



PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, December 9, 2015

7:00 P.M.

1. SKETCH PLAN REVIEW

Applicant: Pulte Homes
 Location: 8213 Steitz Road
 Existing Zoning: Liberty Township, Farm Residential District (FR-1)
 Proposed Zoning: City of Powell, PR, Planned Residential District
 Request: To review a sketch plan for a proposed subdivision consisting of approximately 128 units on roughly 70 acres.

Aerial Site Image: <https://goo.gl/maps/YRzGQyfwnxJ2>

Project Background

The applicant met with staff in early October to introduce the submitted subdivision. Between that meeting and this formal submission, staff and the applicant discussed ways to improve open space, include appropriate housing and lot types, and roadway layouts.

Proposal Overview

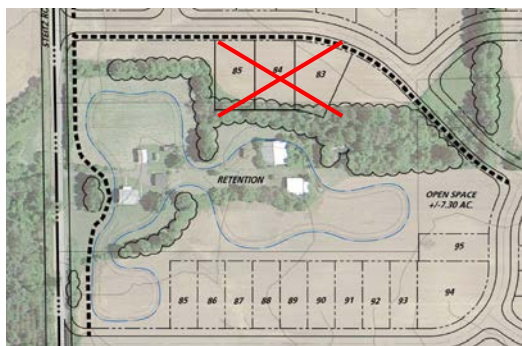
The applicant is proposing a 128 unit subdivision on roughly 70 acres. There are two housing types planned for in the subdivision, in the south west, smaller lots catering to empty-nesters, and retirees. The other type of housing in the remainder of the subdivision will be typical, large-lot single family homes. The home values will range from approximately \$400,000 to \$600,000+.

Staff Comments

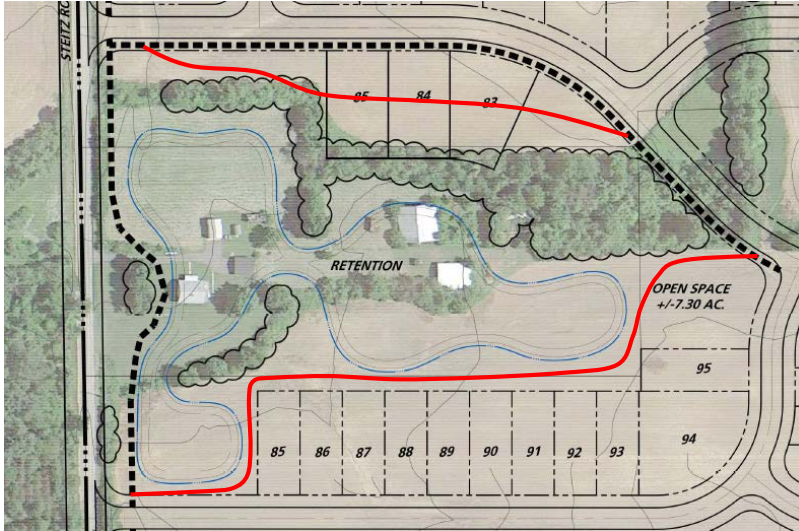
More refinement will be needed as the process continues, but staff is content with the design of the subdivision as it stands. Overall, the developer is working with the existing land to maintain as much open space and greenery as possible, which is in line with the 2015 Comprehensive Plan to reinstate the "rural character". Tree lines and stands are to be preserved within common open space.

Staff would, however, like to offer some suggestions for discussion. They are as follows:

1. Remove lots 83, 84, and 85 from the northern main entrance road. This would increase the amount of open space and takes out lots that seem out of place. Furthermore, it would reduce the density of the project from 1.81 du/ac (dwelling units per acre) to 1.77 du/ac, which is more in line with the 1.7 du/ac maximum that staff feels is appropriate for this area of the city.



2. Have the multi-use paths go through the above open space area instead of at the edges. This would provide a loop trail that residents could use. Also, it improves safety, by taking the trail from the along the road to an interior space. Essentially, separating the pedestrian from the vehicle.



3. Consider connecting the two north east cul-de-sacs in order to create a loop street. This option has both positives and negatives that will need to be discussed at the next meeting. For instance, one positive is that by removing the dead-end streets, traffic flow is improved and reduces conflict points. This allows for better access for school buses, trash trucks, emergency vehicles, etc. A negative is more roadway and higher maintenance cost to the city, and less interconnectedness of open space. Staff defers to P&Z for direction.



After preliminary analysis, the number of students that can potentially come from this development would be roughly 116 (128 units * 0.9 child yielded per unit). This is likely an overestimation since a 0.9 yield is the highest yield possible for homes that range in price between \$400K and \$550K (figures from the 2014 Student Potential Analysis conducted by the Olentangy School District). In staff's opinion, this number of students has no greater impact than any of the other development happening in Liberty Township, just outside of Powell's borders.

Traffic impacts will be analyzed by the City in conjunction with the County Engineer's office. We anticipate that there will need to be roadway improvements along the frontage of Steitz Road, and off site improvement participation at the intersection of Steitz and Home road and/or Steitz and Rutherford Road. Based upon these improvements, the developer will be doing their fair share of roadway improvements based upon the impacts they create.

