



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, August 10, 2016

7:00 P.M.

1. ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: Arlington Land, LLC
Location: 2470 West Powell Road (Powder Room property)
8.75 acres off of Beech Ridge Drive
Existing Zoning: PC, Planned Commercial District &
R, Residence District
Proposed Zoning: PR, Planned Residence District
Request: To approve a Zoning Map Amendment and Preliminary Development Plan for the development of 48 single family condominium homes and changing the zoning map from PC, Planned Commercial District and R, Residence District to PR, Planned Residence District.

Aerial Site Image: <https://goo.gl/maps/sFPUmNe8eoH2>

Project Background

The last time P&Z reviewed a proposal for this site was on March 11, 2016. Since that time the proposal went before Council and also received a positive vote. Following Council's action, the residents of Powell filed for a referendum and the proposal was put on the ballot. The vote was not in favor of the development and as a result, the proposal did not proceed.

In order to bring the proposal back before P&Z the applicant is required to make substantial enough changes to be considered a new application. The developer has since made the necessary changes to the initial proposal in order to bring it back before P&Z for review. To ensure the proposal meets the substantial change test, the city's Law Director provided a verbal determination to ensure it indeed meets the criteria to bring it back before P&Z.

Changes since the Last Submission

Since the first submission, the applicant has made the following changes:

1. The most substantial change is that the proposal no longer has a road going through the development and through the Powell Center plaza to the west to Grace Drive.
2. As a result of the removal of the road, the entryway has changed and now includes a new home.
3. The ownership structure has changed. Before it was going to be condominium type ownership. Now, it is proposed for fee-simple single family lots with a HOA maintaining the yards and common areas.

Proposal Overview

Arlington Homes is proposing a high-end single family development on the property where the Powder Room building currently exists. The property consists of 8.748 acres of land that sits between the commercial property along Grace Drive, Powell Center, and Olentangy Ridge subdivision. The property looks like a flag lot, where the thin or pole area, approximately 2.8 acres, of the lot is zoned PC, Planned Commercial District. The remaining 5.9 acres is the square or flag portion of the lot and is

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

According to the submitted text, the homes will range from a minimum of 1,200 sq. ft., but it is anticipated that the homes will be in the 2,200 to 3,000 sq. ft. range, with all natural materials, high roof pitches and high quality construction. It is envisioned that this development will be a high end condominium community with prices \$400,000 and up per home. Conceptual home designs have been submitted with this plan. Conceptual site features have also been submitted, such as stone driveways and lead walks, quality street lights, and landscaping.

At 5.49 dwelling units per acre, this is a higher density than we would normally see for a typical single family subdivision development with public roads, etc. However, due to many sight locational disadvantages, Staff views this property as a transitional one located between the single family subdivision of Olentangy Ridge at a density of 2.36 dwelling units per acre and the commercial property to the west and south. The Powell Center property is currently zoned DB, Downtown Business District. That zoning category can allow for multi-family or small commercial development wherein our downtown residential and commercial districts allow 7 du/acre. The current zoning of the subject property can allow for up to 23,000 square feet of commercial development on just the small flag pole portion (2.8 acres) of the parcel. **The redevelopment of this property as a residential use versus a possible commercial use is preferred as it will have less of a detrimental effect on the adjoining single family neighborhood.** In fact, this development should enhance the property values of the adjoining Olentangy Ridge properties by having a known compatible single family development with home values higher than those adjacent.

In the past, the City approved two other single-family condominium developments by Epcon Communities within the PR, Planned Residence District. One was approved at 4.2 dwelling units per acre and the other was approved at 5 dwelling units per acre.

The current status of the property has three buildings and some outbuildings. There is also a large pond on the west side of the property that accepts storm water runoff from Olentangy Ridge from the north. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plan and engineering development. The developer's engineer has been working from the beginning of the process with our Engineering Department.

