



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

MAY 13, 2015

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, May 13, 2015 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner; Susie Ross, City Clerk, Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

David Betz, Development Director, advised that due to the length of this meeting's agenda the public hearing for sign regulations has been rescheduled to a special meeting to be held May 27, 2015 and that meeting will likely have one other item on that agenda. Rocky Kambo, GIS/Planner requested to add a Staff Item. Mr. Kambo reported that the City is in the process of updating the Comprehensive Plan. A Young Residents Workshop was held on May 7th. Prior to the Young Residents Workshop, two large Public Workshops were held with over a combined 150 people attending. The May 7th workshop was dedicated totally to our younger residents and 16-17 Powell young residents attended along with a number of parents. The City is attempting to obtain a lot of public input on the Comprehensive Plan. Young residents don't always get the opportunity to voice their opinions. They held round table discussions, had visual preference surveys where images were put up on the wall and the young residents voted on the different images or styles of development that they like. The young residents were asked three questions; what do you like about Powell, what would you change about Powell and what is your favorite place in the world and why. We were able to get a lot of great input and data from the young residents. Commissioner Hartranft asked how old the young residents were. Mr. Kambo said the young residents ranged from 6-16 years of age. Commissioner Hartranft asked if the Commission can see the comments that were provided. Mr. Kambo said he would put the information together for the next P&Z meeting.

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

Commissioner Cooper had a question regarding a statement on page 6 of the April 8th minutes. He asked that the statement be stricken from the final minutes.

MOTION: Commissioner Little moved to approve the minutes of April 8, 2015 as modified. Commissioner Fusch seconded the motion. By unanimous consent, the minutes were approved as amended.

ADMINISTRATIVE REVIEW

Applicant:	Tide Cleaners
Location:	9551 Galloway Drive
Zoning:	PC, Planned Commercial District
Request:	Review changes to building including removal of porte-cochere.

Kirk Paisley, with M & A Architects, representing Tide Cleaners, 9551 Galloway Drive, was present to respond to comments from the Administrative Review (Exhibit A). Mr. Paisley stated that this project came before the P&Z Commission a year ago and has taken longer than expected, working through some issues to obtain final approval from Delaware County. He reported there have been some escalating costs due to the time taken. Now, the Franchisee and Tide Dry Cleaners Corporate are trying to make changes to reduce costs. The major and only change on the exterior is that they removed the porte-cochere on the front elevation on the west side of the building. Rather than have a drive-thru canopy with columns holding it up, it now is a metal canopy off of the side of the building. The canopy was a little off-center prior to the change and is now better aligned and helps balance

out the new front elevation. Mr. Paisley felt that previously the front porte-cochere masked the main tower element and with the porte-cochere gone the canopy element brings the tower element out to be a major feature of the building. Mr. Paisley also reported that the amount of signage was reduced. Previously there was a drive-thru sign on the porte-cochere and that signage goes away.

Mr. Betz indicated that nothing on the plans has changed except for the porte-cochere being removed and adding some elements of design trim at the top. Mr. Betz said the building looks much nicer with the changes and they recommend approval subject to Architectural Advisor's comments.

Chris Meyers, Architectural Advisor, said that he and Mr. Kambo met with the architect and discussed the project. Mr. Meyers said he realizes the project is in construction and changes occur, often creating the need to find ways to create some savings, but he isn't sure removing the columned porte-cochere should have been the first place to find savings. Mr. Meyers felt the original appearance of the building with the covered and columned porte-cochere had some significance to it, a really nice identity feature. Mr. Meyers recognized that this is a choice of the owner and applicant. Mr. Meyers stated that now there is a partial canopy only covering a portion of one of the drive lanes, it's not covering multiple drive lanes as the original one did. Mr. Meyers feels that this gives it an appearance of being very slight, very small and somewhat delicate; making the west elevation seem very thin. Mr. Meyers stated that he understood the need for reduction in scale for cost savings but thinks the building details are very substantial and robust and the canopy could be sized up a little bit more proportionately to tie in to the rest of the building details. Mr. Meyers mentioned how the cornice line of the building was dressed up with a whitish band around the building with brackets. Mr. Meyers suggested having the canopy tie in more aesthetically with the trim feature; either in color, proportion or add brackets below in addition to the rod support.

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

Commissioner Fusch indicated that he understands what the Applicant is trying to accomplish and he is good with the plan.

Commissioner Hartranft said that when the plan was first discussed the idea was to have the drive-thru area covered for people as a drop off area. He asked if that idea was gone because it doesn't appear as if even one of the lanes is covered. Mr. Paisley said it covers one whole drive lane, 12' deep by 20' long. There is an orange canopy that is over the actual drop-off. Mr. Paisley said the driver would be protected. Mr. Paisley said the concept remains the same; curb side service, an important part of the brand Tide Cleaners. Commissioner Hartranft said that he was fine with the plan.

Commissioner Little asked if Mr. Paisley is receptive to Mr. Meyer's suggestions. Mr. Paisley indicated that he would have to review with the Franchisee and if a motion is made that they deal with Staff on the final details, they will come to a mutual solution with Staff. Commissioner Little said that he is good approving the plan with the stipulation that there be one more review with Staff and Architectural Advisor.

Commissioner Boysko indicated that he is trying to understand the relationship between the west elevation and the plan. He asked if the orange element is an awning. Mr. Paisley answered that it is an awning. Commissioner Boysko asked if there is a door below the awning. Mr. Paisley said that it is an after-hours ATM for dry cleaning. Commissioner Boysko asked if both openings are the after-hours ATM. Mr. Paisley said one opening is the after-hours ATM and the other is a package drop-off. Commissioner Boysko said that he recalled having concerns with the west elevation because it was going to be a prominent feature in relationship to Sawmill Parkway so he was trying to understand all of the parts of the west elevation. He thinks the elevation is an improvement to what the prior plan had, the porte-cochere was a large feature that has diminished now and he is OK with the aesthetics of being a much lesser feature than before, he likes the articulation of the rest of the elevation and he thinks it is a fine solution. Mr. Paisley said that they were trying to make the awning fade away and make the building the more prominent element rather than the drive-thru. Commissioner Boysko asked if the canopy has lighting underneath. Mr. Paisley said that there are wall scones and he believes there are can lights within the metal canopy itself.

Commissioner Jester said he has been concerned through the review process because it is a prominent location on Sawmill Parkway. He feels the changes have made the plan better and he is satisfied with the plan.

