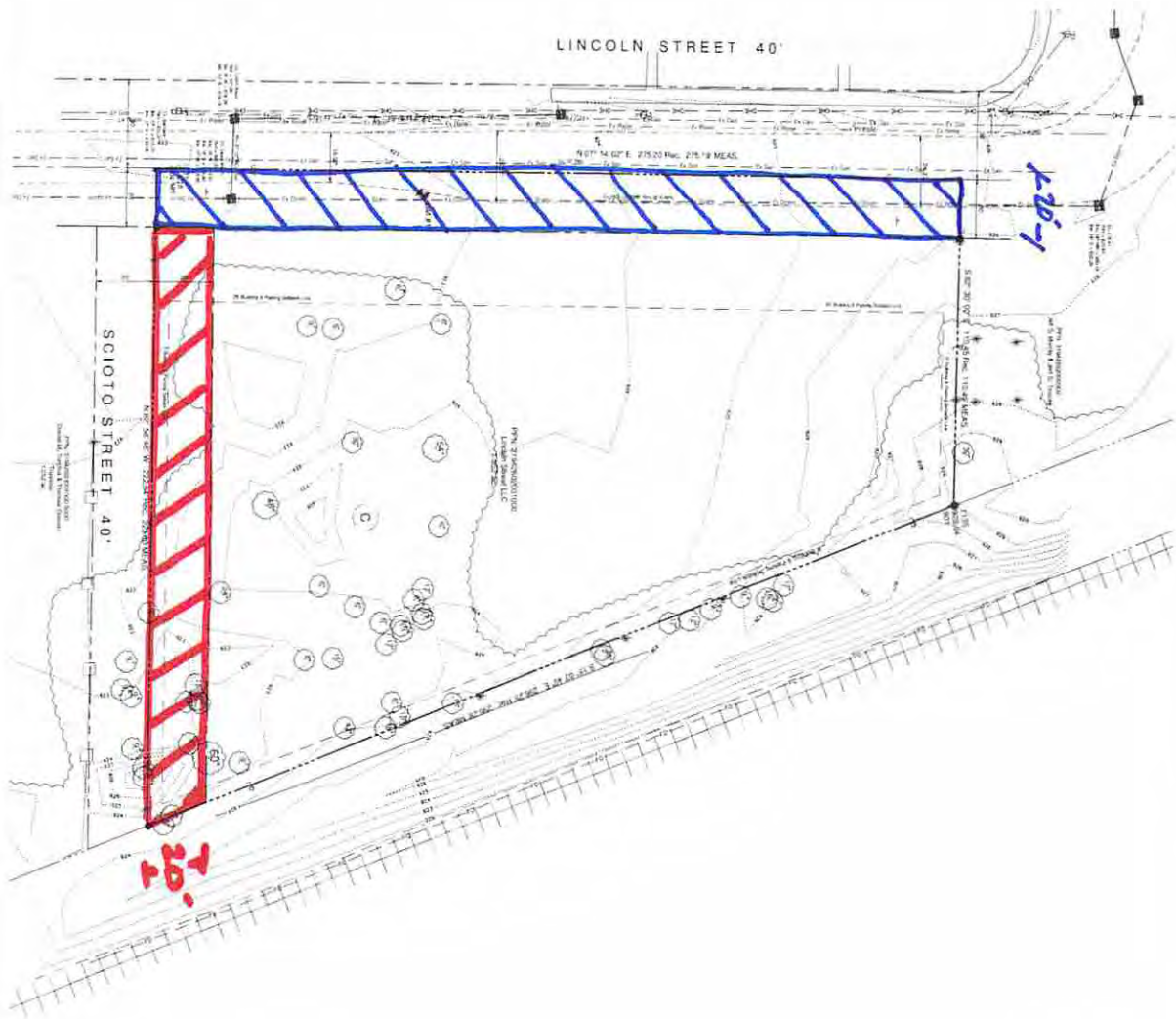
Frank Bertone

Tom Counts

Mike Crites

Richard Cline

Brian Lorenz



BENCHMARKS

BASED ON AASHTO 100 BENCHMARK
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NOTES: 1. SEE PLAN FOR BENCHMARK LOCATIONS.
 2. SEE PLAN FOR BENCHMARK ELEVATIONS.

CHD
 CIVIL ENGINEERING
 1000 N. 10TH ST.
 SUITE 100
 COLUMBUS, OH 43261
 (614) 444-1111
 WWW.CHDINC.COM

GRAPHIC SCALE
 1" = 20' (HORIZONTAL)
 1" = 40' (VERTICAL)



APPROVALS

DATE: 03/20/15
 TIME: 2:14 PM
 DRAWN BY: J. H.
 CHECKED BY: J. H.
 PROJECT NUMBER: 14-027-01
 SHEET: 1/1

CITY OF POWELL
 ORDINANCE 2015-08
 EXHIBIT A

LINCOLN STREET, LLC
 BOX 1764
 POWELL, OH 43065
 SEAN SNYDER
 PHONE 614-880-0625
 EMAIL SEAN@CSGSCORP.COM

CITY OF POWELL - FRANKLIN COUNTY, OHIO
 LINCOLN STREET
 SITE IMPROVEMENT PLANS
 FOR
 LINCOLN STREET, LLC
 TOPOGRAPHIC & BOUNDARY SURVEY

CHD
 CIVIL ENGINEERING
 1000 N. 10TH ST.
 SUITE 100
 COLUMBUS, OH 43261
 (614) 444-1111
 WWW.CHDINC.COM

NO.	DATE	DESCRIPTION
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We do hereby certify that we have surveyed the above premises, prepared the attached plat and that said plat is correct. All dimensions are in feet and decimals of feet.

