



# STAFF REPORT

## PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, April 12, 2017

7:00 P.M.

### 1. FINAL 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: Downtown Residence District (DR)  
 Request: To approve a Final Development Plan for the development of 48 single family condominium homes.

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

### Project Background

City Council passed the ordinance rezoning the property to the DB, Downtown Business District. After some legal issues being pursued through the courts, the property owner is now ready to have the Final Development plan for this property reviewed and approved by planning and Zoning Commission and City Council.

In August of 2016, the Planning and Zoning Commission adopted the following motion as it related to the Preliminary Development Plan:

MOTION: Commissioner Little moved to approve the Preliminary Development Plan for the property located at 2470 West Powell Road as represented by Arlington Land, LLC, to allow for the development of 48 single-family condominium homes, subject to the following conditions:

1. That all engineering requirements, easements and utility provisions shall be approved by the City Engineer through the final engineering review process; and
2. That the area where unit #48 is located shall be reserved for the possibility of connecting a new road through Powell Center to Grace Drive and connecting to Beech Ridge Drive. The developer shall facilitate coordination between the Powell Center owners, the City and themselves to see if such a roadway can be worked out during the Final Development Plan process; and
3. That the developer shall coordinate the requirements of all environmental studies and recommendations with Staff as these requirements are being met; and
4. That the developer shall provide a schedule for when any pond or catch basin work will be completed which will impact the Olentangy Ridge pond. Said schedule and periodic updates shall be provided to Olentangy Ridge residents whose property abuts the pond in the Olentangy Ridge neighborhood; and
5. That the developer shall work with the Olentangy Ridge Civic Association to ensure the Association's ideas are taken into consideration in the Final Development Plan; and
6. That the City Law Director shall attend the Final Development Plan review to offer appropriate legal advice; and
7. That the developer shall meet all of the obligations necessary to fulfill the Final Development Plan review process.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 1 Hartranft

Since that time, the applicant has met with Staff to refine the plan to meet the recommendations from the Preliminary Development Plan approval, and most of all worked on refining the architectural style of the proposed single-family homes to more closely fall in line with the Historic District Architectural Guidelines.

## Proposal Overview

The proposal continues to contain 48 single-family patio homes on the 8.75 acres. There is also a layout for 47 homes if we are able to provide for a roadway that can traverse this site, as well as the Powell Center site next door, from Beech Ridge Drive to Grace Drive. The setbacks have remained the same and the buildable area for each lot is pre-determined. This will be set up as a fee simple lot plat with private streets and a Homeowner's Association providing maintenance of the street and common areas.

## Changes since the Last Submission

There are only a few changes made to this Final Development Plan from the previously submitted Preliminary Development Plan:

- The plans were adapted to show how the entrance would work with or without the proposed street that is recommended to go from Beech Ridge Drive to Grace Drive. The landscape plan and the engineering plans have been shown both ways.
- The proposed architectural character of the site has been updated. Still in a preliminary stage, the architecture is being developed in a "Powell-like Cotswold" style. In the pure sense of being within the Downtown Residence District, and being a transitional piece between the planned commercial district and Olentangy Ridge, this style of construction and utilizing details that are found within our Historic District, makes a lot of sense. This is a very rich looking architectural style and each home is going to be a somewhat custom home utilizing the elevations in the plan as a guide.

## Staff Comments

Staff has been very supportive of this plan and as we go through working out the architectural style and associated details of the entry feature and the streetscape design, it is all coming together as a plan that we all can be proud of. This is a most difficult site with which to work, and the applicant has made a great effort in providing the details, landscaping, home design and quality that has been a part of their proposal all along.

## 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 multiple phases for this development. The first phase will be the southern leg of the property. This can definitely be accomplished within the first 2 years of the development. Most of the development should be completed in 5 years of approval.

**(2) The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;** This has been fulfilled. See below.

**(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 proposed streets within this development will be private, and meet the requirements for private streets, turning radii, etc. The traffic report indicates that this proposal has much less traffic than a commercial development and that the impact to the intersection of Beech Ridge Drive and SR750 does not create any problems. This intersection already warrants a traffic signal. This intersection is shown as a possible future roundabout in the Keep Powell Moving Plan, but is in the long term future in terms of funding. This property is within the Downtown TIF District, so there will be additional funding coming from this development that will help to fund future improvements. The ability to provide a road from Beech Ridge Drive to Grace Drive is being provided for in this plan.

