



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, January 23, 2019
7:00 P.M.

1. FINAL DEVELOPMENT PLAN REVIEW & PLAT REVIEW

Applicant: The Ohio State University
Location: 3315 Royal Belfast Boulevard
Existing Zoning: Liberty Township, Planned Commercial (PC)
Proposed Zoning: City of Powell, Planned Commercial District (PC)
Request: To review the Final Development Plan and Plat for a medical office building, ambulatory care medical facility, and hospital and to place the property into the City of Powell PC, Planned Commercial District upon annexation.

Aerial Site Image: <https://goo.gl/maps/87SYQbtgoq52>

FINAL DEVELOPMENT PLAN REVIEW

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 come into the Planned Commercial District within the City of Powell, which has very similar requirements.

The applicant brought a sketch plan for review on July 11, 2018 for initial comments and preliminary plan review on August 8, 2019 (see staff reports below). Following the August 8 meeting, the applicant worked for many months to finalize elevations and the building footprints. Now, after securing approvals from their own Board of Directors, the applicant is ready to submit for final development plan and plat approval. The staff report will first focus on the development plan and then follow up with a plat review piece.

The applicant brought the first round of review of the final development plan and plat on January 16. At that meeting, the Staff, Architectural Advisor, and P&Z asked the applicant for further details on the site plan and building elevations. Specially, details regarding building dimensions and new site plan as well as plat reflecting the changes to Castleblaney. Also, Staff would like to see what the landscaping and road connection to the north of the ASC will look like now before the hospital is constructed. With such a short turnaround, Staff has yet to see the changes but feel comfortable that the applicant will be provide the requested changes before the next meeting.

At time of writing this report Staff did not have all finalized elevations and materials. As a result, this report will be updated over the next few days as items are received by the applicant.

Proposal Overview

The proposal remains the same from the previous submission. The proposal consists of 2 phases; first, the Medical Office Building and an ambulatory care center/imaging center. The second phase consists of a 90 bed hospital. There would also be approximately 1500 plus space parking lot, drive access ways, pathways, and landscaping.

Additional components of the proposal now include an updated traffic impact study, the updated site plans, stormwater management report and details about the future architecture of the buildings. The zoning text provided proposes a Planned Commercial development text for the OSU parcels and keeps the outlying parcels with the existing Liberty Township zoning.

Changes Since the Last Submission

The applicant has made the following changes since the last submission:

- 1) Provided a revised zoning text.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(k), in approving a final development plan. The code analysis from the previous staff report (see P. 7 of the staff report) is still valid.

Staff Comments

Staff's comments from the previous submission hold and are provided below for ease of reference.

Overall, staff is pleased with the type, location, and size of the proposed use. Medical facilities in a growing community add to the service mix for residents and with a unique type of facility that OSU is creating, only helps bring services only available in Columbus closer to residents. The place of this use at the corner of two major roads provides access to residents and neighbors throughout the region. Lastly, with the context of the school across the street and two roadway with 2-5 lanes each provides the right context for a building of this scale – large buildings tend to fit on larger roadways.

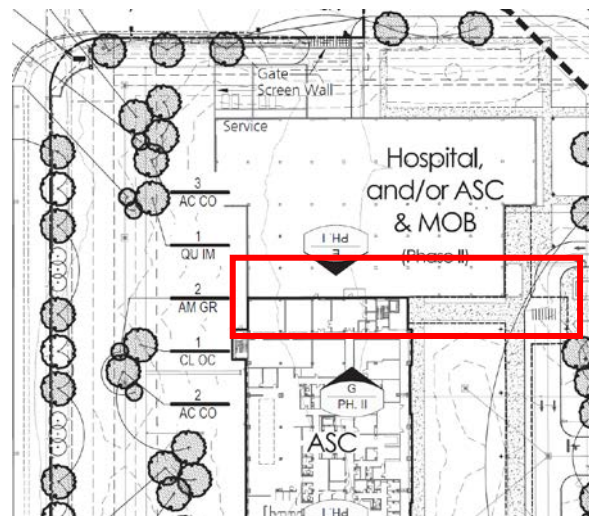
Furthermore, this development will have numerous positive economic benefits to the residents of Powell. The income and property tax generated from this whole commercial site will help the schools and City. Not to mention the spin-off businesses that this development will help to generate. Finally, the high-wage employees of this use will likely call Powell home, which will in turn add to the income tax base and drive further development – both housing and services to provide for these new residents.

Staff defers to the Architectural Advisor for design details but staff would like to say that generally, they are pleased with the design. Although expecting a more contemporary design, Staff sees the design as fitting in with the character of Powell. The glass edges and brick intermingling provide some interest. As well as the different heights of the three buildings. Staff would like to see the “penthouse” mechanicals hidden more and some break up with the massing of the south wall. Lastly, Staff would like more details regarding dimension of the building – what is the total square footage, height, depth of the buildings?

