



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, July 11, 2018
7:00 P.M.

1. SKETCH PLAN REVIEW

Applicant: The Ohio State University
Location: 3315 Royal Belfast Boulevard
Existing Zoning: Liberty Township Planned Commercial and Office District
Proposed Zoning: City of Powell Planned Commercial District
Request: To review the conceptual plans for a medical office building, ambulatory care medical facility, and hospital.

Aerial Site Image: <https://goo.gl/maps/87SYObtgoq52>

Project Background

The Ohio State University Medical Center is in contract to purchase land within the northeast quadrant of Home Road and Sawmill Parkway. The Ohio State project and other empty lots, being retained by the current property owner, as well as the bank, will be annexed into Powell. This site has been zoned within Liberty Township as Planned Commercial and Office District since 2004, with the Golf Village North development plan. The proposal is for the zoning to become into the Planned Commercial District within the City of Powell, which has very similar requirements.

Proposal Overview

The proposal consists of 2 phases; first, the Medical Office Building consisting of approximately 150,000 square feet and 5 stories and an ambulatory care center/imaging center of 56,000 square feet within 2 stories. The second phase consists of a 90 bed, 216,000 square feet hospital that ranges in two to five stories in height. There would also be accompanying 1500 plus space parking lot, drive access ways, pathways, and landscaping. At this time, a sketch site plan has been developed as well as a massing study for the buildings.

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

This area falls within an area calling for commercial development alongside to the east is area for an employment center. This proposed use fits with these designations. The proposed use also fits within the currently approved zoning plan within Liberty Township. The maximum height is 40 feet in Liberty Township and 35 feet in Powell, so the five story portions of the development would be established as divergent, however productive in how these buildings would be utilized and related to the scale and massing of the high school similar in nature.

From a thoroughfare perspective, this proposal is sited in the ideal spot within Powell and Liberty Township. Sawmill Parkway and Home Road are two main arterials within the County and Powell's Thoroughfare Plan. There will be a lot of traffic that is generated by this development, and there probably will be an increase between what the existing zoning plan would otherwise provide (commercial strip shopping center and commercial out-lots). However, there are already access ways into and out of the site. The area is currently being analyzed for this proposal, and we will see this analysis at the Preliminary Development Plan. The City and the County Engineer will work closely together on this project.

From a fiscal analysis perspective, this will be a long-term asset within Powell. The increase tax base will greatly outnumber the services that the City will need to provide.

Staff Comments

If there is going to be a medical center such as this built in the Powell area, this location is very much the best location to put it. With this being on two existing major thoroughfares, land use consistent with current and Powell zoning, the benefit of its income production for the City, the benefits that this use brings to the overall community and school district, being adjacent to the elementary and middle school to the northeast and the high school across Sawmill Parkway. The Ohio State University will be around a long time, and so will this facility.

The key to its success from a design standpoint will be how to keep the massing to look low being that these will be the largest buildings in Powell besides the high school. When looking at an overall site aerial and perspective, the high school is huge, and it is very spread out massive.

Interconnecting pathways will be important as well as on site walkways. Hopefully, someone can convince the school district to connect some of their pathways better.

In front, we have discussed outdoor areas for employees and patients, and even passers-by on their bikes. Include bike racks on site.

Landscaping will be very important. The parking lots are huge, however they are providing for a lot of interior landscape strips and islands. This facility is being planned as an overall LEED Silver, which is very hard to achieve.

Staff Recommendation

Proceed with the annexation and to the Preliminary Development Plan where a lot more detail will be provided.

2. 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-2



ARCHITECTURAL ELEVATION CONCEPT - 3 FAMILY BUILDING



ARCHITECTURAL ELEVATION CONCEPT - 4 FAMILY BUILDING

3. 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 an opaque white background.

Staff Recommendation

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