Commissioner Cooper had nothing to add.

Chairman Emerick thinks the new plan gives it a cheaper look. He said he had a question as to whether the overhang was big enough to cover lanes, which is not the case. He thinks the original design looked better.

MOTION: Commissioner Little moved to approve the proposed changes brought forth in the Administrative Review represented by Tide Cleaners for the property located at 9551 Galloway Drive, subject to the following condition:

1. That a final review of the design of the awning cover shall be done with Staff and Architectural Advisor.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 2

LOT SPLIT

Applicant: Powell Commerce Park, LLC by Charles McClenaghan

Location: Lot 1978, Wolf Commerce Park Section 2

Existing Zoning: PI, Planned Industrial District

Request: To split Lot 1978 of Wolf Commerce Park Section 2, and add the split halves to each of Lot 1976 and Lot 1977, therefore having 2 lots instead of 3.

Charles McClenaghan representing Powell Commerce Park, was present to answer questions (Exhibit B).

Mr. Betz indicated that this is a fairly simple application and showed the plat map divided into 3 lots; Lot 1976, Lot 1977 and Lot 1978. The Applicant wants to split Lot 1978 and add the 2 back pieces to Lot 1976 and Lot 1977, to create 2 lots instead of 3. Mr. Betz said that the current owner, who has owned the property since the beginning, plans on selling and has listed the property for sale. Commissioner Fusch asked that the aerial view be shown again. Mr. Betz reviewed the plat map and indicated where buildings are located and where they can be built. He said the lots will share the drive, access ways and share in utilities. Mr. Betz said an agreement has been submitted for the City's Law Director to review to make sure all utilities and cross access easements work for this plan. Mr. Betz said the use is Planned Industrial (PI) use and the buildings are all office warehouses. If other buildings are built in the future, per the Development Plan, any changes to the plan would have to come back to P&Z for review. Mr. Betz said that Staff does recommend approval with the condition that the City Law Director review and approve the final form of the proposed cross-over easements prior to signature on the deeds.

Mr. Meyers said that this is the nicest lot split design he has seen in a long time.

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

Commissioner Cooper said that he has no problem with this review as long as the legal document on easements is reviewed by the City Law Director.

All other Commissioners and Chairman Emerick were OK with this review and had no further comments.

MOTION: Commissioner Little moved to approve the Lot Split brought forth by Powell Commerce Park for Lot 1978, in the Wolf Commerce Park Section 2, subject to the following condition:

1. That the Applicant shall review the proposed easements and such with the City Attorney to ensure proper designation.

Commissioner Fusch seconded the motion.

VOTE: Y 7 N 0

SUBDIVISION WITHOUT PLAT

Applicant: Golf Village Self Storage

Location: 7533 Woodcutter Drive

Existing Zoning: PI, Planned Industrial District

Request: To subdivide the current property into three lots, with the Self-Storage facility on Lot 1, and creating two vacant lots.

Bob Wolfe, representing the owner of Golf Village Storage, 7533 Woodcutter Drive, was present to respond to comments (Exhibit C). Mr. Wolfe said the original plan had 3 lots and the owner never planned on developing the entire site. The storage buildings are now nearly complete, with a couple more buildings to add. Once finished, the owner is not interested in further building. The owner would like to sell off the other 2 pieces of property. One piece of property, Lot 3, was designed for commercial use, primarily office buildings. There was previous interest in the property that fell through but the owner would still like to be able to sell Lots 2 and 3.

Mr. Betz said that in the early 90s when Golf Village was planned, this property was a part of the overall Golf Village plan of existing zoning of industrial use and the self-storage was a part of that plan. The original plan called for 3 lots and now the Applicant is ready to split. The County put a bridge over Home Road, reducing the size of Lot 3 considerably. Mr. Betz said there is a common access driveway that can access all of the lots. There are also

easements for drainage going to a detention area. Lot 3 would have to have its own detention area designed as a part of this plan. Mr. Betz said the City Engineer has looked at this proposal and Staff does recommend approval with the condition that final review and approval of all easements, addresses, lot numbers and other requirements of the City Engineer be in place prior to recording.

Mr. Meyers had no comment.

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

Commissioner Boysko had the only question. He asked if there is much developable land left in Lot 2 after the drainage is taken care of. Mr. Betz indicated that there is about half of the total acreage left for development and demonstrated where the buildable area is located. Commissioner Boysko asked if there will be set-back lines on the eastern property line. Mr. Betz said very minimal.

All other Commissioners had no comments or questions and are fine with the proposal.

MOTION: Commissioner Little moved to approve the proposed subdivision of current property brought forth by Golf Village Self-Storage located at 7533 Woodcutter Drive, subject to the following condition:

1. That the final review and approval of all easements, addresses, lot numbers and other requirements of the City Engineer shall be in place prior to recording.

Commissioner Cooper seconded the motion.

VOTE: Y 7 N 0

SKETCH PLAN REVIEW

Applicant:	Thomas L. Hart for Margello Development Co. and Schottenstein Real Estate Group
Location:	Sawmill Parkway and Seldom Seen Road, Liberty Township
Existing Zoning:	Liberty Township, Planned Commercial District (PC) and Planned Industrial District (PI)
Proposed Zoning:	City of Powell, PC, Planned Commercial District
Request:	To review a sketch development plan for a proposed 308 residential unit active adult community, and 5 acres of planned commercial development on roughly 44 acres, proposed to be annexed into the City of Powell.

Vincent Margello, Margello Development Co. and Schottenstein Real Estate Group, Sawmill Parkway and Seldom Seen Road, was present to respond to comments (Exhibit D). Mr. Margello played a video of Powell Grand and handed out folders. Mr. Margello stated that he is bringing a unique opportunity to Powell. Over the years, he has gotten to know what people want in regards to active senior adult living. Also, while living in Powell he has found that there are very expensive homes but there is no alternative for empty nesters, who want to stay in the community. He has created a resort community such as they have in the Carolinas and in Florida, where a person can sell their house and move into this resort community and rent your property, allowing them to be able to go to Florida in the winter time and not have any maintenance at all. They will build a tunnel under Seldom Seen Road to go to the new City park, have a large clubhouse and promote activities in the clubhouse. He said people in their 60s, 70s & 80s are the new 40s & 50s and should be called active adults and not seniors. Mr. Margello said they have not geared this community towards young professionals; there are no hot tubs, no restaurants with bars, but there is a putting green, a dog park, a community garden, move in assistance and there is 24 hour fitness facility with amenities. They have created home designs that will allow residents to be able to choose from a flat that has a master bedroom on the first floor, a unit that has a master bedroom on the first and second floors, a plan with an upstairs master bedroom which separates the activity downstairs from the bedroom and a 3 story building with an elevator system and a community center where people can gather for parties or playing cards. All units have garages. There will be no carports or a lot of cars sitting outside. They have created extra parking at the clubhouse in case people drive to the clubhouse instead of walking. Mr. Margello said he has found that older residents will chose the 3 story buildings for the companionship and security feeling. Mr. Margello said he chose the Schottenstein Group because he has known this group for years and the Schottenstein Group likes what he is doing. Mr. Margello said that he lives here and he wouldn't create this development if it would hurt the community. Mr. Margello asked Brian Schottenstein to speak about his company.