Staff Comments

Staff appreciates the applicant for 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 staff 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 would be 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. Overall, an application should be looked at for its cumulative effects. 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:

Office Parking Spaces = ((Office Square Feet)/200)/2

Warehouse Parking Spaces = (Employees) + (Motor Vehicle)

Therefore:

$((644+2435)/200)/2 \approx 8$ Office Parking Spaces

$((5)+(2))/2 \approx 2$ Warehouse Parking Spaces

Total ≈ 10 Parking Spaces needed on the site.

Staff Recommendation

Staff makes this recommendation based upon the current and February 11, 2015 staff report below. 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.

PRELIMINARY PLAN REVIEW II – February 11, 2015

Project Background

At the January 11, 2015 Planning and Zoning meeting, commission members and staff had a number of comments and questions for the applicant. Commission members decided to table the application until the applicant provided the requested information. Since that time, the applicant has provided staff with all of the requested information and resubmitted for preliminary plan review.

Changes since the Last Submission

The applicant has made the following changes since the January 11, 2015 submission:

- The applicant provided renderings that show the proposed development in relation to neighboring uses.
- Renderings now include detailed landscaping and dimensions.
- Site plans now include an extended sidewalk to the property edge.
- Site plans also show new asphalt along Lincoln Street aimed to widen the road.
- Additional parking has been added to the back of the site.
- Loading dock has been redesigned to include a railing and has been screened by plantings.
- A cross section of Lincoln Street development has been provided to illustrate elevations in relation to nearby uses (Drawing Number 4/6).
- Turning Radius Analyses provided for a 40' and 53' truck (Drawing Number 5 & 6).
- South and West architectural elevations for Building #1 provided.
- Interior renderings provided.
- Images illustrating the future use of the warehouse provided.

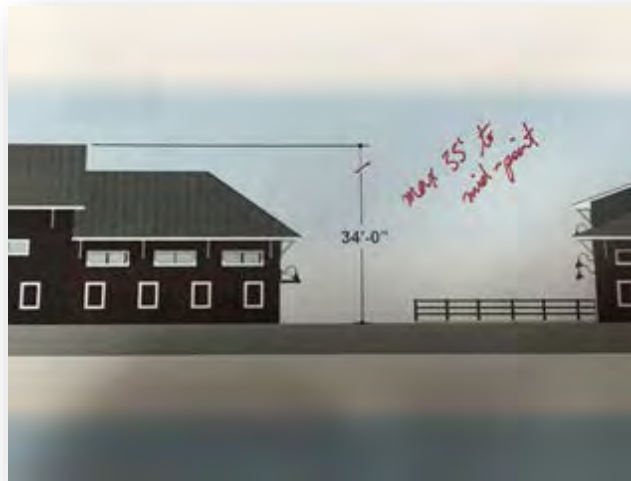
Staff Comments

Staff is pleased with the applicant for providing all of the requested documentation. The package is much further along and allows for a more in-depth analysis.

As this is a second round in the preliminary plan stage, staff will focus on changes since the January 11, 2015 submission.

The following are items that staff would like to highlight:

4. The zoning ordinance for the Downtown Business District (DB) allows for buildings to be a maximum height of 35 feet. This dimension is measured from the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the mean height between eaves and ridge for gable, hip, and gambled roofs (1123.01(13)). After further review of the applicant's dimensioned elevations, staff noticed that the height of the applicant's buildings is 34 feet from the ground to the ridgeline of the roof and not the mid-point between the eave and the ridge. As a result, the applicant's proposed buildings is actually well under the maximum allowable height.



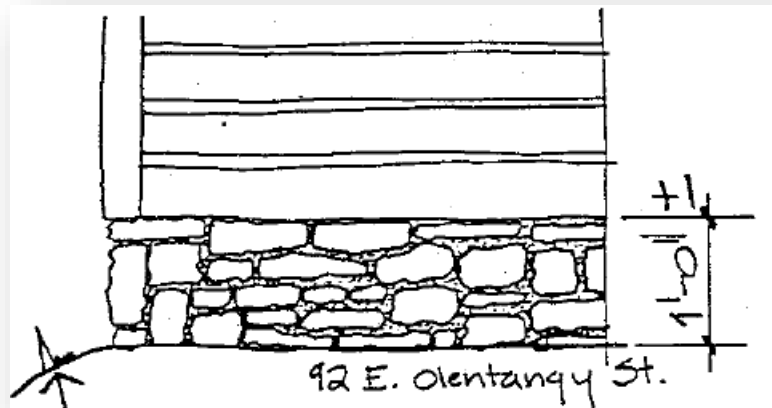
5. To alleviate any concerns about height and scale, the applicant provided a cross section of Lincoln Street to show how the proposed buildings are in relation with neighboring buildings. As can be seen from the figure below, the proposed building would be in scale with the nearby buildings heights.



