



1. MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION

Applicant: Powell Crossing Endeavors, LLC
Location: 147 W. Olentangy Street
Existing Zoning: (DB) Downtown Business District
Request: To approve a bed & breakfast/small hotel use within the approved development plan text for the Campbell house at the mixed-use development Powell Crossing.

Aerial Site Image: <https://goo.gl/maps/AWoVQ2g9pVuCRfW8>

Project Background

The applicant is in the construction phase of the project. While completing the physical work, they are in the process of renting out spaces within the development. The applicant has interest from a B&B but first requires a change to the development text in order to secure the contract.

Proposal Overview

To change the plan text to allow for a bed & breakfast/small hotel use within the approved development plan.

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.

Staff Comments

Staff has no issue with changing the development text. As specified in the applicant's submittal, Bed and Breakfasts are conditionally permitted by code and are required to be owner-occupied. This proposal requests that the use be allowed as-of-right and remove the owner-occupied condition. A reasonable request since a small hotel does not require someone living on site. Furthermore, no lodging exists in downtown Powell and may prove beneficial to businesses since this use could bring more people into the downtown area.

Staff Recommendation

Staff recommends approval of the minor amendment to the final development plan.

2. SKETCH PLAN REVIEW

Applicant: The Camber Company, LLC
Location: 2630 Carriage Road and 8061 Liberty Road
Existing Zoning: (FR-1) Farm Residence District – Liberty Township
Proposed Zoning: (PR) Planned Residence District – City of Powell
Request: To review a Sketch Plan for property that can be annexed into the City of Powell for single-family subdivision of twenty-five (25) lots on approximately 6.72 acres.

Aerial Site Image: <https://goo.gl/maps/hwuqcKNmyMvodXV2A>

Project Background

This is a new submittal for the properties at 2630 Carriage Road and 8061 Liberty Road, both of which are currently in Liberty Township and zoned as Farm Residence District. The property on Liberty Road is a single-family residence, and the Bayhill Horse Farm occupies the property on Carriage Road. The applicant is proposing to annex them into the City of Powell and develop these properties together as a residential subdivision.

Proposal Overview

The applicant is proposing to redevelop the site with 25 single-family, fee simple lots. Access to the subdivision will be off Carriage Road and all streets will be private. The overall site acreage is ±6.72 acres, with the minimum lot size being 52' by 120', giving the site a net density of ±3.70 dwellings per acre. The developer's intent is to aim this project towards empty-nester retirees.

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 calls for a strategic annexation policy and redevelopment along existing corridors. According to the plan, "New suburban single family subdivisions are most appropriate for smaller infill development sites surrounded by existing single family developments." Already developed single-family lots currently surround the site, so the proposed redevelopment along Liberty Road remains consistent with the comprehensive plan. The smaller lot sizes as proposed will help to diversify the city's housing stock, while providing high quality homes that are consistent with Comprehensive Plan and the applicant's other developments within Powell (Carriage Cove and Morris Station). In addition, this annexation could potentially lead to the annexation of other nearby single-family lots on Carriage Road and Liberty Road since there are larger lots near this site.

Staff Comments

Staff believes that this proposed redevelopment will fit in well with the existing site context. The proposed street layout, with the stub to the north, lends itself to further development to the north, which will be beneficial if annexation continues to northern parcels. The large setbacks and landscaping buffers along Carriage and Liberty Roads will help to enhance the area's rural charm. However, staff would like to see how lot numbers 1, 2, 3, 4, and 5 would be screened from the single-family residence to the east. It is also important that the lots near the intersection of Carriage and Liberty Roads (lots 14, 15, 16, and 17) be designed with "four-sided" architecture, as they will be highly visible by passing traffic. Moving forward to the preliminary development plan review, staff will need to see more site details including proposed sidewalks around the site and elevations for the homes.

Staff would recommend that the developer add bike paths to the south and west sides of the property due to the site's proximity to Wyandot Run Elementary and Olentangy Liberty Middle School. Bike paths will help residents get to and from school safely from the site. Staff also asks that the applicant ensure they have provided adequate space for the planned future roundabout at the intersection of Liberty Road and Carriage Road.

Additionally, staff has some reservations about the financial impact this development could have on the city. Since the city's northward growth corridor has been blocked by Liberty Township, the city has been forced to rethink Powell's annexation strategy. Annexing this site and developing it as proposed, namely for retirees, may not be a fiscally responsible decision for the city. According to the "Powell Fiscal Impact Template", an economic model used to estimate a development's costs to the city, if the site is developed entirely as senior housing the cost could range from \$15,000-18,000/year for the city. However, although this development is planned on being geared towards empty-nester retirees, in actuality, it is very likely that families with children will buy homes within the subdivision since it is located near an elementary and middle school. As you can see below, if only half of the homes are occupied by senior housing then the city's fiscal impacts analysis shows a positive of approximately \$3400/year.

CITY OF POWELL - SUMMARY OF FISCAL IMPACTS	
Please do not modify this worksheet	
Incremental revenues	
Income tax	\$17,424
Property tax*	\$15,777
Franchise fees	\$690
Road-related revenues	\$3,501
Total incremental revenues	\$37,391
Incremental expenses	
Admin., buildings, & IT	\$13,090
Police (net)	\$16,249
Parks & rec. (net)	\$1,952
Development, bldg., engineering (net)	\$2,730
Road maintenance	\$0
Total incremental expenditures	\$34,020
Net incremental revenue/expense	\$3,371

*The estimated value of the homes is \$500,000.

Overall, this proposal has benefits to the city of offering a new housing type, adding to the tax base, future possible annexation, and providing Powell with more control over lands near its border. As such, staff would like to see more details in a future submission.

Staff Recommendation

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