



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, June 13, 2018
7:00 P.M.

1. Sketch Plan Review

Applicant: Home Steitz LLC, c/o John Wicks
Location: Northwest Corner of Home Road and Steitz Road
Proposed Zoning: Planned Commercial District
Request: In anticipation of annexation into Powell, review of a Sketch Plan for development of the property for neighborhood commercial, office, restaurant and storage.

Aerial Site Image: <https://goo.gl/maps/ONNEHrCvyaC2>

Project Background

The applicant has the property in contract to purchase, and is going to submit an annexation petition. In anticipation of that, Staff recommended a Sketch Plan Review come before the Planning and Zoning Commission to discuss the merits of the proposal and to open dialogue about its conformance with the Comprehensive Plan. Being a Sketch Plan review, no action shall be taken by the Commission, just discussion.

Proposal Overview

The proposal is to annex the 11.75 acres of land, and develop the following uses:

- Up to 10,500 square feet of retail convenience store with about 8 fuel pumps.
- Up to 21,000 square feet of mixed retail/office
- An unknown amount of indoor storage, mainly for RV's, recreational trailers, boats and vehicles.

Staff Comments

The property where this proposal is located is at the northwest corner of Home and Steitz Roads. It is fully an open farm field with some minimal tree line edges. There is a 150 foot wide electric transmission line easement running diagonally across the property which is a deterrent to any type of development on this as parcel.

There is large lot residential to the west, a single family subdivision to the north, farmland to the east side of Steitz Road as well as the south side of Steitz Road.

Because of the adjacent residential land uses and the power lines, the property owner, as well as the City, is in a hard place to determine the types of land use that is appropriate. When the subdivision to the north was platted, the street that is a cul-de-sac should have been directed to stub in to this property, for a natural extension of that subdivision. However, that was not done.

Here is a review of a few possible scenarios:

- The proposed development seems a bit intense for the area. The busy intersection of Steitz and Home Roads, as well as the turning movements needed for this development, can handle the additional traffic if properly designed through the County Engineer's office. There will probably need to be some additional widening of Steitz Road. The gasoline station and the

storage facility just seem to be too intense and provide more of a regional facility rather than providing neighborhood type retail and office establishments, or uses that tend to be more favorable for neighborhood design and use. Day care uses, although one might think the City has plenty, we understand the existing day cares around Powell are near capacity and future home growth to the north will bring about an even greater need. Having neighborhood commercial, office and day care uses may be an appropriate use given the unique nature of the site. There then would need to be something different in the back where the warehousing is located. Is there a chance to do some residential there? Maybe the size of the facility can be lessened and provide much greater amount of green space. To allow this as some other than residential use, there needs to be a greater emphasis on increased green space.

- New residential could be built here, netting probably about 26 to 28 units, which in our estimation, would be single-family or attached patio homes. Typical for the area single-family homes in the types and styles built in the area, and having main access from Home Road and Steitz Road (and electric lines) would not make it as desirable and marketable. However, a different kind of product popular with those who would like to downsize may find it more appropriate. Reviewing our economic model we use to analyze new annexations and land use, this would net a negative \$9,000 per year to the City.
- Larger lot single family is not as desirable, and provides a lot more negative economic model to the tune of negative \$26,000.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(a), "the developer shall meet with the City Manager, with the Zoning Administrator, and with the Planning and Zoning Commission prior to submission of a preliminary development plan. The purpose of such meetings is to discuss early and informally the purpose and effect of this Zoning Ordinance and the criteria and standards contained herein, and to familiarize the developer with zoning and other applicable regulations; it being understood that no statements by officials of Powell, Ohio, or Planning and Zoning Commission members, made in such informal meetings shall be binding on either party.

Comprehensive Plan Consistency

This property falls into the area of our north growth corridor area and is on the edges of our Conservation Development. Conservation Development is generally examined as a whole, much larger property development plan, and can contain a mix of residential uses, and can contain commercial uses at major intersections (p.40). If you look at our conservation district as a whole, this property is situated at a main intersection within it. A conservation district should have at least 50% open space that is naturalized in design. Buildings should be designed in a traditional Midwest character. Multi-use paths should be included in the plan and make connections to other paths. Large setbacks should be utilized in a conservation district.

