



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, November 9, 2016
7:00 P.M.

1. SKETCH PLAN REVIEW

Applicant: Pulte Homes of Ohio LLC
Location: Steitz Road and Hunters Bend
Existing Zoning: Liberty Township Farm Residence District (FR-1)
Proposed Zoning: Planned Residential District (PR)
Request: To review a plan for a proposed residential subdivision consisting of 183 units on approximately 109 acres.

Aerial Site Image: <https://goo.gl/maps/YRzGQyfwvxJ2>

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.

Since the December meeting last year, the applicant has acquired purchase rights for the Shelly property on the west side of Steitz Road, as shown on the plan. They have met with Staff several times to discuss lot sizes, subdivision layout, pathway locations, and density.

Proposal Overview

There are now proposed a mix of 85 feet wide to 100 feet wide lots on the Smith parcel east of Steitz Road (111 lots on 70.6 acres = 1.57 du/ac) and sixty-seven 70 feet wide lots and 5 estate lots on the Shelly property west side of Steitz Road (1.9du/ac) totaling 183 single-family lots, creating a gross density of 1.68 dwelling units per acre. There is also almost 26% common open space and pathway trail connections between the two sides and connecting to the west into Golf Village and to the north to Liberty Village. There are sidewalks in Liberty Village that will connect to The Reserve at Scioto Glen providing access to a new small public park in that neighborhood. The homes will range from \$300,000 to \$350,000 in the age targeted area and from \$450,000 to \$650,000 in the single family area. The estate lots could go even higher.

Changes since the Last Submission

The applicant has removed their proposed aged-targeted patio homes from the Smith property altogether, and created a traditional single-family subdivision consisting of lots and proposed houses that are similar to or larger than that within Golf Village. It is anticipated that the price point for houses within this proposal will be equal to or above that within Golf Village and Hunter's Bend. The layout is generally the same, and the applicant has taken the Commission's advice with regard to the street layout.

The entire Shelly property has now been added to the plan. The applicant is proposing a single family subdivision of patio homes on lots in general 70 feet wide, along with 5 larger estate lots. The applicant has their newest line of patio homes proposed for this property. The homes are designed with first floor master suites, and some with a second or third bedroom upstairs. The target market are the empty nesters coming from other areas of Powell and Liberty Township, where people are still looking for high quality homes, yet are wanting to downsize.

After preliminary analysis, the number of students that can potentially come from this development would be roughly 116 (183 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. In fact, this development being 39% age targeted, we believe that the school impact will be less than a typical subdivision.

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. The City, developer and the County Engineer's office have meet and have put together an agreed upon Memorandum of Understanding for the elements to be reviewed by the traffic study. This will come at the Preliminary Development Plan.

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

Staff Comments

The applicant has taken a lot of time and effort to review each change they have made with Staff as they have gone through their own design process. The main Staff Comment we have is that this subdivision should fit well within the fabric of the community at this location, and provide beneficial housing for existing and new Powell area residents. There are opportunities for better trail access, say along the west side of Steitz Road to connect to Hunter's Bend and the sidewalks there. Attention to how the open spaces will be planted, graded and open for use is also important, and we should make progress to nail that down at the Preliminary Plan stage. The open spaces are connected by the pathways, and accessible to everyone. The applicant is being sensitive to the land where it should be done, in preserving stands of trees, wetlands and old farm tree lines.

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

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 future new City Park Site that will be developed in Reserve at Scioto Glen for residents within Golf Village.

The Comprehensive Plan identifies this area as single-family residential. It encourages connectivity to adjacent neighborhoods, extension of multi-use pathways, include sidewalks, reduce reverse frontage lots, and be of high quality architecture. The mixture of age-targeted and regular single

family type residences also helps with the reduction of impact to the school district as well as reduction of trips per day when looking at traffic impacts.

