

STAFF REPORT
PLANNING AND ZONING COMMISSION
JUNE 13, 2001

CERTIFICATE OF APPROPRIATENESS

Applicant:	Rick Lopez, La Tavola
Location:	33 Beech Ridge Drive
Zoning:	PC, Planned Commercial District
Request:	Approval of fenced patio seating area

The owners of La Tavola Restaurant would like to install a fenced patio seating area in front of their restaurant, facing Olentangy Street and the Powell Center access drive off Beech Ridge Drive, utilizing existing pavement for the patio slab. They would also like to fence this area with a vinyl white picket fence, as required by the Liquor Control Agency regulations. All of this is shown on the drawings in the packet.

Requirements of the Board of Health and the Fire Department will have to be met. An additional gate has been provided to allow for clear access in the event of an emergency.

The applicant wishes to utilize white resin tables and chairs and plain white market style umbrellas with no signage. Descriptions of these items are included in the packet as well.

The site is adjacent to single-family residential (Olentangy Ridge), however the outdoor seating is faced away from the subdivision and is buffered by the Powder Room Range building to the north and east.

Staff does not anticipate any additional parking requirements from this addition. The site is adjacent to the Powell Center parking lot and has pedestrian access from this lot. The applicant has stated that there is an agreement with Powell Center to allow for overflow parking. Staff recommends that the pedestrian access to the Powell Center lot be improved with pavement or concrete.

Staff recommends approval subject to the above comments and landscaping being added around the perimeter of the fence where possible, that could be done with potted plants.

REQUEST FOR EASEMENT/LANDSCAPE PLAN REVIEW

Applicant: M/I SCHOTTENSTEIN HOMES
Location: Southeast and Southwest corners of the intersection of Salisbury Drive and Presidential Parkway.
Current Zoning: PR, Planned Residence District
Request: Approval of landscaping plan for Lakes of Powell Section 5 & 6 entry feature

The applicant is requesting the dedication of two portions of land owned or to be owned by the City at the south side of the intersection of Salisbury Drive and Presidential Parkway for the creation and an entry feature for the Lakes of Powell Homeowners Association. The southwestern tract is 0.090 acres in size and the southeastern tract is 0.171 acres.

This entry feature will be intensely landscaped with a stone pillar located in the southeastern tract displaying Lakes of Powell signage. The entry feature will be set at the right-of-way line and will not impede sight distance. Although the entry feature is located somewhat to the north of the Lakes of Powell subdivision, this is the most logical site for this type of feature. Salisbury Drive is the main access point for the Lakes of Powell and is the only subdivision located the City of Powell accessible from this roadway. The Lakes of Powell Homeowners Association would assume responsibility for maintaining the area. Staff recommends the approval of this request.

ADMINISTRATIVE REVIEW

Applicant: LAKES OF POWELL SECTION 5 AND 6 (MURPHY PARKWAY)
Location: East Side of property along South Liberty Street
Current Zoning: PR, Planned Residence District
Request: Review of proposed agreement for Murphy Parkway

The applicant is proposing to issue a check in the amount of \$63,693.60 to the City of Powell to be used for the engineering, staking, inspection, and construction of M/I Schottenstein's portion of the original Murphy Parkway alignment. The applicant feels that revised current alignment of Murphy Parkway is beyond the financial commitment of their involvement in the improvement. As a compromise, the applicant is proposing to pay the City the amount for the improvement they had originally agreed to before the revision and the City would be responsible for the difference.

Staff has examined the cost estimate prepared by the applicant and has concerns over the amount. A report, outlining revisions to the cost estimate, has been prepared by the City Engineer and is attached to this report. The City Engineer estimates the costs the applicant is responsible for total \$113,155.84. Staff is asking the Commission to review the concept of the agreement solely. The financial details will be worked out with City Council and the applicant. Staff recommends approval of the agreement in concept, subject to the City Engineer's comments and approval of final cost estimate amount by Council.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant:	Triangle Real Estate
Location:	"Condo Site B", Murphy Party Barn Property
Current Zoning:	PR, Planned Residence District
Request:	Approval for use of Hardiplank Siding

The applicant is requesting the use of Hardiplank siding as an acceptable building material for the condominiums in Condo Site B of the Murphy Party Barn site. Recently, the applicant had requested the approval of Oriented Strand Board (OSB) for the same purpose and was rejected.