Policy recommendations as they relate to land use that are affected by this proposal includes (p. 48-52):

1. Using the Land Use Map as a guide to decision making.
3. Balance land use, community character, transportation and fiscal sustainability goals
8. Create an interconnected open space system throughout community.
9. Ensure development quality meets Powell's standards for aesthetic and community character.
12. Preserve rural character by requiring conservation development patterns in growth areas north of Home Road.

Within the Thoroughfare Plan, we examined the need for additional commercial north of Home Road, knowing that additional residential growth is expected there. The model indicated that by adding commercial areas north of Home Road, we greatly help out the traffic patterns further south

into the City of Powell, at the Sawmill Parkway/Powell Road area. Therefore, the Comprehensive Plan Land Use Map identifies areas at Sawmill Parkway and Hyatts Road where it may be desirable for commercial land uses at what will tend to be a busy intersection in the future. Although not specifically identified for commercial uses at Steitz and Home Roads, the Comprehensive Plan does infer that within Conservation Districts at major intersections, commercial land uses can be established, assuming all other Conservation District requirements are followed.

Staff Recommendation

Staff recommends that the Commission carefully consider all issues related to this proposal and the ideas and policies presented in the Comprehensive Plan. The developer and the Commission should consider the following:

- Is it possible to remove the gas station and considerably downsize if not totally remove the storage uses, include at least 50% open space not counting the easement for the electric lines, utilize multi-use pathways around the site and though it connecting to the subdivision to the north, creating a large green area to the north where the storage is located.
- Consider instead of gasoline use and storage adding some other type family oriented indoor commercial use.
- Consider instead of gasoline and storage adding a residential component.
- Absolutely follow conservation district standards for planned open space and multi-use trails.
- If planned for a totally residential use, somehow balance the unit types to help create a positive number for residential development economic impact.
- Seek advice from the County Engineer for roadway improvements needed due to this development.

2. PLAT REVIEW

Applicant: Verona LLC
Location: 4594 Powell Road
Existing Zoning: Planned Residence District (PR)
Request: To review and approve a subdivision plat for Verona phase 3.

Aerial Site Image: <https://goo.gl/maps/cxR6xSitZTq>

Project Background

The Verona subdivision is an approved subdivision consisting of 166 units on approximately 114 acres. The presented plat review is the third phase of the total development, consisting of 25 single family lots and 3 open space lots. The applicant is seeking approval in order to begin construction.

Approved Development Plan Synopsis

The Development Plan that was approved within Liberty Township can be found at the following link: <ftp://powellftp.us/Current%20Proposals/Archived%20Proposals/2015/P&Z/Verona%20-%20Shamrock%20Subdivision/Verona%20Approved%20Zoning.pdf>

The annexation agreement between the Developer, Liberty Township and City of Powell allowed for the acceptance of the approved zoning by Liberty Township into Powell. The Preliminary Plat was approved by Delaware County Regional Planning Commission, however the Final Subdivision Phase 3 Plat has yet to be approved.

Staff Comments

Staff finds that the plat is overall consistent with the approved development plan. However, the following items need to be addressed:

1. Current zoning shown on the plat document should be changed from SFPRD to Planned Residence District (PR)

ZONING AND AREA CALCULATION:

YARD SETBACKS: 100 FT. LOTS
FRONT YARD SETBACK = 30 FT. MIN. CURRENT ZONING = SFPRD
AREA SECTION 2 = 15.302 AC.

2. The language below is vague. Refinement is needed to clarify public versus private fences and retaining walls.

ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

3. The development plan calls for a turn lane on Seldom Seen Road. As proposed this turn lane would require the purchase of right of way from several property owners. The developer has tried along with City help. The County Engineer may have a future overall widening plan that can be utilized for the planning of this turn lane. Therefore, Staff recommends that the developer work out a payment option to the County Engineer for the turn lane improvement, for future installation by the County Engineer.

Ordinance Review

Section 1107.08 of the Powell Codified Ordinances requires a plat to be submitted and approved, and then recorded, prior to the sale of any lots and the dedication of streets for public use. The owner has already completed construction of streets and site improvements as allowed by the County.

Staff Recommendation

Staff recommends approval of the plat with the following conditions.

1. City Engineer approves all easements and other engineering related items.
2. Staff items are addressed in a revised plat before signing.
3. The developer and County Engineer determine an appropriate solution to a turn lane on Seldom Seen Road.