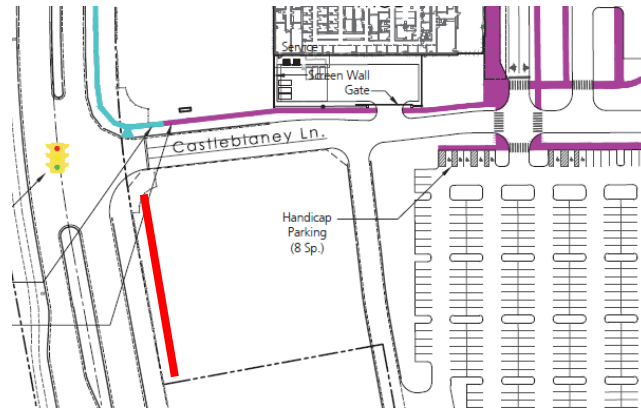


C SOUTH ELEVATION - MOB
1" = 20"

Looking at the provided site plan, Staff has a few suggestions/comments. First, the northern most portion of the ASC. There is no knowing when the Hospital will be build and as a result, the look and traffic circulation has to be taken into consideration. If this is to be a loading dock, there is no roadway proposed to get there. This should be showed on a site plan. Next, what landscaping will be there before the hospital is built? Staff does not want to see a vacant piece of land that looks "forgotten". Some simple landscaping will help solve this issue.



Staff would also point out that the footprint of the MOB and Hospital are far too close to Castleblaney Lane and Royal Belfast. This is something that is known by the applicant and they have mentioned that they propose to shift Castleblaney Lane to the south to alleviate this proximity issue. Finally, staff would recommend that the applicant extend the pathway further south on Sawmill Parkway along their property.



As for zoning, the divergences requested are outlined in the provided in the zoning text. Staff is reviewing the OSU proposal under the City of Powell Planned Commercial (PC) zoning and finds the proposal to be generally consistent with the intent and requirements of the City's zoning ordinance. There are some divergences from the City code as follows:

- Maximum height: Required 35 feet; request 100 feet.
- Distance between buildings: Required 50 feet; request 0 feet.
- Maximum building dimension: Required 150 feet; request TBD with final building design(s).
- Service Areas at rear of structure: Request is in front or side depending upon building architecture.
- Setback from Sawmill Parkway centerline: Required 200 feet: request 175 feet.

Staff Recommendation

Staff cannot make a recommendation at time of writing this Staff report but will edit/update the report based on the materials that are submitted prior to the meeting. If all materials were received with the appropriate level of detail, then Staff would recommend that the Final Development Plan be approved with the following conditions:

- 1) All Engineering Department requirements are met.
- 2) Elevations for Phase II are brought back to P&Z for review and approval.
- 3) Any remaining details for architecture or site planning (e.g. landscaping and road placement) will be reviewed administratively by Staff.
- 4) All requests for detail have been provided to the satisfaction of P&Zs.

PLAT REVIEW

Project Background

As part of the OSU development, a plat review needs to be completed to allow for the transfer of property from the existing owner to OSU. Also, the existing private streets are being changed and utility easements are being vacated in some areas and new easements are being created in others.

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, private or for public use.

Staff Comments

Staff is still waiting to see the revised plat to match the new site plan.

Staff Recommendation

Staff recommends approval of the plat if the plat matches the new site plan and with the condition that the City Engineer approves of all utility easement locations, street number assignments and other related requirements.

FINAL DEVELOPMENT PLAN & PLAT REVIEW – September 16, 2018

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 come into the Planned Commercial District within the City of Powell, which has very similar requirements.

The applicant brought a sketch plan for review on July 11, 2018 for initial comments and preliminary plan review on August 8, 2019 (see staff reports below). Following the August 8 meeting, the applicant worked for many months to finalize elevations and the building footprints. Now, after securing approvals from their own Board of Directors, the applicant is ready to submit for final development plan and plat approval. The staff report will first focus on the development plan and then follow up with a plat review piece.

Proposal Overview

The proposal remains the same from the previous submission. The proposal consists of 2 phases; first, the Medical Office Building and an ambulatory care center/imaging center. The second phase consists of a 90 bed hospital. There would also be approximately 1500 plus space parking lot, drive access ways, pathways, and landscaping.

Additional components of the proposal now include an updated traffic impact study, the updated site plans, stormwater management report and details about the future architecture of the buildings. The zoning text provided proposes a Planned Commercial development text for the OSU parcels and keeps the outlying parcels with the existing Liberty Township zoning.

Changes Since the Last Submission

The applicant has made the following changes since the last submission:

- 1) Provided a revised zoning text.
- 2) Submitted elevations of the buildings.
- 3) Completed a stormwater management report.
- 4) Updated the Traffic Impact Study (TIS).
- 5) At the request of Staff, the applicant added pathways to the southern parking area.

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 believes that the applicant would be able to initiate Phase 1 of the project within two years and complete it within 5 years. The Ohio State University has the experience and resources to complete a project like this in an appropriate time frame.

