

## City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Ed Cooper, Vice Chairman

Shawn Boysko

Trent Hartranft

Joe Jester

Bill Little

Shaun Simpson

### MEETING MINUTES

August 22, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, August 22, 2018 at 7:00 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Shawn Boysko was absent. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

Mr. Kambo advised Commissioner Boysko called and left a voice message. He is stuck in traffic and will be very late or won't be able to make it.

### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

### APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of August 8, 2018. Commissioner Jester seconded the motion. Chairman Emerick abstained. By consent of the remaining Commissioners, the minutes were approved.

### SKETCH PLAN REVIEW

Applicant:	Schottenstein Real Estate Group
Location:	3156 – 3232 Home Road
Existing Zoning:	(PI) Planned Industrial District – Liberty Township
Proposed Zoning:	(PC) Planned Commercial District – City of Powell
Request:	To review a proposal to build a 248 residential unit community on roughly 17 acres proposed to be annexed into the City of Powell.

Brian Schottenstein, President, Schottenstein Real Estate Group, 2 Easton Oval, said it was great to be back in front of the Commission with a development in the great City of Powell. They completed Powell Grand this year. It was a very successful project. It is the nicest rental community in central Ohio. They enjoyed working with Staff on the project. Steve Lutz was great to work with. They are excited to have another plan, Powell Summit, in front of the Commission. We feel this new development will be a great fit for this location and help enhance the surrounding commercial area. He introduced Don Hunter.

Don Hunter, Schottenstein Real Estate Group, 2 Easton Oval, said they want to keep their presentation informal today. They will share information to receive feedback. They are presenting Powell Summit, a 248 unit, high end rental community. They want to focus on what role Powell Summit will play, how Powell Summit will fit into the greater Powell community and what benefits Powell Summit will bring to the community. Mr. Hunter passed out and reviewed Exhibit A1 and Exhibit A2. The southern boundary of the property is Home Road and it isn't at grade. It moves significantly higher to jump the CSX tracks. The CSX tracks are the eastern boundary. We believe we are going to bring a better use to the property. Their plan fits well into the mixed-use environment which exists. Future employers such as Kroger and the OSU medical center will be looking for work force housing close by. They spent a lot of time talking with the Olentangy School District and they are providing an analysis of the property taxes. The school district receives approximately .72 cents of the tax dollar and the career center .03 cents. The planning matrix shown is the school districts', not ours. The annual surplus tax revenue shown is just shy of the cost to educate 18 additional students. The people within the school district who plan look favorable upon multi-family housing because of the revenue. A high quality apartment community will subsidize single-family housing student

enrollment. There is going to be increased traffic in this area as the corridor develops. The County built Sawmill Parkway for this purpose and to spur growth. Kroger will build on their property to the south at some point. There needs to be a certain number of housing units to support the retail. Their proposal enhances the probability of the retail coming sooner than later. The traffic will be able to stay in this area as opposed to driving further south on Sawmill Parkway, to Powell Road. The tax benefits shown is based on the 0.5% rate and not the .75% rate. Their proposal creates an opportunity for the City to annex land to the north which supports some objectives of City Council.

Mr. Schottenstein said the community is going to be very high-end, very similar to Powell Grand except this community will only have 2-story buildings. There will be no 3-story buildings. They will use a lot of stone and nice features. Each rental home will have a balcony and the majority will have attached garages. There will be 1, 2 and 3 bedroom rental homes. Square footages will range from 900 SF to 1,800 SF. The rental cost range will be similar to Powell Grand. There will be an approximately 5,000 SF clubhouse with a 24 hour fitness center, a game room, a community room which can be rented out, a resort style pool, a patio area and a community garden area. This site is a little tighter since it's only about 17 acres. Powell Grand was about 40 acres.

Mr. Betz reviewed the Staff Report (Exhibit 1).

Mr. Betz presented Exhibit 1A, an overlay of the building and road plans on the site in relationship to the trees on the site. The site is heavily covered with trees. Someone did a lot of neat tree plantings over the years. There is a heavy tree line along the north and west corner and around the outside of the site. There are individual areas with a lot of trees, especially where the clubhouse is planned. There is a very nice Pin Oak tree. Staff would like to see the clubhouse moved to keep the Pin Oak. Staff is recommending the buildings be kept away from property lines so the tree line can be preserved. There are a lot of good trees which should be kept. It will be a good buffer and add to the green space. Buildings should be shifted away from the edge. They will lose some buildings doing this. The proposal is 14 du/ac. Staff would like to see the dwelling units per acre stay as close to Code as possible.

