



## 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

JULY 8, 2015

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, July 8, 2015 at 7:00 p.m. Commissioners present included Ed Cooper, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Shawn Boysko was absent. Also present were Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

Rocky Kambo, GIS/Planner updated the Commission on the Comprehensive Plan timelines. The Steering Committee will meet either July 28 or August 11, 2015, which will be the last meeting. The final draft of the Comprehensive Plan will be presented at the August 26 P&Z Commission meeting. P&Z comments and/or questions will be taken back to the Consultant, revisions will be made if needed and the final Plan will go before P&Z a second time on September 9, before being submitted to City Council for adoption.

### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

### APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of June 24, 2015. Commissioner Cooper seconded the motion. By unanimous consent, the minutes were approved.

### ADMINISTRATIVE REVIEW

Applicant: Ron's Express Carwash & Oil Change, Inc.  
Location: 8888 Moreland Street  
Existing Zoning: PC, Planned Commercial District  
Request: To review a proposal to add two point-of-sale (POS) shelters and a canopy at a car wash facility.

Jeanne Morr, Ron's Express Carwash & Oil Change, Inc., 8888 Moreland Street, was present to respond to comments from the Administrative Review (Exhibit A). Ms. Morr said the improvements are to modernize and streamline processes of the business. Customers will have RFID chips in windshields which will be read automatically, eliminating the need to pay each time the customer gets a car wash. The RFID chip will be tied to an account that will have a credit card on file. Corporate accounts can have an RFID chip for each company vehicle, eliminating the ability to charge personal car washes to a corporate account. The business can access their account online and see the number of oil changes and/or car washes for any given month. There will be two kiosk pay stations. Ms. Morr said the plans presented didn't incorporate an open sign or a red/green light signal notifying customers of an open lane. The canopy is red to match the red roof of the cupola on top of building.

Ms. Morr said her business has received a lot of calls inquiring about interior vehicle cleaning since A Touch of Class on Dublin Road has closed. This is a service she doesn't currently provide. Ms. Morr indicated she is going to run a test to see if there is enough of a demand for interior cleaning. The plan proposes a temporary canopy structure that matches the building so staff can be sheltered from the elements. Staff will also be able to perform hand washes. She found a stand-alone steam machine which will allow staff to environmentally perform a hand wash without water all over. The temporary canopy would be in place for this year to allow her to determine whether a permanent structure is warranted.

Rocky Kambo, GIS/Planner presented the Staff Report (Exhibit 1).

### Project Background

The applicant wishes to install one temporary structure for use as a shaded/tented interior detailing area for the remainder of the year to see if there is a demand for interior detailing. They also want to install two permanent structures for an instant payment station and an I-pass station. These would allow for automated payment versus having an attendant.

### Staff Comments

This property falls within the Golf Village development, and meets all of the zoning requirements for that Zoning Plan. The Golf Village Property Owner's Association will require approval as well.

### Ordinance Review

The Golf Village Zoning Plan takes precedent over the City of Powell Zoning Code in this case. The proposed permanent structures meet setback requirements and only require architectural approval through the Property Owner's Association. It is unclear how temporary the interior detailing area will be.

### Staff Recommendation

Staff recommends approval of this Administrative Review subject to the following conditions:

1. That the Golf Village Property Association approves the architectural review.
2. That the temporary structure is removed by December 1, 2015.

Chris Meyers, Architectural Advisor, had the following comments:

- He is glad to see the color being used is red. The red has become an iconic figure for the business.
- It would be great if the temporary canopy matches the building as if it were to become permanent, recognizing that it will be removed.
- The location of the temporary canopy is ideal; it is tucked around the side and doesn't compete with the view of the building.
- It is good to see the business being successful.

Chairman Emerick opened this item to public comment. Hearing no other comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper said the plan is good and it might save money on staff in the long run. He had no questions.

Commissioner Jester said the plan is good and he is OK with it as long as the canopy is gone by the end of the year.

Commissioner Little asked if the Golf Village Property Association has familiarity with commercial development reviews. Mr. Myers said Golf Village is very pro-business and for improvements to properties. Commissioner Little said he was good with the plan.

Commissioner Hartranft agreed with the plan, saying it is a great addition to the business. He asked if the lanes are going to be staggered so the lines keep moving. Ms. Morr said one lane will allow cash and credit, the other lane will be I-Pass only, allowing customers with RFID chips to use the pass lane. Commissioner Hartranft asked if there will be an additional cost for the I-Pass. Ms. Morr doesn't think she will charge for the I-Pass. Commissioner Hartranft said he welcomed the changes.