Phase II would be brought back before P&Z for architectural review and site plan review when/if OSU is ready to commence the hospital. As of now, there are no immediate plans to begin this phase. However, the applicant has provided a footprint and building for reference and scale. Should the applicant bring a smaller building in the future, it will not be considered a substantial change and not trigger an amendment to the final development plan. As such, it is more efficient for the larger footprint to be approved now for ease of approval in the future.

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

The Comprehensive Plan analysis from the Preliminary Development Plan staff report remains unchanged:

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 to code allowances. However, this height and scale allow the buildings to be designed for optimal productivity and efficiency related to their uses.

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).

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.

Lastly, the Comprehensive Plan speaks about strategic annexations – annexations that derive positives for Powell and its residents. A proposal such as this brings a great deal of tax dollars to the city for public improvements and services, the proposal itself brings additional services that will directly benefit residents. Furthermore, the potential economic spinoffs from such a development are likely to be beneficial and numerous as well.

(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;

A traffic impact study has been provided to Staff. In the voluminous report, we will be evaluating the recommendations along with the County Engineer's office. At this time, the following are recommendations within the report that we are analyzing:

- A. Recommendations of No Build situation (current situation without OSU build impact):
 - a. New left turn lane northbound on Sawmill Parkway at Home Road creating a dual left turn lane.
 - b. New right turn lane northbound Sawmill Parkway at Home Road.
 - c. New right turn lane eastbound Home Road at Sawmill Parkway.
 - d. New left turn lane eastbound on Home Road at Tullamore Road.

- e. Additional thru lanes both east and west bound on Home Road through the planning area.
- B. Recommendations of Post Build situation (future situation with OSU impact taken into consideration):
 - a. New left turn lane southbound Sawmill Parkway along with new traffic signal at Castleblaney Lane.
 - b. New right out lane southbound and left turn lane southbound on Tullamore Drive along with a new traffic signal.
 - c. New right turn lane eastbound on Home Road at Liberty Road.

The City Council and OSU have worked out an incentive agreement that contains funding mechanisms for all of the capital improvements necessary for this important project. Much of the work is being paid for by OSU.

Further review and analysis of the TIS will be conducted by the Engineering Department and Development Department following approvals (if granted).

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

As stated above in item #2 – the placement of a medical office building and ambulatory care facility at the corner of Sawmill Parkway and Home Road is quite ideal. Large trip generating uses like this one, that have wide-reaching catchment areas, should be placed on major roadways to help provide ease of access and handle the increased trip generation to the site. Furthermore, the City’s Comprehensive Plan calls for commercial uses to place on major roadways and to create a commercial node near this location (see Land Use Map page 29). As for the amount, staff is of the opinion that medical facilities should be sized as large as possible to help provide service to both Powell residents and the area at large, which is seeing significant growth. Staff is pleased that the applicant is looking to do a Phase II hospital in the future, since it is likely such a use will be needed sooner than later in such a fast-growing region.

(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;

No housing proposed.

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

No lands to be dedicated for public use.

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

The proposal will have no negative impact on the ability to plan the area. Rather, such a use will be a catalyst development which will likely only have positive impact on the surrounding area. Such a use may drive other medical-related businesses to open up nearby.

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

At this time staff has not received letters from utility providers to make sure of this. Staff would recommend the applicant provide these letters to staff if this application is approved or bring it to the next meeting for P&Z to review.

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

Engineering Staff has reviewed the preliminary stormwater report as well as the preliminary drawings and are satisfied at this stage. Further engineering review and design will have to be done following approvals.

Staff Comments

Overall, staff is pleased with the type, location, and size of the proposed use. Medical facilities in a growing community add to the service mix for residents and a with a unique type of facility that OSU is creating, only helps bring services only available in Columbus closer to residents. The place of this use at the corner of two major roads provides access to residents and neighbors throughout the region. Lastly, with the context of the school across the street and two roadway with 2-5 lanes each provides the right context for a building of this scale – large buildings tend to fit on larger roadways.

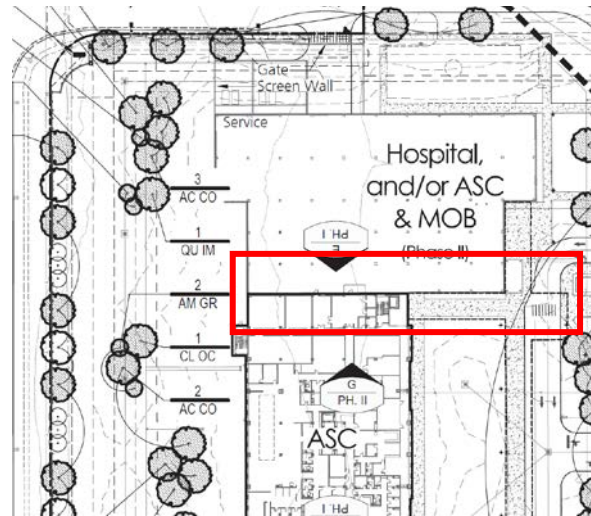
Furthermore, this development will have numerous positive economic benefits to the residents of Powell. The income and property tax generated from this whole commercial site will help the schools and City. Not to mention the spin-off businesses that this development will help to generate. Finally, the high-wage employees of this use will likely call Powell home, which will in turn add to the income tax base and drive further development – both housing and services to provide for these new residents.