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

Not applicable.

**(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;**

The housing density within the Downtown Residence District is met with this plan.

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

The only land dedication possible will be for a public street between Beech Ridge Drive and the west property line. This area will be reserved until such time an outcome of this roadway is available.

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

This is pretty much an infill site, and this proposal is being developed to be as compatible with its surroundings as possible.

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

All utilities are able to provide service to this development and are adequate.

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

The City Engineer's office has reviewed the stormwater retention concepts put forward with this plan and find that this proposal can meet our requirements.

### Comprehensive Plan Consistency

The Comprehensive Plan calls for this area to be part of the Mixed Use Village Center and be of a residential use. This is one of the reasons why the rezoning of this property to the Downtown Residence District was important. As a transition between the commercial to the west and the Olentangy Ridge to the east, it is envisioned that this property be developed residentially at a density as proposed as it is well within the guidelines of the Downtown Residence District. With the ability to provide a proposed street between Olentangy Ridge and Grace Drive, this meets the Comprehensive Plan recommendation of an interconnected street network to help provide alternatives from turning at the four corners. This plan also provides for high quality building materials and architectural detailing adding to the village character and protecting home values. The

Comprehensive Plan also speaks to the debate of quality development and density, where having a walkable community and providing a mix of housing types within the downtown core is the desired outcome. This proposal accomplishes that.

### Staff Recommendation

Staff recommends approval of the Final Development Plan for Harper's Pointe with the following conditions:

1. That all engineering requirements, easements and utility provisions shall be approved by the City Engineer through the final engineering review process; and
2. That the area where unit #48 is located shall be reserved for the possibility of connecting a new road through Powell Center to Grace Drive and connecting to Beech Ridge Drive. The developer shall facilitate coordination between the Powell Center owners, the City and themselves to see if such a roadway can be worked out during the Engineering Plan Review process; and
3. That the developer shall coordinate the requirements of all environmental studies and recommendations with Staff as these requirements are being met; and
4. That the developer shall provide a schedule for when any pond or catch basin work will be completed which will impact the Olentangy Ridge pond. Said schedule and periodic updates shall be provided to Olentangy Ridge residents whose property abuts the pond in the Olentangy Ridge neighborhood; and

End of Final Development Plan Staff Report

## **ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN REVIEW – August 10, 2016**

### **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.

## **ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN REVIEW – March 11, 2015**

### Project Background

At the February 11, 2015 P&Z meeting the application was tabled. Since that time the applicant has done the following:

1. Met with the neighboring church to discuss the possibility of an east-west connection between Beech Ridge Drive and Grace Drive. This was suggested by staff (see staff comments on page 3).
2. The applicant held a public workshop on February 18, 2015 in order to discuss the proposed development with residents. Staff was present at the open house. The residents had concerns about density, stormwater, traffic, contamination from the site, landscaping, and wildlife. The main issue with the development, however, centered on traffic and its impact on the neighboring property owners. The applicant discussed the issues with residents and overall, in staff's opinion, the dialogue was positive. The applicant also mentioned the possibility of an east-west connector and its ability to reduce traffic issues. Residents were very much in favor of the connector and mentioned that it would help alleviate some of their concerns.
3. The applicant provided the following imagery to include with the packet:
  - Aerial site plan for a building lot.
  - Renderings of different home types.
  - Driveway examples.
  - Site line analysis.

The work completed since the last P&Z meeting has not changed the existing submission, it has only added to what was already submitted. As a result, staff finds that the comments below are still valid.

### Project Overview

Arlington Homes is proposing a high-end single family condominium 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 2,000 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.

Recently, the City approved two other single-family condominium developments by Epcon Communities. 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 condominium 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 490 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.

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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.

### 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 condominiums 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.

Staff put together a future possible road plan that affects this property and the Powell Center property that merits discussion (see images below). In order to reduce impacts at the intersection of Beech Ridge Drive and Powell Road, a new road could be done in the following fashion:



To accomplish this, the first unit west of the entrance drive would need to be removed and the road built from Beech Ridge Drive to the west property line. Then, when some new development or redevelopment of Powell Center comes along, the City can then require it to be done. Or, at this time, this developer and the City can try to convince the Powell Center owner to allow the right-of-way and somehow the City and developer can come to some agreement as to how to fund this improvement. This set-up provides a "back-age road" to out-lots facing Olentangy Street, and allows free flow of traffic between Olentangy Ridge Place and Grace Drive without going onto Powell Road. Staff's initial estimate for this road is somewhere between \$120,000 and \$160,000. We do not believe that this developer should be responsible entirely for its expense, however the development plan may have to change slightly in order to accommodate this by changing up their entrance and removing one home.

