



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, March 13, 2019
7:00 P.M.

1. FINAL DEVELOPMENT PLAN REVIEW

Applicant: Romanelli and Hughes / The Camber Company, LLC
Location: 2770 Carriage Road
Zoning: Planned Residence District (PR)
Request: To review a plan to 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 Final 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 Preliminary Development Plan, and sets forth more exact locations and sizes of lots, houses, landscaping, engineering and other details of the development.

Proposal Overview

The proposal consists of 11 single family homes with private streets and privately held common open space. 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 Final Development Plan is substantially similar to the Preliminary Development Plan with additional detail provided for landscaping, entry features, and fencing.

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;

This development will be done in a single phase. Construction will start after final engineering and plat approval, which is anticipated to be in mid to late 2019.

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

The site is being developed with 11 single-family detached homes at a density similar to, and compatible with, adjacent subdivisions within the City of Powell and meets the intent of the Comprehensive Plan.

(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;

The planned private loop and private common drive on site is adequate to carry the traffic of the 11 households.

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

The site only consists of residential development.

(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;

A gross density of 2.67 dwelling units per acre is proposed. Due to the minimal number of dwellings proposed, the development will not have a significant impact on the infrastructure or schools.

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

No lands will be dedicated to public use, except for the construction of sidewalk and shared use paths.

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

The surrounding area is already developed with detached single family homes to the south and east, and schools/institutional to the north and west. As such, this site development is consistent with existing surrounding developments.

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

Initial approval for capacity and service has been provided by utilities companies. Electric power, water, and cable/high speed internet services are currently available to serve this site. Natural gas facilities exist in the vicinity of the site, although availability is contingent upon whether or not the project is economically feasible, a deposit may be required. Additionally, sanitary sewer capacity is available to serve the site, but currently service is not guaranteed, and capacity is not reserved for the project.

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

A detention pond is proposed in the southeast corner of the site to accommodate surface drainage runoff.

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 has had communication with the Delaware County Engineer's office with regard to this project. They are examining alternatives for the intersection of Carriage Road and Liberty Road. This may include a traffic signal or a roundabout. Existing right of way exists for a traffic signal, however they say it does not warrant a signal yet at this time. A roundabout, however, may be a better alternative at this location, so the County Engineer is asking if sufficient right-of-way can be dedicated as part of this project layout so that a roundabout can be possible. We are waiting for a sketch diagram of the size of right-of-way that may be needed, as that can be placed upon the plat for the subdivision when that comes in. This development is not at all causing the additional traffic that makes the improvement necessary.

Staff Recommendation

Staff recommends approval of the Final Development Plan for Carriage Cove for 11 single family lots as shown on the submitted materials with the following conditions:

1. That the developer shall dedicate at the time of the plat road right-of-way, and plan the storm water design, to accommodate for a roundabout at the intersection of Carriage Road and Liberty Road as diagrammed and recommended by the County Engineer.
2. That the City Engineer finds that all storm water retention requirements will be met with this proposal.
3. That all open spaces be privately dedicated and maintained by the HOA.

PRELIMINARY DEVELOPMENT PLAN & ZONING MAP AMENDMENT REVIEW

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 running 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

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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.