



**STAFF REPORT
PLANNING AND ZONING COMMISSION
JANUARY 22, 2003**

PRELIMINARY DEVELOPMENT PLAN

APPLICANT: Powell United Methodist Church
LOCATION: 825 East Olentangy Street
ZONING: PR, Planned Residence District
REQUEST: Approval of a Preliminary Development Plan for a new sanctuary addition of 15,577 sq. ft. and parking lot

The applicant has requested a reconsideration as they are currently working on some plan amendments that will reduce the amount of front setback variance being requested and to eliminate the height variance being requested. Plans were not available as of the time the packet was prepared. Staff recommends that the Planning and Zoning Commission reconsider this item and review the revised plans when they are submitted.

**ADMINISTRATIVE REVIEW -- Commons of Powell Condominiums
Review of Siding Material**

Staff is requesting the Commission to review the requirements of the approved development plan for this project in order to make a determination as to the type of siding which is allowed. Through the approval process, the applicant originally proposed vinyl, but changed that proposal to Hardiplank during the Preliminary and Final Development Plans. Condition number 5 on the approved Final Development Plan says that the applicant shall have materials and colors approved by Staff. Although the use of Hardiplank, in Staff's opinion, is an approved material for this development plan, we are asking for the Commission's review and approval considering the discussion regarding the proposed zoning code amendment on the matter of cement fiber siding.

It is Staff's recommendation that Hardiplank be specifically approved for this development, due to the location of the nearby church and the vinyl siding utilized in Lakes of Powell, with the installation conditions as follows:

1. TRANSPORT, STORAGE AND INSTALLATION OF ALL APPROVED EXTERIOR WALL MATERIAL SHALL BE DONE UTILIZING THE BEST AVAILABLE CONSTRUCTION METHODS. MANUFACTURER SPECIFICATIONS FOR STORAGE AND INSTALLATION OF MATERIALS SHALL BE FOLLOWED AS WELL AS THE RECOMMENDATIONS IN RECOGNIZED BUILDING INDUSTRY EVALUATION SERVICE REPORTS. THE USE OF DOUBLE WALL CONSTRUCTION (UNDERLAYMENT) IS REQUIRED WITH THE USE OF ANY LAP SIDING MATERIAL. THE CHIEF BUILDING OFFICIAL OR THEIR DESIGNEE MAY REQUIRE THE REMOVAL AND REPLACEMENT OF ANY EXTERIOR MATERIAL THAT DOES NOT CONFORM TO THE REQUIREMENTS OF THIS SECTION.
2. THE MAXIMUM EXPOSURE FOR HORIZONTAL LAP SIDING SHALL BE EIGHT (8) INCHES IN WIDTH.

**ADMINISTRATIVE REVIEW -- Powell Place Phase 4
Review of Approved Vinyl Siding**

Staff is requesting a review of the vinyl siding submitted by Dunmoor Homes for use on the seven lots of Powell Place Phase 4. This phase, along with phase 3, was approved for the use of vinyl siding on the sides and rear of the homes. The fronts of the homes are required to utilize real wood, brick, stone or stucco. The proposed siding is the Heritage 6-1/2" beaded vinyl siding by Reynolds Building Products. The approved siding for Powell Place Phase 3 is the Alcoa Silhouette double-4" lap vinyl siding.

The conditions of approval for the vinyl siding required that a minimum thickness for the vinyl siding be 0.044 mil and that certain colors not be utilized. The proposed beaded siding has a 0.046 mil thickness, and of the colors offered, the colors that should not be allowed are the Arizona Stucco and the French Cream.

Staff's only concern with the proposal is that the profile is not the same as the profile Rockford utilized in Phase 3. The proposed product, however, is thicker and contains the bead detail.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

APPLICANT: Fiori Distinctive Living, LLC
Village at Murphy's Crossing
LOCATION: 13.742 acres on the east side of Murphy Parkway just south of West Olentangy Street
EXISTING ZONING: PR, Planned Residence District
REQUEST: Approval of an amendment to the Final Development Plan for Murphy's Crossing Condominiums, to transfer three units from the approved zoning for the Village at Powell Condominiums per the requirements of Section 1143.12 of the Powell Zoning Code.

The approved zoning for the previous BUS General Partnership properties, located at the northwest corner of Liberty Road and Seldom Seen Road (east parcel) and the northwest corner of Village Park Drive and Seldom Seen Road (west parcel), allowed for the development of 88 dwelling units. Some of these 88 units could be transferred from the west parcel to the east parcel and at that time, a Development Plan for the properties were reviewed that contained seven single family lots on the west parcel and 81 condominium units on the east parcel. These development plans were eventually approved and at this time the condominium development is under construction as well as the single-family lots. However, during the engineering plan review stage, the condominium development was reduced to 78 units due to a number of site and engineering constraints. The single-family development has been platted with seven lots. Therefore, there are three dwelling units that have gone unused within the condominium development the Village at Powell.

The applicant is the owner of both the Village at Powell and the Village at Murphy's Crossing. They are now proposing to transfer the three units from the Village at Powell project to the Village at Murphy's Crossing, utilizing the provisions of Section 1143.12 of the Powell Zoning Code. This provision has never before been utilized, but is a provision that can be approved by the Planning and Zoning Commission. There are a few requirements that need to be met with the approval of this request:

1. The total number of dwelling units in the receiving zone cannot be more than 120% than the number of units otherwise permitted. The proposed receiving zone is approved for 53 dwelling units. If approved, the receiving zone would then have 56 units. This amounts to a total number of units at under 106% than the total number of units otherwise permitted, complying with this requirement.
2. The total number of surplus dwelling units in the sending area must be determined and approved by the Planning and Zoning Commission prior to their inclusion in any plans associated with the receiving area. There are a total number of 81 dwelling units approved in the proposed sending area. There are 78 total units now planned to be built. Therefore, there are 3 dwelling units surplus in the sending zone.