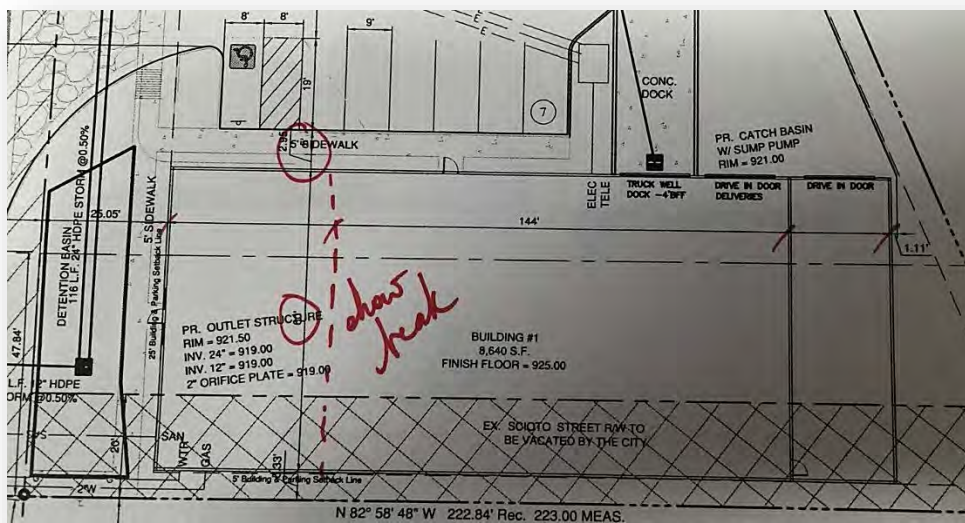
6. The applicant has added additional landscaping but it is still less than code requirements. As per 1145.32, at a minimum, at least seventy percent (70%) of the lineal footage around the perimeter of a structure shall be landscaped. Because of the warehouse side, the applicant may not be able to meet 100% of this requirement, and if not add landscaping in other areas to compensate. The applicant should increase landscaping around the buildings in their Final Development Plan submission.
7. The applicant provided turning radius analyses for 40 and 53 foot trucks. To do a rough analysis, staff took the diagrams and superimposed them onto aerial imagery using GIS (the images are attached). Staff, along with the Acting City Engineer did a cursory examination of the images and determined the following:
 - a. The Lincoln Street sides at West Olentangy Street will need to be improved to accommodate truck traffic. Improvements would include widening the throat and radius, moving the sidewalk back, possibly relocating the utility pole and restriping. Further details would be determined at a later date by the City Engineer if the plan were to be approved.
 - b. A "Semis no right turn" sign will need to be installed to restrict turning onto Lincoln Street for westbound trucks.
 - c. Staff also determined that in the long-term, Lincoln Street may need to be widened and improved due to increased traffic and the development of the adjacent sites to the west and east and south of the subject site. At this time, however, the improvements are not necessary. Since this parcel is in the TIF district, if approved, the property development will increase the TIF fund that could ultimately be used to make the improvements. The neighboring vacant sites, when improved, would also pay into the TIF fund, which would

help pay for any improvements, if necessary.

8. The applicant provided additional elevations for Building #1. After reviewing the new architectural drawing staff has the following comments:
 - a. The window style may need to be changed. As per the Architectural Guidelines, double hung windows with no grids are preferred. Also, the dimension of the windows may be incorrect. Dimensions of windows should also be reviewed in the Architectural Guidelines.
 - b. Staff suggests adding a small, stone veneer foundation to the bottom of each proposed building. Stone foundations are typical for barns, the style these buildings are aiming to mimic (see example below).



9. General comments:
 - a. Update the cover sheet of their site plans to reflect all the changes. For example, the parking figure is incorrect.
 - b. The applicant provide future renderings and drawings to scale with legible dimensions. Some of the submitted plans were difficult to read (see below).
 - c. On the site plan drawings, dimensions for the interior of the building should added to the plan. The current drawings show the back wall but not the front wall for Building #1 (see below).



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 that this plan is consistent with 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 zoning of this property. Office facilities and accessories uses 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. There will be a great deal of synergy between them. Workers at the offices will likely 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. However, more detail is needed for public pedestrian pathways.

(4) *Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;*

The site will have increased traffic to the site. Lincoln Street, which has a relatively low usage rate should be able to handle this increased traffic.

As for onsite circulation, staff feels that the site is designed accordingly to handle traffic. The final determination will be done by the City Engineer.

(5) *Adequacy of yard spaces and uses at the periphery of the development;*

The proposal's yard are adequate to meet requirements of the Downtown Business zoning 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: Maximum 25 feet

Side: 5 feet

Rear: 5 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 open space and natural preserves along the front of the site and along the back of the main principal structure. As an office use, this is a sufficient amount.
- (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 and visitors to the businesses are likely to visit other downtown establishments either for food or general shopping.

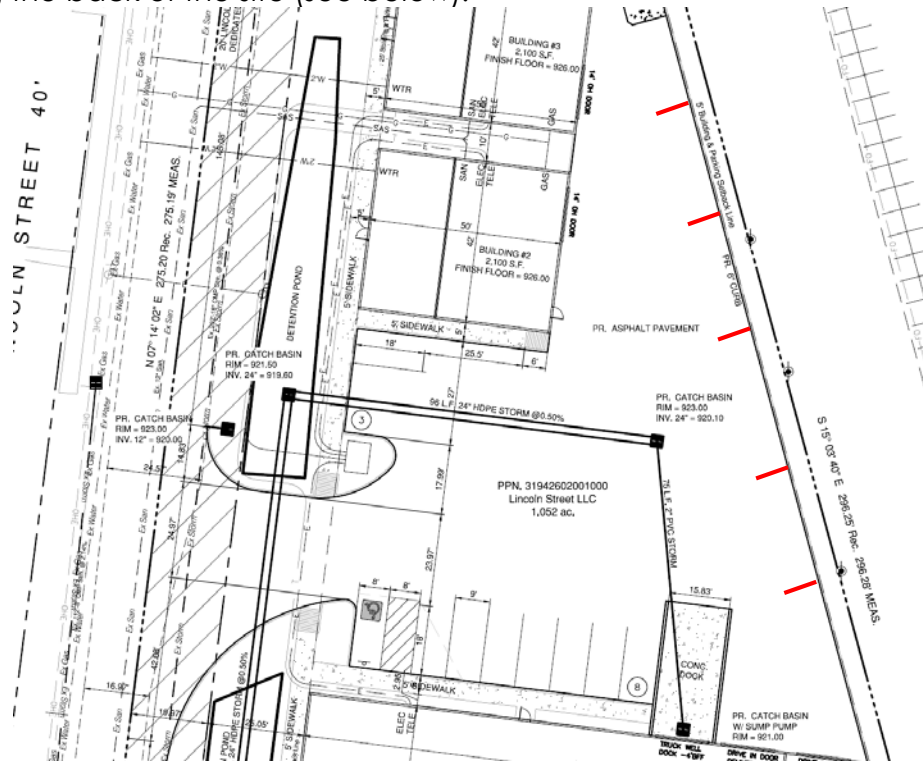
PRELIMINARY PLAN REVIEW I – JANUARY 11, 2015