A cursory fiscal analysis shows that this development should be a positive toward the City in that the home values on average are higher than \$350,000.

Lastly, as stated in the 2015 Comprehensive Plan, annexation that is strategic in nature should be done. One of Powell's biggest draws is its multi-use path system. This development allows the continued expansion and connection of this system. This development will allow Powell to link up its most north western development, Reserve at Scioto Glen, to various other areas of the City. Also, this site will then provide walkable access to the new City Park Site that will be developed in Reserve at Scioto Glen to Golf Village.

[Ordinance Review](#)

In accordance with the requirements of Section 1143.11(a), this initial Sketch Plan/Pre-Application meeting is to provide comments and suggestions to the developer in an informal session, indicating many of the criteria that the City will look at when reviewing their plans during the development plan review process, it being understood that no statement by officials of the City shall be binding upon either party at this point. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

[Staff Recommendation](#)

Staff recommends that the applicant continue through to the Pre-Annexation Agreement with City Council and the preliminary development plan stage of the development review process.

2. ADMINISTRATIVE REVIEW

Applicant: Twisted Metal Collision
Location: 212 N. Liberty Street
Zoning: Planned Commercial District (PC)
Request: To amend a previously approved sign plan.

Aerial Site Image: <https://goo.gl/maps/Qf1ee89L7Gm>

Project Background

Several years ago, the Planning and Zoning Commission approved a master sign plan for this property that included two small directional signs, one at each entrance. The businesses have changed within this building with the only constant being Goodwill. Since the Planning and Zoning Commission's review, Staff has reviewed and approved several sign face changes, without the size of the directional signs being changed. The proposal is for the approval of a larger directional sign at the south entrance, from 28" x 54" to 44" by 54", an increase of 6.5 square feet, in order for the applicant to install a sign at the south entrance that does not decrease the size of the Goodwill portion of that sign.

The applicant's portion of the monument sign is being obscured. Over the past few months he has been working with staff to find a solution. One suggestion the applicant offered was to redesign the existing directional sign on the site (see image A2) in order to place his business logo there as well. Staff was fine with this idea as long as the directional sign stayed the same size. During discussions with staff, he stated that Goodwill was unwilling to reduce the size of their sign. As a result, the applicant is requesting a larger directional sign in order to place his sign there and keep Goodwill's sign the same size.

The applicant has provided a number of reasons for the request. One such reason is that the location of the existing monument sign is confusing for patrons coming northbound on Liberty Street since it is located at a northern driveway and the applicant's business is located at the southern entrance. Second, the applicant has stated that the monument sign is constantly being blocked by parked cars of the cars dealership to the north, which leads southbound travelers not seeing the sign at all (see image A1). If approved, the applicant will remove a directional sign on the site and replace with the proposed sign (see image A2).

A1



A2



Proposal Overview

To provide for a larger secondary directional sign at the south entrance.

Ordinance Review

The Planning and Zoning Commission has the authority to approve an overall sign plan for the property, which was previously done. This proposal seeks to increase the size of one of these signs by 6.5 square feet.

Staff Comments

Staff does not see any issue with granting this minor change. An existing directional sign already exists and it would be replaced with a sign approximately 6.5 square feet larger and 18 inches taller. The sign change, although larger, should have minimal impact.

Staff Recommendation

Staff recommends approval of the amended sign plan.

****Commission please note: Staff is currently working with property owner on a few site violations with regard to the car dealer and driveway widening, however this applicant has no violations.****

3. PLAT REVIEW

Applicant: Verona LLC
Location: 4419 W Olentangy Street
Existing Zoning: Planned Residential District (PR)
Request: To review the phase 1 subdivision plat, which consists of 79 single family lots and 4 open space lots.

Aerial Site Image: <https://goo.gl/maps/p4tsy1c74VD2>

Project Background

The Verona subdivision is an approved subdivision consisting of 166 units on approximately 114 acres. The presented plat review is the first phase of the total development, consisting of 79 single family lots and 4 open space lots. The applicant is seeking approval in order to begin construction before the parade of homes in 2016.

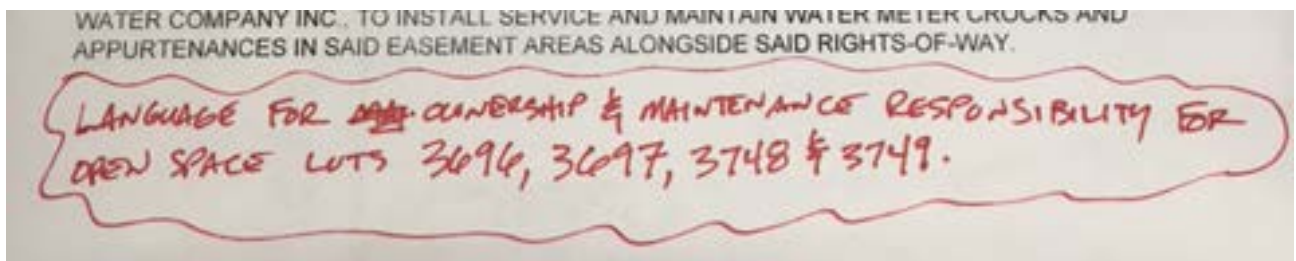
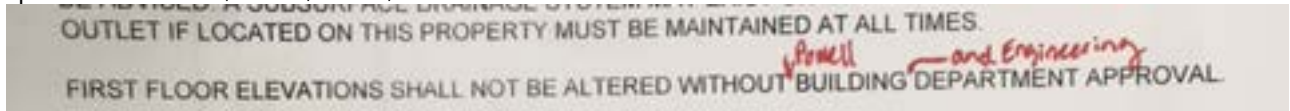
Approved Development Plan Synopsis

