



AGENDA

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, August 14, 2019
7:00 P.M.

1. EXTENSION OF DEVELOPMENT PLAN APPROVAL

Applicant: The Day Dream Inn, LLC
Location: 80 E. Olentangy Street
Existing Zoning: (DB) Downtown Business District
Request: To review an extension request for a previously approved plan.

Aerial Site Image: <https://goo.gl/maps/cioGbKGGTRKqMum2A>

Project Background

This project was originally approved on November 12, 2014, with Development Plan extensions being granted several times after this.

Proposal Overview

The developer/owner of the project is asking again for an extension for 12 months.

Changes since the Last Submission

No other changes are being proposed.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(p), If required plats are not properly recorded and/or if no construction has begun on the site within two years of such approval, the approved final development plan shall be void unless an application for a time extension is submitted and approved, which approval may be withheld for good cause.

Comprehensive Plan Consistency

The use is still consistent with the Comprehensive Plan and the Zoning District as they have not changed since the original approval. What has changed is the increase in traffic that is being diverted away from the four corners with additional left turn movement restrictions and bringing more turning movement traffic to the intersection of Grace Drive and East Olentangy Street.

Staff Comments

Staff is very concerned about the increase in turning movements at the intersection of Grace Drive and East Olentangy Street and the access location for the applicant's driveway. We believe that a restriction of left turning movements into this site may be necessary.

Staff Recommendation

Staff recommends an extension of 6 months to allow the owner time to hire a traffic engineer who can analyze the intersection as it relates to his driveway and the additional turning movements that are most likely to occur here. That way, our City Engineer can review the report and recommend to the Commission any turn restrictions that may be necessary. We feel that a restriction to left turning movements into this site be required. Staff would then recommend the applicant bring back the findings to P&Z within 6 months and then request a further extension.

2. SKETCH PLAN REVIEW

Applicant: Redwood USA, LLC
Location: 3041 Home Road
Existing Zoning: (PI) Planned Industrial District (Powell & Liberty Township)
Proposed Zoning: (PC) Planned Commercial District
Request: Review a sketch plan proposal to annex two parcels from Liberty Township into the City and rezone the resulting four contiguous parcels from Planned Industrial to Planned Commercial in order to construct a multi-phase mixed-use development that includes multi-family, office and assisted living on approximately 11.5 acres.

Aerial Site Image: <https://goo.gl/maps/ZwAY7YRWQL2tmF8z6>

Project Background

The current owner had his business on this property for many years and is now relocating the business to downtown Columbus. As a result, this land is available for sale and Redwood USA, LLC went into contract with the owner. The applicant went before City Council on July 2 to obtain a [resolution](#) specifying the services the city would furnish. City Council voted 4-3 on the resolution.

The applicant concurrently is submitting this development plan for review while the annexation process is commencing. The submitted plan is the applicant's sketch plan for P&Z's review.

Proposal Overview

The applicant has changed his previously submitted plans to include less apartments and more commercial/office space.

The proposal would be to rezone the property (including the Liberty Township Parcels once annexed) to Powell's Planned Commercial District (PC), and construct three hundred twenty five (325) multi-family dwelling units (with a density of 5.5 dwelling units per acre). Also, there will be land available for either an assisted living facility, skilled nursing facility, memory care facility, medical or medical related facility, and/or similar facility or office/commercial uses on approximately eleven (11) acres. The specific uses and development scheme for this area is yet to be determined.

As noted above, the applicant started the annexation process concurrently with P&Z development plan process. The aim of the applicant is to have both the final development plan and annexation approved by Council at the same time.

Changes since the Last Submission

The applicant has responded to P&Z Commission's request. They have lowered the amount of apartment units and increased the amount of office space on the north side of the property. Even though the Sketch Plan shows individual lots of 1.2 to 1.9 acres, and another 6 acre piece, these are going to be left open to be flexible in the type and size of user that may come available. Also, the applicant will be working on a list of uses that will be appropriate for this area, so that uses such as auto repair and other more undesirable uses are not allowed. We want to make this a nice office office/warehouse park.

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 City no longer has the northward growth corridor the Comprehensive Plan specified as a growth option (P.27 of Comprehensive Plan). Recently, Liberty Township approved a POD that effectively blocked the City's ability to annex to the north. This has numerous impacts but one of which is the re-thinking of Powell's existing land use mix and what assets we have remaining. The land in this proposal is some of the last remaining industrial land the City has. If it were to convert to residential, the City would miss future industrial/commercial opportunities that could come to the City and provide numerous tax and service benefits to the residents. The applicant has done a fine job of adding more office/commercial space to the plan we last saw. It is evident that in speaking with an office developer that there is a need for some additional flex type space in the area. They are beginning to work together to figure out the right amount and to place that in this plan. Redwood also has a need to have a certain number of units to make it work for them financially, without giving up the amenities that the City is looking for.

The Comprehensive Plan also mentions strategic annexation as a possible growth strategy. The two parcels outside of Powell would be strategic to obtain as they would along frontage onto Home Road and if this was a commercial proposal adding to Powell's commercial land. With the addition of commercial land, there is a strip of land north of Home Road, between the railroad and Liberty Road, that could become strategic and non-residential. The meeting is intended to 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.