Staff defers to the Architectural Advisor for design details but staff would like to say that generally, they are pleased with the design. Although expecting a more contemporary design, Staff sees the design as fitting in with the character of Powell. The glass edges and brick intermingling provide some interest. As well as the different heights of the three buildings. Staff would like to see the “penthouse” mechanicals hidden more and some break up with the massing of the south wall. Lastly, Staff would like more details regarding dimension of the building – what is the total square footage, height, depth of the buildings?

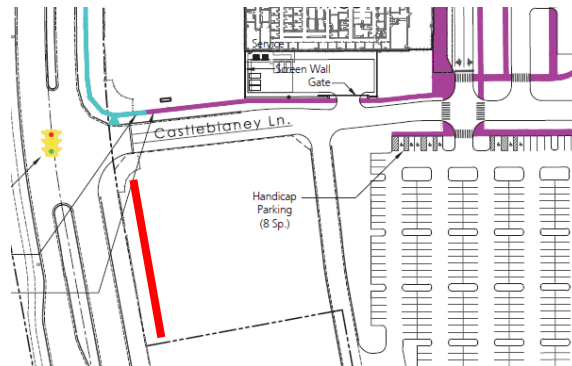


Looking at the provided site plan, Staff has a few suggestions/comments. First, the northern most portion of the ASC. There is no knowing when the Hospital will be build and as a result, the look and traffic circulation has to be taken into consideration. If this is to be a loading dock, there is no

roadway proposed to get there. This should be showed on a site plan. Next, what landscaping will be there before the hospital is built? Staff does not want to see a vacant piece of land that looks “forgotten”. Some simple landscaping will help solve this issue.



Staff would also point out that the footprint of the MOB and Hospital are far too close to Castleblaney Lane and Royal Belfast. This is something that is known by the applicant and they have mentioned that they propose to shift Castleblaney Lane to the south to alleviate this proximity issue. Finally, staff would recommend that the applicant extend the pathway further south on Sawmill Parkway along their property.



As for zoning, the divergences requested are outlined in the provided in the zoning text. Staff is reviewing the OSU proposal under the City of Powell Planned Commercial (PC) zoning and finds the proposal to be generally consistent with the intent and requirements of the City’s zoning ordinance. There are some divergences from the City code as follows:

- Maximum height: Required 35 feet; request 100 feet.
- Distance between buildings: Required 50 feet; request 0 feet.
- Maximum building dimension: Required 150 feet; request TBD with final building design(s).
- Service Areas at rear of structure: Request is in front or side depending upon building architecture.
- Setback from Sawmill Parkway centerline: Required 200 feet: request 175 feet.

Staff Recommendation

Staff recommends that the applicant come back before the Commission to provide:

- 1) More refined and detailed elevations, including building sizes and dimensions.
- 2) Support letters from utility providers.

PRELIMINARY DEVELOPMENT PLAN REVIEW – August 8, 2018

Aerial Site Image: <https://goo.gl/maps/87SYOgtgoq52>

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.

The applicant brought a sketch plan for review on July 11, 2018 (see below) for initial comments. Since that time the applicant has refined their application and submitted for preliminary development plan review.

Proposal Overview

The proposal remains the same from the previous submission. 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.

Additional components of the proposal now include a traffic impact study, the updated site plans, and details about the future architecture of the buildings. The zoning text provided proposes a Planned Commercial development text for the OSU parcels and keeps the outlying parcels with the existing Liberty Township zoning.

Changes Since the Last Submission

The applicant has made the following changes since the last submission:

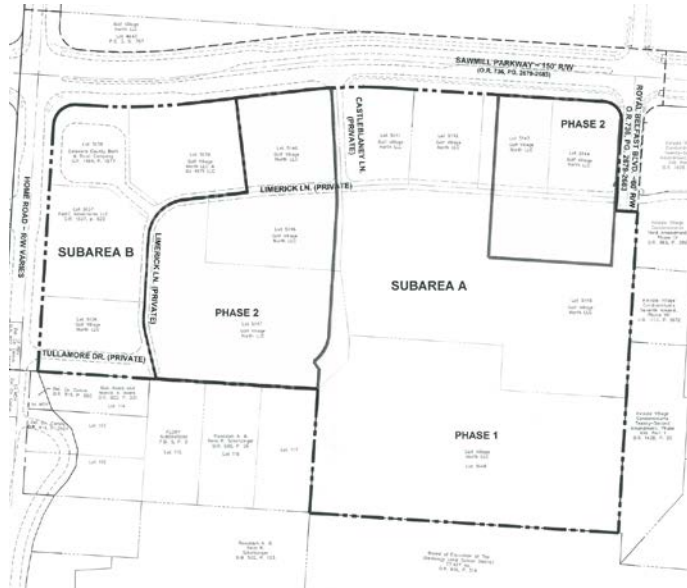
- 1) Property descriptions provided.
- 2) Zoning text provided for the OSU property and outlying parcels.
- 3) Architectural character images provided.
- 4) Pedestrian circulation plan, preliminary landscape and buffer plan, phasing plan, and site utility plan provided.