The streets within this development will be private and gated, and are to be maintained by the homeowners association. Access to the site is limited to the existing driveway location at Olentangy Ridge Place. **Typical single family traffic analysis would show that 10 trips per day per house are generated, therefore 480 trips per day, and a peak hour estimate of around 36 trips. The current zoning of the small portion of the site would allow for 23,000 square feet of commercial development. Assuming that was done, around 987 trips per day could occur, with a peak hour estimate of 48 trips.** The traffic impact from this development is also anticipated to be less than that generated by the historical (shooting range and restaurant) and recently current (shooting range and concealed carry classes) uses on the site. No additional improvements to Beech Ridge Drive will be anticipated. The developer has hired Traffic Engineering Services to perform a signal warrant analysis to the City. According to this report, the Four Hour Signal warrant (only one of nine warrant possibilities) is met, meaning that a traffic signal is currently warranted at this intersection prior to the development, and that warrant is generated from the traffic coming off of Bartholomew Boulevard from the south. The Beech Ridge Drive traffic, both existing and post development, still does not meet the warrant. What this basically means is that the intersection does warrant a signal, but the impact from the development is so low that no other improvements are necessary based upon the proposed development.

The subject property is within the Downtown Powell Area Tax Increment Financing District. The final estimate of property valuation at build out for this property will range from \$14 million to \$18 million. Over the remaining life of the TIF, that valuation could bring well over \$1 million to the TIF Fund for infrastructure improvements that benefit the TIF district. This will cover a traffic signal installation at the intersection of Beech Ridge Drive/Bartholomew Blvd./Powell Rd. when the City determines it is necessary (or other type of traffic mitigation technique such as a roundabout), along with many other public infrastructure improvements in the downtown area.

The development plan indicates a 25 foot rear yard setback (for one home right at the entrance) and otherwise a 30 and 40 foot rear yard setback. Olentangy Ridge minimum rear yard setback is 30 feet. The minimum distance between the homes is set at 10 feet. In Olentangy Ridge, the minimum side yard setback is 8 feet, giving a minimum distance between buildings at 16 feet.

The detailed landscaping plan is well thought out and provides for perimeter landscape buffering that enhances the existing trees along the property lines, and a street tree planting plan as well. Each house also has a typical landscaping plan. This will make the development a much higher quality overall.

Sanitary sewer service is being provided from a location at a current manhole at Beech Ridge Drive. This sanitary location may prevent basements from the units in the first phase. Staff does not see any conditions where sanitary sewer provision will be a problem.

Storm retention will be provided through a proposed new pond that will replace the existing pond, and through other best management practices that will be reviewed by the City as well as the Ohio EPA through permits required by that agency. The drainage from Olentangy Ridge to the north will be designed to be accommodated within the newly created pond. Other detention may occur; utilizing bio-retention swales and porous pavement management practices and/or underground pipe storage under the private street. The drainage from the site to the existing system in Olentangy Ridge is regulated by our storm water control regulations. Our Engineering Department has met extensively with the developer's engineer, and has accepted to proposal though which the developer can meet our requirements, pending further detailed analysis that is typically done at a later date.

Ordinance Review

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

It is due to this transitional nature of the property, and its location directly adjacent to the DB, Downtown Business District zoning of Powell Center, and the nature of the proposed development that Staff recommends that the property be placed within the DR, Downtown Residence District. The density, lot sizes, lot coverage, setbacks and building separation within the DR District are most closely associated with this proposal. Also, the house designs are still in their early stages, and can be easily adapted to fit more closely to our downtown area. This property is also within the Downtown Area TIF

District. It is good to look at how to continue to improve your downtown area. This property is ideally situated to add housing within a walkable distance to the downtown core.

In accordance with Section 1131.10 of the Codified Ordinances, the Planning and Zoning Commission shall make a recommendation to City Council on the Zoning Map Amendment application, and "...The written decision of the Planning and Zoning Commission shall indicate the specific reason(s) upon which the recommendation is based, and shall include the basis for their determination that the proposed amendment is or is not consistent with the Comprehensive Plan. To be approved by the Planning and Zoning Commission, an amendment must be consistent with the Comprehensive Plan." Please see Staff comments below with regard to consistency with the Comprehensive Plan.

In accordance with the requirements of codified ordinance 1143.11(g), in approving a preliminary development plan, the Planning and Zoning Commission shall consider:

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

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

1. Building separation of 10 feet versus 12 feet.
2. Overall lot coverage by building to be 25 feet versus 20 feet.
3. One lot at 25 feet rear yard setback. Remainder at required 30 feet.