Staff Recommendation

Staff is in favor of the annexation and the development overall. It is being planned with values established within our Comprehensive Plan and the guidelines within our zoning ordinance for single family subdivisions. We recommend that they proceed to the Preliminary Development Plan stage.

Sketch Plan Review – December 9, 2015

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

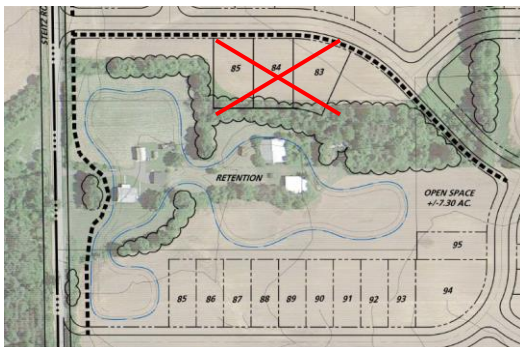
The applicant is proposing a 128 unit subdivision on roughly 70 acres. There are two housing types planned for in the subdivision, in the south west, smaller lots catering to empty-nesters, and retirees. The other type of housing in the remainder of the subdivision will be typical, large-lot single family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

Staff Comments

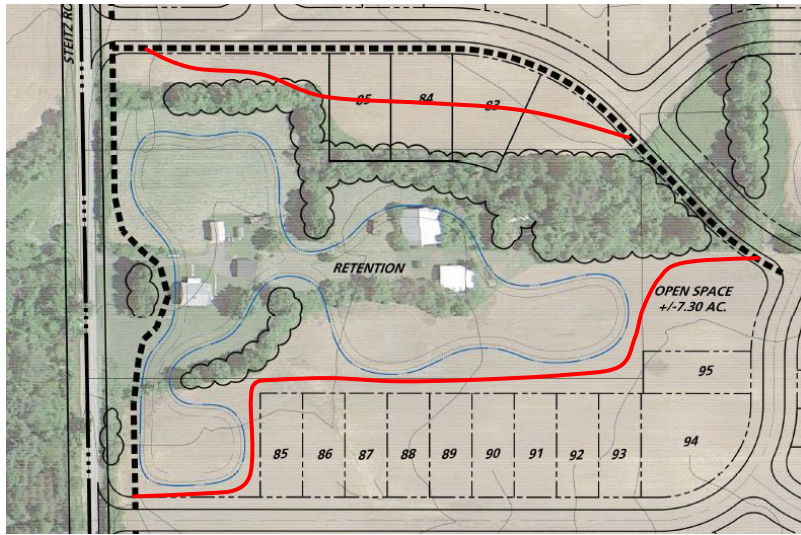
More refinement will be needed as the process continues, but staff is content with the design of the subdivision as it stands. Overall, the developer is working with the existing land to maintain as much open space and greenery as possible, which is in line with the 2015 Comprehensive Plan to reinstate 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. FINAL DEVELOPMENT PLAN REVIEW

Applicant: Big Hearts Little Hands Childcare, Brenda Warnock
Location: 14 Grace Drive
Existing Zoning: PC, Planned Commercial District
Request: To review a proposal to construct a 3,672 square foot addition to an existing daycare.

Aerial Site Image: <https://goo.gl/maps/eZrQ3355TyM2>

Project Background

The Commission has reviewed at length the Sketch Plan and Preliminary Development Plan. The applicant has made great strides and has submitted their Final Development Plan application which reflects the Commission's requests related to building designs and site issues.

Proposal Overview

The proposal remains pretty much unchanged from the Preliminary Development Plan. The proposed addition is toward the front of the building and brings the building out to the platted front building setback line. The proposed addition will be utilizing a stone water table and board and batten looking cement fiber. This material will also cover the existing brick on the east and west sides of the building. The existing brick wall to the north will remain unchanged. The reason for the material change on the sides is that it will be hard to match the existing brick. There are no proposed changes to the playground area as well.