Derick Stadge, Architectural Advisor, said he applauds the applicant for the thoroughness of the submission. He appreciates the amount of time and effort put into the plan. He understands the clubhouse being the front door to the site. He agrees the amenity of the clubhouse will be well sought after. It will help pull residents in. The layout of the clubhouse is a little isolated from the neighborhood. It feels like the clubhouse is down to the southwest and everything else is up to the northeast. The 2 structures around the clubhouse almost act like a barrier. The connection to and from the clubhouse seems lost. Home Road and Old Home Road where they connect at the southwest end are at the same elevation, then there is a pretty severe drop. The site plan gives you the perception the area is relatively flat. In reality it isn't. He thinks there are some grading and access challenges which will come up as the site is developed. The changed elevation can help articulate the plan and add character aesthetically if done well. It is an opportunity to add some variation into the site and housing stock. He agrees with Staff's comments about the north and west edge of the site. All trees which can be saved should be. The green space on the back side of the units as shown now is minimal. The view will be tight out the windows of those homes. His gut feel when he first looked at the site plan is it is pretty dense. He understands a certain number of units are needed to make the project feasible but the density shouldn't come at the sacrifice of open, green space. The proposed green space is on average 40 – 45 feet. The plan could be strategically looked at and maybe consider 3-story units to free up green space. There could be some give and take which would also breathe more life into the neighborhood activity in green spaces. The parking at the southwest edge near the clubhouse creates an appearance of a sea of parking as you enter. There may be an opportunity to create a smaller parking lot and buffer it with landscaping. Staff's suggestion of Old Home Road becoming a private road could free up more space to use as an area for buffering. There is a strong opportunity to use the clubhouse as the center gem of the space. Let the clubhouse drive how you lay out the units, the walking paths and the roads. The clubhouse would be less isolated this way. You would disperse the activity back into the neighborhood. In regards to architecture, the clubhouse has a fantastic start. There is a lot of character and detailing. It is very obvious where the entry is. The design doesn't necessarily show the rural aesthetic which is talked about in the Comprehensive Plan but everything doesn't have to be. The key is to ensure some level of consistency. He would like to understand where the mechanical equipment is going to go in the next cut of the plans. Placement of mechanical equipment can mess up the roof and the aesthetic real quickly. In regards to the units themselves, he appreciates the pedestrian scale the porches add. He likes the stone with some to be determined material above, some type of siding. It would be fantastic if there is a way to not have the same 3 units dispersed throughout the whole neighborhood randomly. Try to strategically give each their own flavor and character based on where they are located in relation to the clubhouse or east, west, north or south direction. This would give you a holistic neighborhood where you can tell all of the units are the same but they are all slightly different. It will provide more character. Tie the units back to the wayfinding, back to the clubhouse. You accentuate entrances and make it very obvious where parking and exterior public spaces are located. He understands the gabled roofs. It is very common. He struggles

with the gable over the porch. It becomes very redundant. There is an opportunity to break the mold away from this. You can add some subtle variation without getting too crazy. He isn't asking for every single unit to be customized, but there is something to say about a little more variation to materials and appearances. There is a pretty strong horizontal façade on all 3 unit types, stone and siding above. This makes the units look a little too jointed and starts to feel bulky. He likes what the side-load garages do to the aesthetic of the front of the units. No one likes looking at a garage on 2/3's of the front of the units. It does manifest itself into a not so positive way due to a lot more paving on the sides. There are ways to mitigate and soften this. The garages offer another opportunity to deviate away from a gabled roof. It will add more character to the entirety of the development.

Chairman Emerick opened this item to public comment.

