



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, August 22, 2018

7:00 P.M.

1. SKETCH PLAN REVIEW

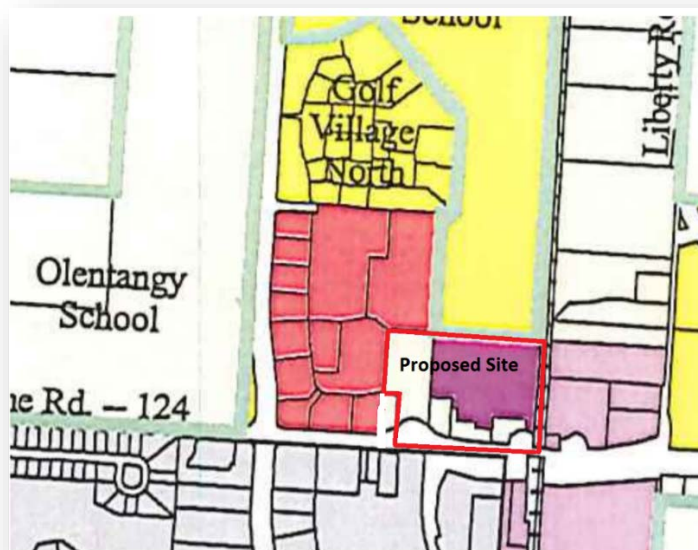
Applicant: Schottenstein Real Estate Group
Location: 3156-3232 Home Road
Existing Zoning: Liberty Township, Planned Industrial District (PI) and R, Residence District
Proposed Zoning: City of Powell, Planned Commercial District (PC)
Request: To approve a sketch plan for a proposed 228 residential unit community on roughly 17 acres, proposed to be annexed into the City of Powell.

Aerial Site Image: <https://goo.gl/maps/7PEREFSVK842>

Project Background

Schottenstein Real Estate Group has a purchase contract on the subject property, located on Home Road north of the railroad overpass and east of Tullamore Drive. The property is located in Liberty Township, and the applicant has submitted its intent to annex into the City of Powell. The property is currently zoned in both the Liberty Township Planned Industrial District and the R, Residence District (see image below). This property has been held by the Shirtzinger family for decades, where they have both resided and worked at their family cabinet making business located on site. There are several existing homes as well as the cabinet making shop and several out buildings on the site. There is also an existing cage designed cellular tower on the site. The annexation adjacency is the property along the south side of Home Road, which contains a self-storage facility and future commercial uses. To the west is existing vacant commercial land some of which is part of the Ohio State University Medical Center proposal and commercial out-lots. To the north is another portion of the Ohio State proposal as well as the Olentangy Middle School. To the west is the CSX railroad and other industrial users.

Existing Liberty Township Zoning Map



Proposal Overview

The current proposal is to annex this land and place it within a PC, Planned Commercial District, with a plan and text which establishes the land for multi-family residential uses and associated clubhouse. The proposal contains a clubhouse and 21 residential buildings with 248 dwelling units on 17.7 gross acres, creating a density of 14 dwelling units per acre. Other amenities planned for the site include a dog park, community garden and a swimming pool. There is a separate mail and maintenance building.

There are four access points; three off of Old Home Road and one the extension off Limerick Lane east of Tullamore Drive. Also proposed is head in parking off of Old Home Road. Old Home Road was constructed when the Home Road overpass was constructed. It provides for access to the Shirtzinger properties, as well as a property on the south side of Home Road under the bridge; the CSX railroad right-of-way and the Home Road bridge structure itself.

Sanitary sewer capacity for this project does exist. That will go to the north to the new trunk line under construction. Storm water retention will occur toward the west side of the site, and may be split with some going north and some going south. That is still being planned. Water capacity is fine and all other utilities are present.

There are three types of buildings being proposed. We are familiar with the eight unit townhouses as these are the same as those built in Powell Grand. The remainder of the buildings are similar to other garden style apartment buildings that this developer has constructed elsewhere. These buildings are all proposed at two stories in height. Images show a mix of stone and cement fiber siding material. Some of the garden buildings have garages for particular units.

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 seeks a mixture of planned commercial and employment center type of uses within the northeastern corner of Home Road and Sawmill Parkway. Mainly due to the existing portion of this area already being Planned Commercial and Planned Industrial, when the Comprehensive Plan was completed, we did not anticipate a development coming in the size of the Ohio State University Medical Center proposal. The Comprehensive Plan is designed and should be a document that is meant to be suggestive and be something that should change over time as new things come to light. Therefore, looking at the north of Home Road area, it appears as though as we review new proposals we should examine changes to the Comprehensive Plan.

The advent of OSU to the Powell area creates many changes. The 500 new jobs will create a wide range of incomes coming from it. There will be high paying surgeons to low paying janitors, nurses, physical assistants, nursing assistants, administrators, clerks, data input, laboratory specialists, etc. This property actually could provide for housing that will be utilized by all of these income levels. Powell Grand is temporary home for people building houses in the area and to people temporarily, or working toward permanent, separation from their spouse. The ability to provide housing for workers in the area that need to fill the lower paying retail, service business, and restaurant jobs is important to

our business community. When looking at this quadrant as a whole, it is actually providing a pretty good mixed use district as a whole.

Staff Comments

This proposal contains the most density of any residential area in Powell. Although this piece of land is an annexation to us, overall to the area is really an infill development piece. It located next to the active CSX line, is adjacent to a large wall and is limited in access. Powell Code allows up to 9 dwelling units per acre in a Planned Residence District and in any Planned District no more than 12 dwelling units in any one acre. This proposal is at 14 du/ac. It will be interesting to see the results of our recent Market Study that is still in the works. This Market Study should tell us where we fall short in housing stock and what we may have too much of.

A traffic analysis will need to be completed to show the impacts of this development on the current and known future land uses and traffic patterns in the area. We already have some information from the Ohio State traffic study, however that included the apartments within its background traffic. We do recommend that Old Home Road become a private street for this development, with access easements for the County, City, CSX and the individual property owner to the south of the bridge. The developer take over maintenance of the street, the grass mowing/landscaping along it. We also recommend, if the Olentangy Schools approve, a driveway be built along with a sidewalk, to the north to connect this property to the football field parking lot. It can be a private driveway for the apartments to utilize for direct access to the elementary and middle school, rather than driving clear about to get there.

There are a lot of nice trees on the site. Most of the trees toward the interior of the site will need to be removed due to excessive over-lot grading that will need to be done. It is recommended that the site be tightened up to preserve as much of the perimeter tree stands as possible. Also, there are a few outstanding tree examples, such as a pin oak where the proposed club house building is located, that re-arrangement of buildings would be a better solution. This is where the removal of a building or two can accomplish a density reduction and tree preservation at the same time.

The mixture of buildings and materials will make the development have better interest architecturally. We suggest the use of more real looking board and batten design to replace the vertical siding shown on their images, and that all horizontal siding be of the same reveal and width. Further architectural suggestions will be made by the Architectural Advisor.

Staff Recommendation

If the Golf Village North Commercial area proceeds with annexation, we believe that this annexation should also move forward. Looking at the new need for housing for all income types with the OSU development, adding additional housing nearby to meet those needs, as well as other area needs, seems to be logical. If not this, then the community can wait for office or flex office warehouse to come to light, or an additional self-storage facility. The market analysis currently being undertaken may shed some light on helping us analyze this proposal as it goes through the Preliminary Development Plan process.