3. FINAL DEVELOPMENT PLAN

Applicant: Dave Pontia
Location: 10331 Sawmill Road
Existing Zoning: Planned Residence District (PR)
Request: To review a proposal to construct four, two-unit residential buildings.

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

Project Background

This site has seen multiple proposals since the early 2000s. First with [Hwang in 2006](#), then with [Burkam in 2009](#) and now with Elite Real Estate, which went through two previous proposals. All proposals are hyperlinked (in blue with underlining) for ease of reference. Over time, the proposal went from residential to commercial and back again now to residential.

The applicant has brought three sketch plans for review to P&Z on [August 10, 2016](#), [March 22, 2017](#), and most recently January 24, 2018 (see staff reports below). At these meetings staff and P&Z provided the applicant with many recommendations. Before the third sketch plan, 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 came before P&Z for a preliminary development plan review on [Mach 14, 2018](#).

The applicant has now submitted for a final development plan review.

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. Ownership type has changed from condominium association to fee simple.
2. Added windows to the west elevation as requested by P&Z.
3. Sanitary sewer and site improvements provided.
4. Added path to eastern most unit.

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;**

Staff has no reason to believe this is not possible. However, as part of the approval process P&Z can require the applicant to provide with support of financing.

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

As stated before, 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.

(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;

Sawmill Road is capable of handling the increased traffic that will be generated from the site. This is especially likely due to the targeted user of the site – an empty nester/retiree, who typically generates less trips than single family home user.

(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;

This proposal of 5.16 dwelling units per acre (du/ac) is within the densities allowable in the Planned Residence District (PR), which is up to 9 du/ac. The proposed density of 5.26 du/ac is higher than the 3.09 du/ac of The Commons of Powell to the south. If we were to use the Commons density on this parcel it would be 4.78 units/acre, a different of 0.37 units/acre. Although higher than its neighbor, it is not by much but more importantly, this site has a different context from its neighbor. It is a corner lot along a larger roadway, which is an appropriate location for a higher density and possibly beneficial as a barrier between the road and the less dense existing development.

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

Not applicable.

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

Adding residential units to this development will strengthen the ability to plan the areas as it will be a like use with its neighbors. As opposed to a commercial site which would have made planning the area more difficult.

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

The existing utilities are adequate to handle the proposed development.

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

The applicant has provided stormwater and sanitary sewer drawings. At this stage, the Engineering department has no issues with what is being proposed. Further engineering and review will be completed at the next stages of review.

Staff Comments

Staff is pleased with the proposal and the added detail to this submission. The development will “fill in” a remnant parcel within Powell with a development that adds to the housing stock and tax base of the community. Furthermore, this site is better suited for residential than commercial and staff is glad to see a residential use being proposed. Staff would like to add a request that the public path that runs parallel to Zion be upgraded and/or repair by the developer.

Staff Recommendation

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

1. All city engineering department requirements are met upon their final review.
2. The path along the development is repaired/replaced to the City’s satisfaction.
3. The applicant provide Staff with proof of financing.

Preliminary Development Plan Review – March 14, 2018

Project Background

This site has seen multiple proposals since the early 2000s. First with [Hwang in 2006](#), then with [Burkam in 2009](#) and now with Elite Real Estate, which went through two previous proposals. All proposals are hyperlinked (in blue with underlining) for ease of reference. Over time, the proposal went from residential to commercial and back again now to residential.

The applicant has brought three sketch plans for review to P&Z on [August 10, 2016](#), [March 22, 2017](#), and most recently January 24, 2018 (see staff reports below). At these meetings staff and P&Z provided the applicant with many recommendations. Before the third sketch plan, 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 submitted for a preliminary development plan review.

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:

5. A site line analysis completed.
6. Development text provided that provides an overview of the development and addresses patios, trash and mail pickup, as well as light intrusion onto other sites.
 - The Organization of the development shall allow the individual owner to provide a patio on the garage side of the structure and have the following limitations [.]
 - Mail shall be provided by a mail kiosk located on site for those residents to access as directed per the local United States Post Office.
 - Trash pickup shall be weekly with each home owner maintaining them off the streetscape until trash pickup day.
 - Landscaping on the site adheres to the density required by the City of Powell with emphasis placed with landscaping materials in areas to block headlights from the adjacent development.
7. Provided colorized elevations and site plan.
8. Details provided of lighting and mailboxes.