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 applicant is annexing land into the city with a zoning plan and text utilizing part of the Powell Zoning (the OSU property) and part of the existing Liberty Township Zoning Plan Golf Village North (the remainder of the annexed land). Also, if the OSU plan does not get implemented, the Pre-Annexation Agreement allows for the OSU land to revert to the existing Liberty Township Zoning Plan Golf Village North. The applicant drafted a Planned Commercial (PC) Development Text (pages 1 and 2 of 15 of the zoning text) to explain the purpose and details of the zoning request.



Staff is reviewing the OSU proposal under the City of Powell Planned Commercial (PC) zoning and finds the proposal to be generally consistent with the intent and requirements of the City’s zoning ordinance. There are some divergences from the City code as follows:

- Maximum height: Required 35 feet; request 100 feet.
- Distance between buildings: Required 50 feet; request 0 feet.
- Maximum building dimension: Required 150 feet; request TBD with final building design(s).
- Service Areas at rear of structure: Request is in front or side depending upon building architecture.
- Setback from Sawmill Parkway centerline: Required 200 feet: request 175 feet.

The City and the County are working together to facilitate sewer capacity for this development and for the remainder of the area north of Home Road. A sewer trunk line is currently under construction north of this property that heads east under the railroad and through a subdivision to the main trunk line at the Olentangy River. It is anticipated that this sewer line will have the capacity to handle the proposed development in this area, however other lines from this trunk line are having to be built south from this trunk line for access to this development and to the schools. There is plenty of water service, natural gas and electric service for this facility as well.

The Architecture for this development is being done on an “inside-out” approach. The applicant has provided some images, but this is going to be an ongoing process. As far as the images that have been submitted go, Staff feels that we need to stay away from the box glass office building and lean more toward the imagery on page 2 of 2, where even though it is of a more contemporary design, adding porch elements and column elements and outdoor patio elements lends toward a more Powell-like design. Also, setting back the upper stories provides for a smaller scale from a human standpoint on the ground. As the architecture progresses, the Commission should provide input. There is no problem for us to continue the architecture discussion to the Final Development Plan stage and beyond, with P&Z giving special attention to reviewing the plans as they relate to our Pedestrian Scale Guidelines.



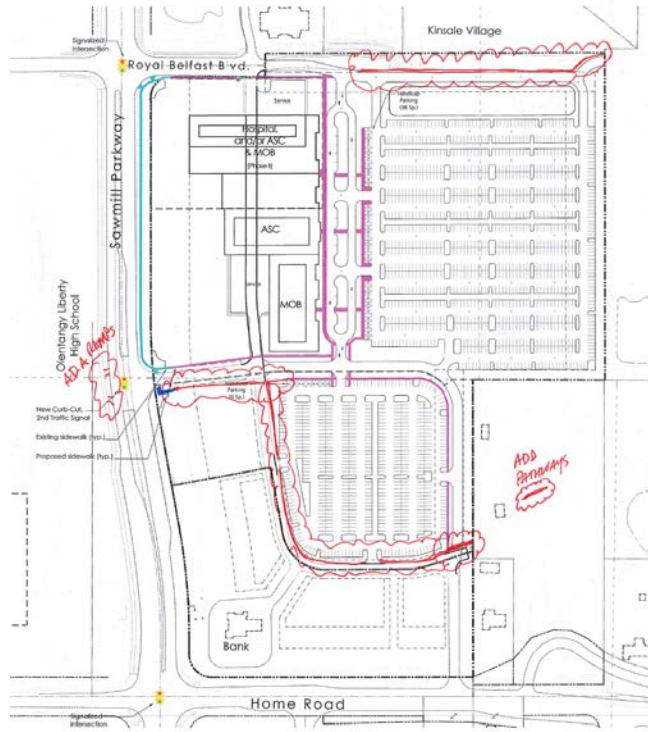
(2) The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;

The current Liberty Township Zoning Plan for Golf Village North has medical office buildings, surgical clinics and hospitals as permitted uses, and so does the PC District of the Powell Zoning Code. The property is large enough to handle the amount of building, parking landscaping and green space after it is developed.

Context of a site is important when siting such a facility and this location is ideal for this type of development. It is bordered by major roadways (Home Road and Sawmill Parkway) which are themselves large and with the significant setbacks ensures this building does not feel overwhelming from the street. Next, the streets and area are predominately commercial and institutional in nature. There is one residential neighbor to the north but generally, this site is best suited for an institutional proposal such as this as it is not heavily residential.