Commissioner Fusch asked what the business will do if they decide to continue hand washes and detailing permanently. Ms. Morr said she would come before P&Z again to obtain approval for a permanent addition, if the demand justifies a permanent structure. She asked her architect to design a plan for a permanent addition but she wasn't happy with it so the plan is being adjusted and discussed. Mr. Meyers suggested asking her architect to analyze the overall property. If the canopy is less than 10% of the overall square footage of the existing building, the canopy would fall under a category called "accessory use building", having different code limitations. Ms. Morr thanked Mr. Meyers for the advice.

Chairman Emerick said the only question he had pertained to the color and he is glad to see the color red was chosen.

MOTION: Commissioner Little moved to approve the Administrative Review brought forth by Ron's Express Carwash & Oil Change, Inc., 8888 Moreland Street, subject to the following conditions:

1. That the Golf Village Property Association shall approve the architectural review;
  2. That the temporary structure shall be removed by December 1, 2015; and
  3. That the applicant shall work with Staff to best determine how to designate whether lanes are open or closed.
- Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

### **FINAL DEVELOPMENT PLAN REVIEW**

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

Tom Warner, Advanced Civil Design, 422 Beecher Road, Gahanna, was present to respond to comments pertaining to the Final Development Plan Review (Exhibit B).

Rocky Kambo, GIS/Planner presented the Staff Report (Exhibit 1).

### Project Background

This project came before the Planning and Zoning Commission in May 2015 for a Preliminary Plan Review.

### 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 May 13, 2015 submission.

- Grading plan, as well as update landscape and utility plans provided.
- The pathway along the northwest of the site was changed to a circular pathway, the gazebo and scenic area were changed and a path connection in the southeast portion of the site is now shown in drawings.

### Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(k), in approving a Final Development Plan, the Planning and Zoning Commission shall adhere to the steps below:

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 City 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:

### **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;**

- The applicant is planning on a single-phase development to be completed within 12-14 months. The applicant has proven with their previous development they are capable of meeting this deadline.

### **The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;**

- The proposed site is located outside of current City boundaries and therefore the plan does not address the Comprehensive Plan directly. However, using the primary goals of the City's Comprehensive Plan, Staff finds the development in line with City's goals. Specifically, to improve the quality of life for the residents of Powell. As residents age and other residents want relatives closer by, this type of service facility provides a new option of housing that currently does not exist in the City.

### **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;**

- The site is located in an area well serviced by roads, Liberty Crossing Drive (private), Heath Drive (private), Attucks Drive (variable-public) and Sawmill Road (public). With limited traffic to and from the site, as well as

the many roads near the site, Staff feels the development will not generate traffic in an amount detrimental to the surrounding users. The majority of the residents living at the facility will stay on-site. Visitors and employees will be the only people coming and going.

**Proposed non-residential developments can be justified at the location and in the amounts proposed;**

- The proposed commercial/residential type of development fits nicely with the surrounding uses. The site has commercial located on three sides and residential developments on the southeast. The proposed use will also have a natural synergy between uses. Residents at the assisted living facility are likely to frequent the nearby commercial uses. As a result, the location of the site is appropriate for the use.

Commissioner Little said the current plot plan shows the business association owns the one portion of land that includes the pond. He asked if the applicant has acquired that portion of land. Mr. Kambo and Mr. Warner said the applicant has acquired the land.

- The amount (scale and intensity) of the building proposed is appropriate for the site. Although larger than neighboring uses, the proposed building will be oriented toward Sawmill Road and is set back far enough from the residential areas to the east to not seem monolithic. The setback from the commercial neighbors to the north and south of the site is also significant enough to not cause issue. In addition, the rear of the proposed building backs onto the rear of the commercial uses to the west, which means the building's scale and intensity will have no negative impact.

**Housing densities are warranted by amenities and conditions incorporated in the Final Development Plan and are in accordance with these planned district development requirements;**

- As a commercial use, the applicant is not tied to a particular density. Instead, Staff focused on the intensity of use on the site and determined it is reasonable.

**Lands to be dedicated to public use are of acceptable and usable size, shape, and location;**

- There are no lands being dedicated for public use.

**The area surrounding the development can be planned and zoned in coordination with and in substantial compatibility with the proposed development;**

- Yes. The surrounding area is mostly commercial, office, and residential. As a result, the proposed development is compatible with the neighboring uses. Also, the scale, size and development pattern is in line with the existing pattern of development. Furthermore, the type of use proposed will work synergistically with the existing uses, especially the restaurants and service businesses.