As stated in the previous application discussions throughout the zoning and development plan indicated that all natural materials would be utilized in the project. Also the zoning code requires the use of natural wood plank board siding if wood siding were to be used. However, the Commission has heard several presentations regarding the fabrication, appearance, durability, and installation of Hardiplank siding and has found this material to be an acceptable substitution for natural wood plank siding.

Staff recommends the approval of this request conditioned upon the installation of the Hardiplank being done by an approved Hardiplank installer and the recommendations supplied by the manufacturer.

SKETCH PLAN

Applicant:	Ruhl Properties
Location:	East Side of Village Park Drive just south of Wolf Commerce Park
Current Zoning:	PI, Planned Industrial District
Request:	Review of Sketch Plan for 4 office-warehouse buildings of 9,000 sq. ft. each

The applicant is proposing the development of four 9,000 sq. ft. office-warehouse buildings on a 4.148 acre site and on the east side of Village Park Drive where the roadway dead ends just south of Wolf Commerce Park. In total, there will be 36,000 sq. ft. with approximately 9,500 sq. ft. being office and 26,500 sq. ft. being warehouse.

The site has a natural detention area stretching from the south central portion of the tract to the southwest corner. This detention area is dictating the layout of the site and as a result will require the extension of Village Park Drive approximately 60' to provide access to the site. Currently, the ingress/egress area is located in the middle of the site, restricting the maximum use of the land in conjunction with the natural detention area. The City Engineer has no objections provided the applicant submits engineering detail and dedicates the improvements to the City. The improvement of Village Park Drive extension to the south needs to be coordinated with the development of the Brookehill Condominiums to the south. The applicant should meet with that developer to establish an improvement agreement. Staff recommends engineering services be obtained to ensure the natural detention area is sufficient enough in size for the proposed development and the grading of the site promotes proper drainage.

The building layout has encroached on the northern and southern side setbacks of 50'. To the north the setback is encroached by approximately 5' feet and by 20' to the south. The tracts to the north are zoned Planned Industrial (PI) and the encroachment poses no significant public health, safety, or welfare issue. However, to the south is the recently approved Brookehill Village condominium development. Staff recommends that this setback is maintained at 50' and landscaped in a manner to serve as a screening. This can be accomplished by adjusting the parking area and/or building footprint. Staff questions the need for a semi-truck parking and loading zone at each of the four buildings.

In terms of landscaping, there is a large wooded area along the southern property line of the parcel. The area denoted on the plan is much smaller than the existing area. Staff recommends that this denotation be revised and the wooded area be preserved. Also, per 1143.09(c)(9), planting screens or fences shall be provided on the perimeter of the development where it abuts residential areas. Section 1145.13 requires this area to be 40 feet in width but may be reduced by half with adequate screening and landscaping at the approval of the Zoning Administrator. The screening provided is not adequate.

Per section 1145.31, landscaping is required in parking areas and where parking aisles bound traffic lanes. This requirement will impact the turning radius provided for semi-truck traffic. The applicant should re-evaluate the parking layout and traffic circulation provided with this requirement in mind.

Staff recommends the applicant submit a preliminary development plan.

SKETCH PLAN

Applicant:	You Properties, Inc. (Michael Young)
Location:	3± Acre Parcel on the south side of West Olentangy Street, West Of Murphy Parkway

Current Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for 31,100 sq. ft. of new retail shopping center

The applicant is proposing the development of 31,100 sq. ft. of retail space on a 3 acre site along the south side of Powell Road, approximately 210 feet west of the future Murphy Parkway. The proposal consists of two buildings, one being 13,300 sq. ft in floor area and the other being 16,800 sq. ft. in floor area.