### 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.

The Final Development Plan application is judged through the follow up from the Preliminary Development Plan approval and the **following code requirements**:

**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:**

**(10) 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;**

Staff finds that the proposed plan can be initiated within this time period.

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

This proposal brings high-end condominium single family homes in a transitional area. The quality and price-point of the homes will have a positive financial benefit to the City. This area is called out for single family homes and it is near downtown where the Comprehensive Plan indicates that a higher density even in a condominium development is desirable for the benefit of keeping the downtown vital. The density of the proposed development is near where other condominium developments have recently been approved.

**(12) 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;**

Staff agrees with the traffic report provided by the Traffic Engineer. We believe that the historical traffic to and from this parcel with the shooting range uses and when a restaurant was there, generated more traffic than this development will. **Also, this development will create less traffic impacts than the current zoning would allow.** We do, however, see a need

to have a coordinated effort for having the ability for this property to directly get to Grace Drive without going onto Powell Road. That can be done in a coordinated fashion in conjunction with the owners of Powell Center. The timing of such a roadway may not necessarily have to happen right away and may not necessarily need to be approved as part of the plan approval here. However, the design of the road from Beech Ridge Drive to the west property line where unit 49 is located, will need to be changed.

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

This is not applicable, however this plan is removing existing PC, Planned Commercial zoning.

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

Staff feels the density that is being requested is in an amount that is reasonable due to the locational disadvantage of the property, being adjacent to both commercial and single family uses.

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

This is not applicable.

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

Most of the area surrounding this parcel is already developed or zoned in a fashion that is compatible with this type of proposed development. Coordination of a roadway that could be a community asset may make this an even better plan.

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

All utilities are available to this property and can be achieved at the proposed density and capacities that are required.

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

The Engineering Department believes that the adequacy of detention and drainage can be accomplished as the plan is laid out. There is a lot of engineering review to be done with this development but the preliminary plans that are submitted should be able to be accomplished with no major changes to the plan.

## P&Z Commission Preliminary Plan Approval

The following is the motion approving the Preliminary Development Plan:

*MOTION: Commissioner Little moved for approval of the Preliminary Development Plan submitted by Arlington Land Company, LLC for the property located at 2470 West Powell Road, currently known as the Powder Room property, subject to the following conditions:*

- 1. That a final letter of recommendation from the Liberty Township Fire Department shall be submitted as a part of the Final Development Plan.*
- 2. That the final decision of the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle capacity shall be submitted by the developer as a part of the Final Development Plan.*
- 3. That the developer shall continue to work with and gain approval from the City Engineer for the proposed preliminary storm water retention plan, to be submitted as a part of the Final Development Plan.*
- 4. That the developer shall continue to pursue further environmental studies and submit all updates as necessary to Staff for review at the Final Development Plan.*



5. That the developer shall consider limiting the models on the three lots to achieve a 30' setback plan if that is possible.
6. That if the Final Development Plan submittal is approved with the entrance off of Beech Ridge Drive, this Commission shall adopt an additional motion for consideration asking City Council to declare an emergency in order to begin the process of installing a traffic signal at the intersection of Olentangy Street/Beech Ridge Drive/Bartholomew Run Boulevard intersection.
7. That the developer shall work with City Staff to exhaust all options to pursue access to Grace Drive as an alternative to the proposed Beech Ridge Drive entrance.
8. That the developer shall work to the best of their ability with the Olentangy Ridge Civic Association to address their issues and concerns.
9. That the Final Development Plan shall fulfill all of the requirements regarding home design.

Commissioner Hartranft seconded the motion.