Staff Comments

The owners and Redwood USA met with Staff and Council representatives to discuss possible options before a formal submission. At these meetings, Staff suggested a mixed-use development with commercial fronting Home Road to be consistent with the Comprehensive Plan. At that meeting, there was discussion of a commercial user along Home Road to retain some of the commercial feel/use along Home Road. At that time, a northward growth corridor existed. This corridor no longer exists for the City.

The City no longer has the northward growth corridor the Comprehensive Plan specified as a growth option (P.27 of Comprehensive Plan). Recently, Liberty Township approved a POD that effectively blocked the City's ability to annex to the north. This has numerous impacts but one of which is the re-thinking of Powell's existing land use mix and what assets we have remaining. The land in this proposal is some of the last remaining industrial land the City has. If it were to convert to residential, the City would miss future industrial/commercial opportunities that could come to the City and provide numerous tax and service benefits to the residents. It is with that thinking that staff is hesitant to support converting some of the only land left for economic development to a residential use, which we already have a great deal of in the city (approximately 50% of the City's land use). It is in the City's best interest to keep uses within city to help sustain itself fiscally. Losing an income generating land use such as this could have future negative impacts on the city.

The Comprehensive Plan also mentions strategic annexation as a possible growth strategy. The two parcels outside of Powell would be strategic to obtain as they would along frontage onto Home Road and if this was a commercial proposal, add to Powell's commercial land. As it is not, it is not strategic to annex this land solely for frontage on Home Road.

As for the development, another type of housing would be helpful. This is true when viewing the market analysis conducted by VSI in 2018. However, weighing the cost and benefits of different housing stock versus keeping industrial land. Staff believes that retaining the industrial land will have great benefits in the end for the City and its residents. There is no certainty at this time whether a future industrial/commercial use will come but it would not be prudent to build what is profitable today and forgo future benefits. Once a use such as this is converted to residential, it normally does not revert. As such, the City needs to protect these uses.

Staff Recommendation

Staff recommends the applicant move on to the Preliminary Plan stage of review.

3. PLAT REVIEW

Applicant: Carriage Trail, Romanelli and Hughes Building Company
Location: 2770 Carriage Road
Existing Zoning: (PR) Planned Residence District
Request: To review a plat for a proposed residential subdivision consisting of 11 units on approximately 5.38 acres.

Aerial Site Image: <https://goo.gl/maps/Ysjd2AARCM9rovVG8>

Project Background

This project has been through the Development Plan process and approved by City Council. The plat is the mechanism utilized to file with the recorder's office and sets up the lots, rights-of-ways, and dedicated space for open space and utility easements.

Approved Development Plan Synopsis

The approved development plan allows for 11 single family lots set up with private streets and private storm sewers. There are four reserve lots, three set up as open space and one for private access street, and all are set up for private maintenance by the homeowner's association.

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 for public or private use, and to begin construction.

Comprehensive Plan Consistency

The plat is consistent with the Comprehensive Plan and the approved Development Plan.

Staff Comments

There were a few notes copied and pasted with the wrong subdivision name. The street name should be labeled on the plat. Also, there should be a note on the plat indicating that there is no direct access allowed to Liberty Road from lots 9 and 10 and the private street.

With regard to a possible future roundabout at Carriage Lane and Liberty Road, appropriate right of way should be provided to allow for that roundabout design, as proposed by the County Engineer's office.

Staff Recommendation

Staff recommends approval subject to the following conditions:

1. That the City Engineer have final approval over additional or amended notes, easements, rights-of-way, lot numbers, addresses, street name or other items the City Engineer feels is protective to the City and its residents.
2. That the right-of-way be reserved on this plat for the future of any roundabout that would be designed by the County Engineer. This, too, shall be approved by the City Engineer.

4. PLAT REVIEW

Applicant: Morris Station, Romanelli and Hughes Building Company
Location: 185 N. Liberty Street
Existing Zoning: (R) Residence District
Request: To review a plat for a proposed residential subdivision consisting of 21 units on approximately 4.01 acres.

Aerial Site Image: <https://goo.gl/maps/fTp9Q4vocN3DKgKz8>

Project Background

This project has been through the Development Plan process and approved by City Council. The plat is the mechanism utilized to file with the recorder's office and sets up the lots, rights-of-ways, and dedicated space for open space and utility easements.

Approved Development Plan Synopsis

The approved development plan allows for 21 single family lots set up with public streets and storm sewers. There are two reserve lots set up as open space and all are set up for private maintenance by the homeowner's association.

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 for public or private use, and to begin construction.

Comprehensive Plan Consistency

The plat is consistent with the Comprehensive Plan and the approved Development Plan.

Staff Comments

There are a few comments about specific wording in a couple of notes that Staff can handle prior to signature.

Staff Recommendation

Staff recommends approval subject to the following conditions:

1. That the City Engineer have final approval over additional or amended notes, easements, rights-of-way, lot numbers, addresses, street name or other items the City Engineer feels is protective to the City and its residents.

OTHER COMMISSION BUSINESS

Proposed Code change to remove fence requirements for swimming pools and allow automatic pool covers.

A resident of the City asked that the City consider changing its regulations for swimming pools to remove the need for a fence and rather require a permanent mechanized pool cover safety system. Staff would like the Commission to discuss this matter and see if it would recommend us to study the request and bring to the Commission a recommendation.