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

The best thing to say here is that if Powell were going to place a facility like this somewhere within the area. it would be at this location. The location is a perfect location for something that is larger in scale. The high school is actually a very large scale building. The applicant has shown a pathway plan. Staff believes that this could be enhanced as follows:



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

A traffic impact study has been provided to Staff. In the voluminous report, we will be evaluating the recommendations along with the County Engineer’s office. At this time, the following are recommendations within the report that we are analyzing:

- C. Recommendations of No Build situation (current situation without OSU build impact):
 - a. New left turn lane northbound on Sawmill Parkway at Home Road creating a dual left turn lane.
 - b. New right turn lane northbound Sawmill Parkway at Home Road.
 - c. New right turn lane eastbound Home Road at Sawmill Parkway.
 - d. New left turn lane eastbound on Home Road at Tullamore Road.
 - e. Additional thru lanes both east and west bound on Home Road through the planning area.
- D. Recommendations of Post Build situation (future situation with OSU impact taken into consideration):
 - a. New left turn lane southbound Sawmill Parkway along with new traffic signal at Castleblaney Lane.
 - b. New right out lane southbound and left turn lane southbound on Tullamore Drive along with a new traffic signal.
 - c. New right turn lane eastbound on Home Road at Liberty Road.

The City is currently working with the County on a potential County TIF District for how to handle roadway and sewer improvements.

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

There is adequate yard spaces along the periphery of the development. The northern portion is used for buffering of the residential neighborhood to the north. A stormwater detention area also adds to the yard spaces. The eastern part of the site backs onto the middle school’s track and parking lot. The amount of yard space is reasonable for this portion of the site. The south east portion of the site also has a yard buffer to the residential lots. The majority of yard spacing is along the west side of the property fronting Sawmill Parkway. This area of yard space is important since it frames the front of the

building and sets the stage for the design and perception of the site as a whole. In speaking with the applicant, this yard space will also be activated to allow walking paths and benches. Further details will be forthcoming.

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

For a hospital in an area that is non-residential in nature, there is more than enough open spaces and natural preserves. The proposal has also outlined numerous pathways to allow pedestrian public access throughout the site. The landscaping plan presented is very generous in its design and meets our zoning code.

(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 is proposing two or more phases. Currently, it is understood that the MOB and the ASC will be built first and then depending on demand, a hospital will be constructed. Staff is also under the impression that construction will begin in 2019. More details are requested of the developer for the final development plan review.

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

There are two phases of this development and it is anticipated that there will be at least a two year projection to complete with each phase. The beginning of Phase 2 is still up in the air.

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

There are no improvements to be made by the City. All on and off-site improvements will be at the cost of the applicant or will be part of a TIF District improvement plan. This is still in progress.

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

There will be impacts to the City costs to provide public services to this development. However, that is very much offset by the uses that are proposed, and the income generated from these uses. Our fiscal analysis show a positive influence to the City of over \$400,000 per year.

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

Although this is a large development, it is in a location that is the most suited property in the Powell area for it. Improvements to the area roads have been projected and those improvements are now being analyzed by the City and the County Engineer's office to determine what is to be completed and when as it relates to the phasing of the development, and the establishment of a TIF district to make it work. The most impact from a physical nature to the area is what this will look like adjacent to the condominiums to the north. By preparing a landscape mound and buffer plantings as proposed, there is the possibility to lessen the impact. Every consideration of building design and scale should be brought to bear as it relates to this area.

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

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 to code allowances. However, this height and scale allow the buildings to be designed for optimal productivity and efficiency related to their uses.

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.

Lastly, the Comprehensive Plan speaks about strategic annexations – annexations that derive positives for Powell and its residents. A proposal such as this brings a great deal of tax dollars to the city for public improvements and services, the proposal itself brings additional services that will directly benefits residents. Furthermore, the potential economic spinoffs from such a development are likely to be beneficial and numerous as well.

Staff Comments

Staff finds through our analysis above that the Preliminary Development Plan can be approved, but there are still many questions to answer prior to the approval of the Final Development Plan. Those will be found in our recommendations below.

Staff Recommendation

Staff recommends approval to of the preliminary development plan with the following conditions:

1. That the applicant provide to the City Engineer enough information to show feasibility of the stormwater detention/retention proposed.
2. That the building architecture continue to be refined for the Final Development Plan application, which said application can show the preliminary architectural design of the buildings for Phase 1. Further meetings may be needed after that for a final Certificate of Appropriateness to approve all of the details.
3. That the pathways be added as recommended by Staff.
4. That the applicant consider adding revisions to the plan as recommended by the Architectural Advisor.
5. That Staff and County Engineer's office determine the extent of traffic control improvements that will be recommended at the Final Development stage for each phase of construction, it being found by the Commission that it is feasible for construction all recommendations of the traffic engineer, and it is a matter of who pays for what.
6. That the City, County and the applicant determine through proper Agreements how all off site infrastructure improvements get funded.

Sketch Plan Review – July 11, 2018

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 to code allowances. However, this height and scale allow the buildings to be designed for optimal productivity and efficiency related to their uses.

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. PRELIMINARY DEVELOPMENT PLAN & ZONING MAP AMENDMENT REVIEW

Applicant: Romanelli and Hughes/The Camber Company, LLC
Location: 2770 Carriage Road
Existing Zoning: Liberty Township Farm Residence District
Proposed Zoning: Planned Residence District (PR)
Request: To review a plan to rezone the parcel to Planned Residence District and construct 11 single family homes on approximately 4.01 acres.