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 proposed use is consistent with the permitted uses outlined in the zoning ordinance. This proposal of 5.26 dwelling units per acre (du/ac) is within the densities allowable in the Planned Residence District (PR), which is up to 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.

(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 residential use of the condominium development at the southeast corner of Old Sawmill and Zion road is appropriate, as it is a permitted use in the Planned Residence District. Furthermore, this residential proposal is similar in type to its surrounding uses, which are primarily residential and some are multi-family. At first the proposal was too intense for the site but the reduction in massing and improved architecture make it more suitable for the location and the amount proposed.

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

Residential uses on this site would have a good relationship with neighbors because the location is predominately surrounded by multi-family units and single family households, even though these are condominiums. In addition, these units are targeted toward retirees and empty nesters, which also leads to a harmonious relationship with the neighbors since these types of uses are typically low impact. There is also a fitness studio, church, and two preschools nearby, residents at this location should enjoy the facilities nearby.

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

The applicant stated that circulation shall be from Old Sawmill Road and provide direct access to the 2 car garages attached, while keeping the main front Zion Road elevations free of garage door, there is no access off of Zion Road. Main access to the condominiums will come from Old Sawmill Road, as this is a main road with no heavy traffic in this area. The city's engineering department will review the exact location in more detail in subsequent submissions.

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

There are adequate yard spaces on the proposed site. The four buildings are at a 13'-17' distance a part, with adequate space in the rear and the front.

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

As previously stated, there are 0.75 acres of open space and a total of 22 trees on this site. There will be 5 trees removed, which is a total of 84" caliper of trees. Based on the city code, it requires there be a minimum of 136" caliper of trees. After the 5 trees are removed there will be 17 existing trees at a total of 94" caliper. The applicant proposes to add an additional 47.5" caliper of trees to meet the city code requirement of 136". The additional caliper of trees gives 5.5" more than the minimum requirement at a total of 141.5" caliper of trees on this site.

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

The applicant needs to specify the phases and how long this development will take place. Staff believes the development should take one phase.

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

See #7.

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

No municipal improvements are anticipated with this development.

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

There should be very little costs of providing public services to this property.

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

The proposal configured would have a positive impact on its surroundings and adjacent areas. The architecture and design of the condominiums matches the other adjacent homes and businesses nearby. The design elements have correctly been incorporated from the City of Powell Architectural Guidelines. The design of the condominiums have been structured to fit in with the adjacent single family homes. The colors for the condominiums matches the existing natural tones that are primarily throughout the area. Furthermore adding these mutli-dwelling units for retirees and empty nesters should not change the development direction for targeted single families, since there are only 8 dwelling units available.

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.

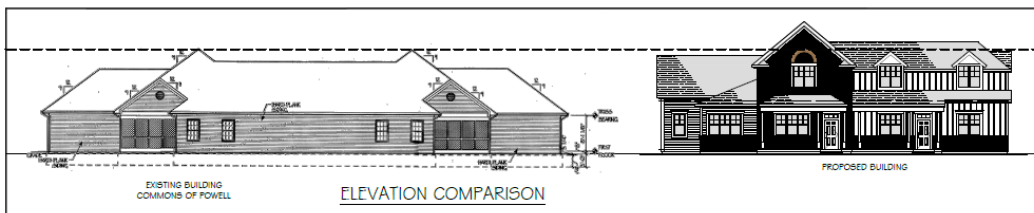
The Commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility."

Comprehensive Plan Consistency

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 Comments

Staff is pleased with the revised proposal and the added detail to this submission. Staff would, however, like to hear how discussions with the HOA representatives went. Also, at the last meeting, there were concerns about the height of the buildings being two stories. Staff was concerned about this but after reviewing the sightline study, finds that the height of the buildings will not be out of scale or obtrusive at the proposed amounts.



At the last meeting, a resident asked if the bike path could be a different material other than asphalt along the front of this proposal. After speaking with the Engineering Department, it was stated that it is not a standard material used in the city for bike paths due to cost, maintenance, and consistency considerations.

Staff Recommendation

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

- 4. The applicant meet with the Commons’ HOA.
- 5. Staff, P&Z, and Chris Meyer’s comments are addressed before submitting for the preliminary plan review.

