



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, March 22, 2017
7:00 P.M.

1. SKETCH PLAN REVIEW II

Applicant: Elite Real Estate Holdings, LLC
Location: 10331 Sawmill Road
Zoning: Planned Residence District
Request: To review a proposal to construct four 2-unit condominiums on 1.52 acres.

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

Project Background

The applicant brought the original sketch plan for review to P&Z on August 10, 2016, see staff report below. At that meeting staff and P&Z suggested to the applicant to reduce the number of units and/or massing of the buildings in order to reduce the intensity on the site. Since that time, the applicant worked with staff on numerous architectural, site and massing revisions to be more in line with the requests of staff and P&Z. The applicant has now resubmitted a new sketch plan that proposes four 2-unit buildings instead of the original two 4-unit unit condominiums.

Proposal Overview

The applicant is proposing to construct four 2-unit condominiums on a currently vacant site.

Changes since the Last Submission

The applicant has made significant changes since the last submission. They are as follows:

1. The proposal now has 4 two-unit buildings instead of 2 four-unit buildings.
2. A new site plan showing the location of the proposed buildings.
3. New elevations for each building.

Staff Comments

Staff is pleased with the revised site plan, number of units, and elevations presented. Furthermore, staff commends the applicant for following staff's comments and suggestions in order to create a proposal that is much more in line with P&Z's comments.

"Leftover" parcels such as this are often difficult to develop due to their size, location, and neighbor opposition. Typically, they are too small to develop anything reasonable upon and/or their location is sometimes not the best in terms of access. The proposal, however, does a fine job of overcoming each of these hurdles. For one, the site size allows the siting of four units in such a way that they mimic the development to the south (see image 1). Second, the site has adequate access onto Sawmill Road, a road that has adequate capacity for four condominiums.

Other items to consider are the density, scale of buildings, architecture, effect on roadways, and impacts on schools. Overall, the development addresses each of these concerns. One, this new proposal of 5.26 dwelling units per acre (du/ac) is within the densities allowable in the Planned Residence District (PR), which is 9 du/ac. The proposed density of 5.26 du/ac is higher than the 2.98 du/ac of The Commons of Powell to the south. However, a higher density development on a corner parcel is acceptable, and possibly beneficial as a barrier between the road and the less dense

existing development. Two, the development is of similar scale to the buildings to the south and as a result, will blend into its surroundings better. Three, the new architecture is of high quality, which helps to be in-line with city's Comprehensive Plan calls for. Furthermore, the fine architecture which is somewhat of a "farm-style" aesthetic would further improve a piece of the city. Lastly, the total 8 units will be geared to empty-nesters and retirees. In turn, they will have little impact of roadways and schools since the users of these type of units have fewer car trips and children than single family homes. As a result, staff does not consider any potential negative traffic impact generated by the proposed development.

IMAGE 1



In summary, the re-designed proposal will be a positive addition to the city with little impact on schools and roadways.

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 proposal is consistent with comprehensive plan's guiding principle of creating diverse housing options with high quality standards as it provides housing stock other than single family residential with a high value architectural design. Another guiding principle of the comprehensive plan is to reinstate the rural character of Powell. The chosen "farm-style" architecture helps to do just that.

Staff Recommendation

Staff recommends the applicant continue to the preliminary development plan review with the following conditions:

1. All Engineering department comments are addressed before the next submission.

Sketch Plan Review – August 10, 2016

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 approved 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.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: The Ellis Co. Ltd./Cole Ellis
Location: 72 Industrial Park Place
Existing Zoning: Planned Industrial District (PI)
Request: To review a proposal to renovate an existing self-storage site to remove boat and RV storage and replace it with new self-storage buildings.

Aerial Site Image: <https://goo.gl/maps/nK4JgkdxSH42>

Project Background

The applicant first brought the proposal to P&Z as a sketch plan review on February 8, 2017 (see staff report below). Since that time, the applicant took into consideration staff and P&Z's comments and has now submitted for a preliminary development plan review.

Proposal Overview

The proposal remains the same, to build new buildings and the removal of boat and RV storage from the site. The site plan below (Image 3) shows the construction of seven new structures with no parking for recreational vehicles. Not shown on the image is the removal of one structure in order to build the proposed buildings.

Changes Since the Last Submission

The applicant has provided all documents needed for a preliminary development plan review. Including, interior drawings, landscaping, and sign plan. The proposal also includes images of the existing site and images of what the proposed storage materials and colors will be.

