

MARCH 4, 3014

made, and further cars stack in the through lane it could cause a backup to occur. He said by experience, when people want to make a left turn when traffic is backed up, the queuing shifts when people move up to let cars through but that will not always occur. Councilman Bertone asked for clarification about the building timeline. Mr. Betz said the engineering for this project is extensive and will take most of this year to complete. He said Staff will look at the improvements along Olentangy Street and make sure the plan for that is consistent with what they want; it needs to be implemented first. He said the apartment development will happen next from the back to the front and the retail will be the last to occur. He said they anticipate that the apartments will not be occupied until mid- to end of 2015 and the retail will be completed after that.

Councilman Bennehoof said the package presented is very thorough with the exception that the Traffic Study cover page has more detail on it than the pencil drawing that backs it up. He said there is a drawing of a road configuration and in the notes he read that the turning lane would have a queue for two and that is not that far from the terrible problem they already have on the railroad and it will exacerbate that by having queuing in both directions. He said that is a concern and he does not see it addressed in the package. Mr. Betz said the whole traffic study was not provided but he will make sure it is provided. Councilman Bennehoof said he applauds some of the traffic improvement measures incorporated but it is not enough and with retail and commercial he does not know what kind of target commercial enterprises are intended that may be high volume turnover that could further exacerbate the traffic problem. He said he is a little troubled in a variety of ways on variances; when he computes density he tries to understand the allowable density but in a mixed-use situation such as this, when the commercial is subtracted from the 8 acres (roughly 50%) then the density is way beyond what they would allow. Councilman Bennehoof said they cannot use gross acreage as a density barometer in this situation; they should be using net density but that is a matter for the master land use plan if it is written so they can use gross acreage. He said that will need to be reviewed and perhaps revised. He said the parking lot reduction is not terrible significant but it is a reduction and he is not sure he cares too much about the sign variance. He said it is double the allowable amount but he will have to see a mockup to see if it is offensive. Councilman Bennehoof said he would like to understand what commercial properties will exist and the traffic they will generate. He said those questions need to be addressed by the second reading.

Councilman Lorenz asked what assurances they have that the commercial component will be developed. He said in one instance they approved a development for Midas where the entire parcel was supposed to be developed within a certain time frame and that has not occurred. He said that is one of his concerns with this proposal. He said he does not see anything in the ordinance before them that holds this developer accountable that he will execute this plan as shown to the fullest degree.

Charlie Vince, Property Co-Owner, said they have worked with Staff and the Planning & Zoning Commission for the past six months to make sure they are within the Comprehensive and Downtown Plans. He said they have been very sensitive to the architecture of the area to keep the project in residential scale and have kept a buffer zone of dense trees; they are approximately 182' away from the houses behind the site. He said they are surrounded by residential to the south which they have buffered and industrial to the west. Mr. Vince said the landscaping design is in packets and it includes the traffic study information and the proposed infrastructure they propose such as widening Powell Road, the turn lane and the addition of streetscape. He said they do not consider this a huge development but it is fine for Downtown Powell. He said rental housing is in demand downtown or they would not consider it.

Councilman Cline asked what type of commercial use they anticipate. Mr. Vince said they anticipate segments of the center will be 20' x 70' sq. ft. units for small businesses. He said they anticipate doctor offices or real estate offices. He said they have designed this project to fit in with the downtown so think they will attract the same types of businesses as that area. Councilman Counts asked if there is any contemplation of a restaurant. Mr. Vince said they have not had interest in a restaurant tenant but he feels it would be a good use. Councilman Counts asked if the parking contemplates that possibility. Mr. Vince said it does. Councilman Counts asked for the ratio of one-bedroom to two-bedroom apartments. Mr. Vince said they propose a total of 64 apartment units and 16 of them are one-bedroom. He said the cost of the property, cost of the development and cost of the offsite improvements demand that these will be high end units. He said they are completing a development in Worthington that has wood floors, nice lighting packages, high end appliances, washer/dryer and high end carpeting. Councilman Counts asked about the likely range for monthly rental of the units. Mr. Vince said rentals run about \$1.10 - \$1.25 per sq. ft. which translates to \$900 to \$1,000 per month. He said the one bedroom units will be a little less. He said the retail will be \$18 to \$20 per sq. ft. plus the cost of the common maintenance area. Councilman Lorenz asked about the square footage of the residential units. Mr. Vince said a one-bedroom is 700 sq. ft. and the two-bedroom is roughly 1000 sq. ft. Councilman Lorenz asked if it would be fair to say that with the allotment of the commercial buildings they