(2) The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;

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

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

The proposal has a good relationship with the surrounding land uses. Public utilities and streets will not become overburdened because of the development of this property. The City is working toward improvements its Keep Powell Moving Initiative and this greatly contribute to through the TIF district in order to pay for likely recommendations of the initiative.

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

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

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

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

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

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

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

As stated in the applicant's submission, the First Phase shall consist of 17 units and associated roadways and utilities, which will be completed in 12 to 18 months. The Second Phase shall include 12 units, which will be completed in 12 to 18 months. Phase 3 shall include 19 units and be completed in 12 to 18 months. Separate Phases of construction may occur simultaneously. See Exhibit C for phasing plan.

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

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

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

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

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

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

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

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

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

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

The Planning and Zoning Commission may require the staging of the planned development to minimize early stage major impacts on the community infrastructure and services systems, and may require the staging of land uses to be generally consistent with the phased development of supporting land uses and public services and facilities.

The Commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility."

Staff Comments

As stated in the Preliminary Development Plan review, Staff believes that the proposed development is in the best interests of the City overall. The development of this site for homes makes the most sense due to the location of the property with the surrounding land uses, its reduced impact from the previous use and current zoning in place, the quality and price point of the proposed homes, the generous landscaping that is being proposed, and its location. The traffic impacts of this proposal is less than what has been existing at the site as well as what the current zoning will allow. Also, the

zoning of the property into one zoning district, the DR, Downtown Residence District, makes more sense as this is a fee simple lot plan and the development standards within this district are more in line with the proposed plan.

Comprehensive Plan Consistency

The proposal of village scale single family residential housing is in line with the city's 2016 Comprehensive Plan, especially as it relates to being zoned within the DR, Downtown Residence District. Specifically, in regards to:

Guiding Principles (P. VI)

1. The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
 - The development being so near the downtown will add to the character and small town charm as well as providing an additional "empty-nester" housing.
2. Diverse housing options are important to the community. The City embraces its family-friendly character and also recognizes the need for housing to serve a diverse population in all stages of life. Alternatives to large lot single family subdivisions are acceptable, but design aesthetics, character, and high quality development standards are critical to ensuring new options are appropriate for Powell.
 - This development provides for housing for individuals who are empty nesters or looking to downsize. An alternative to the typical sing-family homes that make up the majority of the housing stock in Powell.
3. Development patterns should seek to minimize traffic impacts by mixing uses or locating compatible uses within walking distance (i.e. a 5 to 10 minute walk), and by providing interconnected street systems with sidewalks and multi-use paths that provide safe, comfortable and convenient pedestrian routes.
 - This development will provide housing within walking distance of the historic downtown core. In this way it should serve to help minimize traffic impacts.

Overall land use policy recommendations

4. Promote sensitive infill development and redevelopment (P.50).
 - The site is a currently underutilized brownfield site. Redevelopment to a residential neighborhood is a more sensitive use to the neighbors than a commercial use would be. Furthermore, this is adding to the critical mass of individuals in the downtown core and should help to spur economic development activity in the historic core.

Staff Recommendation

Based upon the above report, Staff recommends approval of the Zoning Map Amendment and Preliminary Development Plan for Harper's Pointe with the following conditions:

1. That the property be rezoned into the DR, Downtown Residence District. The rezoning of the property into the DR District is more consistent with the Comprehensive Plan that calls for Village Type housing in this area, as well as this proposed preliminary development plan is more consistent with the development standards within the Downtown Residence District, and that the DR District is still a planned district.
2. That all engineering requirements, easements, and utility provisions be approved by the City Engineer through the final engineering review process.
3. That the area where unit #48 is located be reserved for the possibility of connecting a new road through Powell Center to Grace Drive. The developer shall facilitate coordination between Powell Center owners, the City and themselves to see if such a roadway can be worked out during the Final Development Plan process.
4. That the developer coordinate the requirements of all environmental study recommendations with Staff as those requirements are being met.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: Global Land Investments LLC
Location: Village Park Drive, near Penny Lane
Zoning: Planned Industrial District
Request: To review a proposal to construct an approximately 88,320 square foot, three-story, storage facility on 3.02 acres.