Mr. Schottenstein said he is very excited about the Powell Grand development. He thinks it is a project that hasn't been built in central Ohio yet. He said his company only builds in high end suburbs that have high standards like Powell. He looks forward to working with P&Z to create a development that both Powell and all of our neighbors can be proud of. Mr. Schottenstein also pointed out all of the different types of buildings. He said that the buildings located at the lower end of the development are the same as The Woods at Big Bear Farms; same 4 units per building, screened in porch, 2 car garage, large square footages. Mr. Schottenstein said the 3 story buildings are

for active adult suites which are all one level, with an elevator, with 12 garages in each building and extra storage in each garage. The amenities that will cater to this age group are cooking & fitness classes, moving assistance and 24 hour free emergency maintenance service. Mr. Schottenstein said their company won the BIA Developer of the Year 3 times in the past 7 years, they have a BBB A+ rating and they have a very good rapport with all residents and all of the municipalities.

Mr. Kambo read the Staff report (Exhibit 1).

Project Background

The property is proposed to be annexed into the City of Powell. As this property is surrounded on three sides by the City of Powell, it falls easily within our service area and access will come off of existing City streets. Mr. Kambo said it makes sense that this property be annexed into the City. Mr. Kambo showed an aerial imagery of the development and where it lies.

Proposal Overview

Current Zoning

The current zoning for the property within Liberty Township is PC, Planned Commercial District and PI, Planned Industrial District. These districts were established with a development plan named Seldom Seen Acres, which the Township Trustees have determined is an expired development plan. Therefore, any new development will be required to undergo review and approval of a new development plan, even if the development scheme remains the same as the original scheme, which had a mix of retail and commercial uses (including the possibility of a big box retailer) and Planned Industrial District uses such as a self-storage facility. There is an existing lattice tower type of cellular tower at the southeast corner of the site that will remain.

Current Land Use

The current land use of the proposed property is vacant. There has been some farming done recently. There are no particular interesting features to this property.

Surrounding Land Use

This site is bound to the east by the railroad tracks and the Wolf Commerce Office Park, to the north is the Seldom Seen Road park site and the maintenance facility and indoor recreations building on that master plan, the west and northwest are commercial uses including a large fitness facility and to the south includes the Woods at Big Bear Farms condominiums and Beechwood Park.

Current Proposal

The current proposal will place the entire property within the PC, Planned Commercial District and will be added to the Powell Commercial TIF area. The current proposal has 5 acres of unknown commercial development on two 2-1/2 acre lots that are closest to Sawmill Parkway. There is a proposed street extension of Bunker Lane that also occurs there. To the east of Bunker Lane is proposed an "Active Adult Community" consisting of three types of leased residential unit types and a clubhouse. The three types of units are as follows:

- | | |
|---------------|---|
| Building A - | Four buildings consisting of 30 units each (120 total). These are 1 and 2 bedroom suites, each with a garage space for one vehicle along with some surface parking lots. The Applicants met with Staff and cut down on parking. |
| Building B - | Fifteen buildings consisting of 4 units each (60 total). These are 2 and 3 bedroom ranch homes with 2-car garages. These are typical "pinwheel" design much like other condominiums in the area (just south in Woods at Big Bear Farms). |
| Building C - | Sixteen buildings consisting of 8 townhomes per building (128 total). These are 2 and 3 bedroom, 2-story townhomes with 1 car garages each unit. |
| Total Units - | There are a total of 308 dwelling units on the residential portion of the property consisting of 32.9 acres, creating a net density of 9.36 units per acre. If one utilizes the entire property to calculate the density, the gross density is 8.12 units per acre. |

Mr. Kambo said that the plan does take into consideration bike paths. He said the Applicant and Staff are still working on pathways to connect with the rest of the community.

Staff Comments

Comprehensive Plan

The current 1995 Comprehensive Plan Map shows this property area to be utilized for Village Lot Housing (Cluster; higher than S.F. Density) and Scenic Easement. Since that time, Sawmill Parkway has been built and the land area

adjacent to the parkway has been developed in a much higher density and intensity outside of Powell. Including the Golf Village plan, most of the adjacent developments were approved within Liberty Township and some annexed into Powell like Golf Village, Lifetime Fitness and CVS. It is anticipated that the Comprehensive Plan Update we have been working on will recommend some other types of land use than the current Comprehensive Plan. It deviates slightly from 1995 plan, but it is a 20 year old plan and we are moving more towards a different type of development pattern within the City of Powell.

Zoning Code

The property is being proposed to be developed under the PC, Planned Commercial District. This district was chosen as there are both commercial and residential uses, the uses as proposed are permitted uses that can be chosen, and the residential uses will be leased residential units, and be commercial uses as part of the Powell Commercial TIF. According to the developer, it is anticipated that upwards to \$50 million of assessed value will be constructed with this plan. The City doesn't just allow development because it's coming into our TIF district. That is a separate, positive impact. Staff sees this as positive development.

The Planned Commercial district does allow for the uses that are proposed. The maximum number of dwelling units in any Planned District development plan cannot exceed twelve (12) units per any one acre, shall be clustered around green spaces, scenic easements, water features or provide such amenities. We can see by the plan that this provides the amenities but they are less than the maximum 12 units per acre. If proposed along a parkway, the parkway must be built. The parkway already exists. The code also requires that there should be no more than 4 dwelling units attached side by side and no more than 8 per structure. There would be divergences to these requirements requested; they will have more than 8 units per structure especially in building C. When we examine density, we examine the impacts of the proposed development on the community overall, and can lessen the density as we examine the impacts on the roadways, sewers, etc. We think it is important to highlight the point of density. So many times we look at density alone but you can't look at density on its own, you have to look at overall what the development looks like, the scale, the size and the design of the development. You have to consider the neighboring uses, what is happening in and around the site.

