



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, January 25, 2017

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 Residence District (PR)
Request: To approve a Preliminary Development Plan proposed single-family residential subdivision consisting of 183 units on approximately 109 acres.

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

Project Background

In November and December of 2015, the Commission reviewed a Sketch Plan for the proposed development of the Smith and Shelly properties located on Steitz Road between Rutherford Road and Home Road. The applicant, Commission and Staff heard public input with regard to this proposal, and provided recommendations for the developer to examine as part of their future submittals with the Preliminary Plan and the Final Development Plan. This review is for the Preliminary Development Plan.

Proposal Overview

Pulte Homes has submitted a complete set of plans and text that meet the requirements outlined in our development regulations. The plans as submitted show great detail of the street and lot layout, tree survey, tree replacement plan, traffic impact analysis, and outlines how this proposal meets with the Comprehensive Plan. Page 4 of the submitted text outlines that there are a total of 183 single-family dwelling units, broken down into 111 traditional single family lots of various sizes, 67 active adult patio homes and 5 estate lots. There is a total of just over 27 acres of dedicated open space, which is 25 percent of the site. There are various sub-areas identified to show the transition of lot sizes and differences in housing product.

A key strategy of the proposed open spaces are to preserve mature wooded areas and tree rows and interconnecting these areas with the bike path system. Nearly 18 acres of wooded areas and tree rows are identified for preservation. There are large open space areas along the Steitz Road frontage, with the development of ponds and a vision of a carpenter's mill as an identifying feature out front. Instead of ruining the rural feel with a traditional subdivision, this applicant is working to re-create the rural feel as part of developing the site.

Changes Since the Last Submission

Since the last Sketch Plan review, the applicant has now been able to provide much more detail on the plans, a proposed utility layout, dimensioned lot sizes, phasing plan, a traffic impact analysis, and architectural design criteria. There is some adjustment related to the number of reserves, such as the addition of Reserve O on the east side of the property which is being utilized to preserve a tree row.

Staff Comments

The Preliminary Development Plan submission is following all of what was presented during the Sketch Plan. The layout of the subdivision is very much being planned to preserve the best open space areas and to make its design compatible with our Comprehensive Plan. In order for the creation of lots that meet market demands in this area, and to preserve tree rows, tree stands, and other environmental areas such as wetlands, the applicant has come up with a design and mix of housing types that creates a neighborhood that connects to other neighborhoods in many ways; provides for roadway improvements based upon the impacts of the development; provides for connectivity to undeveloped property to the south; and creates a sense of place which is harmonious with the surrounding neighborhoods and the City as a whole. Staff believes that including the patio home element within this plan is a benefit in many ways: empty nesters for which they are designed provide a significant less impact to the schools, and provide less trips per day going to and from the subdivision, therefore providing less of an impact onto the adjacent roadway system than the same number of single family houses.

The applicant has set forth some development standards within this proposal that are divergent from our zoning code, albeit they do have merit for consideration. Those are spelled out on pages 14 and 15 of the development plan text. These relate to lot frontages based upon the proposed density and side yard setbacks for the homes. The main rationale is to allow for the utilization of side load garages, lot layout to preserve the tree rows, the mixture of housing types all to provide for an all-encompassing neighborhood design.

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 is consistent with the intent and requirements of the zoning ordinance. Where divergences are requested, they are kept to a minimum and are affected by the need to provide for additional amenities for the overall good of the proposal.

(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 single-family neighborhood is consistent with the Comprehensive Plan and is consistent with densities in the general area and overall within the City of Powell.

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

All uses are consistent with continued growth of Powell. The mix of housing types does provide for additional aging in place housing stock, which statistics for Central Ohio show that there is an abundant need for that now and into the future (MORPC 2050).

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

The street layout, connectivity and design are meeting our current engineering practices. **Staff does recommend that there be another stub street to the south, where lots 135 and 136 are located.**

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

The preservation of the existing tree rows along the edges and landscaped open space reserves provides a great buffer and adequate yard spaces as seen in many other nearby subdivisions.

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

There is an abundance of open spaces provided and they are interconnected via either a pathway system or sidewalks, and are positioned appropriately within the subdivision.

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

The phasing plan is well thought out and appropriate for the amount of development that will take place per year, and to provide for orderly utility and roadway extensions and improvements.

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

The estimate provided for build-out makes sense based upon the current market forces within Powell. The number of single-family lots within Powell is dwindling and this will provide a market for houses within the City.

