



**STAFF REPORT
PLANNING AND ZONING COMMISSION
MARCH 12, 2002**

SKETCH PLAN

Applicant: Centex Homes
Location: 5.125 acres on the north side of Rutherford Road between Sawmill Parkway and the CSX Railroad
Zoning: Liberty Township I, Industrial District
Request: Review of Sketch Plan for the possible annexation and development of the property as two-unit condominiums

Staff received the Sketch Plan on Friday and will provide a Staff Report by Tuesday.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: B & D Properties, Inc.
Location: 316 West Case Avenue
Northeast corner of West Case Avenue and Industrial Park Drive
Zoning: PI, Planned Industrial District
Request: Approval of a Combined Preliminary and Final Development 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 central loading area, 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 and commence immediately following the completion and occupancy of phase one.

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. Staff suggests the pavement of this central area not extend past the rear edge of the buildings as it is not needed for any loading area or turning movement. This will increase the amount of green space. The dumpsters are appropriately located at the rear of this central area but must be screened.

The development includes the construction of West Case Avenue as their access drive. The City Engineer has developed a standard to utilize for the construction of this street. Due to the size of the right-of-way and location of the adjacent fence to the south, it is a 24 feet wide, inverted

crown cross section. 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.

At the Sketch Plan, the proposed buildings were to be simple, pre-engineered steel buildings with the addition of a split-faced block wainscoting along the front of the buildings. The Commission had some concerns with the proposed design of the buildings. Prior to the current submittal, Staff met with the applicant and the Architectural Advisor to discuss the possibility of two warehouse buildings treated with architectural elements that create the appearance of horse barns. This proposal would allow for steel buildings without the brick wainscoting. To accomplish this, a divergence will be required as the Zoning Code requires that the facades visible from a public street should be wood, brick, stone or rough-split block. There are several existing steel buildings around this location. With the architectural elements provided that give a satisfactory barn style appearance on all elevations, Staff is in support of this divergence.

This submittal reflects some of the architectural changes suggested by Staff. However, the applicant has not provided enough architectural detail to approve the building design. Although the applicant has incorporated several of the elements suggested by Staff to achieve a barn look, the application falls short. For example, there are no roof overhangs, no windows, the cupolas seem to be at the wrong scale for the building, and commercial glass doors should not be utilized on this style of building. Staff will defer any architectural comments to the Architectural Advisor.

The applicant is requesting a divergence to the maximum building coverage requirement of 20%. At 3.018 acres the maximum amount of building area is 26,292 square feet. The applicant is proposing 32,000 square feet or 24% coverage. Because of the street construction, as determined by the City Engineer's standard, Staff has no problem with the increased allowance for lot coverage by building.

The Zoning Code does not include a required parking ratio for office/warehouse uses. In the past, Staff has relied upon the parking ratio used in the Wolf Commerce Park, a similar development use, of 1 space for every 400 square feet. With this ratio, the required parking is 80 spaces, of which 4 must be handicap accessible. The applicant has provided 100 spaces, 4 being handicap. However, the applicant is showing parking spaces in the front setback and within 20 feet of the rear property line which abuts a residential district (Scioto Elementary). The applicant must remove three spaces from the front of each parking row and one from the rear of each parking row. This results in 84 parking spaces being provided (4 must be handicap accessible).

A landscaping plan has been submitted. Based on the existing conditions site plan, it appears numerous trees will be required to be removed although the applicant is relocating only several trees. The applicant will need to provide an accurate tree survey to determine the amount of replacement trees that must be planted. There are 99,277 square feet of developed area on this site. This requires 77 caliper inches of trees. Only 64 caliper inches of trees are proposed. Also, the applicant does not show trees being planted in the landscape bays. Trees are required in landscape bays by the Zoning Code. The applicant is requesting a divergence to the 70% foundation perimeter landscaping requirement as the interior sides of each building are adjacent to pavement. Staff is in support of this divergence so long as the applicant provides heavy landscaping in the green area in front of the central loading area and adds perimeter landscaping to the front of the building (not blocking the false doors). Additionally, in order to achieve the 20 foot rear setback for parking next to a residential district the applicant must provide a screening along the property line. Although there is an existing tree line, this buffer is minimal in several places. The applicant must provide additional landscaping along the rear property line to obtain a 20 foot setback or be required to utilize a 40 foot setback.

Stormwater detention/retention has been provided for with the development plan. There are two large ponds proposed at the front of each building. These ponds will be wet at all times and Staff suggests the applicant use a fountain or other decorative feature.