Aerial Site Image: <https://goo.gl/maps/NToUyudFow72>

Project Background

This proposal was heard last month at the Sketch Plan stage and there were numerous comments with regard to its proposed size and scale, and most people recognize that the use is probably not undesirable at this location. Since the last meeting, the applicant has met with Staff and has communicated with the Architectural Advisor in order to gain a lot of insight as to how the building fits in with the scale of the surrounding area, and how they can amend the design of the building to add character and reduce scale.

This property is part of the Wolf Commerce Park and meets the uses allowed within the original zoning for the property.

Proposal Overview

The proposal is for a three story building that is utilized for personal self-storage. Basically this is a big box full of people's stuff, and one manager working the facility. Most of the time, people will come and go to bring their stuff for storage and to remove it from storage. No outdoor storage is anticipated or shown as well as no truck rental is anticipated or shown. The entrance to the facility is at the northwest corner of the building with all parking happening in front of the building. There is a heavy landscape buffer to the south and east. Setback variance to the north is going to be part of the proposal. Many changes to the storm water detention basin located on the east part of the site is required, which will take the cooperation of the property owners to the north and to the east. It is unsure now how that is going to work, or even if it can work.

Changes since the Last Submission

The applicant has changed the building design and continues to work with the Architectural Advisor with ideas. It is anticipated that new building elevations will be available on Tuesday prior to the meeting that Staff will distribute. There are many landscaping changes, mainly to make sure that there is adequate landscaping on all sides of the building and to increase the density of plantings toward the east as well as the south.

Staff Comments

Although enclosed storage is a permitted use within this area and specifically this property, there are several ways in which it can be accomplished. The fully interior access, large three story building type of storage facility has only started to recently become a prospect for suburban development. Usually, these type of facilities are seen in more urban areas due to the tracts of land being smaller and generally at a higher price point. A storage facility might work on this property, but the prospect of a large box designed in the manner proposed, as well as its location next door to a residential development, brings questions to Staff's mind as to its compatibility at this location. Albeit all access to the storage is inside a building, therefore being better for noise, the height, footprint and overall scale of this development seems too large for this particular location. This, of course, can be tempered with good overall design and scale reducing architectural and landscaping elements. The quality of the residences to the south bear out more of a need for more compatible architecture to it rather than the other industrial buildings to the north.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(g), in approving a preliminary development plan, the Planning and Zoning Commission shall consider:

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

The area of this proposal is slated for Planned Industrial uses and this use being permitted within the overall plan for Wolf Park

(2) The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;

As stated above, the quality of the residences to the south bear out more of a need for more compatible architecture to it rather than the other industrial buildings to the north. The proposal, is sufficient but could use some further refinements.

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

Primarily a commercial area, the proposed used should have little impact on the neighbors. The residential units to the south may actually benefit from having this service nearby.

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

The traffic circulation and geometry are adequate.

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

As a storage facility, yard spaces are not necessary but the plan does provide for ample greenspace. This is especially true since the applicant purchase the land to the east for stormwater purpose.

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

Similar to the answer above, as a storage facility open spaces are not necessary but are provided.

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

The proposal is to take place in one phase.

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

Staff estimates that the project will take less than a year to complete.

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

There are no municipal improvements required.

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

Police may be required to patrol the site but otherwise there should be little community cost

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

The surrounding areas should have little negative impacts.

The Planning and Zoning Commission may require the staging of the planned development to minimize early stage major impacts on the community infrastructure and services systems, and may require the staging of land uses to be generally consistent with the phased development of supporting land uses and public services and facilities.

The Commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility."

Comprehensive Plan Consistency

As stated in the sketch plan review, the area of this proposal is slated for Planned Industrial uses and this use being permitted within the overall plan for Wolf Park makes the use consistent with the Comprehensive Plan. However, this plan is not consistent with Land Use Policy Recommendations numbers 7 (p. 50) and 9 (p. 51) with regard to sensitive infill development. As for aesthetic community character, staff feels that the redesign does a better job of blending with the community character of Powell.

Staff Recommendation

Staff recommends preliminary plan approval with the following conditions:

- 1) That the applicant continue to refine the plan with staff to further fit the appropriate aesthetic of the surrounding area.
- 2) Work with the City Engineer to ensure all stormwater and other related matters are in order.