Changes since the Last Submission

The applicant has refined the finish details of the proposal, as well as the proposed color palette.

Staff Comments

The proposal meets all zoning requirements and will be a great addition to the look and feel along Liberty Street. This is a very appropriate addition and really incorporates a building design that looks like what the building is...a school house.

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 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:

(1) 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.

(2) The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;

The proposal meets the Comprehensive Plan. Encouraging business growth in a manner consistent with the architecture of the community as well as not being too intense for the site.

(3) 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 surrounding street system can handle the anticipated growth of this site. The City is currently engineering a minor widening for Liberty Street for installation of a turn signal at this intersection.

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

This site is not being over built at all. All zoning requirements are being met.

(5) Housing densities are warranted by amenities and conditions incorporated in the final development plan and are in accordance with these planned district development requirements;

Not applicable.

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

No land dedication proposed or needed.

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

This proposal is very compatible to the area.

(8) The existing and proposed utility services are adequate for the population densities and uses proposed, and

Utilities are not affected by this proposal.

(9) Adequate provision has been made for the detention and channelization of surface drainage runoff.

No additional detention/retention is necessary. Our City Engineer is fine with this proposal.

Comprehensive Plan Consistency

The proposal meets the Comprehensive Plan. Encouraging business growth in a manner consistent with the architecture of the community as well as not being too intense for the site.

Staff Recommendation

Staff recommends approval of the Final Development Plan with the following conditions:

- That the City Engineer have final approval of any engineering related issues.
- That all Architectural Advisor comments are met.

Preliminary Plan Review – October 12, 2016

Project Background

The applicant brought forth a sketch plan to P&Z on September 14. At this meeting comments were provided by staff and the commission. Since that time the applicant and their architect met with staff and the city's architectural advisor to discuss the site plan and building design. The applicant took the comments from the two meetings, refined their proposal, and submitted it for preliminary development plan review.

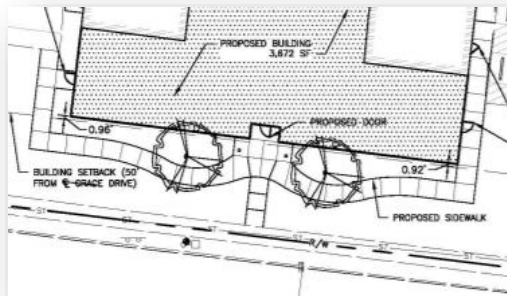
Proposal Overview

The proposal remains unchanged from the sketch plan. The proposed addition is toward the front of the building and brings the building out to the platted front building setback line. The proposed addition will be utilizing a stone water table and board and batten looking cement fiber. This material will also cover the existing brick on the east and west sides of the building. The existing brick wall to the north will remain unchanged. The reason for the material change on the sides is that it will be hard to match the existing brick. There are no proposed changes to the playground as well.

Changes since the Last Submission

The applicant made the following changes:

1. The pathway in front of the proposed addition have been angled and two trees were added.



2. Landscape plan, refined floor plan, and roof plan provided.
3. Refined and colored elevations provided.

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 proposal meets all use and dimensional requirements of the zoning ordinance.

(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 proposal is an expansion of an existing use that fits in nicely within the area. As a result, the addition is an appropriate use.

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

The existing daycare facility has had a harmonious relationship with all public facilities and will likely continue to do so with the addition.

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

The addition will have no impact on traffic and circulation. As a result, the adequacy of provisions remains the same.

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

The addition will take up some of the yard space in front of the building. However, the remaining yard space is more than sufficient for the use.

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

The open space and natural preservers remain relatively unchanged with the addition. Consequently, staff feels that this requirement is met.

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

The development is to happen in a single phase.

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

It is staff's estimation that the project will be completed within six months.

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

No improvements needed by the city.

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

There are no community costs.

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

The improved appearance of the area due to this new construction might help the adjoining businesses.