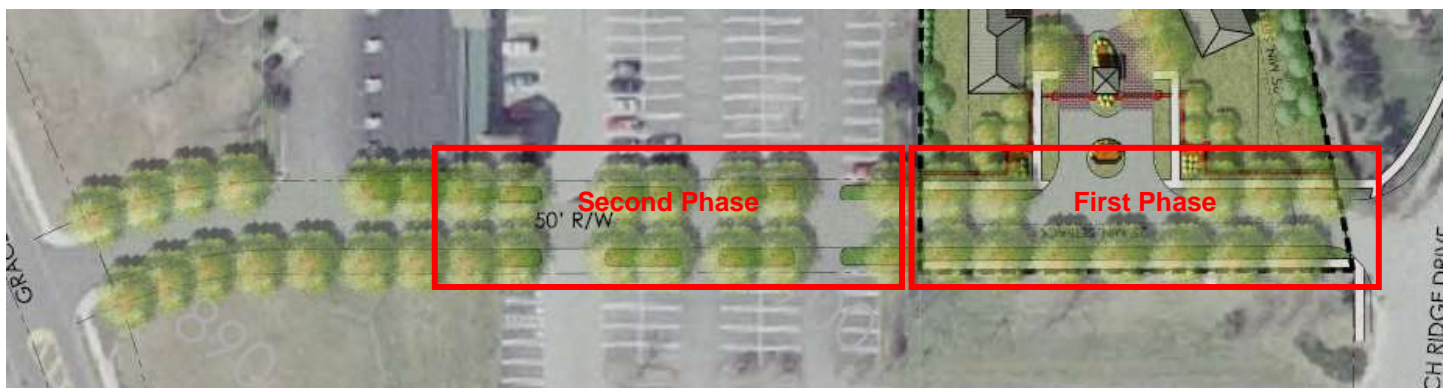
VOTE:                    Y   4                      N   1                      (Jester)

The developer has met numbers 1, 2,3,4,8 & 9. Number 5 is met except for one remaining home site, but depending upon the type of home model built there it may be met. Regarding number 6 and number 7, Staff understands the applicant has exhausted all efforts from the Cochran property on Grace Drive, however the recently proposed Staff idea to be coordinated with the Powell Center owner has merit for discussion.

### Staff Recommendation

Based upon the above report, Staff recommends approval of the Final Development Plan for Harper's Pointe with the following conditions:

1. That all engineering requirements, easements, and utility provisions be approved by the City Engineer through the final engineering review process.
2. 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. If the whole road cannot be worked out at one time within 120 days, then the developer shall revise their plan to accommodate their portion of such road. Furthermore, staff recommends that developer build the first part of the road (see figure below) with the first phase and the remainder through Powell Center be completed when the second phase is constructed.
3. That the developer coordinate the requirements of all environmental study recommendations with Staff as those requirements are being met.



## **Preliminary Development Plan Review II – October 23, 2013**

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 48 single-family condominium homes with a large pond in the middle, rezoning the 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 \$250,000 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 5.5 dwelling units per acre, this is a higher density than we would normally see for a typical single family 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 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.

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 stormwater runoff from Olentangy Ridge. This offsite stormwater from Olentangy Ridge shall be properly accounted for and planned during site plan 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 condominium 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 490 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 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 \$12 million to \$13.5 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, along with many other public infrastructure improvements in the downtown area.

The development plan indicates a 25 foot rear yard setback (for three homes facing Olentangy Ridge) 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 conceptual landscaping plan provides for perimeter landscape buffering that enhances the existing trees along the property lines, and a street tree planting plan as well. Each house will also have a typical landscaping plan.

There are two options for sanitary sewer service for this property. The developer is working with the County Sanitary Engineer to see which plan fits best for the sanitary sewer system. 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. The drainage from the site to the existing system in Olentangy Ridge is regulated by our stormwater 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.

Staff has received and reviewed preliminary environmental studies of the area around the shooting range. This study does find that there is some soil contaminated with lead, which is typical for areas around an older shooting range such as this. Future Phase 2 analysis will be required to see how much mitigation is necessary in order to achieve the necessary Covenant Not to Sue by the Ohio EPA. This can be a lengthy process. The developer is not willing to continue the environmental analysis until the Preliminary Development Plan is approved, where there is some acknowledgement from the Planning and Zoning Commission that this plan is acceptable to move forward with pending conditions to be met at Final Development Plan application.

The Fire Department is continuing to review the project and have not given us any negative comments at this time.

The Zoning Code requires the Commission to find that all aspects of the proposed development plan meet the following eleven items:

**(g) Approval in Principle of Preliminary Development Plan.** Within thirty (30) days after the public hearing, the Planning and Zoning Commission shall review the preliminary development plan to determine if it is consistent with the intent of this Zoning Ordinance and meets all of its requirements. If it does, the Commission shall approve the preliminary development plan in principle. If it does not, the Commission shall recommend changes and additions needed for approval and await a resubmission.