Sketch Plan Review – January 24, 2018

Project Background

This site has seen multiple proposals since the early 2000s. First with [Hwang in 2006](#), then with [Burkam in 2009](#) and now with Elite Real Estate, which went through two previous proposals. All proposals are hyperlinked (in blue with underlining) for ease of reference. Over time, you can see that the proposal went from residential to commercial and back again to residential.

The applicant brought the original sketch plan for review to P&Z on [August 10, 2016](#) and a second review on [March 22, 2017](#), see staff reports below. At these meetings staff and P&Z provided the applicant with many recommendations. 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 selected to come back as a sketch plan resubmitted a new sketch plan with greater detail for review.

Proposal Overview

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

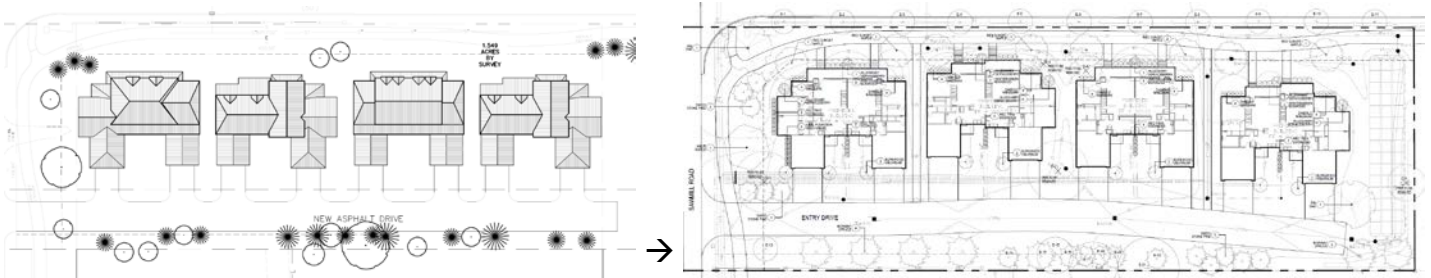
Changes since the Last Submission

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

1. Project now named Mews at Zion.
2. A new site plan showing the location of the proposed buildings.
3. New elevations and material selections for each building (see image below – not to scale).



4. At staff's request, the middle two buildings were moved closer to the pathway and the roadway was curved to match the buildings to soften the look and feel of the site as well as to save the trees in the rear.



5. Roof plan provided.
6. Elevations provided for all four sides of the buildings.

Staff Comments

Staff comments remain the same from the previous sketch plan review.

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 and location. 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.

At the last sketch plan staff and P&Z asked brought up a number of items that needed to be addressed. These include pathways from the rear of the buildings to the front, speaking with the Commons’ HOA, increasing landscaping to the rear of the site and addressing draining, as well as providing detailed lighting plan. Also, at the last meeting, the former Architectural Advisor Chris Meyers, provided a number of comments and questions that were not addressed in this submittal. For instance, the lighting plan and fencing locations. The comments are provided below for reference. Staff asks that staff, P&Z’s, and Chris Meyer’s comments are addressed before the next submittal.

At the last meeting, P&Z asked whether the movement of the buildings toward the street would require a setback divergence. Staff looked into this and found that the in the Planned Residence district, the front setback is a minimum of 30 feet for two family attaching housing with a gross density of 1.51-1.7 and the proposed setback is 20.2 feet at its closest point to the street. As a result, the proposal will need a setback divergence.