Jon Warrick, 7824 Steitz Road, said he is representing Three Strands Holding which is east of this property. He is zoned industrial through Liberty Township. He is planning on building on other sites as they continue to grow. Based on what he is seeing and hearing tonight, he doesn't see this as being a negative or positive impact on him. He doesn't see anything impacting the way they are going to move forward. As a Liberty Township community member, he remembers being at a Liberty Township meeting when Kenny & Co. wanted to increase the density for the multi-family development to the north. They were requesting 8 units per acre and the whole community got in an uproar because this isn't what Liberty Township is all about. He encourages this developer to take into consideration what Liberty Township is all about. This plan may fit into what Powell is all about but consideration should be given to Liberty Township. The density at 14.7 units per acre seems a lot higher than anything around. If you consider most of the properties in the area there are more 1 unit per acre. He understands how OSU coming in might change things and a multi-family development might go in but the density needs to be less. There is an area right off of Home Road where people continue to turn off of Home Road to get onto Old Liberty Road. They drive on the grassy/dirt area. There is no road there but people continue to turn there. Delaware County, the water company and the DelCo people still think a road exists there. It is very dangerous to make this turn when coming down off the bridge. There needs to be a way to keep this safer. He encourages dialog to ensure good decisions are made and look at this development not just from the City of Powell's perspective but from Liberty Township's perspective also.

Hearing no further comments, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Cooper said a lot of good comments have been made; from Staff, the Architectural Advisor and the public. Traffic is something we are going to need to look at. One access point to this property seems to be inadequate. He doesn't know if privatizing Old Home Road would give more access or not. He agrees the clubhouse could be more integrated into the complex. It does seem to be set off in the southwest corner. It would be great to save the large Pin Oak tree. Perimeter trees should be saved. He is concerned about the density. He also understands needing enough units to support the project. He would like to see the density lower, at least comply with Code. He doesn't have a problem with modifying the Comprehensive Plan. It was meant to be a living and breathing document; not set in stone. We will need to update as needed. He doesn't have a problem with the use of this property. Staff and the Architectural Advisor have made some very good points and he would like to see the applicant take these points into consideration as they move forward.

Commissioner Jester said from his viewpoint the density is somewhat of an issue. The results of the Market Study will let us see more. To discuss it more tonight wouldn't solve anything. We need to take a good look at the density. Was it being announced tonight that Kroger is building a store? Mr. Betz said Kroger bought the land and they met with Staff over a year ago. They aren't ready to build at this point. Commissioner Jester said this makes people's ears perk up. The traffic analysis will help a lot for making decisions on entrances and crosswalks. This will need to be real clear by the time we get to the Preliminary Development Plan review. He doesn't want to get into the Preliminary Development Plan not knowing much more than we know tonight. There is going to be a school bus which goes back into this development. A school bus goes back into Powell Grand. You need to think about where these youngsters are going to be walking. Put this in your planning. There needs to be enough room for the school bus to go in and out. Public transportation is an issue for him right now. He may be ahead of the times. This development will bring in another 500 people or so. You need to think of diversity. Not all of the people will have cars. We need to look ahead. Mr. Betz mentioned at the last meeting that Delaware County and COTA were starting to talk. Mr. Betz said they have met and talked but we need to sit down and talk with them. Commissioner Jester said it's time we need to start talking about public transportation. It's not too early to have transportation people come in and talk to us, let us know how they are figuring out how to move all of these people around. He sees people walking from Kroger to Powell Grand carrying bags of groceries. We need to start thinking about these people. How do we help them? He doesn't want us to just put up buildings and plant people there. How are they

going to move around? There is a lot of work to do and a lot of questions need to be answered before we get to the Preliminary Development Plan review. He commended the applicant for a well done plan.

Mr. Betz said Staff does recommend working with the school district for a private drive and an associated walkway from this development to the parking lot of the middle school. There needs to be some type of connection so people don't have to go completely out of the complex and go all the way around.