There are a lot of other technical zoning requirements that this concept plan cannot show as it is such a conceptual plan. Therefore, Staff cannot comment on those at this time. When we get to the Preliminary Plan we will delve deeper into the Zoning Code and what this plan would hold.

General Comments

This property is very difficult to deal with. Although we can see this as a great opportunity to put in a great mixed used plan throughout all of the property, a plan such as this merits consideration. This plan provides for a transition of density from the existing Woods at Big Bear Farms condominiums trending to higher density toward the north of the property. The planned commercial properties toward Sawmill Parkway also makes sense. The internal street network seems to work appropriately, especially as the developer states that they will add interior sidewalks. The following items of concern are generally reviewed through the development plan process:

- In regards to density, is the proposed density reasonable for this location. As a development aimed and designed for seniors who have downsized, the impacts of density are less than a typical subdivision, young professional apartments, or other such uses. Single family homes generate a lot of traffic, have a number of people living at the home, a number of different cars. The type of use we have in this development is for people who have downsized. Staff felt that with this higher density but lower use, overall the density makes sense.
- In terms of traffic, a study should be completed to the satisfaction of the City and the County Engineer. Previous plans have been shown to require improvements to Sawmill Parkway and Seldom Seen Road. Seldom Seen Road is a very large throughfare road. Staff doesn't anticipate a great impact on roadways but with 308 units it is necessary to have a traffic study to ensure that we don't have to have dedicated right in, right outs or whatever the engineer deems necessary for the site.
- In regards to sanitary sewer, the question is whether there is appropriate sanitary sewer capacity available or are downstream improvements necessary. Previous plans have shown downstream improvements are necessary. Sanitary capacity is a problem in Delaware County. We asked the Applicant to speak with County Sanitary Department to ensure there is adequate capacity for this type of development.
- Financial, does this proposed development promote financial benefits to the City that outweigh negatives. Staff recommends a financial analysis be done as allowed by the zoning code. We will have to provide services to this new development. The City receives income tax and property tax. 75% of property taxes go towards schools and approximately 5% of income tax taken in is given to the City. We feel it is best to do a financial analysis to determine whether this is feasible for the City to have and then to provide services to such a large scale development.

- Regarding parking, Staff's initial suggestion is that there is too much parking proposed. We are OK with negotiating with the developer. We need to take into consideration different uses and different requirements and maybe provide divergences as necessary.
- In regards to open spaces, there is over 20% green space and recreational areas are provided for the anticipated residents. The Applicants have done good job of understanding the individuals who will use this site. This is an active adult community and individuals are going to want to be out and about in their community as well as Seldom Seen Park to the north. This creates a nice green area within the development and it creates better synergy with Seldom Seen Park, it blends well.
- In regards to pathway linkages, the question is, are there enough pathway linkages. There is an existing path to the southeast corner in Beechwood Park that Staff feels should be connected to this plan. Staff and the Applicant still need to work with each other to determine the pathway linkages. Staff is comfortable with the discussion held so far and by the Preliminary Development Plan. Staff would like to see those pathways shown on sites to the south and Staff will review more at that point.
- There are some layout issues Staff discussed regarding the townhomes and the senior suite buildings. The Applicant has done a lot of changing of their site plan. Staff suggested some layout changes between the C buildings so there would be more of a flow between the buildings. Staff asked for great architectural detail; will the architectural quality of the buildings be enhanced at a pedestrian scale, especially the townhouses where wrap around porch details and a greater number of porches and details can enhance that portion of the development. Powell is known for beautiful homes and this is an active adult community for higher end clientele. We want to ensure that we have beautiful looking homes. Staff defers to Mr. Meyers, who has a wonderful eye for architectural details.
- The larger Senior Suites buildings at Seldom Seen Road show great detail and design but Staff will once again defer to Mr. Meyers.

The planning concept and community desires for "aging in place" and providing for housing for those who want to stay in Powell, allowing them to downsize from quality single family homes which makes this a unique opportunity for the City, rather than a detriment. Overall, with some massaging of the plan through the development plan process, this proposal initially has merits. Staff wants to highlight the idea of aging in place. As of right now, the majority of homes in Powell are single family. The median age in Powell is 37, with 2-3 children per home. Powell has nothing for retirees or empty nesters. Staff thinks this does fit in and provides another housing option. Staff would prefer that when residents want to downsize that they don't have to leave, they can stay in Powell. This plan does a great job of providing that opportunity.

Staff Recommendation

This project should proceed to the Preliminary Development Plan stage of our review process, taking into account Staff recommendations and pending comments and recommendations that Mr. Meyers and the Commission may have.

Mr. Betz said we do have condo type developments where they are owner occupied, some of which do end up being rentals. This plan is for units that are all leased and under one management company. There are a lot of people who don't want to own anymore, they would like to sell their houses and just make a monthly payment and live their lives the way they want to. Mr. Betz said he heard a statistic that within 10 or 15 years 60% of the population will be 55 and over. It is the future. We will see more proposals like this and this is a good start.

Mr. Meyers commended the project team, the architect, planner and engineers; they are some of the best in town. He is confident they will have good product. Mr. Meyers thanked Mr. Margello for taking on this project because the City has seen other projects like this one and they weren't a good fit. As a sketch submittal, it's wonderful and headed in the right direction. Mr. Myers advised that moving forward, make sure general density of development is the correct blending of building to green space to streetscape; a lot of attention will be given to this as we move forward. Mr. Myers said as the designer of the park that is going across the street, he is excited to see they are putting in a tunnel and the City team on the park project will be excited to collaborate in terms of how the connection and extension of community reaches into the future park. Mr. Myers said that when it comes to the notion of having vehicles, pedestrians, bicycles and golf carts, you start to think about the different types of networks and modes of circulation that happen on a development like this. It would be great to see the different elements of circulation addressed to ensure they are safe and work within the network of this roadway. As an older resident community, one of the concerns that comes up is how do you have access for generous roadways for older drivers. Mr. Myers sees in the site plan that there are 2 main entry points. Mr. Margello said there are 3 entry points, they are gated and they all go out the west side, nothing goes out on Seldom Seen or Sawmill Road. Mr. Myers said there isn't much of a concern when it comes to traffic and the traffic mode, he wants to make sure it isn't just designed to the minimum standard but that it has some generous turning radius, approachability and access. This needs to be demonstrated as the plan moves forward. Mr. Myers said the attention of the design and