Staff Comments

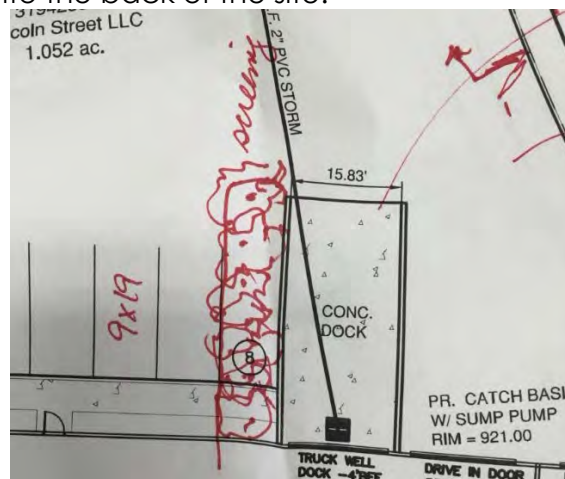
Staff is pleased with the submitted design, use and scale of the proposed development. By building up the downtown area, the city has a greater chance of continued downtown revitalization.

Staff however, does have some reservations with the submitted plan. They are as follows:

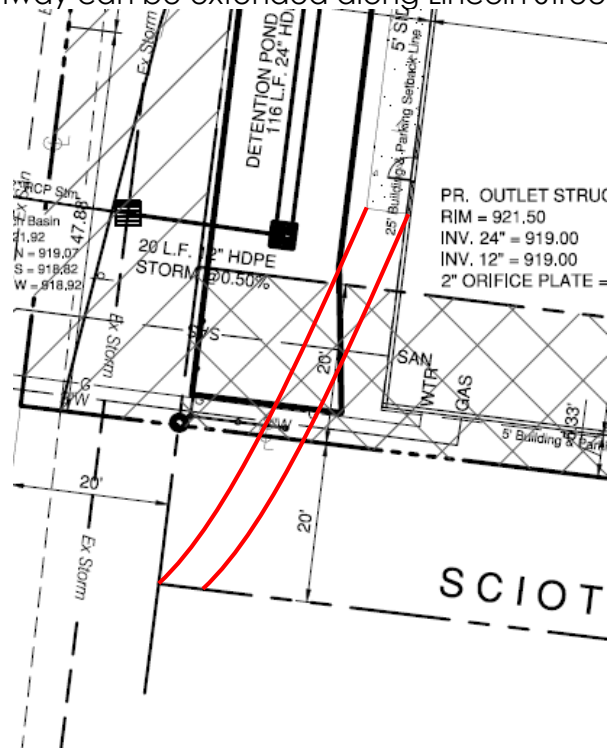
1. The number of parking spaces is insufficient. The applicant used warehouse parking requirements (1 parking spot per employee) in their calculations however, the appropriate requirement is for office use (1 parking space per 200 square feet). As a result, the site requires a total of 15 parking spaces, not 11. Staff suggests putting additional parking spaces along the back of the site (see below).



2. The loading dock needs to be screened. Staff suggest removed a parking space and using the space to screen the loading dock (see below). The removed parking spot could also be added to the back of the site. Staff determined that the 4 spaces above and the 1 space here could easily be fit into the back of the site.



- The sidewalks along the front of the site need to be extended to the property edge. This way, a pedestrian pathway can be extended along Lincoln Street in the future (see below).



Staff Recommendation

Staff recommends approval of the Preliminary Development Plan with the following conditions:

- Staff's comments above are incorporated into the plan.
- During the sketch plan phase, Staff noted that the property boundaries were ambiguous. The applicant worked with city staff to determine the proper boundaries and during the discussions it was determined that a vacation and dedication of property would need to be done in order for the parcel to meet set back requirements. As noted on the applicant's proposal, the land south of the proposed site needs to be vacated by the city and the land west of the property needs to be dedicated by the landowner to the city. By doing this the irregular and ambiguous property boundaries will be rectified. As a result, Staff would like Council to approve the right of way vacation before submittal of the final development plan.

SKETCH PLAN REVIEW – OCTOBER 8, 2014

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(a), the Commission shall review the Sketch Plan with the Owner and provide the Owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

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 buildings so that they are in line with the surrounding uses, especially the downtown buildings. This way, the development

seemingly extends the downtown aesthetic outward. The scale of the proposed buildings are similar to those found across Lincoln Street and as a result, the development will blend into the surroundings. As a business/warehouse use, the building will be used on a typical 9-5 schedule. A perfect use to be located near the railway. It will shield the residential neighbors, but also, the proposed use will not be bothered by the passing trains. The use is also welcomed, since it will add to the mix near the downtown. Employees at this site may live nearby and frequent the nearby shops.

The Downtown Revitalization Study shows a West Quadrant, indicating a varied mix of uses west of the railroad tracks (See Figure 1). The proposed use is a light commercial use and is ideal for its location with the railroad tracks. The buildings up front act as a buffer to the existing residential to the west. We will probably want to examine the specific types of uses that would be allowed within this development. Lighter commercial uses where larger space for a warehouse or storage needs is preferred, as opposed to construction contractors with equipment and materials storage. The types of uses can be explicitly stated within a development plan text.