Commissioner Simpson said he will have a little more problem with this plan than everyone else so far. He doesn't have a problem with apartments. To call this plan walkable is a gross exaggeration. This site is over 3 miles from the closest eatery. For him to call this any kind of walkable or anything which subscribes to a Columbus 2020 Plan seems to be a reach. There would need to be more mixed-use, more entertainment, more eateries for this to be something he would call a walkable area. The plan would bring in income to the schools but so would an office building or warehouse space which wouldn't have any school kids. Parcel wise is where he is going to have the biggest problem. The preliminary traffic study we got a week ago called for a light at Tullamore. This development would make this extremely difficult unless the entrance is totally changed. A traffic light at Tullamore and 100' away there is an entrance for 245 units would be a logistical nightmare. He isn't willing to give up on the current Comprehensive Plan with this area being an employment area. If we get the OSU medical center and the Kroger goes in we can see what the demand is for the area instead of just shoehorning this in right now. He doesn't have a problem with the look of the plans but we usually encourage frontage to major roads. He doesn't know if this would be a problem with the elevation. The biggest problem he is going to have is the density. Powell Grand is at 8.1 units per acre. This is 40% higher. We demanded at least 20% green space for Powell Grand. This request is at 14%. This is a far cry for him. He knows the applicant needs the density to make it profitable but this is a far reach from where we typically are and what Code calls for. He worries that once this development is put in, we would be wasting an opportunity in the future. He doesn't think we need to rush to develop the site. He would prefer to see what the demand is before we put something in which far exceeds our Code.

Commissioner Hartranft thanked the applicant for coming. It was a very good presentation. The sheet of information was very good. It is always good to see new opportunities to develop land which can be annexed into the City of Powell. Annexing this land into the City would be beneficial to the residents. He doesn't want to keep hashing on items already mentioned. We have heard other Commission members and the public mention density and traffic. We will need to look at ways in and out of the development. We will want to wait until the traffic study comes back. There are a lot of different options we can look at to make this work. It's nice to have a request from a successful developer who has had success in Powell.

Commissioner Little thanked the applicant for coming in. He will take a different angle than Commissioner Simpson. We can battle it out down the road. From a Comprehensive Plan standpoint, we did identify we want to target annexation along the railroad corridor. Bringing this land into the City furthers this path. We were looking for employment. We didn't anticipate the hospital coming in with 500 jobs. In his opinion, we have shifted the jobs a little bit to the west which allows us to look at this a little differently. Along with Commissioner Jester's comments about public transportation, he is one of the few people who thinks we should reserve some land for a light rail station down the road. This is something which would help us from a community valuation standpoint. We have bus service to the south border of Powell. Maybe we can encourage an extension of this to help with the traffic situation. He does think it helps with the sustainability of Powell. This will help us bring young professionals to town, perhaps working at the hospital. This gives us the opportunity to sell them on our town and then as they grow older and want to raise children, they become the candidates to buy our single-family homes. The Central Ohio Planning Commission has identified in the next 5 – 7 years a surplus of single-family home inventory in central Ohio. The Comprehensive Plan talks about satellite retail centers to the north of town. This allows the other developments north of town an option to stop and shop or eat before they have to travel into downtown Powell. He envisions this area as one of the satellites. He does view this as a walkable satellite community. If we look at this as a total campus and try to develop at the same time, it gives us an opportunity to collectively make efficient traffic and bike path connections; make the whole area work rather than try to fix it later on. The property being next to the railroad and the unique overpass there, this type of development represents a positive use of the property. The figures showing the impact to the schools comes from the schools. Schools will tell you this type of development is better than a single-family type of development we currently have. We can look at density trade-offs, particularly if we make infrastructure improvements. The Sketch Plan reflects higher construction materials and the rent projections are consistent with young professionals. The Market Analysis will help us understand whether we need this type of residence in the town. Given the hospital is projected to be 5-stories high, he thinks the Architectural Advisor's comments about having 3-stories and opening up more green space is something we should pursue. We should try to have the architecture complement the hospital and vice versa. He doesn't know how you accomplish this but it might be good to try. He looks forward to the next step.



Chairman Emerick said we have an e-mail from an individual who couldn't make it to the meeting tonight. He read the e-mail (Exhibit 1B). Chairman Emerick said he is also concerned about the proposed density, the traffic and access to the site. He thanked the applicant for coming in and the level of detail provided for the Sketch Plan. He looks forward to seeing what modifications the applicant is able to make in the Preliminary Development Plan.

#### OTHER COMMISSION BUSINESS

Mr. Kambo advised they don't have anything locked down but a September 12<sup>th</sup> meeting is likely.

#### ADJOURNMENT

MOTION: Chairman Emerick moved at 8:18 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.


**DATE MINUTES APPROVED: September 12, 2018**



Donald Emerick  
Chairman



Leilani Napier  
Planning & Zoning Clerk

 10/10/18  
Date