In approving a preliminary development plan in principle, 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.

**(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 just because of the development of this property. The City is working toward improvements to the 4-Corners which this development will greatly contribute to through the TIF district.

**(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 to the existing tree line will provide a good enhancement.

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

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;**

The proposed phases for this development seem to be reasonable. After consideration of the existing financing structure for projects such as this, a phased development actually would be preferred.

**(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 mediated 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.

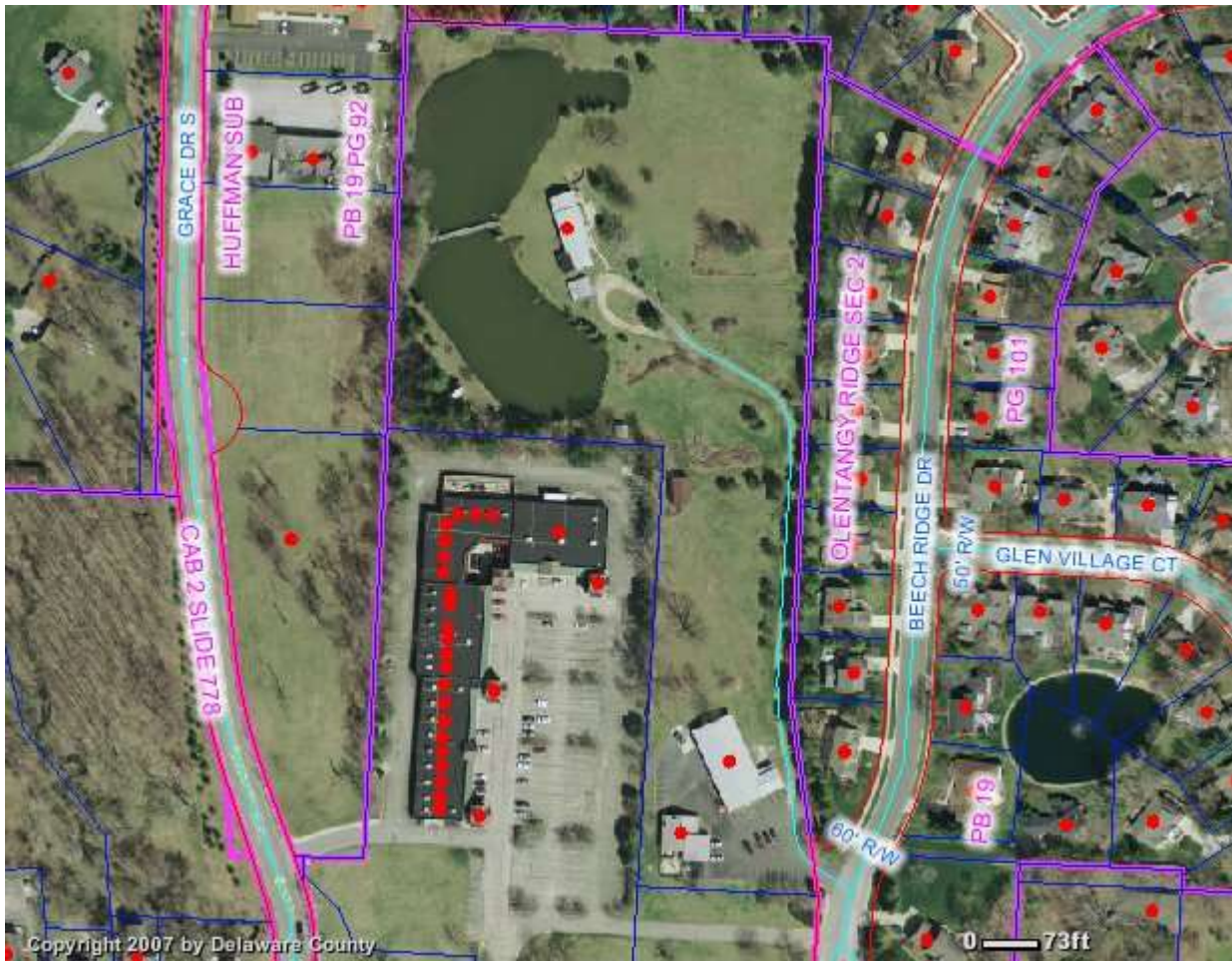
**(11) Impacts of the development on surrounding or adjacent areas.**