landscaping, buffer, mounding and the treatment of the south edge is something that folks will be interested in, especially the community to the south. Mr. Myers said he is sure Mr. Margello's team will approach this in a high quality way. Mr. Meyers asked if it is planned to be a single phase or multiple phase development. Mr. Margello said it is a single phase development. Mr. Margello said that the reason they have all of the entrances on the new road is because he did not want the traffic to enter out onto Seldom Seen. Mr. Meyers said for safety reasons and due to the train, it is absolutely the right place, he just wants to make sure the traffic mode is thought through. Mr. Meyers said that his role is to advise and rule on architectural design and direction. Mr. Meyers is looking forward to seeing the quality of the finer details, the materials, the connection of things and that it follows that great pedestrian feel and comfortable nature of a quality development. Mr. Meyers thinks this is off to a wonderful start and looks forward to seeing the next steps. Mr. Margello indicated that their architect will be more than willing to call Mr. Meyers and talk with him as they go through this process.

Chairman Emerick opened this item to public comment.

Connie Cogan, 261 Cederbend Court, said she lives to the northeast of the development. Ms. Cogan thinks this looks like a good plan, her parents would be interested in it but she does have concerns about density, especially the buildings along Seldom Seen. She is concerned about 3 story buildings. She said you don't see 3 story buildings in Powell except when it's an apartment complex. She said that even though it looks pretty, it looks like an apartment complex and looks big. Ms. Cogan said this is what they will see from their side of the development. Ms. Cogan asked if legally, if they are allowed to dictate the age of who lives there. She asked if there will be grandparents moving in who will then move in three generations. Ms. Cogan asked how it will affect the school district and traffic.

Mr. Margello said they can control the three generations of people living in one unit with leasing, they will not allow that. Mr. Schottenstein said the 3 story building isn't the typical apartment building; this is for active adults to live in.

Julie Meier, 305 Park Woods, The Woods at Big Bear Farms, said the big problem they have had is a traffic light. She said there has been so much development that it can take a lot of time to get out of the development, especially at peak traffic hours morning and evening. Ms. Meier asked if there are any plans to put in traffic lights or to connect the road. She said the previous developer was going to add a transfer lane to turn right into the development, to make it easier to get in. She would like to know if there plans for a traffic light or will it be decided later.

Mr. Betz said a traffic study will be submitted to the City for review which should take into account things like traffic signals, deceleration lanes, road width improvements, etc. He said you will see the studies and the recommendations from both the City and County Engineers at the Preliminary Development Plan.

Gary Mittendorf, 276 Park Woods Lane, The Woods at Big Bear Farms, said that last year he was one of the residents who adamantly opposed Lifestyle Communities. He said that he will support this development. He thinks they have done a great job, it looks great, fits right in with our décor. Mr. Mittendorf said that the traffic and density just needs to be addressed.

John Jones, 241 Cederbend Court, said he is concerned with the 3 level units facing Seldom Seen. He said he will look out his bedroom window and that is what he will see. He thinks 3 levels is too high and they look like glorified apartments.

Tom Gemperline, 290 Bear Woods Drive, said he is the Director at the Woods at Big Bear Farms. He had a message from their President Tom Faith, who has talked to 35 residents and has not found one complaint. They are totally satisfied that this is good for our community and good for Powell. They have confidence their borderline will be protected and strongly support this project at this time.

Darlene Kelly, 412 Park Woods Lane, The Woods at Big Bear Farms, said she has concerns with traffic, especially if there is a traffic light put in at the very first entrance to the north, which is their only exit and entrance. She is concerned about the volume of cars coming up Sawmill Parkway between 4 and 7 p.m. She is anxious to hear about the traffic study. Ms. Kelly is also concerned about the density. She feels the density is too high. She is concerned about fire trucks being able to get in and out of that community. She thinks it looks tight. She did the math, if you assume 2-3 cars for each 2-3 bedroom unit, there is the potential for 804 new cars in this community, which she is concerned about. Ms. Kelly is not in agreement with Tom Gemperline and a number of the members of the Board of Directors at the Woods at Big Bear Farms. She didn't vote for the previous development plan but she has interest in this plan; this plan is better, she just has concerns with the density.

Hearing no other comments, Chairman Emerick closed the public portion session.

Commissioner Fusch stated that we need more of these developments in Powell. He is very impressed with the design of the community and is looking forward to seeing more as the plan moves forward. His concerns are the same as Staff's and the Architectural Advisor's, including traffic and sanitary sewer but he hopes this plan moves forward. Commissioner Fusch said he is not concerned with traffic, he doesn't think residents will be coming and going much, increasing traffic on Sawmill Parkway between 4 and 7 p.m. He said retired people don't want to be out on the road during those times.

Mr. Margello said that he is also concerned with traffic. He lives on Powell Road and everything the City passes goes by the front of his house, but he is not concerned with traffic with this project. He said they have done their research and they are getting a traffic study done; this type of project will not create a lot of traffic. Mr. Margello said that the 4 buildings up front that everybody is concerned with are 3 story buildings because of the car cover underneath and the lounge area. He said most of the units are on the 2nd and 3rd floors. He pointed out that the LA Fitness building next door dwarfs these buildings. The architecture on these buildings is far better than the LA Fitness building. Mr. Margello said EMH&T is working on the sewer deck. This development is on a different sewer system than Shamrock, they are not on the Leatherlips system. Mr. Margello said that in regards to the Fire Department and emergency vehicles, the plan has to go through Engineering and be approved by the Fire Department and the Liberty Township Emergency.

Commissioner Hartranft asked what the height of the 3 story building is. Mr. Schottenstein said he didn't know exactly. Mr. Margello said they could get those figures. Commissioner Hartranft thanked Mr. Margello and Mr. Schottenstein for bringing this project to the Commission. He thinks it is a very positive plan for the City of Powell. Commissioner Hartranft asked what the price range is going to be for the development. Mr. Margello said it's a \$50 million dollar project so the rent is going to be high, units will be upscale.