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

Project Background

The applicant has the property in contract to purchase. A Preliminary Development Plan is the next 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. More specific information is brought forward from the Sketch Plan, which establishes more detail toward exactly how the property will be developed.

This same parcel was reviewed at the July 11, 2018 P&Z meeting with a 34 townhome submission. Since that time a new applicant is in contract with the site to instead construct 11 single family homes and came before P&Z as a Sketch Plan review on December 12, 2018.

Proposal Overview

The proposal consists of 11 single family homes. Speaking with the developer, these are intended to be fee-simple homes with an HOA that are aimed at empty-nester retirees and small families. As drawn, the streets will be private with access off of Carriage Road.

Changes Since the Last Submission

The developer has provided much more detailed information providing for private road layout and house locations, setbacks, and typical house designs. Also included is a preliminary landscape plan and traffic analysis.

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 property location is very suitable for this proposal. The quality of the homes being built are very well suited for the area. Density is similar to the housing nearby, although the lot sizes are smaller. The layout of the homes is attractive with no homes backing to Liberty Road, and a nice pond that fronts the corner.

(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;

This is a very appropriate proposed development for the area.

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

The proposed single-family use is very appropriate for this site and having homes that are targeted to people who seek to downsize in the area is a good idea. This is because that type of home use leads to less traffic projections for what could be called a very busy area due to the school locations. The

pathway system seems a little incomplete. The pathway funning from the south should be extended as an 8 feet wide path along Liberty Road.

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

The private roadway system that they are creating is appropriate, however we want to be sure that 11 homes are enough to maintain that amount of road. We do recommend a sidewalk within the green space as shown to help get their residents to the front pathway system without being on their private street.



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

There is plenty of perimeter yard spaces to allow for landscaping to buffer the school uses. Also, the common spaces are appropriate.

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

There is a nice open space in the middle of the site that is quite usable for the residences and the area around the pond is also nice.

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

This site will be developed in one phase.

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

The development is very likely to be completed within 2 years.

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

No municipal improvements are likely.

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

All city services are currently supplied to the site.

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

There will be very little impact to the surrounding area.

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 comprehensive plan asks for high quality homes to be built with great character in the community. The comprehensive plan also calls for a variety of housing types. This development is consistent with these recommendations.

Staff Comments

Staff is pleased with the proposal type, scale, and layout. This lower density options is more in line with the character of the surrounding uses – less dense single family homes. Also the setbacks from the edges of the property help to keep the rural aesthetic, especially along Liberty Road. The proposed vegetation also helps to soften the edges of the development. Staff would suggest more screen on the north side of the property though to clearly define the edge of the property from the school property.

The proposed layout will lend itself to this development feeling like a small community which helps add to its sense of place and gives the small subdivision character. The provided elevations are small in scale and have a unique character which will also set the development apart from its neighbors but still fit in. 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. Staff defers to detailed review of the elevations to the Architectural Advisor.

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 11 units, this is at 2.67 units per acre which is in line with this area.

Staff would recommend though that the developer add bike paths along the east side of the property to help students get to and from the site. Staff would suggest speaking with the schools as well to determine the best placement of such pathways.

Staff Recommendation

Staff finds that this project is ideal for this site. It is well suited for this type of development and is a nice extension of the Woods of Powell development yet having its own character. The price point is good for the area and should be a positive for the community. The home designs fit right in with the Powell look and feel, the density is not too high, and there is plenty of open space as well as walkways if following Staff recommendations as follows:

1. That the applicant continue to work with our engineering department on all engineering requirements.
2. That a walkway be provided through the open space as shown in the Staff Report.
3. That the developer meet with the Olentangy Schools to share the development with them and get their feedback.
4. That comments from the Architectural Advisor also be considered for the Final Development Plan.

SKETCH PLAN REVIEW – DECEMBER 12, 2018

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.

This same parcel was reviewed at the July 11, 2018 P&Z meeting with a 34 townhome submission. Since that time a new applicant is in contact with the site to instead to 11 single family homes.

Proposal Overview

The proposal consists of 11 single family homes. Speaking with the developer, these are intended to be fee-simple homes with an HOA that are aimed at empty-nester retirees and small families. As drawn, the streets will be private with access off of Carriage Road.

Staff Comments

Staff is pleased with the proposal type, scale, and layout. This lower density options is more in line with the character of the surrounding uses – less dense single family homes. Also the setbacks from the edges of the property help to keep the rural aesthetic, especially along Liberty Road. The proposed vegetation also helps to soften the edges of the development. Staff would suggest more screen on the north side of the property though to clearly define the edge of the property from the school property.

The proposed layout will lend itself to this development feeling like a small community which helps add to its sense of place and gives the small subdivision character. The provided elevations are small in scale and have a unique character which will also set the development apart from its neighbors but still fit in. 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. Staff defers to detailed review of the elevations to the Architectural Advisor.