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. Based upon the above report, Staff recommends approval with the following conditions:

1. That the Liberty Township Fire Department provides a final letter of recommendation with the submittal of the Final Development Plan.
2. That the developer provides a final decision upon the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle the capacity at the submittal of the Final Development Plan.
3. That the developer continues to work with the City Engineer in order for him to approve the proposed preliminary stormwater retention plan for the property at the time of the Final Development Plan.
4. That the developer continue to pursue further environmental studies and submit to Staff for review updates as necessary at the Final Development Plan.
5. That further developed home designs be submitted with the Final Development Plan.

This is a Preliminary Development Plan review and approval. If the Commission may find that any one of the items listed above is not appropriately addressed at the Final Development Plan, the Final Development Plan then is not required to be approved.



**Aerial photo of subject property.**

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 49 single-family condominium homes with a large pond in the middle, rezoning the 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 \$250,000 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 5.6 dwelling units per acre, this is a higher density than we would normally see for a typical single family development. 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. It is probable that when further engineering is completed the number of dwelling units will decrease. 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 of the parcel. The redevelopment of this property as a residential use would be 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.

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. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plan development. The developer's engineer needs to work early in the process with our Engineering Department.

The streets within this development will be private and gated, and are to be maintained by the condominium 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 490 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 current (shooting range and concealed carry classes) uses on the site. No additional improvements to Beech Ridge Drive will be anticipated. The intersection of Beech Ridge Drive/Bartholomew Blvd./Powell Rd. has not been studied since 2001. At that time, no traffic signal was warranted. In the future, the City will need to study this intersection again for a traffic signal warrant.

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 \$12 million to \$13.5 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 it becomes warranted, along with many other public infrastructure improvements in the downtown area.

The development plan indicates a 25 foot rear yard setback (for three homes facing Olentangy Ridge) 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 conceptual landscaping plan provides for perimeter landscape buffering that enhances the existing trees along the property lines, and a street tree planting plan as well. Each house will also have a typical landscaping plan.

There are two options for sanitary sewer service for this property. The developer is working with the County Sanitary Engineer to see which plan fits best for the sanitary sewer system. Storm retention will be provided through a proposed new pond that will replace the existing pond. The drainage from Olentangy Ridge to the north will need to accommodate within the newly created pond. The existing pond can easily be sized to accommodate that and the proposed development. Other detention may occur on the private street. The Fire Department is continuing to review the project and have not given us any negative comments at this time.

The Zoning Code requires the Commission to find that all aspects of the proposed development plan meet the following eleven items:

**(g) Approval in Principle of Preliminary Development Plan. Within thirty (30) days after the public hearing, the Planning and Zoning Commission shall review the preliminary development plan to determine if it is consistent with the intent of this Zoning Ordinance and meets all of its requirements. If it does, the Commission shall approve the preliminary development plan in principle. If it does not, the Commission shall recommend changes and additions needed for approval and await a resubmission.**

**In approving a preliminary development plan in principle, 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 49 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.

**(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.

**(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 just because of the development of this property. The City is working toward improvements to the 4-Corners which this development will greatly contribute to through the TIF district.

**(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

**(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 accessways;**

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;**

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. Based upon the above report, Staff recommends approval with the following conditions:

1. That the Liberty Township Fire Department provides a final letter of recommendation with the submittal of the Final Development Plan.
2. That the developer provides a final decision upon the Delaware County Sanitary Engineer as to the location of the sewer line and any needed improvements necessary to handle the capacity.
3. That the developer continues to work with the City Engineer in order for him to approve the proposed preliminary stormwater retention plan for the property.

## **Sketch Plan Review – May 8, 2013**

Arlington Homes is proposing a high-end single family condominium development on the property where the Powder Room 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 of the lot is zoned PC, Planned Commercial District and the square flag portion is zoned R, Residence District. The proposal includes the development of 49 single-family condominium homes with a large pond in the middle, rezoning the property to a PR, Planned Residence District.

According to the submitted text, the homes will range from 2,200 sq. ft. to 3,000 sq. ft. with all natural materials. It is envisioned that this community will be a high end condominium community with prices \$350,000 and up per home.