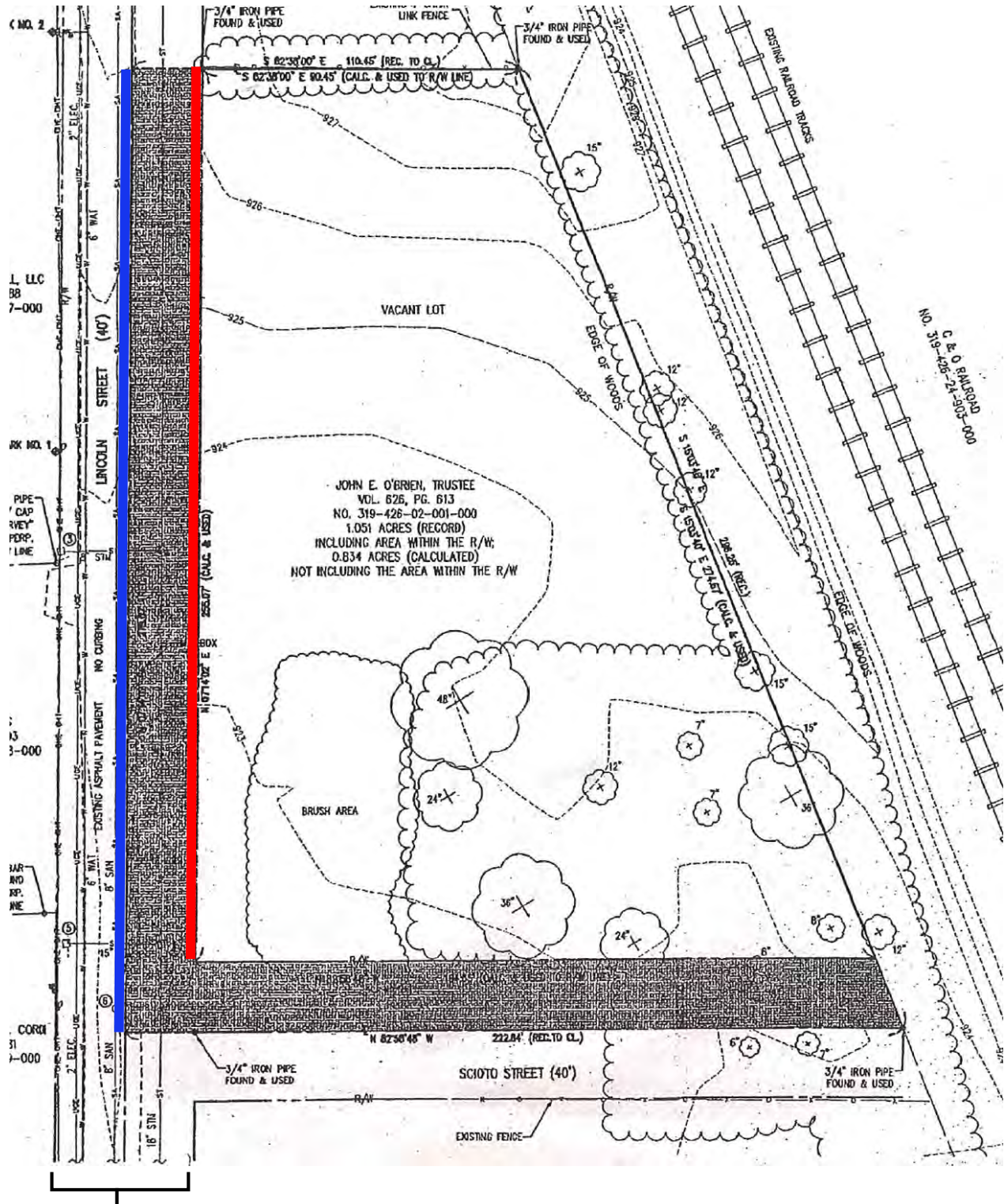
The proposed development is located in the Downtown Business District. Staff reviewed the rules and regulations of the Downtown Business District and found that the development is generally in line with its requirements. There is however, an issue with the survey as presented. Currently the survey may incorrectly show the property edge of the site at the road centerline (see Figure 2, see blue line). Staff did some research and found that the property line may actually be further back at the edge of the right-of-way (Figure 2, see orange line). Staff will need a correct survey to determine the appropriate setback requirements. As of now, Staff assumes the 20 foot setback requirement from the edge of the right-of-way line (Figure 3, see red line), which would then require the applicant to receive a front yard setback variance. Nevertheless, this can be determined at the preliminary development plan stage of review.

Pending corrections to the survey, Staff finds the proposed use to be generally in line with the Comprehensive Plan, zoning code and in concert with the neighboring uses, and an overall benefit to the city.