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

The City will not need to make any public improvements due to this proposed development. Through this process, the City will need to assess the proposed park area shown on Reserve K, and decide if it would like it build to be dedicated for general public use or to be owned and maintained by the HOA.

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

The City is already in the general area providing services. This will add to Police and Street Maintenance, however our analysis shows that it will come out financially positive.

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

There will be some impacts upon Steitz Road. The traffic analysis shows improvements that need to be made to Steitz Road across the entire frontage of the development, including left turn lanes both north and south bound. These will be completed by the developer. The intersection at Steitz and Rutherford road is controlled by the County Engineer. Staff is awaiting comments from the County Engineer at this time.

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 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. A small pocket park is also for consideration by the City.

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 traditional 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

With this plan being consistent with the 2015 Comprehensive Plan, and that it meets the requirements for approval of a Preliminary Development Plan, Staff recommends approval of the Preliminary Development Plan for the Carpenter's Mill proposal with the following conditions:

1. The applicant continue to work with City Staff and the County Engineer to finalize details of the necessary roadway improvements related to this development, with particular attention to the design of left turn lanes north and south bound on Steitz Road, and the County Engineer's requirements for any improvements at Rutherford Road and Steitz Road intersection.
2. That there be a stub street connecting to the Miller property to the south where currently the plan shows lot numbers 135 and 136.
3. That the divergences stated on pages 14 and 15 of the development plan text are approved as submitted, and the Commission finds that what is proposed is in keeping with the overall benefits created by the overall proposal.
4. That the Commission make a recommendation to City Council at the time of the Final Development Plan as to whether the proposed park development on Reserve K be dedicated for public use.
5. That continued discussion with the City Engineer's office as it relates to engineering concerns take place and their comments taken into account at the Final Development Plan.
6. Street names be submitted at the Final Development Plan.

Sketch Plan Review – November 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.

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

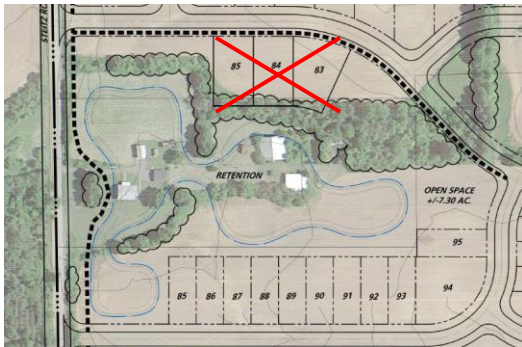
The applicant is proposing a 128 unit subdivision on roughly 70 acres. There are two housing types planned for in the subdivision, in the south west, smaller lots catering to empty-nesters, and retirees. The other type of housing in the remainder of the subdivision will be typical, large-lot single family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

Staff Comments

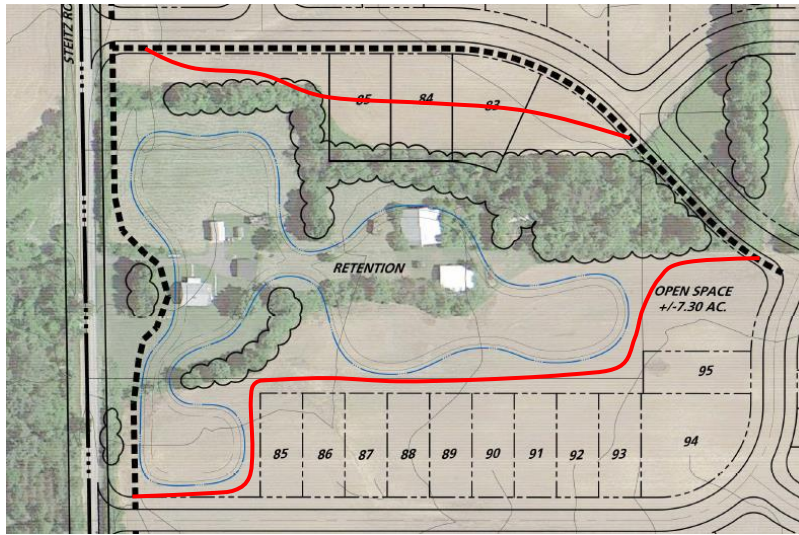
More refinement will be needed as the process continues, but staff is content with the design of the subdivision as it stands. Overall, the developer is working with the existing land to maintain as much open space and greenery as possible, which is in line with the 2015 Comprehensive Plan to reinstate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