The Development Plan that was approved within Liberty Township can be found at the following link: <ftp://powellftp.us/Transfer%20Folder/Verona%20Approved%20Zoning.pdf>
The annexation agreement between the Developer, Liberty Township and City of Powell allowed for the acceptance of the approved zoning by Liberty Township into Powell. The Preliminary Plat was approved by Delaware County Regional Planning Commission, however the Final Subdivision Plat has yet to be approved.

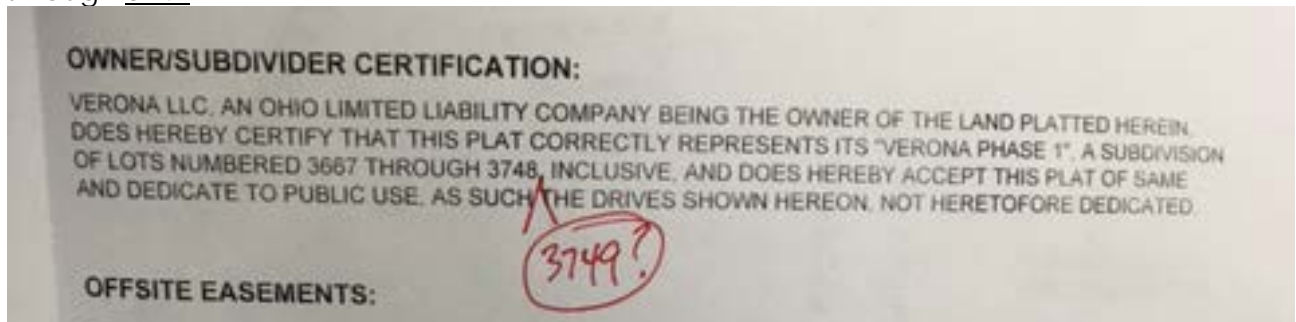
Staff Comments

Staff finds that the plat is overall consistent with the approved development plan. However, the following items need to be addressed:

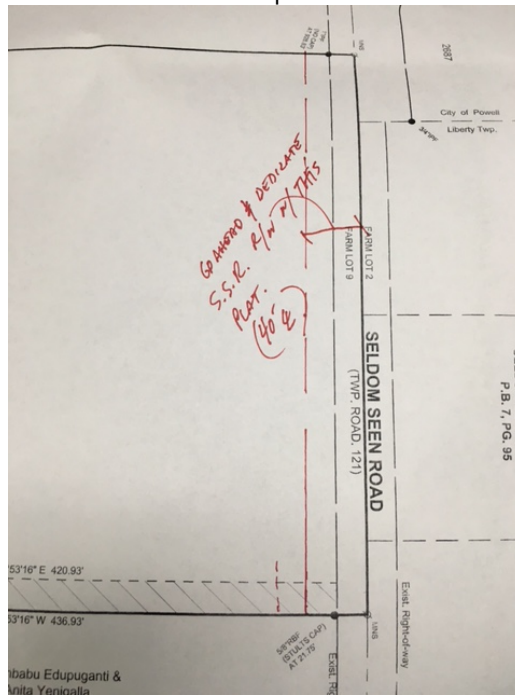
1. The fourth paragraph in the notes section on page 1 should actually read: First floor elevations shall not be altered without Powell building and Engineering department approval.
2. The notes section requires language for ownership and maintenance responsibility for open space lots 3696, 3697, 3748, and 3749.



3. Under the Owner/Subdivider Certification section, it should read: ...lots numbered 3667 through 3749...



4. On sheet 4, the Seldom Seen Road right of way (ROW) should be dedicated with this plat. As a result, the applicant should draw onto the plat the 40 foot ROW.



As long as these four items are addressed before signing final plat documents, staff is comfortable with recommending approval.

Ordinance Review

Section 1107.08 of the Powell Codified Ordinances requires a plat to be submitted and approved, and then recorded, prior to the sale of any lots and the dedication of streets for public use. The owner has already begun construction of streets and site improvements as allowed by the County, and they are in progress to be completed for the Parade of Homes next summer. The owner has also submitted their guarantee for work to be completed.

Staff Recommendation

Staff recommends approval of the plat with the following conditions.

1. City Engineer approves all easements and other engineering related items.
2. Staff items are addressed in a revised plat before signing.