FIGURE 1 – Downtown Revitalization Plan West Quadrant Recommendations

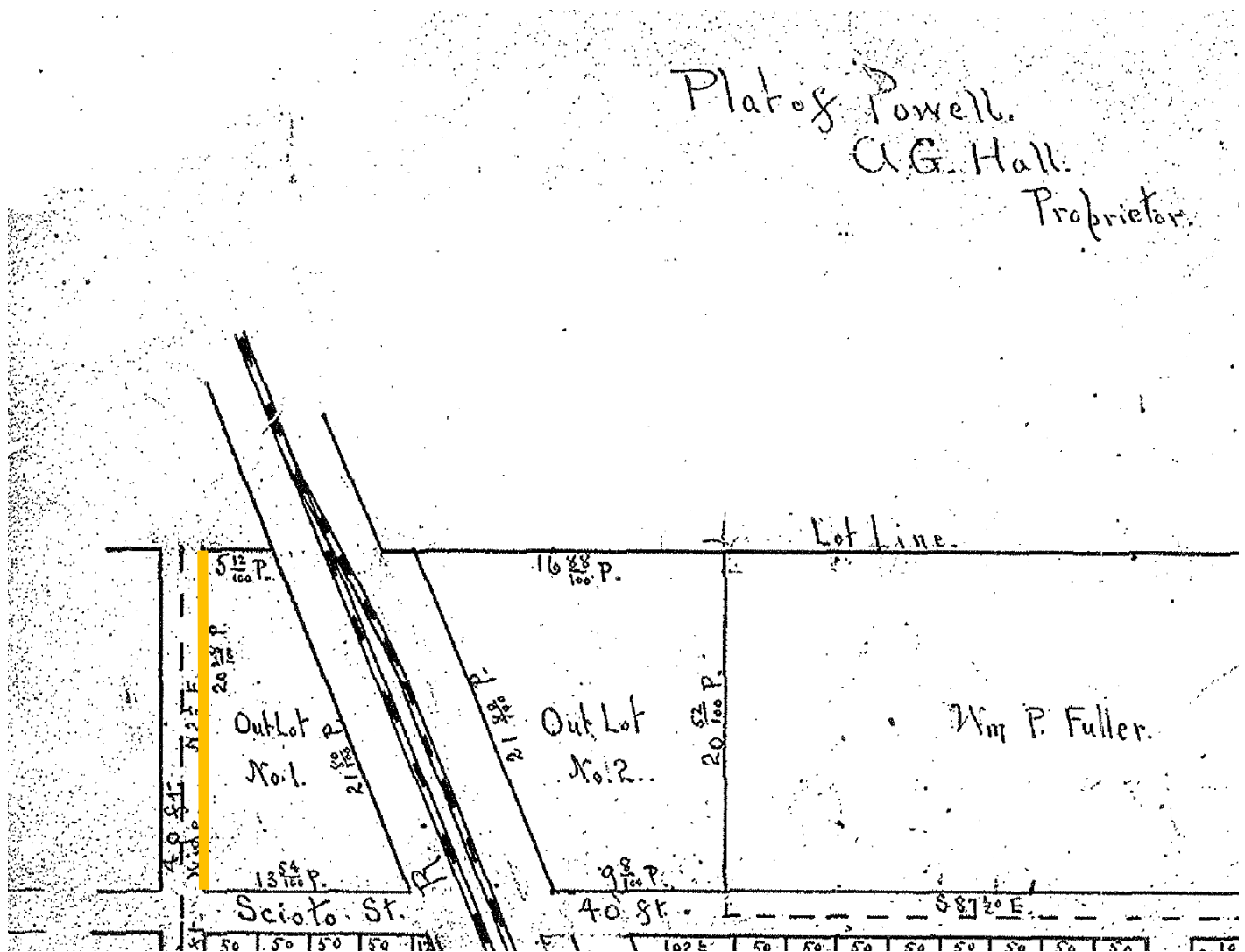


FIGURE 2 – ALTA Survey



Right-of-Way

FIGURE 3 – Original Plat of Powell



Staff Recommendation

The applicant continue to the preliminary plan stage. With the following conditions:

1. The applicant provide a Development Plan Text outlining proposed list of approved uses and prohibited uses.
2. Meet early with the city engineer's office to work through storm water runoff and other concerns.

3. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Site Aerial Map: <https://goo.gl/maps/QXZS3>

Project Overview

The applicant is seeking approval to demolish an old wood barn (pictures attached) and in its place, build a new shed. This application is review of a demolition and construction of a new commercial structure.

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, staff finds that the proposed pole barn does not comply with two zoning requirements. Even though the proposed barn exceeds some zoning code, 230 W Case Street is a planned district and as so, has inherent flexibility. Staff feels that the proposed project contains no negative externalities and should be approved.

First, while the proposed barn does meet side and rear setback requirements, 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. Additionally, the whole length of Case Street is not paved at this site. Second, 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'. Meaning, 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 its self. The heavily wooded site limits views both from Case Street and from neighboring properties. As a water tower occupies west neighboring parcel, staff considers the east neighboring view shed more important. The location for the proposed barn puts it behind of 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. Lastly, 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.

4. 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.

Site Aerial Map: <https://goo.gl/maps/kw3KZ>

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 (Figure 1).
2. Additional grass was added to the site to account for the reduced parking and building size (Figure 2).