Staff has numerous major concerns with the proposal that has been submitted. A list of these concerns follows in no particular order:

1. Access from Powell Road is permitted with a full access point aligned with the centerline of Industrial Park Place (not Village Pointe Drive as noted). The access point to the west shall be a right-in, right-out only. Staff recommends the addition of a porkchop to limit access. Full access shall be provided along Murphy Parkway from the drive access that is to be coordinated and shared with the public park to the immediate south of the site. The applicant has noted a future access point between the subject property and westerly adjacent property. This access, should any occur, shall be aligned with the northern east-west drive aisle centerline of the subject property, not in the landscape buffer along Powell Road as shown. The same is true for any connection to the easterly outparcel.
2. A 32 feet landscape buffer has been provided along Powell Road. Parking areas are not permitted in any required front yard, section 1149.05(c)(2); the front setback is 60 feet. Also, per section 1143.15(b)(11), the parking areas are to be interior to building groups or behind natural split rail fences, earthmounding, dense landscaping, or a combination thereof. No such attempt has been made. Staff recommends that the bikepath be continued from the east across the site and white fencing installed along the frontage.
3. The required setbacks shown are incorrect. The required front setback is 60 feet, the side is 25 feet, and the rear is 30 feet. The rear setback has been encroached upon by 5 feet and as previously stated parking has encroached upon the front setback.
4. The Zoning Code requires 150 spaces of parking for this development; 150 spaces have been provided. As stated in previous meetings, this parking requirement can be and is recommended to be reduced.
5. Landscaping of the parking areas as required in section 1145.31 is non-existent. Parking bays should be landscaped every eight spaces and parking bays shall be landscaped where said bays abut traffic drives.
6. Approximately 15% of the site has been left as common open space/common space. Section 1143.09(c)(4) requires 20% of the land in any planned district be designated as common open space.
7. Internal circulation for delivery and service traffic is inadequate. The rear access drive encroaches upon a required setback of 15 feet per section 1149.05(c)(4). Also, the drive width is too narrow for delivery and service traffic (20 feet). There is no loading area provided on the site. Dumpster areas are provided but unscreened. Collection vehicles would be

- required to either enter the customer parking area or back the length of either building and across the rear center access for turnaround.
8. Staff questions where the landscaping along the easterly property line ends and the need for the second rear access point shown (it does not fit into the circulation pattern of the site).
 9. Staff also questions the need for the three patio areas shown on the site. If such areas are to remain, Staff recommends the addition of landscaping to separate the areas from the parking areas.
 10. A walkway is shown at the rear of the building. This area is believed to be for delivery and service and thus does not require pedestrian access.
 11. Landscaping is required to the rear of the site per various sections of 1145.33. This is crucial as it is adjacent to a public park.
 12. The maximum building dimension permitted per section 1143.15(a) is 150 feet. Both proposed buildings exceed this limit. The building footprint must be broken to create dimensions less than 150 feet.
 13. The architectural style of the buildings is similar to that of the Village Pointe Shopping Center. This style is not in character with the expectations approved with the preliminary development plan for the Murphy's site.
 14. The proposed ground sign at the entrance off Powell Road at Industrial Park Drive is to be 2'x10'x35'. No sign shall be taller than 15 feet in height (1151.04(f)). The proposed sign is 35 feet in height.

The building design for this retail site is crucial and was discussed at length during the zoning of the property. The zoning plan indicates smaller buildings set up with a "campus" setting rather than what will end up looking like a typical strip center. With a public park to the south, visibility to the back of the site is just as important as the front along West Olentangy Street. The way this layout is designed, all one would see from the park is the rear of a typical retail center. A different concept should be pursued here.

With the above comments and recommendations being considered, the applicant can apply for a preliminary development plan.