Staff recommends to the Planning and Zoning Commission approval of the Combined Preliminary and Final Development Plan for 316 West Case Avenue with the following conditions,

1. That the pavement in the central loading area not extend past the rear of the buildings.
2. That screening as required by Section 1145.33 of the Planning and Zoning Code be shown around the dumpster location and detail drawings be approved by Staff.
3. That the applicant work with Staff and the Architectural Advisor to develop a building design consistent with a barn style, complete with detailed architectural information, and be approved by the Planning and Zoning Commission.
4. That the parking shown encroaching in the required 60 feet front setback be removed.
5. That the parking shown encroaching in the required 20 feet rear setback be removed.
6. That additional landscaping to serve as a buffer be added along the rear property line and approved by Staff.
7. That additional landscaping be added along the central access point to screen the central loading area from view from the public right-of-way.
8. That a tree survey be submitted showing all trees proposed to be saved, relocated, and removed.
9. That a revised landscaping plan meeting the requirements of Sections 1145.29 through 1145.33 of the Planning and Zoning Code and with contingencies in the event the relocated trees cannot be relocated or do not survive the relocation be submitted and approved by Staff.
10. That all materials, colors, and exterior lighting (if any) be approved by the Commission.
11. That the City Engineer review and approve all engineering plans.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: The Kenny Company LLC
Location: 399 West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Approval of a Combined Preliminary and Final Development Plan for an 8,073 sq. ft. retail center on 1.0 acre

This site is located between the future location of the HER Realtors office building and the nearly completed Goddard School. Across Olentangy Street is Auto Assets and Levis-4-Floors. The Commission has reviewed and approved a development plan on this site already for ASK Watersports. Citing financial reasons, ASK Watersports has abandoned the approved development plan and the purchase contract with Triangle Real Estate.

The site is currently vacant with some significant trees located primarily at the rear of the property. Access is provided by a full access point on West Olentangy Street, shared with HER Realtors, and via an access drive located at the rear of the property connecting these commercial lots to Murphy Parkway.

The applicant is proposing an 8,000 square foot building with six retail and/or commercial tenants. At this time Handel's Ice Cream is committed to the north space along West Olentangy Street. The required parking for an 8,000 square foot retail building is 20 spaces plus 5 for employees; 25 spaces total. Thirty-seven spaces have been provided. Additionally, the drive aisle is being shown at 25 feet in width. This is excessive for the size of the parking area and should be reduced to 22 feet as the rear access drive is only 20 feet in width and a narrower drive allows for more green space.

There are two parking spaces being shown on the southwest corner of the development. Staff questions the need for parking in that location and would rather see this area be green space. In the previous submittal the area at the south end of the building along the west property line was shown as a combined service/delivery area and employee parking. Staff thanks the applicant for dedicating this area solely as a service/delivery area. Also, the dumpster location has been moved to this area as suggested. The applicant will need to provide dumpster screening and Staff suggests this screening match that of the Goddard School. At the Sketch Plan, Staff suggested a wall be constructed along the west side of the building to screen the service area and rear entries from the Goddard School. Although the applicant has not provided this wall, they have added some brick along this elevation and added significant landscaping. Staff is comfortable with the current proposal.

The applicant has provided landscape bays in the parking area as required by code. A divergence is requested to allow 9 continuous spaces along the building; only 8 are allowed by code. It is possible to avoid this divergence by simply repositioning the bays. Also, the landscape bay near the access point to Olentangy Street should be a full bay. This will be the most visible point from Olentangy Street and HER is proposing a full width bay at this location on their site. Unfortunately doing so will result in the loss of one parking space. However, with the removal of the two in the southwest corner, the applicant has still provided 34 spaces, which is more than is required. The applicant will need to landscape the striped area at the south end of the parking row adjacent to the building as any parking aisle that is bounded by a traffic lane must end with a landscape bay.

As has been done with other developments in this area to maintain the front yard as green space, the applicant is requesting a divergence of the required front setback from 60 feet to 40 feet. This green space will be partially developed with a small patio area for Handel's Ice Cream. All other required setbacks have been met.

The building is a large rectangular building with a bump out at the north end of the building. This space is to be occupied by Handel's Ice Cream. Handel's Ice Cream requires a three-sided service area. Staff feels the design and location of this space is appropriate.

The applicant has provided additional architectural detail as requested at the last meeting. These details have resolved most of Staff's concerns with the building design, especially the addition of more brick. Staff's only concerns are with the extensive use of EIFS and the long expanses of blank EIFS wall on the south and north elevations. Staff suggests the applicant use EIFS on the detail work, such as the reveals, and stucco the walls as suggested at the Sketch Plan. Also, Staff suggests the applicant mimic the brick columns along the north and south elevations to break the mass. Staff will rely on the comments of the Architectural Advisor.

This building is a small retail center located between two single-user buildings. With six tenants, the applicant needs to give careful consideration to sign design requirements for this development. Although Staff wants each tenant to be visible, we also want to maintain the quality design achieved thus far on these lots. The elevation plans make reference to a sign package but a sign package has not been submitted. A comprehensive sign plan will be required. Staff suggests using a design that crosses between the wall sign of the Goddard School with several examples in the VillageScape Plan, specifically the lighting type.