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 use already exists on the site and is a conditionally permitted use within the Planned Industrial District.

(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 location and type of use is appropriate for this site as it is hidden away from major thoroughfares and is masked by landscaping. Although an intensification of the use, the amount not greater than the site can handle and the use is in the appropriate location.

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

The proposal is no different than what exists there today. The existing use has proven to have no issues with its surroundings and as a result, the new proposal is also not expected to fit in just as well.

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

The existing public roadways and interior roadways should have adequate capacity for the likely minimal increase of traffic to the site.

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

This type of use does not require yard spaces but the proposed increased vegetation along the entryway will help to soften the site.

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

Not applicable for this type of use.

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

It is assumed that the development is to occur in one phase.

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

It is estimated the development will be completed within a year.

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

No improvements need to be made by the municipality.

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

The community cost will remain unchanged. The same level of services provided today will continue.

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

The businesses and residents near the site and around the city will have additional storage space.

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 before, the proposal is generally consistent with the city's comprehensive plan. Specifically, with one of the comprehensive plan's guiding principles that, "new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City." This is true of this proposal, storage facilities are a needed use within the city. Furthermore, storage facilities require very little municipal cost. The net result is more services to residents and more property tax for local schools and the city.

Staff Comments

Staff's comments are the same as the sketch plan. Staff is still in favor of the development as it will add to services for Powell residents, clean up the site by removing outdoor storage, and help lessen the visual impact on surrounding neighbors.

Staff's request to have the divergences in the development text were not included in this packet. However, seeing as though they are minimal in nature and can be provided at the final development plan review, staff sees no reason to hold up the process. Staff would, however, recommend that the applicant provide the divergences in a development text for the next submission. For the sake of the preliminary review, staff will outline the two divergences required: 1) the proposal has a lot coverage of 42.6% (78,000 square feet/185,000 square feet). This coverage is

higher than the code maximum lot coverage of 20%. However, staff has no issue with this divergence as the overall intensity of the site is not overwhelming due to the type of use proposed.

Staff met with the applicant's engineers to discuss updates to the site's current storm water management system and the need for improvements to meet the City of Powell's Storm Water Management Criteria as well as the Ohio EPA's General Construction Permit requirements. As of this proposal, the applicant does not meet the minimum requirements. However, the applicant and their engineer stated that they would work toward a solution for the next submission.

Staff Recommendation

Staff recommends the applicant continue to the final development plan review with the following conditions:

1. A development text is provided at the final development plan listing all divergences.
2. All Engineering department comments are addressed before the final submission.
3. The applicant clarifies the expected date of completion in the next submission.

Sketch Plan Review – February 8, 2017

Project Background

The existing structures and site plan were approved in 1986 (image 1). Since that time, there was a change to the entry sign and approval to utilize boat/RV/vehicle storage in place of Buildings 4, 5, and 6 until the owner found it time to build those buildings. Today, the site has seven structures with open areas used for boat and RV storage (Image 2). The ownership has now changed and the new owner, the applicant, is proposing to improve the site, construct new buildings, and remove boat and RV storage.