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

Staff feels that an addition to this existing business is a great benefit to the city and its residents. Daycares and childcare facilities are in great demand and by providing additional services, our residents benefit. In addition, improvements to buildings near our downtown core continue to prove that Powell has an increasingly vibrant downtown core with great-looking new and old buildings. Lastly, as this business does better, the city's income and property taxes will increase. Overall, this is a positive for the city in many regards. Furthermore, staff would like to commend the applicant on taking all of staff's comments into consideration and implementing them.

As for the architecture of the building, staff is pleased with the refinements and likes that the new building looks like a schoolhouse. It fits in nicely with the aesthetic of the use and the area. However, staff defers to the Architectural Advisor for detailed comments regarding the architecture.

Comprehensive Plan Consistency

As stated in the sketch plan review, upgrading existing commercial sites and growing existing businesses is completely consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of preliminary development plan with the following conditions:

1. All Architectural Advisor's comments are met.

Sketch Plan Review – September 14, 2016

Project Background

The applicant would like to add 3,672 square feet to an existing 4,337 square foot childcare facility. The purpose of this addition is to create more and better classroom space, a teacher resource room and office area.

Proposal Overview

The proposed addition is toward the front of the building and brings the building out to the platted front building setback line. The proposed addition will be utilizing a stone water table and board and batten looking cement fiber. This material will also cover the existing brick on the east and west sides of the building. The existing brick wall to the north will remain unchanged. The reason for the material change on the sides is that it will be hard to match the existing brick. There are no proposed changes to the playground as well.

Staff Comments

Staff has met with the owner and architect many times to work out zoning related issues and to come up with a plan that does make a drastic, however upgraded, look to the facility. There is no need to add parking as there is plenty of parking for the facility. There is little impact upon the adjoining neighbors, and the site meets all zoning requirements. No landscaping plan has been submitted. It appears as though there is room for foundation plantings in front and to the west side of the building. Also, with added building coverage, there is a need to add three, 2 inch trees to the site. We also recommend that at least one lead walk come out from the building walk to the sidewalk along the street.

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

Upgrading existing commercial sites and growing existing businesses is completely consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval to submit a Combined Preliminary and Final Development Plan.

3. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Elite Land Title, LLC c/o Robert Corwin
Location: 75 Lincoln Street
Existing Zoning: Downtown Business District
Request: To review an Amendment of an approved Final Development Plan in order to construct a garage.

Aerial Site Image: <https://goo.gl/maps/kw3KZ>

Project Background

Elite Land Title recently completed their office building and now the owner is wishing to build a garage to be utilized for storage for the company and their own personal parking. The proposed garage is at the west end of the parking lot.

Proposal Overview

The garage consists of a typical residential three car detached 28' by 32' garage.

Staff Comments

The materials on the garage are not labeled, however it does show horizontal siding and a block foundation. The roof pitch is proposed at 6:12. Staff believes that the garage should be further detailed as shown for outbuildings in the Historic District Guidelines. Staff would like input from the Architectural Advisor related to the following: the windows should match the double hung windows in the building; the foundation should have stone covering; and the roof pitch should be at 7:12. Trim details should also match the building. It is unclear to Staff by these plans whether that is being done here. Also, a sidewalk should be completed to connect the existing building sidewalk to the garage.

Ordinance Review

Although this is adding square footage to the original plan, Staff's opinion is that the additional footage is in keeping with the original plan. The building area for this building was anticipated to be additional future parking, which is what this garage will be. However, there is limited future parking if the building should expand in the future. If the building is to expand in the future, the public parking needed should be able to be completed on this property. That is for a future consideration, but the location of this garage does preclude the expansion of the parking lot.

Comprehensive Plan Consistency

This proposal is consistent with the Comprehensive Plan in that the new business has found the need for additional storage and the opportunity to provide that and personal parking for the owner.

Staff Recommendation

Staff recommends approval subject to Architectural Advisor comments.