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

Chris Meyers, Architectural Advisor, said he appreciates the adjustments which have been made to the Sketch Plan since the first meeting. Staff's suggestion to move away from the linear pattern of the buildings is good. Leaving the mature buffer which already exists is a good idea. A larger view of the site plan would be beneficial at the next phase. It would be nice to see the interaction with the entry drive across Sawmill Road. A larger apron at the entry drive of this site might be needed, to allow residents to easily make a right or left turn. Landscaping on this property is going to be enormously important. A detailed landscaping plan would be nice with the next phase. The uniqueness and effort being applied to the architecture should also be applied to the site work, landscaping, site lighting, site amenities, fencing, etc. The connectivity to the pedestrian trail on the north is a great opportunity for a walk path from the trail to the front doors of each unit. This would create better connectivity. The side view of the garages and buildings will be a front façade to the development on both roads. The work on the architecture should apply to all 4 sides of the buildings because of this. Side elevations should be presented with the next phase. Mr. Meyers said he is assuming there will be some type of amenity space on the south side whether it is patios or hardscape, in between garages for the residents. The details should be provided with the next phase. The space in between each building is a great opportunity to create a pedestrian path or walk system so people can park in the back and walk to the front. Material samples should be presented with the next phase; color pallets, mock ups of column post details, casings on windows, etc. Mr. Meyers encouraged the applicant to consider a different color pallet. White would be a nice touch for the board and batten. Not on every building. Maybe a variation of colors. The historic guidelines aren't required for this property but would provide a good perspective on proportion and window sizes. The paired double windows on the pop-up dormers seem really big for the size of the dormer. The scale and size of the dormer should be elevated to accommodate the size of the windows. Or, the window size could be adjusted down to accommodate the size of the dormer. Some nice touches have been added to the architecture to give the buildings individuality. There are two buildings which have identical roofs. Roofs could be changed a little to give more variation. Unit plans don't need to be changed but subtle variations in the detail could be worked in. Details on where utilities will come in should be provided with the next phase; where gas meters will be, electric meters, condensing units, how condensing units will be screened, site lighting, exterior lighting, where mail will be delivered, where trash will be picked up or go, will there be property signage, etc. A foot candle study will eventually be needed of the overall site. Details on landscaping buffering will be needed. Great steps have been made towards a good project. The next step needs to get into all of the details.

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. The applicant meet with the Commons' HOA.
2. Staff, P&Z, and Chris Meyer's comments are addressed before submitting for the preliminary plan review.

Sketch Plan Review II – March 22, 2017

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.

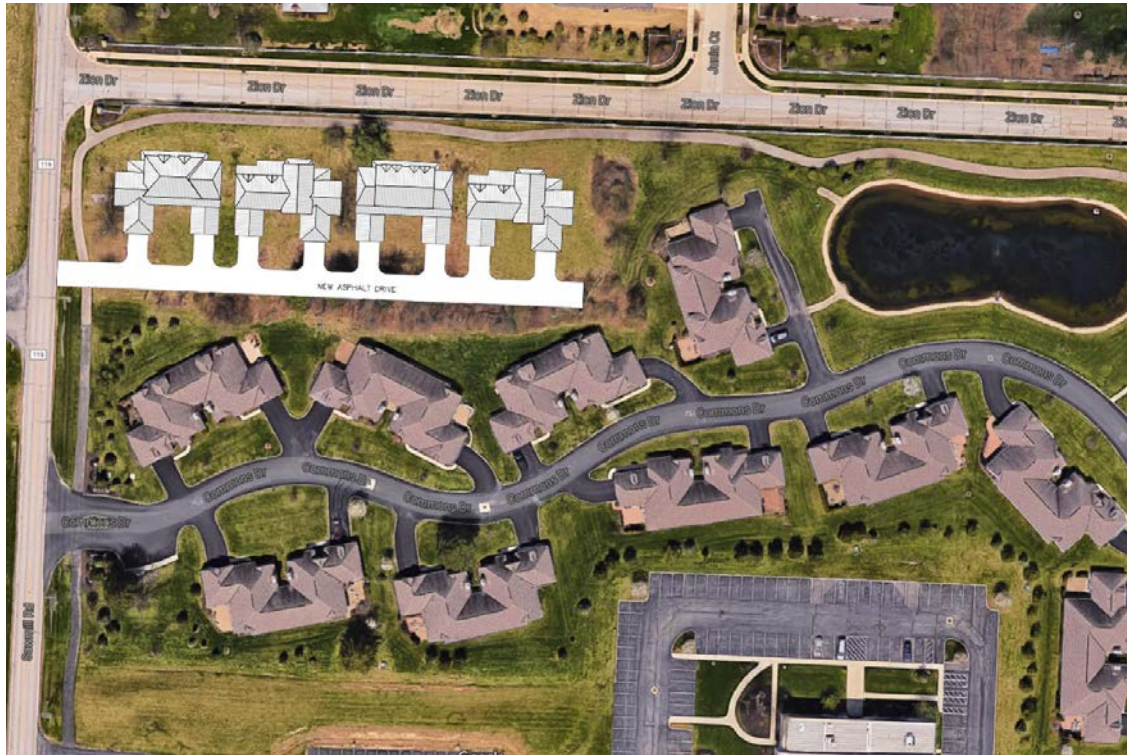
Staff Comments

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 and location. 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 has 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.