**The existing and proposed utility services are adequate for the population densities and uses proposed, and**

- Yes. The existing and proposed utilities are adequate. This will be confirmed by the City of Powell's Engineering Department and private utility providers.

**Adequate provision has been made for the detention and channelization of surface drainage runoff.**

- Yes. The applicant's engineer has addressed drainage runoff. The City of Powell's Engineering Department will review this to ensure that it is adequate.

Staff Comments

Staff is pleased with the improvements the applicant made since the last submission. However, there are some items Staff feels need to be included moving forward. They are as follows:

1. The applicant needs to calculate height using the City's method; instead of just picking eave, they need to gauge the height by choosing the mid-point between the eave and the ridge.
2. A pathway system needs to be added to the side along the east (Sawmill Road) and north (Heath Drive) to increase connectivity with neighboring sites. People are very likely to frequent the Tim Hortons to the north and there is no pathway to get there. Pathways in the City of Powell are what residents love the most, they love being able to move around the City using the multi-use pathways. It is very important this development falls into that multi-use pathway system.
3. The applicant needs to stripe the crosswalks from their site to the neighboring sites.
4. On-street parking along Liberty Crossing Drive is requested. Liberty Crossing Drive is a private drive and could be used for additional parking during holidays when the largest influx of visitors is present. Staff would like to see striping on Liberty Crossing Drive for the over-flow parking. Staff won't tie approval of the plan to this recommendation but Staff suggests the applicant obtain an agreement with the shopping center for over-flow parking.

Commissioner Little asked if the applicant owns Liberty Crossing Drive. Mr. Kambo said Liberty Crossing Drive is a private drive. Mr. Warner said they might be a member of the association which gives them certain rights to make requests but doesn't guarantee the ability to put in parallel parking. Commissioner Fusch asked where Panera Bread is located and if Liberty Crossing Drive is wide enough to allow parking. Mr. Kambo said Staff is suggesting the applicant analyze and see if parking could be allowed.

5. Staff recommends the applicant landscape around the pond to a greater degree than what has been shown in landscape plan.

#### Staff Recommendation

Overall, this is a very good plan for Powell and Staff recommends Final Development Plan approval with the following conditions:

1. All City Engineer's comments and concerns are addressed.
2. All architectural comments and concerns are addressed.
3. Staff's comments above are addressed. Staff doesn't feel it is necessary for applicant to come before P&Z again in regards to the pathways, landscaping and parking but will leave the decision to the Commission. Staff could review and take care of administratively.

Chris Meyers, Architectural Advisor, had the following comments:

- He has had a lot of meetings with Mike Longfellow about this project and doesn't feel his comments justify holding up this request; his comments can be handled administratively by himself and Staff.
- Pertaining to signage, there needs to be consistency on what the posts are made of. On page 3, which covers sign post details, there is a variety of different types of posts shown. Most posts call for a unistrut post which is what Powell is used to seeing, but the handicapped posts call for a cedar post which might get destroyed.
- Identification of the monument signs is lacking. The plan shows 2 monument signs at the south end but there is no indication of what the sign will look like, what material will be used, the sign size, graphics, and illumination. These items are typically covered in the architectural package but there has been no reference to this information. Since there are 3 points of entry, it makes sense to have a monument sign at the northwest corner.
- Landscape plans are more developed from what has been presented in the past. Site planning, site work, site circulation and parking layout are exactly as requested and are all compatible.
- He is disappointed in the architecture plans. The drawing is the same drawing that was presented the last time. The comments he presented before haven't been incorporated. Specifically, the plan shows a panel under the windows which had been described as a PTAC unit, with heating and cooling unit right under the window. The drawing shows more of a solid panel which creates 2 concerns; one, a conventional PTAC has a louvered system rather than a beautiful, architectural panel as shown; and two, PTACs by code have a 2 types of condensation drains. If there is a PTAC mechanical system under the windows, what is the final detail on the grills and how will the condensation be handled.
- He had asked for numerous items on the elevation drawing to be addressed; they haven't been. Items are:
  1. The size and scale of the columns around some of the windows not be so thin and spindle like.
  2. Consideration be given to making the post bases of the building a brick detail for durability and not be sided and trimmed.
  3. The columns and railing, which may have been added to create a variation in the length of the building, are covering a window, it is a flat and tacked on look to masquerade a window to look like a balcony. He had hoped for truthful looking variations.
  4. The elevation drawings seem to still be inaccurate in regards to what is north, south, east and west.
  5. It is hard to understand the purpose of the red awnings; are they an element to break up the façade or an element to create shade. There doesn't seem to be any logic to the awnings and they need to make more consistent if being used to create variation.
  6. He had requested and doesn't see more detail about what Mike Longfellow said was a trellis near the memory garden.
  7. He had previously requested the aesthetics of the light fixtures, detail of how light hits the wall, how the mechanical units are being dealt with, what is the screen wall on the roof made of, what is the height of the roof, what are the building systems and how are they accommodated into the architectural design. He had hoped these items would be included in the final packet and they weren't. The assurance has been given these items will be handled but there has been no true documentation.