Commissioner Fusch asked how you can regulate the age structure of the community. Mr. Margello said they won't regulate the age structure, they won't restrict kids coming back home at a mature age. He said this is not a community for 21 year olds, it is strictly designed for active adults. Mr. Schottenstein said this development gives the older adults a place to live before they enter into an assisted living facility and allows the older adults to stay in Powell. Mr. Schottenstein said younger people don't want to live in a community like this. He said all marketing will be geared towards active older adults.

Mr. Betz said this development provides housing opportunities for current residents' parents to move into Powell and be closer to family.

Commissioner Little said this is on the way to being a great project. He is interested in the age restriction and hopes it can be explored at the Preliminary Development Plan. He thinks an age restriction is something that can be done even if for a 5 year duration to set the tone. Mr. Margello said this is not a community where young adults will move in with kids; it is an active adult community that is going to have mostly seniors. Mr. Margello said in regards to density, they have offered something half the density than what was proposed before. He said the Commission has approved projects that have 140 units on 4 or 5 acres for senior type living and this is exactly what they have created with their project; an alternative to moving into an apartment building. They have given people an option to have a lifestyle very similar to the home they have owned for years. When a traffic study is done and this development is declared an active adult community, Commissioner Little asked if the type of residents will be taken into consideration in the study. Mr. Betz said yes, they will look at the type of unit and use ratings of average daily traffic generated by certain types of residential units. Commissioner Little asked if there is an age factor used in the study. Mr. Betz said no, the type of development reflects the type of people that would live there. Commissioner Little asked if you use Lifestyle Communities as a comparison, would the traffic study by nature would show less traffic. Mr. Betz said that if you compare the number of units for this development to the number of units for Lifestyle Communities, based on type of units and type of development, Lifestyle Communities would have generated more traffic than this development. Commissioner Little said he thinks the density is in the ballpark. Commissioner Little said it is important to do a financial impact study to see the benefits that come to the community. He said the people living in these units may not pay a lot of taxes. Mr. Betz said retirement income is not taxed in Powell. Mr. Betz said there will be employees that work at the development. Commissioner Little wants to be able to show what this type of development will do for the community. Commissioner Little encouraged them to keep working with the HOA to the south and the Orchards Condominiums. Commissioner Little asked them to look at the deceleration lanes on Sawmill Parkway, especially since there will be older adults. Older adults sometimes take their time before they make a big, sweeping turn. The deceleration lanes may be a benefit. He also asked that they take into consideration the traffic concerns of the HOA to the south. Mr. Margello said that will be addressed

in the engineering stages because Sawmill Parkway is a County road and the County Engineer will make all of those determinations after a traffic study on deceleration lanes, turn lanes and traffic lights is done. Commission Little said a traffic study may not warrant the deceleration lanes but they may be appropriate. Mr. Margello said that they understand the need for a deceleration lane on Sawmill Parkway to make a left-hand turn. Commissioner Little said that landscaping on the south end of the property is important. Mr. Margello said that is where the pond is and they are putting in a gazebo with a dock for fishing. Commissioner Little said that in regards to the A buildings on Seldom Seen, it would be a good idea to bring in a comparable building study to show how building sizes compare. He feels it would help.

Commissioner Boysko said he thinks we can learn from previous traffic studies and the previous development along Sawmill Parkway. He thought that some of those earlier conclusions found that the intersection would not allow traffic lights to be installed. He asked if this is driven by the County. Mr. Betz said yes. Mr. Betz illustrated where the previous plan recommended a traffic light and a new left turn lane. Commissioner Boysko said those recommendations were less driven by the use and more driven by volume of traffic. Mr. Betz agreed but said they will compare it to the previous study. Mr. Margello said EMH&T did the traffic study for the other plan and they will do the traffic study for this development. Mr. Betz pointed out that this land use is different; it has less of an impact because of the types of units in the development. Mr. Kambo cautioned drawing comparisons from a previous study that was different. Mr. Betz said there was a restaurant and a 40,000 square foot medical office building in the previous plan. He recommended taking a look at what a new study will come up with for this development and what the County Engineer recommends for Sawmill Parkway and go from there. Commissioner Boysko asked if the traffic study will take into account the 2 or 3 commercial sites. Mr. Betz said they will take into account 5 acres of a mix of office and commercial use. Commissioner Boysko asked what the parcel to the west is. Mr. Betz said it is a parcel that is remaining in the Township under separate ownership. At this time there is a daycare being built on the northern part of the parcel. Mr. Betz said they will look at all existing uses in the study. Commissioner Boysko asked how Mr. Margello intends on transitioning from commercial parcels to residential. Mr. Margello said they will do whatever benefits the active adult community. He is going to be very particular of what they put on those 2 parcels. They aren't going to shortcut the project; it is a \$50 million project that is owned by them and managed by them in the long term. Mr. Margello said he envisions a restaurant, a bank or some type of healthcare facility. Commissioner Boysko asked about the age restriction. Mr. Margello said he can control age through leasing. He said they are not going to promote large families in this community, it doesn't fit. They have targeted for active adults. Commissioner Boysko asked about the difference between leasing and owning property. Mr. Margello said research shows that at a certain age people don't want to own anymore, they want to go into an upscale community where they don't have to do anything; older people want a free lifestyle. Mr. Margello said they are creating a lifestyle where you pay the upper scale rent and you are worry-free. Commissioner Boysko thinks there is a unique opportunity to create some neat things with the green spaces, more of an urban garden and urban park. Mr. Margello said there is a dog park at the front, a putting green by the clubhouse and a community garden area. He said each unit has a screened in patio. Mr. Schottenstein said they have a screened in porch or a patio and the 3 story units each have a balcony. Mr. Margello said they have tried to create a backyard effect. He said they didn't cram in the units so they could have large backyards. Mr. Schottenstein said we will get into more detail down the road. Commissioner Boysko asked if those spaces are public spaces or for the community. Mr. Schottenstein said they are just for the community. Commissioner Boysko said it will be important to make it more pedestrian friendly, golf cart friendly and develop circulation systems within the site. He thinks there is an opportunity to create a link between the other parts of the community. Mr. Margello said they wanted this to be an exclusive, gated community. They do not want the traffic from outside to be going through. They want a country club type of effect. Mr. Margello said they have created a bikepath from the Woods at Big Bear to the tunnel to the park. Mr. Margello said people take advantage of active adults or seniors so they don't want people to go through. He wants the community protected.