4. SKETCH PLAN REVIEW

Applicant: Memmer Homes, Jeff Memmer
Location: 2770 Carriage Road
Existing Zoning: Liberty Township Farm Residence District (FR-1)
Proposed Zoning: Planned Residence District (PR)
Request: To review a sketch plan to construct 34 multi-family residential units on 4 acres.

Aerial Site Image: <https://goo.gl/maps/BNAnJUx3mFp>

Project Background

The applicant has the property in contract to purchase. A Sketch Plan Review is the first review that comes before the Planning and Zoning Commission to discuss the merits of the proposal and to open dialogue about its conformance with the Comprehensive Plan and development standards within the City. Being a Sketch Plan review, no action shall be taken by the Commission, just discussion.

Proposal Overview

The proposal consists of "multi-family subdivision consisting of 34 townhomes". There is no indication of whether these are condominiums, rental apartments, common wall townhomes for sale, etc. As shown there is basically a square loop street providing access to the site where the 2 and 3 unit townhomes face the street. As drawn, the street would have to be a private street. There is one sidewalk shown going across the site along the north side of Carriage Road, but nothing shown into or through the site.

Staff Comments

This Sketch Plan is a very bare bones submittal as there is very little detail given about the current conditions on the site and how this proposal is consistent in any way with our Comprehensive Plan or Zoning Code. Site characteristics really need to be examined as one lays out a plan to develop property. There is a large existing wetland on the site to what extent we do not know. That in itself does not mean that they cannot build on the site, but it is a factor we need to consider and to say that it will be filled in to build is not an appropriate start in this review process (nobody has directly said that, but it is inferred by the submitted site plan).

No sense of place is being created here. As proposed, this is just a row upon row of sameness architecture. Unique design that fits with this area is certainly going to be important as visible as these units will be from the schools and Liberty Road. The homes should not back up to Liberty Road, rather some should front Liberty Road.

This piece could be developed in a manner more consistent with our Comprehensive Plan and Zoning Code. This is an infill piece of land, that which remains from the original Woods of Powell development. The owner of the farm on which all Woods of Powell North is built is the current property owner. For some reason until now, nobody has shown interest in developing this piece of land. The zoning code allows for up to 1.7 dwelling units per acre for single family, and up to seven units per acre for multi-family, and up to 9 units per acre on a major thoroughfare that can already handle the increase in traffic and the design is outstanding. At 34 units, this is at 8.5 units per acre which is very much too high for this area. Just down the street the Morgan Place development fit 6 new homes on a similar sized site, and that turned out fantastic. Other places in Powell have in-filled with much less density.

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 comprehensive plan asks for high quality homes to be built with great character in the community. This sketch plan fails to show how this is going to be accomplished.

Staff Recommendation

Staff recommends the applicant submit a more refined sketch plan showing much less density and actual homes they intend to build. They should also outline site characteristics such as wetlands, which are utilized for good site planning and development.

Housing types to consider shown on next page. These are two to four family townhomes designed in a manner that make them look like single homes.



ARCHITECTURAL ELEVATION CONCEPT - 2 FAMILY BUILDING

EXHIBIT F-2



ARCHITECTURAL ELEVATION CONCEPT - 3 FAMILY BUILDING



ARCHITECTURAL ELEVATION CONCEPT - 4 FAMILY BUILDING

5. ADMINISTRATIVE REVIEW

Applicant: Signcom Inc. /Melody Ward
Location: 478 W Olentangy Street
Existing Zoning: Planned Commercial District (PC)
Request: To review a new sign.

Aerial Site Image: <https://goo.gl/maps/ybAzH4KjhjE2>

Project Background

The site has an approved development plan and sign from 2003. The proposed sign is different than the approved development plan. As a result, staff is bringing it to P&Z for review.

Proposal Overview

To replace the existing one panel sign with a new sign 5' x 6' multi-panel sign.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(u), all plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Administrator, to the Planning and Zoning Commission, and to the Council or to their designated technical advisors upon request for administrative review to assure substantial compliance with the final approved development plan.

Staff Comments

The proposed sign is in line with city code dimensions and colors. Staff has no problem with the proposed sign generally. However, Staff would recommend changing the translucent white background to a white opaque background.

Staff Recommendation

Staff recommends approval of the administrative review and allow the proposed sign with an opaque white background only.