Chairman Emerick opened this item to public comment. Hearing no other comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch said this is a great addition to the City. He agreed with Staff on the pathway system; the connectivity needs to be improved. He agreed the landscaping around the pond needs to be improved, integrating the pond into the overall design. He agreed with Mr. Meyers' comments about the panels under the windows, making the columns of the faux balcony more substantial so they fit in with the rest of the building and making the windows behind the faux balcony longer and higher to match the rest of the windows to create an ingress and egress look of a real balcony.

Commissioner Hartranft said this project is a great addition and will serve the residents well. He said there are a lot of items that need to be handled by Staff or put under architectural review. He asked if everyone is comfortable with handling it that way and approving this project based on that type of contingency. He is comfortable Staff can handle the landscaping items but there are a lot of architectural items that need to be addressed. Mr. Meyers said if the Commission is good with the general direction the project is headed, he and Staff can finalize all of the details he questioned. Commissioner Hartranft said he is comfortable moving on if Mr. Meyers is comfortable handling the details. Mr. Meyers said Spectrum has properties in Hilliard that could be looked at for reassurance the details will be handled. Mr. Warner said a lot of detail and money is put into landscaping; it is considered curb appeal and what draws residents in. He said Mr. Longfellow will work to meet all of the details.

Commissioner Little said this is the second major project the Commission has seen from the applicant and he is comfortable the details will get worked out without delaying a vote. He agrees with all of Mr. Meyers' comments and the comments need to be incorporated. The signage plan should come back before the Commission and the applicant should consider 1 to 3 monument signs.

Commissioner Jester said he can't remember a project with so many loose ends to tie up but he knows Mr. Meyers and Staff will get those items completed.

Commissioner Cooper said he agrees with Mr. Meyers' comments, particularly the windows and faux balconies. He does have a concern about parking along Liberty Crossing Road; he isn't comfortable with it. He is fine with Mr. Meyers and Staff handling the open items.

Chairman Emerick thanked the applicant for cooperation throughout the process and is sure the cooperation will continue.

MOTION: Commissioner Little moved to approve the Final Development Plan brought forth by Spectrum Retirement Communities, LLC, located at Attucks Drive & Liberty Crossing Drive, subject to the following conditions:

1. That the applicant shall calculate height using the City's method of using midpoint between the eave and the ridge;
2. That the applicant shall finalize a pathway system to be added along the east and north sides of the property to increase connectivity with the neighboring sites and the applicant shall gain final approval from Staff for those pathways;
3. That the applicant shall stripe cross walks from their site to the neighboring sites as appropriate;
4. That the applicant shall investigate whether an on-street parking agreement on Liberty Crossing Drive can be established or consider whether an agreement can be made for over-flow parking within the Association's existing solid surface lots;
5. That all City Engineer comments and concerns shall be addressed;
6. That all Architectural Advisor comments and concerns shall be addressed and confirmed with Staff;
7. That a signage plan shall be brought forth before the P&Z Commission prior to receiving an occupancy permit; and
8. That additional landscaping shall be required in the pond area and the applicant shall work with Staff for final approval.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

#### **OTHER COMMISSION BUSINESS**

The next meeting will be July 22, 2015. Mr. Kambo said Powell Grand is likely to be on that agenda. Mr. Meyers said he was asked to meet last week with Joe Sullivan and Jim Houk of the Powell Grand project. They looked at very detailed exterior elevations and site planning details and Mr. Meyers gave them feedback. He is excited to see what is brought to the next meeting and he is pleased with the effort being put into the project.



**ADJOURNMENT**

MOTION: Chairman Emerick moved at 8:02 p.m. to adjourn the meeting. Commissioner Fusch seconded. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: July 22, 2015**

Donald W Emerick 8/26/2015  
Donald Emerick  
Chairman

Leilani Napier 8/26/15  
Leilani Napier  
Planning & Zoning Clerk