Image 1 – Approved Plan

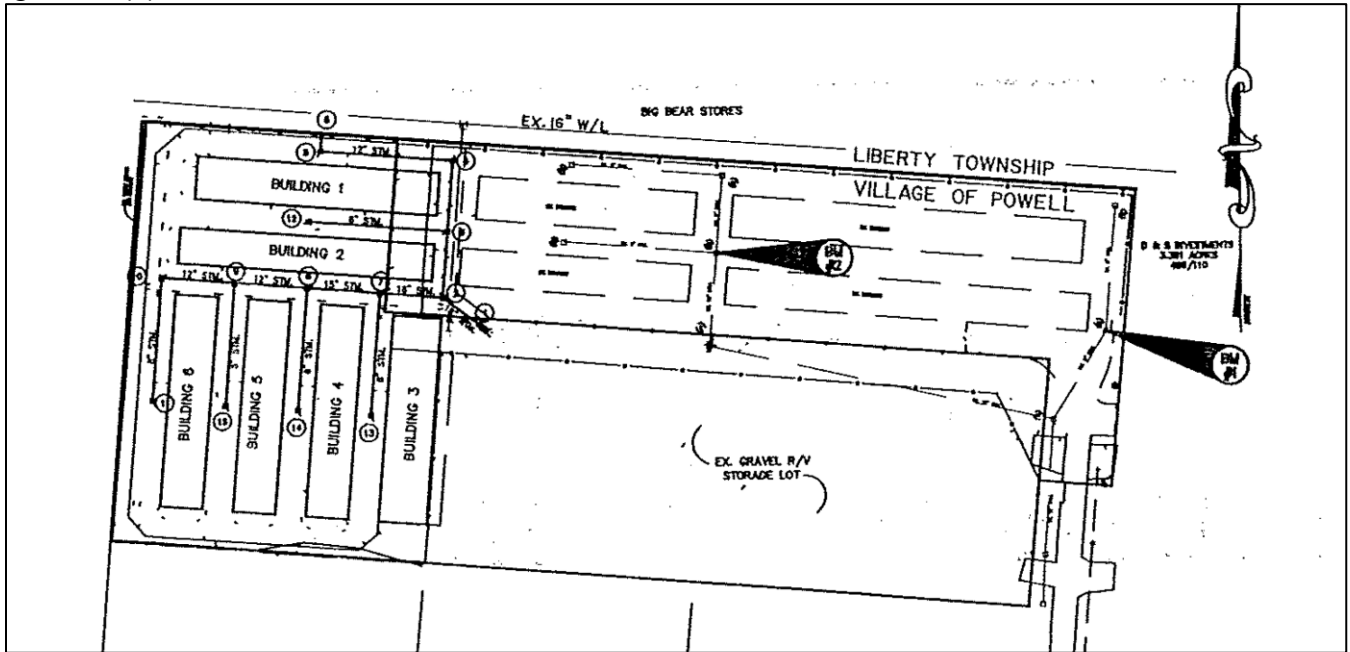
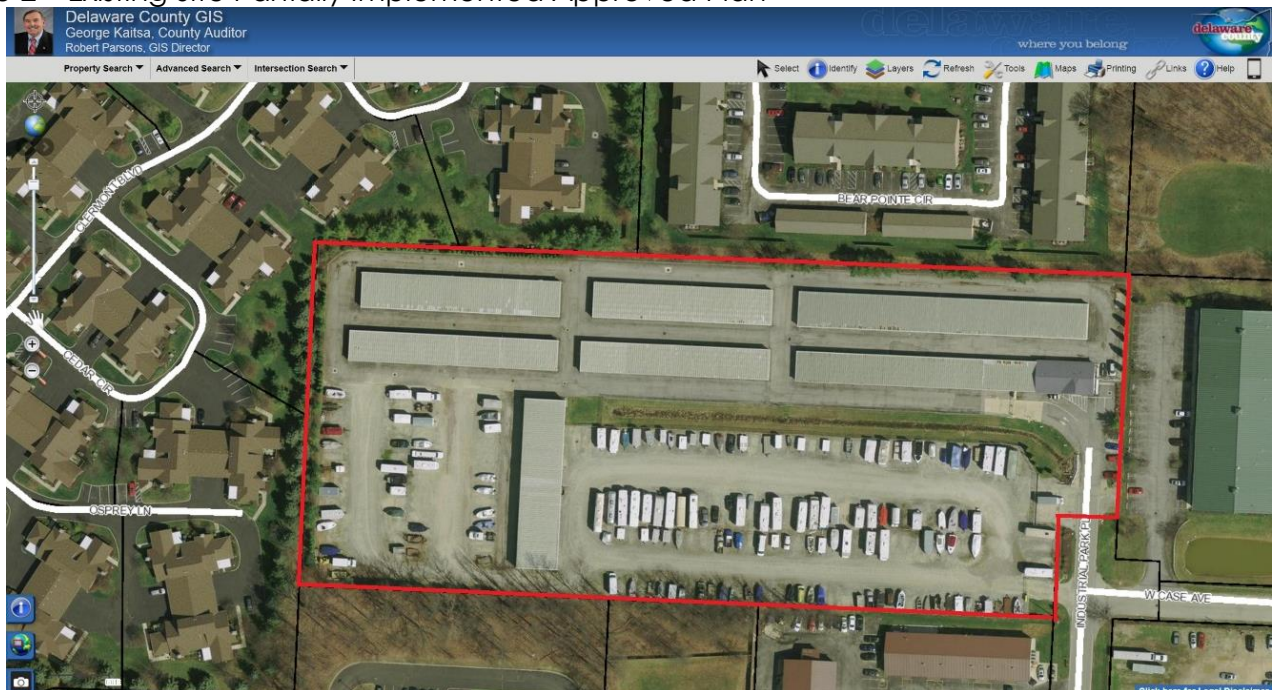