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 11 units, this is at 2.67 units per acre which is in line with this area.

Staff would recommend though that the developer add bike paths along the east and south side of the property to help students get to and from the site. Staff would suggest speaking with the schools as well to determine the best placement of such pathways.

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. The comprehensive plan also calls for a variety of housing types. This development is consistent with these recommendations.

Staff Recommendation

Staff recommends the applicant proceed to the preliminary development plan review stage taking into account comments by P&Z, residents, staff and the Architectural Advisor.

3. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Dr. Ali Khaksarfard, DDS
Location: Northwest corner of West Olentangy Street and Lincoln Street
Zoning: DB, Downtown Business District
Request: To review a proposal to change the previously approved entrance on Traditions Way by 17 feet to the south to gain parking for 4 spaces.

Aerial Site Image: <https://goo.gl/maps/9bPMajvtVFG2>

Project Background

The applicant has made a change to the site plan during construction without notifying Staff and that is why this application comes to the Commission for review and approval. According to the applicant, they have been advised that potential restaurant users do not like the approved placement of the dumpster area as it is too close to the entry doors and therefore presents the possibility of bad smells and infestation of insects and vermin that may pose a problem to the customers. Therefore, they propose to move the dumpster location as well as revise the entrance to the center from Traditions Drive (a private street) about 35 feet to the south, therefore creating an offset intersection to the driveway for the commercial development on the west side of Traditions Drive. Traditions Drive is utilized for access to these commercial sites as well as to the 44 condominium units to the north.

Proposal Overview

Staff has reviewed the dumpster locations with the Health Department, and they indicated that there is no regulation besides keeping the area clean and that there are lids on the dumpsters to keep the trash from getting wet. There are no requirements for distances to or from buildings. At the time of the original development plan review, the Commission wanted the applicant to have the dumpsters farther away from the residences that are to the northwest.

The proposal shows two options for the dumpster locations and Staff considers Option 2 to be the best option. We are, however, opposed to the new alignment of the driveway. The 35 feet offset from the driveway across the street is bad engineering and bad site planning. The driveways should either be across from each other or farther apart, which the latter is not possible because of the building location. This proposal does allow the developer to not have to change the street light location.

The only positive aspect of the access drive change is that it does direct their entry traffic to go directly in front of the shopping center.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;

3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

The highlighted Section 5 is why this Amendment is before the Commission for approval.

Staff Comments

Staff sees this proposal as a way to avoid paying for the street light relocation, place the drive to directly access in front of the center, and to re-locate the dumpsters to an area away from the building. Doing things first and asking for forgiveness later is not something that we like to see. The only consideration for this change is that Traditions Drive is a low volume street. However, the evenings could get very busy with restaurants on both sides of Traditions Way.

Staff Recommendation

If the developer wishes to relocate the dumpsters we would recommend Option 2, and place parking spaces where the dumpsters are shown on the approved site plan. We do not recommend the changes to the driveway location they have begun to build. We would like to see the driveway remain as originally planned.

4. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Nocterra Brewing
Location: 41 Depot Street
Existing Zoning: Downtown Business District (DB)
Request: To review a proposal to change the previously approved plan to allow a ground sign at corner of Depot Street and West Olentangy Street

Aerial Site Image: <https://goo.gl/maps/pXJ41bKVowz>

Project Background

Nocterra Brewing is almost finished with their improvements and plan on opening soon. They want to reutilize the site where the old sign was located for the previous users which is located on railroad property at the corner of Depot Street and West Olentangy Street. This is technically an off premise sign. Also, because the new sign is a more permanent structure than the old sign, Staff has asked the owners for approval from CSX for the sign location.

Also, the existing sign is a legal nonconforming structure, which could accept a new face with its current design. By removing the old sign and placing a new sign, technically the new sign needs to meet current code and be on the Nocterra property.

Proposal Overview

The proposed sign is very well designed and also directs people to utilize Hall Street for eastbound traffic so they do not illegally turn left. On the opposite side, which is not reflected on the design, there should be an arrow pointing to the right. The proposal also includes a stone monument base.

Comprehensive Plan Consistency

Adding appropriate signs to a Historic District is critical for successful businesses. All signs should not look alike...rather they should convey the message for the business location and provide for a brand for that company.

Staff Comments

A monument stone base would not have been utilized in the Historic Downtown area and is not recommended by the Architectural Guidelines. This sign will be just as successful utilizing just the 6" x 6" posts, which will make it be more consistent with the Guidelines. Also, for the westbound side of the sign, which is not reflected on the design, there should be an arrow pointing to the right rather than the statement about Hall Street.

Staff Recommendation

Staff recommends approval of the sign for Nocterra Brewing with the following conditions:

1. That the existing overgrown shrubbery at the current sign location be trimmed back or removed and new planting area be accomplished.
2. That the sign only utilize the 6" x 6" posts and not the stone monument base.
3. That the westbound side of the sign has an arrow pointing to the right.
4. That the applicant seek to achieve approval by CSX for the sign location.