Figure 1

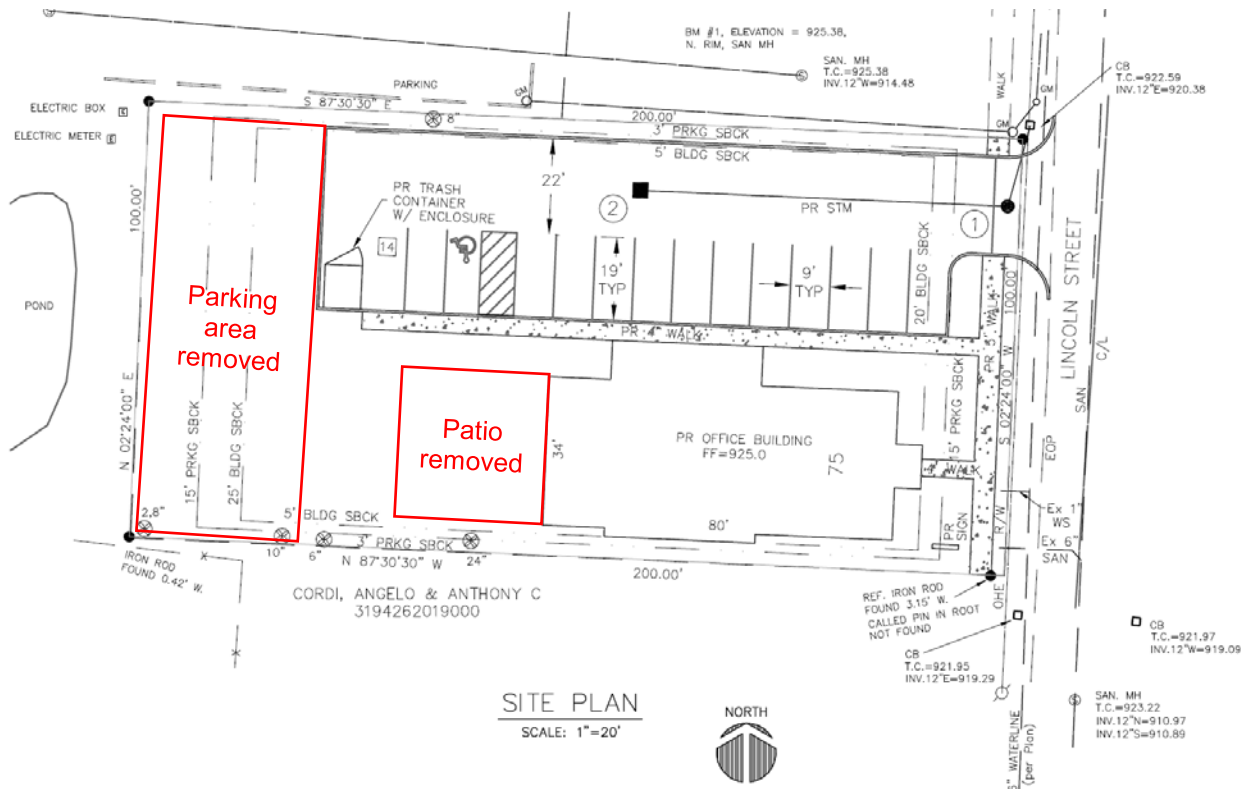
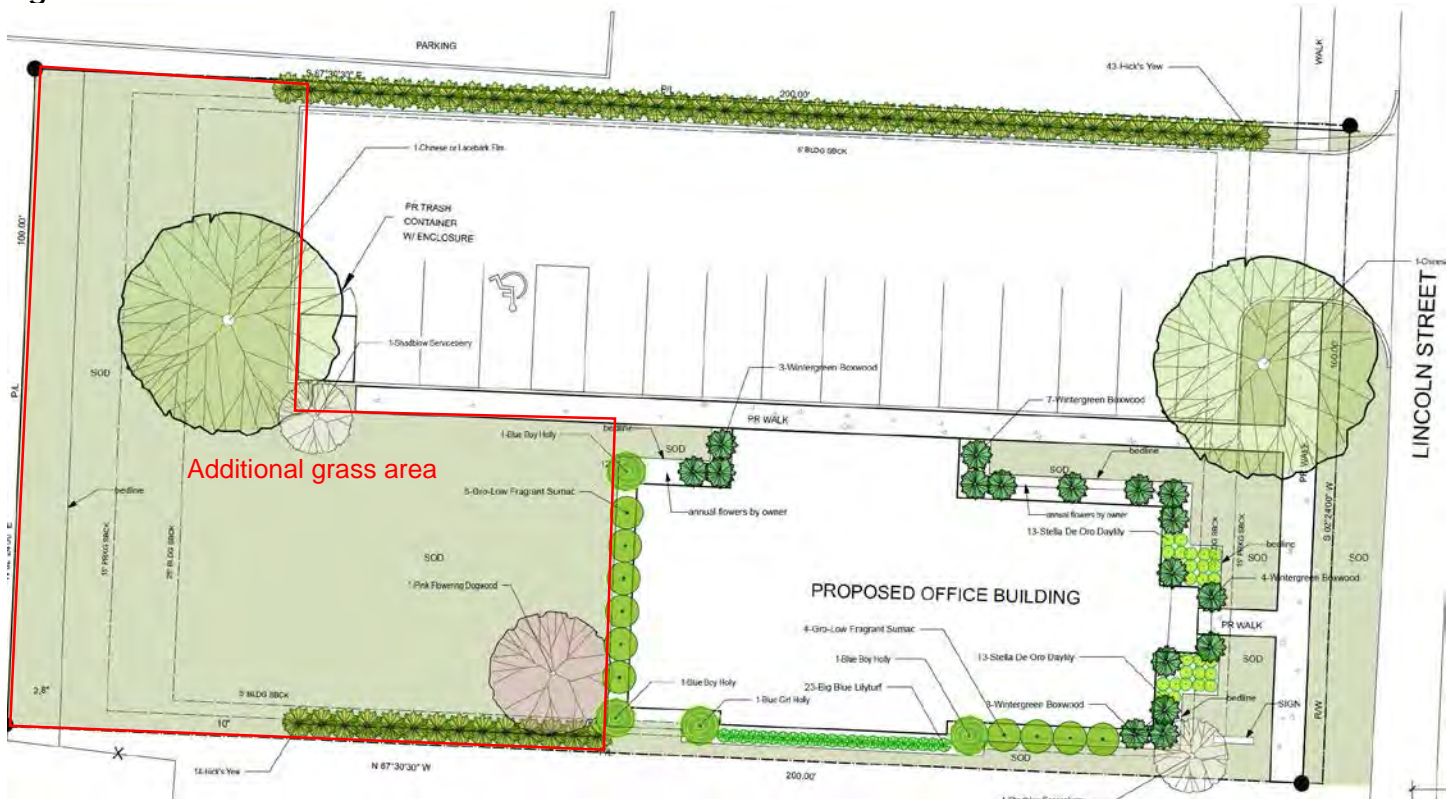


Figure 2



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" below is still a valid analysis.

Preliminary Development Plan Review I – February 11, 2015

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. This way, the development seemingly extends the downtown aesthetic outward. The scale of the proposed building is similar to those found in the Lincoln Street corridor and as a result, the development will blend into the surroundings. 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. Employees at this site may live nearby and frequent the nearby shops.