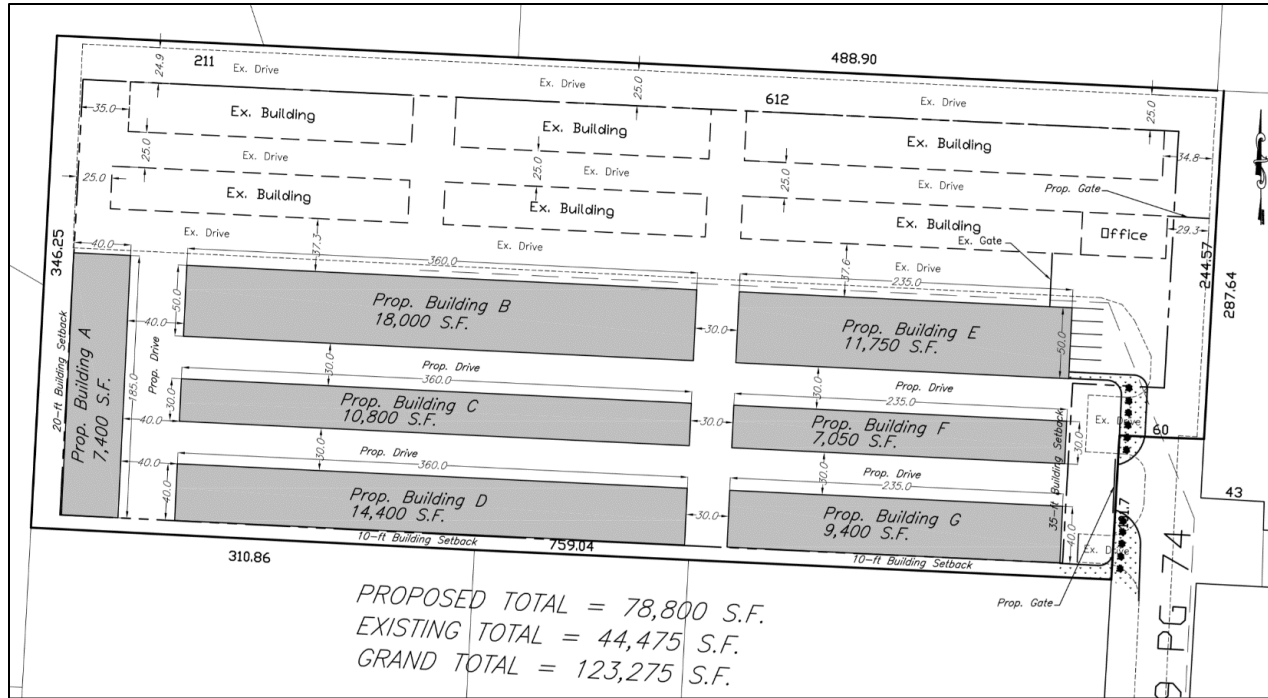
Image 2 – Existing Site Partially Implemented Approved Plan



Proposal Overview

As stated above, the applicant is proposing new buildings and the removal of boat and RV storage from the site. The site plan below (Image 3) shows the construction of seven new structures with no parking for recreational vehicles. Not shown on the image is the removal of one structure in order to build the proposed buildings.

Image 3 – Today's Proposed Plan



Comprehensive Plan Consistency

The proposal is generally consistent with the city's comprehensive plan. Specifically, with one of the comprehensive plan's guiding principles that, "new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City." This is true of this proposal, storage facilities are a needed use within the city.

Staff Comments

Overall, staff is in favor of this development. The construction of new storage buildings adds additional service to Powell residents and the construction of new buildings, as well as the removal of outdoor parking, will help lessen the visual impact to neighboring commercial and residential uses. Instead of seeing parked recreational vehicles, neighbors will see new and well-designed buildings. Also, the new buildings will help "fence off" the site and block it from the street. Thereby further lessening the impact of the site on neighboring uses. Lastly, the number and spacing of the buildings also seem reasonable as it is a more efficient use of site. The only issues from Staff's standpoint is that there will be Divergences to the Planned Industrial code as it relates to building coverage and total coverage by building and pavement, which should be set forth within the Development Plan text when submitted.

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 continue through to the preliminary development plan stage of the development review process.