Commissioner Jester said this is a great concept, it is appropriate for the community and it is in a good location. He said Mr. Kambo did a great job with the general comments and concerns. Commissioner Jester said he knows they will massage the plan. Commissioner Jester said he lives in this area and he is very proud of where he lives. He said he doesn't compare this project to Lifestyle Communities at all. Commissioner Jester said that he is hearing the same traffic issues now as he heard then. He said that if we don't do things right this time it will hurt development. He said no one wants to move into an area where the traffic is overwhelming. Commissioner Jester doesn't think traffic was handled well last time, it wasn't explained and it wasn't understood what was happening. He stated that it is critical that a traffic study is made, but not to point fingers and say we can't do anything about it. Commissioner Jester said it hasn't been done right yet and it has to be this time. Mr. Margello said they would bring their traffic engineer in to the next meeting so he can explain everything and how the conclusions were reached. Commissioner Jester said everyone needs to know how the financials are going to affect the City. Mr. Margello said he hopes the development helps the financial stability of the City and doesn't cause an impact on

the services of the City. Commissioner Jester said that if these things aren't brought out he is going to keep after everyone until they are taken care of. He said he is tired of hearing the complaints.

Commissioner Cooper thinks this is an awesome undertaking, a very class act and he looks forward to this going to the Preliminary Development Plan stage. He said he does want to see the traffic and the financial studies.

Mr. Margello said that they knew they didn't have a traffic study for tonight but they will bring it to next meeting.

Chairman Emerick thanked Mr. Margello and Mr. Schottenstein and said he is looking forward to the project. He said it is something the community needs.

PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: Spectrum Retirement Communities, LLC
Location: Attucks Drive & Liberty Crossing Drive
Existing Zoning: Liberty Township, Planned Commercial District
Proposed Zoning: City of Powell, PC, Planned Commercial District
Request: To review a preliminary development plan for a proposed assisted living and memory care facility on 4.37 acres.

Mike Longfellow, Spectrum Retirement Communities, Attucks Drive & Liberty Crossing Drive, was present to respond to comments (Exhibit E). Spectrum is an owner/operator/developer and they are owners and operators first and foremost. Mr. Longfellow said that since the Commission last saw the plan in September they met with Chris Meyers and have made positive changes; the biggest change being the flipping of the building. They feel that is was a positive change. The front door and the pond are now facing Sawmill Parkway, the access is much cleaner off of Attucks and half of the internal loop road is gone. He said the circulation is much cleaner. The back patio is now facing the back of the retail but they are proposing some screening behind the patio. The memory garden is on that side but it has a full height screened wall so they aren't concerned with that. He thinks they still have a good presence from Sawmill Parkway. Mr. Longfellow said there were some changes to the architecture in terms of masonry and window sizes that Mr. Meyers recommended. They tried to recompose the facades to add some interest. They are proposing 84 units of assisted living and memory care.

Mr. Betz pointed out the east elevation because it is labeled in correctly on the plan.

Mr. Kambo went over the Staff report (Exhibit 1). Mr. Kambo reported that the Applicant worked with the County Sanitary Engineer on the regional waste water rerouting to increase capacity of the Leatherlips pump station. He said currently there is minimal capacity in the area and rerouting has to be done to allow a development of this size to happen.

Proposal Overview

Spectrum Retirement Communities is proposing to develop an 84 unit Assisted Living and Memory Care Facility on property that is proposed to be annexed into Powell and be zoned within the City of Powell PC, Planned Commercial District.

Changes since the Last Submission

The Applicant has made the following changes since the September 10, 2014 submission; they mirrored the building and flipped it so that the building faces the pond and Sawmill Parkway, a landscaping plan has been submitted, preliminary engineering has been completed and interior sidewalks have been added.

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:

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

- Staff finds this proposal to be consistent with the spirit of Planned Commercial District (PCD) regulations. Nursing homes and elderly housing facilities are both listed as permitted uses in PCDs. On a more detailed requirements level, several site considerations are unclear.
- First, the proposed structure is slightly larger than the allowable building area. Plans show the building area at 38,730 SF compared to allowable area of 38,087 SF. This puts the proposed structure 643 SF, or 1.6%, over the allowable area.
- Second, the parcel ownership is unclear and thus establishing proper setback measurements is difficult. Plans only show Spectrum owning the western parcel (1). The eastern parcel is listed under ownership of the

commercial center, and is used as a retention basin (2). This would effectively establish Liberty Crossing Drive as the front of this parcel. Given that is the case, quality development while conforming to the letter of the law, is extremely restricted. Now, coming from sketch to preliminary review, Spectrum has mirrored their building at the request of Staff. Current plans show the building facing Sawmill Road. Regardless of parcel ownership, it makes sense to measure setback from Sawmill Road, effectively establishing parcel 2 as the front yard for the development. In essence, the setbacks were established when the original development was platted, and in essence the original development had the foresight that this lot would be developed overlooking the pond. The set back is determined by lot line, parcel 2 is part of previous development. Mr. Betz said we found out that when the subdivision was platted they set setbacks up even with 2 lots for this to be developed as one parcel. They have setbacks from the roadways versus from the property lines. Mr. Betz said they are fine with the way setbacks are.

- Third, height measurements on plans need to reflect the City's method. Current plans show height measured to the top of the roof, instead of to the midpoint between the ridge and the eve. Submitted plans show the top of the roof line to be 36'. Given this, height should be well within Powell's requirements.

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 believes that Spectrum's proposal for an assisted living and memory care facility works on this site. Occupants, staff, and visitors will have easy access to daily uses such as restaurants, within this commercial area.
- From an architectural and view shed standpoint, this proposal fits well. The proposed building, residential in style, will act as a transition between residences along Sawmill Road and the back of the commercial area. Additionally, as Sawmill Road experiences much higher traffic volumes than Liberty Crossing Drive, this arrangement benefits those passing through this area. Staff previously requested the proposed building to face Sawmill Road resulting in the residences and Spectrum facing each other, rather than the back of Spectrum facing the residences.

The relationships between uses, and between uses and public facilities, streets, and pathways;

- Having streets all around the facility, there is very good access to the site. Sanitary sewer, storm sewer and the overall storm capacity has been accounted for. There is a need to connect this site to the overall pathway system and that has been done, but could be better to connect the pathway up around the north end along Heath Drive.

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

- External road network: Given the proximity to Sawmill Parkway, this site has great access for both staff and visitors. Traffic generated by occupants will be marginal as this is an assisted living center.
- Internal: Spectrum's proposal shows access to and from both Liberty Crossing Drive and Attucks Drive. Plans show a logical internal network given the oddly shaped eastern boundary. Mr. Kambo pointed out that the loop is now a through street.