There was some concern by the Commission with the blue and white awnings being requested by Handel's Ice Cream. Based on discussions with the applicant, these awnings are the corporate identity of Handel's just as McDonald's has the golden arches. It is imperative to Handel's that these awnings be approved. Staff does not have any objections to the awnings but request they not be back lighted as shown in several photos. Lighting can exist there, however the awning canopy itself should not allow light through it. There is an existing Handel's in the Hilliard area that Staff plans to visit before the meeting to better understand the appearance of the awnings. Staff would like to add a condition that the awnings be removed if Handel's leaves the building.

The applicant has provided a very good landscape plan that meets all requirements of the Planning and Zoning Code. Staff is concerned with the removal of the 29 inch caliper Ash tree in the front setback and requests that the applicant work with Staff and a Certified Arborist to determine if the tree is worth saving. If necessary, Staff would like the applicant to perform a resistograph on the tree. (A resistograph is a technique in which a core sample is bored from the trunk of a tree to determine if any disease or rot that may be taking place internally of a tree.)

Proposed site lighting has been submitted. It is a typical commercial box, cut-off, pole mounted light. The applicant will need to revise this design and match the lighting being used by the Goddard School. It was determined at the time of the HER and then Goddard approvals that all lighting in this commercial area will be decorative and match each site. Also, the applicant will need to submit materials and colors for approval.

Staff looks forward to the addition of an ice cream shop to the City of Powell. As a note, in the comprehensive plan survey, an ice cream shop was one of the top businesses listed as a need for the City. Staff recommends to the Planning and Zoning Commission approval of the Combined Preliminary and Final Development Plan for 399 West Olentangy Street with following conditions:

1. That the north-south drive aisle be reduced from 25 feet in width to 22 feet in width.
2. That the two parking spaces at the southwest corner of the site be removed.
3. That the dumpster enclosure be made to match the Goddard School design.
4. That the first landscape bay south of the Olentangy Street access be made the full width of a parking space resulting in the loss of one parking space from row in which it is located.
5. That the landscape bays be repositioned to remove the need of a divergence to the one landscape bay every eight parking spaces requirement.
6. That the striped area adjacent to the east-west access drive be made a landscape bay and a tree planted in the bay.
7. That EIFS only be used for the architectural detail such as reveals and applied stucco be used on all walls.
8. That the applicant work with Staff and the Architectural Advisor to add brick accents to the building such as described in the Staff Report.
9. That the applicant consider Staff's suggestion for a sign package and submit a sign package to the Commission for approval.
10. That the blue and white awnings be removed if Handel's vacates the space (a future user must receive approval of the Commission for the use of awnings).
11. That the applicant work with Staff and Certified Arborist to determine the feasibility of saving the 29 caliper inch Ash tree and if necessary perform a resistograph.
12. That the exterior site lighting be made to match the proposed Goddard School lighting.
13. That exterior materials and colors be submitted to the Commission for approval.
14. That the City Engineer review and approve all engineering plans.

SUBDIVISION PLAT

APPLICANT: Rockford Homes
LOCATION: South side of Murphy's Parkway just north of Grandshire Section 5
ZONING: PR, Planned Residence District
REQUEST: Approval of a Subdivision Plat

The applicant is requesting the approval of the final subdivision plat for Section 4 of Murphy's Park subdivision. This section is at the extreme southeast corner of the Murphy property. This section contains the southern loop street that is adjacent to Grandshire subdivision. We have enclosed a copy of the approved development plan ordinance and a small version of the overall approved development plan.

This plat represents what will get recorded for the creation of the lots. The developer intends to begin construction this spring or summer. The plat does implement the requirements of the development plan, including the additional Scenic Easement area at the southwest corner of the site. Items such as lot numbers, street addresses and all easements will be provided on the plat through the engineering plan review.

There is one small area of open space that is intended to be landscaped as a buffer to Murphy Parkway and the railroad. Additional open space is provided for in the development plan to the east, which will be part of a future section plat.

Staff recommends approval of the plat for Murphy's Park Section 4 with the following conditions:

- 1. That the City Engineer review and approve all lot numbers, street addresses, easements and other such information that he deems appropriate to be on the plat.

PRELIMINARY DEVELOPMENT PLAN (Workshop Session)

APPLICANT: M/I Schottenstein Homes
The Woods of Powell
LOCATION: On the north and south side of Rutherford Road, north of Powell Place and east of Middlebury Estates, and south of the Wyandot Elementary School.
EXISTING ZONING: Liberty Township FR-1, Farm Residence District and PR, Planned Residential District
PROPOSED ZONING: City of Powell PR, Planned Residence District
REQUEST: Discussion of a Preliminary Development Plan for single-family lots on 133.31 acres.

The developer has requested that this item be as originally planned at the last meeting. Their intent is to make this a workshop type session in order to come up with solutions that the Commission feels appropriate for the outcome of this proposed subdivision. Staff recommends that the public be encouraged to provide input in an appropriate manner, and that no action be taken. The developer will then submit revised plans for the next meeting. They may ask the Commission if a special meeting can be had on March 26, 2003.