At 5.6 dwelling units per acre, this is a higher density than we would normally see for a single family development. However, due to many sight locational disadvantages, Staff views this property as a transitional one between the single family of Olentangy Ridge at a density of 2.36 dwelling units per acre and the commercial property to the east and south. It is probable that when further engineering is completed the number of dwelling units will decrease. For example, with the removal of two units along the east side, there will then be the same number of units backing up to the same number of homes in Olentangy Ridge.

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. This offsite storm water from Olentangy Ridge shall be properly accounted for and planned during site plane development. The developer's engineer needs to work early in the process with our Engineering Department.

The streets within this development will be private to be maintained by the condominium association.

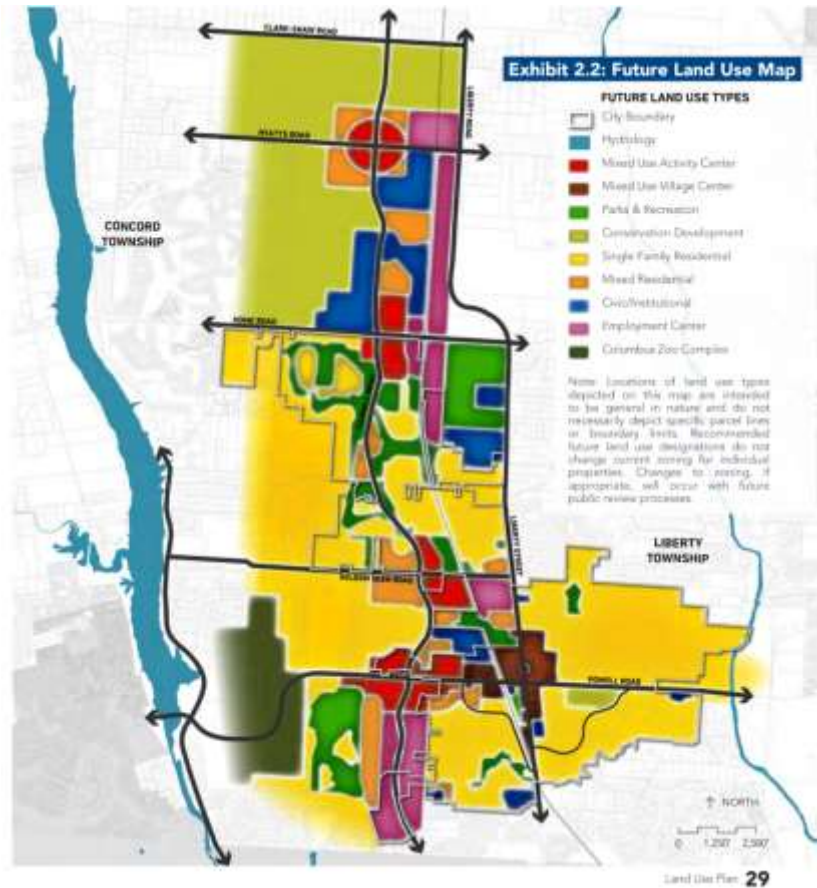
This is a good beginning for the positive redevelopment of a site that is a difficult site to work with. Staff looks forward to seeing additional details of this plan to be provided at a Preliminary Development Plan.

## 2. ZONING CODE AMENDMENT PUBLIC HEARING

To amend the city code to add a new district. The purpose of the proposed *Planned Residential Conservation (PRC) District* is to balance development pressures with goals of preserving open space and responding to market demands for alternative types of neighborhoods.

### Project Background

The Comprehensive Plan update completed in October 2015 provided a future land use map (see below) that contained new districts that do not exist in Powell's zoning code today. The Code Update Committee in their review of Powell's existing code determined that a conservation district code should be created and included in Powell's code. As such, they created one based on Liberty Township's own conservation district language. The language was reviewed at the committee level numerous times and has now been passed along to P&Z for their review.



### Proposal Overview

To review a new zoning code section entitled Planned Residence Conservation District (PRC) and to forward it to City Council for adoption.

### Staff Comments

The proposed district language is a result of and consistent with the city's 2015 Comprehensive Plan. The purpose of the new district is to preserve and protect open space and the rural character of the area. The conservation does this by calling for a 50% preservation of lands during development and using undeveloped land as open space or active farmland. Staff feels that this new language will go a long way in improving and preserving the rural character of Powell and the surrounding area.

### Staff Recommendation

Staff would recommend approval of the proposed ordinance by P&Z and that it be forwarded onto Council for adoption.