Adequacy of yard spaces and uses at the periphery of the development;

- As lot coverage requirements are met, open space is adequate. Mr. Kambo said that residents won't have to leave their development for much, everything they need will be at the facility.

Adequacy of open spaces and natural preserves and their relationships to land use areas and public access ways;

- Preservation: as this site stands undeveloped, there is no natural area to preserve. Staff does recommend additional landscaping on east side, more of a buffer. Mr. Meyers asked if they have ownership of both parcels. Mr. Longfellow said they will take ownership of pond.
- Landscaping: To meet code (1143.15) Additional landscaping, either natural or manmade such as a wall, is required to screen portions of the proposed parking lot. We suggest heavier landscaping along there.

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

- Site is to be developed as one phase.

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

- Twelve to fourteen months.

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

- No improvements to be made by Powell. Applicant is currently working on the sanitary sewer improvement to accommodate capacity needed for this project. It has already been approved by the Sanitary Engineer to begin construction of this facility. Mr. Betz said a traffic study isn't necessary because one was done when the original development was done. He said this use is much less than what was originally planned.

The community cost of providing public services to the development;

- This site is likely to require a higher quantity of EMT service.
- Site is unlikely to require much police service due to 24/7 staffing.

Impacts of the development on surrounding or adjacent areas;

- This proposed use has very little impact on the surrounding area. All of the services needed by the residents are internal to this property. Resident families will come and go from time to time, but the location of local retail makes it convenient.

Staff Recommendation

Staff believes Spectrum's proposal to be both generally meeting zoning requirements and a net benefit to Powell. Staff recommends approval of a Preliminary Development Plan for Spectrum to continue detailing their plans, including areas below, and advance to the Final Development Plan review, with the following conditions:

- Update landscape plan to meet screening requirements.
- Calculate building height using the City's method.
- Consider altering structure materiality or color from Spectrum's previous proposal (Spectrum 1) in efforts to make it stand out differently from the other, however Staff does defer to the Architectural Advisor for further comments.

Mr. Meyers said for a Preliminary Development Plan review there has been a nice effort to work with the comments of the community. He said he has appreciated the uniqueness Spectrum has brought and they were very accommodating. Mr. Meyers said this building creates a link between distant areas with the paths and the gentle landscape ties in the areas. He thinks the path area to northwest is great idea. Mr. Meyers doesn't think the dumpster is in the best spot but he can't suggest a different spot. Mr. Meyers and Mr. Longfellow met to discuss architecture, adjusting details on window's scale and size. Mr. Meyers would like to see the close up components in the Final Development Plan such as the trim details of the windows and the porte-cochere, how materials come together, etc. He would like to see the colors, materials and light fixtures. Mr. Meyers said the memory garden hasn't been detailed enough to understand but the video on their website shows detail to this area. Regarding parking, Mr. Meyers asked what would happen at a Spectrum facility on a holiday like Christmas Day when everyone comes to visit. Mr. Longfellow said Mother's Day is the worst holiday in regards to quantity of visitors and they make arrangements with schools or other institutions that are closed on weekends and holidays. They then provided shuttle service. Mr. Meyers said he just wanted to make sure there was a thought process on how to deal with the traffic. Mr. Longfellow said that for most of the year they are over-parked. They try to establish a balance because they want ample parking but they don't want too much parking because they want green space. They don't want people to not find parking either. Mr. Longfellow said they have a community van and cars that they can use regularly to shuttle.

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

Commissioner Fusch said he was glad to see this development. He feels the community needs it. He is glad they decided to flip the building. He said he had two concerns and both were addressed; the first was who owned the pond and the second was what you do on busy holidays. Commissioner Fusch said the only other concern he has is that the colors appear to be dark in the design drawing and wondered if it is just the drawing. Mr. Meyers explained that it is how the drawing is rendered.

Commissioner Hartranft thanked Spectrum for making the changes. He said he has no concerns or comments. He said he looks forward to seeing the details Mr. Meyers mentioned in the final plan.

Commissioner Little echoed the previous comments. He asked about the color pallet and the materiality. Mr. Longfellow said the color scheme is the same. Mr. Meyers suggested that 2-3 color samples be brought in for review. Commissioner Little asked if he understood correctly that the development would only be tight on parking during specific times. Mr. Betz said yes but Staff is comfortable with the proposed parking, 100s of parking spaces are available. Commissioner Little wanted to make sure we don't need to create more parking. Mr. Kambo said no, an agreement with surrounding facilities would be sufficient. Commissioner Little asked if there would be any residents that still drive. Mr. Longfellow said yes, there is a small handful of people that have cars and drive.

Commissioner Boysko said it is a beautiful development. He asked if there will be exposed grills, PTAC or VTAC kind of systems. Mr. Longfellow said all of the units are individually conditioned by PTACs and VTACs. The units will be below the windows in the picture frame area. The common area spaces are conditioned by rooftop units which are hidden. Commissioner Boysko said that it is important to develop the ponds and connect the bike path to the north. He thinks there are opportunities to create some areas along the path, more of a public area along the east side of pond and private areas for residents along the west side of pond; to utilize it instead of just landscape around it. Mr. Longfellow said that on the west side of the pond it is seen as an overlook. Commissioner Boysko thinks there is good opportunity to connect the site with the shopping center.

Commissioner Jester complimented Mr. Longfellow on the way they worked with Staff and made changes. He looks forward to the final phase.

Commissioner Cooper had no questions.

Chairman Emerick thanked Mr. Longfellow for the cooperation with Staff and Mr. Meyers.

MOTION: Commissioner Little moved for approval of the Preliminary Development Plan brought forth by Spectrum Development Communities, LLC for Lot 5129 and 5129B subject to the following conditions:

1. That the landscaping plan shall be updated to meet screening requirements;
2. That the building height shall be calculated using the City's method for doing so;
3. That alterations to the color schemes and/or materials shall be considered to allow for differentiation from the original Spectrum building; and
4. That the requirements of the Final Development Plan shall be met for the next meeting.

Commissioner Fusch seconded the motion.

VOTE: Y 7 N 0

OTHER COMMISSION BUSINESS

There was no further Commission business. The next Commission meeting is May 27, 2015.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:47 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: May 27, 2015


Donald Emerick
Chairman

Date


Leilani Napier
Planning & Zoning Clerk

Date