The applicant has shown how they propose to include the three additional units into the Village at Murphy's Crossing development. Staff has reviewed this proposed site plan and it appears as though all other development standards can still be met with the additional three units.

The applicant has indicated to staff that there will be some architectural changes as they relate to the Murphy's Crossing development. These, they indicate, will bring a more upscale look to the development and create a higher price point for the sale of the units. Also, Staff has discussed the possibility of upgrading the units at the Village at Powell, if this is approved, from vinyl siding to cement fiber siding. The applicant has indicated that they will investigate this possibility, however they will need the ability of their financing company approve those changes. An answer may be available at the meeting.

Whether or not the applicant receives funding for the upgrade to cement fiber siding at Village at Powell, the proposed upgrade, architecturally, to the units at Village at Murphy's Crossing is very beneficial to the overall development. The additional three units at this location will not be noticeable in the way the site is developed. Because the architectural upgrade at Village at Murphy's Crossing is a good improvement and the applicant meets the requirements within the code as they relate to the transfer of units, Staff recommends approval.

If the upgrade to cement fiber siding at Village at Powell is proposed, Staff recommends approval with the condition that the applicant utilize cement fiber siding on the buildings within the sending zone, subject to the following:

1. TRANSPORT, STORAGE AND INSTALLATION OF ALL APPROVED EXTERIOR WALL MATERIAL SHALL BE DONE UTILIZING THE BEST AVAILABLE CONSTRUCTION METHODS. MANUFACTURER SPECIFICATIONS FOR STORAGE AND INSTALLATION OF MATERIALS SHALL BE FOLLOWED AS WELL AS THE RECOMMENDATIONS IN RECOGNIZED BUILDING INDUSTRY EVALUATION SERVICE REPORTS. THE USE OF DOUBLE WALL CONSTRUCTION (UNDERLAYMENT) IS REQUIRED WITH THE USE OF ANY LAP SIDING MATERIAL. THE CHIEF BUILDING OFFICIAL OR THEIR DESIGNEE MAY REQUIRE THE REMOVAL AND REPLACEMENT OF ANY EXTERIOR MATERIAL THAT DOES NOT CONFORM TO THE REQUIREMENTS OF THIS SECTION.
2. THE MAXIMUM EXPOSURE FOR HORIZONTAL LAP SIDING SHALL BE EIGHT (8) INCHES IN WIDTH.

SKETCH PLAN

APPLICANT: B&D Properties, LLC
LOCATION: Powell Industrial Plaza
 316 West Case Ave. (northeast corner of West Case Avenue and Industrial Park Drive)
ZONING: PI, Planned Industrial District
REQUEST: Review of Sketch Plan for two 16,000 sq. ft. office/warehouse buildings on 3.018 acres

The applicant is proposing to construct two 16,000 sq. ft. office warehouse buildings on property currently being used as an office and garage apartments. The surrounding land use includes the Time-Warner Cable Hub Facility to the east, Auto Assets and Germain Ford Auto Body Shop to the south, Powell Road Self-Storage to the west and the Scioto Ridge Elementary School to the north. The property is currently zoned PI, Planned Industrial District and is well suited for the use of an office warehouse facility.

The property contains 3.018 acres of land that currently contains a house that was converted to office space, and two garages with one having an upstairs apartment. The development is proposed to be done in two phases. The first phase would be the construction of the access drive and the westernmost building. The existing structures will be removed once the first building can be occupied so the existing user within the house can relocate. The second phase will be the construction of the easternmost building.

The following are the development standards for the site due to the requirements of the Zoning Ordinance:

	<u>Required</u>	<u>Complies?</u>
Maximum building coverage:	26,293 square feet	No (32,000 square feet)
Minimum amount of green space:	26,293 square feet	Yes
Front Yard Setback:	60 feet	Yes
Side Yard Setback	50 feet	Yes
Rear Yard Setback	30 feet	Yes
Max. Building Height	35 feet	Yes
Minimum Parking Spaces	80	Yes
Minimum Building Separation	100 feet	Yes

The site plan has been developed in order to provide for a common area where loading and unloading occur and the overhead doors face each other. That is an ideal situation for this type of development. The applicant may

want to consider additional space between the buildings to allow for easier access for larger vehicles. However, this is just a suggestion.

The provision of stormwater detention/retention will be required and needs to be provided for with the development plan. There is room in front of the buildings and within the parking areas and loading area to provide for this.

The development includes the construction of West Case Avenue as their access drive. The City Engineer is developing a standard to utilize for the construction of this street. It is recommended that a 24 feet wide, inverted crown cross section be utilized due to the size of the right-of-way and location of the adjacent fence to the south. The City was dedicated this right-of-way in 1999 by the previous property owner with the proviso that the property owner will not be assessed the cost of building the street. The applicant, however, has agreed to construct the street with a reasonable cross section that would otherwise be built for an access drive.

The proposed buildings are to be simple, pre-engineered steel buildings with the addition of a split-faced block wainscoting along the front of the buildings. The Zoning Code requires that the facades visible from a public street should be wood, brick, stone or rough-split block. The Commission should advise the applicant on what would be acceptable at this location. There are a lot of existing steel buildings around this location. The applicant also needs to slightly re-design the parking lots to enable 19' deep parking stalls and a minimum 22' deep aisle width.

Because of the street construction, as determined by the City Engineer's standard, Staff has no problem with the 22% increased allowance for lot coverage by building. All other development standards can be met. Staff recommends the Planning and Zoning Commission allow for the submittal of a Combined Preliminary and Final Development Plan.