Sketch Plan Review – July 13, 2016

Project Background

This property is located at the southern end of the Wolf Commerce Park development plan originally approved in the late 1980s. This portion of land was anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses as stated here:

- 2.a. The intent here is to produce a Wholesale Commerce Park in this area; an area that is not amenable to residential construction due to the elevation of the railroad tracks and micro-climatic problems wrought by Bartholomew's Run, that is barely noticeable from Liberty Street. The "Commerce Park" shall be surrounded by a dense greenbelt, from Village Park Drive east to the church site and south parallel to Liberty Street and south along the north boundary of the Village Park Site as shown on the Tract Master Plan. Uses in the "Commerce Park" shall be limited to warehousing, enclosed storage, wholesale trade with minor incidental retail sales, non-personal service professional and trade offices (such as engineers, contractors, plumbers, etc.), and light manufacturing and assembly. The wholesale Commerce Park shall be zoned "PI": Planned Industrial District, and shall be restricted to these uses.

Proposal Overview

The proposal is for a three story building that is utilized for personal self-storage. Basically this is a big box full of people's stuff, and one manager working the facility. Most of the time, people will come and go to bring their stuff for storage and to remove it from storage. No outdoor storage is anticipated or shown as well as no truck rental is anticipated or shown. The entrance to the facility is at the northwest corner of the building with all parking happening in front of the building. There is a heavy landscape buffer to the south and east. Setback variance to the north is going to be part of the proposal. Many changes to the storm water detention basin located on the east part of the site is required, which will take the cooperation of the property owners to the north and to the east. It is unsure now how that is going to work, or even if it can work.

Staff Comments

Although enclosed storage is a permitted use within this area and specifically this property, there are several ways in which it can be accomplished. The fully interior access, large three story building type of storage facility has only started to recently become a prospect for suburban development. Usually, these type of facilities are seen in more urban areas due to the tracts of land being smaller and generally at a higher price point. A storage facility might work on this property, but the prospect of a large box designed in the manner proposed, as well as its location next door to a residential development, brings questions to Staff's mind as to its compatibility at this location. Albeit all access to the storage is inside a building, therefore being better for noise, the height, footprint and overall scale of this development seems too large for this particular location. A two story facility may be more appropriate in height and scale as well as the use of brick versus split face block and metal siding. The quality of the residences to the south bear out more of a need for more compatible architecture to it rather than the other industrial buildings to the north.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(a), the Commission shall review the Sketch Plan with the Owner and provide the Owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is

informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

Comprehensive Plan Consistency

The area of this proposal is slated for Planned Industrial uses and this use being permitted within the overall plan for Wolf Park makes the use consistent with the Comprehensive Plan. However, this plan is not consistent with Land Use Policy Recommendations numbers 7 (p. 50) and 9 (p. 51) with regard to sensitive infill development and aesthetic community character.

Staff Recommendation

Staff recommends that much work needs to be done on the aesthetic and scale qualities of this proposal, and suggests another Sketch Plan review with a new design aesthetic.

3. SKETCH PLAN REVIEW

Applicant: Elite Real Estate Holdings, LLC
Location: 10331 Sawmill Road
Zoning: Planned Residence District
Request: To review a proposal to construct two 4-unit condominiums on 1.52 acres.

Aerial Site Image: <https://goo.gl/maps/MRt3YwRXmQL2>

Project Background

The site came before P&Z in 2006 and was approved for two 3-unit condominium buildings similar to the ones to the south. Since that time, the approval has expired and a new owner has brought forth the submitted proposal.

Proposal Overview

The applicant is proposed two 4-unit condominiums.

Staff Comments

Staff spoke with the applicant before submission and suggested that they keep with the previously approve 3-unit plan. The applicant, after discussion with staff, continued with a 4-unit plan. As stated to the applicant before, staff feels that the increase in density is too intense for this site. Furthermore, the scale of the proposed buildings are larger than those to the south. Staff would be more comfortable with a building in the same proportion to those to the south in The Commons development. Lastly, staff would like to commend the applicant on providing two buildings that have a variety of material and texture. However, the style proposed does not fit well with the existing units to the south.

Ordinance Review

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

Staff Recommendation

Staff recommends that the applicant revise their plan to include only 3 units per building and also reduce the massing of the buildings to be similar to The Commons' units. Also, staff would like the applicant to continue with the mixture of stone and siding proposed in this initial design but refine the overall design of the buildings.