The site has less than one acre of impervious surface, so storm water detention should be easily attainable within the parking area.

Staff Recommendation

Staff finds that this proposal meets the requirements of the DB, Downtown Business District. All other aspects of the zoning code are also met. With that, Staff recommends approval of the Preliminary Development Plan with the following conditions:

1. The handicap parking is moved closer to the entrance of the building.

Staff makes this recommendation based upon the following Ordinance Review:

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 that this plan is consistent with 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 zoning of this property. Office 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. There will be a great deal of synergy between them. Workers at the offices will likely 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;*

The site will have increased traffic to the site. 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 requirements of the Downtown Business zoning 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 green space and landscaping around the perimeter and out front. As an office use, this is a sufficient amount.
- (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 and visitors to the businesses are likely to visit other downtown establishments either for food or general shopping.

Sketch Plan Review – January 14, 2015

Ordinance Review

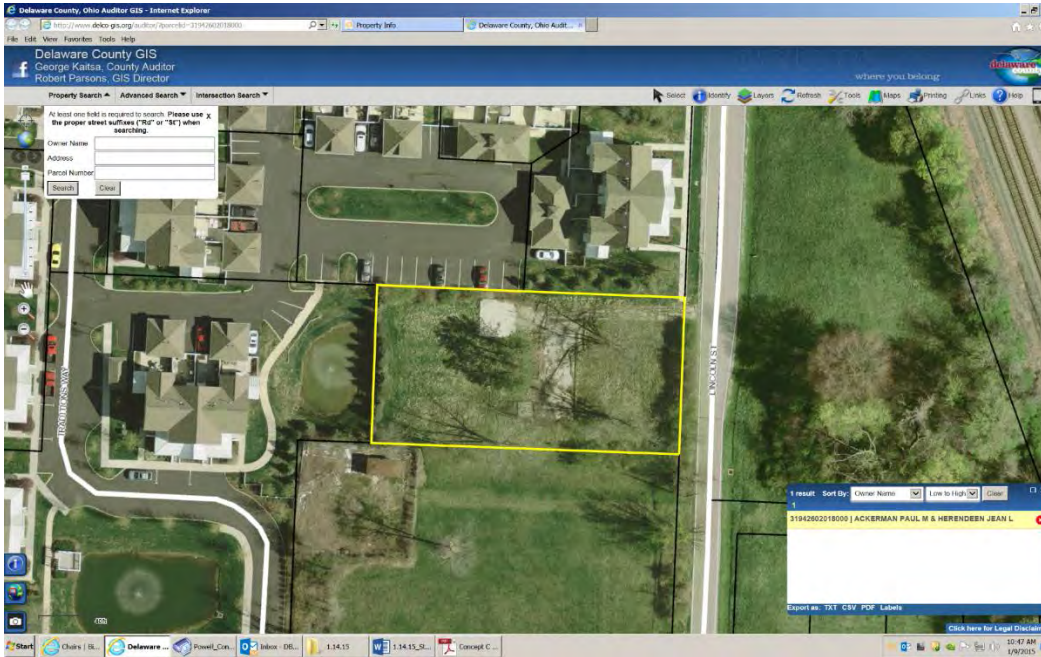
In accordance with the requirements of codified ordinance 1143.11(a), the Commission shall review the Sketch Plan with the Owner and provide the Owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

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. This way, the development seemingly extends the downtown aesthetic outward. The scale of the proposed building is similar to those found in the Lincoln Street corridor and as a result, the development will blend into the surroundings. 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. Employees at this site may live nearby and frequent the nearby shops.

The Downtown Revitalization Study shows recommended uses for the West Quadrant of the downtown which shows a mix of uses (See Figure 1). As can be seen by the highlighted red box, the proposed office use is in line with the recommendations of the Downtown Revitalization Study.

Aerial View of Site



The site plan shows the entrance at the north end of the site with parking to the side and rear of the building. The building was placed on the south side due to the need for a larger setback to the north based upon code requirements (the site plan is incorrect. The setback on the north side is 20 feet, adjacent to a residential use). If we were to "flip" the site and have the parking to the south and building to the north, a variance to this setback will be required. This proposed site plan allows for the "nicer" side of the building to face the residences to the north. There is a retention pond to the west, and undeveloped land to the south which in all likelihood will be developed as a mixed use commercial retail and office development due to its frontage on West Olentangy Street. Across the street to the east is the other proposal on tonight's agenda.

No landscaping plan has been submitted. It is anticipated that a buffer hedge row will be done along the north property line, at least along the first half of that property line where the residences to north are located. The parking for those residences are to the north toward the back half of the lot. There is plenty of room at the front and sides for landscaping to enhance the site.

No storm water control plan has been submitted. It is recommended that the applicant hire a civil engineer to prepare such a plan as early in the process as possible to avoid problems. Our City Engineer indicated that this should be an easy site to engineer.

FIGURE 1 – Downtown Revitalization Plan West Quadrant Recommendations



The proposed development is located in the Downtown Business District. Staff reviewed the regulations of the Downtown Business District and found that the development is generally in line with its requirements

Lastly, Staff sees the design of the buildings being line with the regulations of the Architectural Guidelines. However, Staff defers to the Architectural Advisor for specific comments.

In conclusion, Staff finds the proposed use to be generally in line with the Comprehensive Plan, zoning code, revitalization pan, architectural guidelines, and in concert with the neighboring uses, as well as having an overall benefit to the city.

Staff Recommendation

The applicant continue to the preliminary plan stage. With the following conditions:

1. Pay special attention to the Historic District Architectural Guidelines as they proceed into the next phase of review.
2. Start preparing site engineering concept for review by the City Engineer.