

**STAFF REPORT
PLANNING AND ZONING COMMISSION
JULY 9, 2003**

SUBDIVISION PLAT

Applicant: Rutherford West Associates
Rutherford Estates
Location: On the south side of Rutherford Road just west of the CSX Railroad
Zoning: PR, Planned Residence District
Request: Approval of a Subdivision Plat

The Final Development Plan for this project was approved by City Council and the ordinance is in the packet. This development plan was approved for a maximum of 59 lots with all but two lots required to be a minimum of 100' frontage. After review of the subdivision plat, Staff has the following comments,

1. Set forth language regarding ownership and maintenance of Reserves A, B, C, and D.
2. Place a note on the plat defining a Scenic Easement with language provided by the City.
3. Bikepath easements must be shown on the plat in the following locations,
 - a. Along Reserve A and B.
 - b. On lots 27 and/or 28 depending upon exact pathway alignment.
 - c. On lots 21 and/or 22 depending upon exact pathway alignment.
4. Obtain written approval of emergency access route and construction plan the same from Liberty Township Fire Department.
5. Obtain written approval from Delaware County Sanitary Sewer District for the emergency access route plan utilizing the District's access drive and attaching a bikepath to the access drive.
6. Place a note on the plat regarding that all lots herein are incorporated into the Liberty Community Infrastructure Financing Authority.
7. Lots 1 and 4 must have a minimum frontage of 100 feet at the building line (see the attached development plan).
8. Add lot numbers and addresses per the Delaware County Map Room and the City Engineer.
9. Provide all easements and easement locations as required by the City Engineer.
10. Meet all other requirements of the City Engineer.

Staff recommends approval the Subdivision Plat for Rutherford Estates subject to the comments stated above.

AMENDED CERTIFICATE OF APPROPRIATENESS

Applicant: Dublin Manor LLC
Location: 16 Clairedan Drive
Zoning: PO, Planned Office District
Request: Approval to use cement-fiber siding rather than cedar siding for a small office building.

The site is located at the southwest corner of North Liberty Street and Clairedan Drive and is known as the North Powell Office Condominiums. This request is to allow cement-fiber siding rather than the approved cedar siding for building 4 and to the same in the gables of building 5. Building 4 is currently under construction and building 5 has been completed and occupied with the cement-fiber already installed.

Overall, building 4 will be similar in massing and style to that of building 5. The largest difference between the two buildings is exterior materials. Where building 5 is a brick building with lap siding in the gables, building 4 is a lap sided building with a matching brick wainscoting around the entire perimeter.

Staff has had an opportunity to view the cement-fiber installation on building 5 and has found the material to be satisfactorily installed. From Liberty Street, the cement fiber looks like a cedar product. Staff has no concerns with the use of cement-fiber on building 5.

With respect to building 4, Staff has explained to the applicant the installation standards being considered by the City for the use of cement-fiber siding. The applicant is not opposed to those standards being

enforced on this project. Although this building will be largely a cement-fiber product, Staff is supportive of its use with the standards in place.

Staff recommends approval of the use of cement-fiber rather than the approved cedar siding on building 4 and 5 of the North Powell Office Condominiums with the following conditions for the change on building 4,

1. Transport, storage and installation of cement-fiber materials shall be done utilizing the best available construction methods. Manufacturer specifications for storage and installation of cement-fiber materials shall be followed as well as the recommendations in recognized building industry evaluation service reports. The use of double wall construction (wood underlayment) is required with the use of any cement-fiber lap siding material.
2. Upon delivery, any cement-fiber product must be stored in an enclosed storage, such as the garage, free from any weather exposure, and be stored on a flat and level surface.
3. The exposure for siding shall match that of building 5.
4. The cement-fiber product must have a cedar grain appearance and texture and may not be beaded.

SKETCH PLAN

Applicant: Pete DeLois Recreation Outlet
Location: 4.09 acres located on the north side of West Olentangy Street between Scott's Garden Center to the west and Rutherford Funeral Home to the east
Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a 25,000 sq. ft. play equipment store and retail center with an additional 30,000 sq. ft. retail building and approval to submit a Combined Preliminary and Final Development Plan

The 4.09 acre site is located on the north side of West Olentangy Street adjacent to the west of Rutherford Estates and to the east of Scott's Garden Center. To the north are Powell Road Self Storage and the Villages of Clermont condominiums. Across the street to the south is the UDF strip plaza. The property is zoned PC, Planned Commercial, District.

This site is wooded and has an existing residential structure that has been converted to commercial. Yard Play was the most recent tenant on this site. The applicant is proposing to demolish the existing structure and construct two buildings totaling 55,000 square feet of retail space as allowed by the PC District.

Access to the site is currently provided by a drive that, for the most part, is aligned with the eastern entrance of the UDF. The applicant is proposing to shift the drive to the east removing the alignment. For good access management, Staff recommends the drive continue to be aligned with the eastern UDF entrance. Given the current building layout, this will create a slight curve to the drive. With a relatively high number of curb cuts in the area, maneuverability is already challenging. Moving the drive to the east will only make maneuverability worse. The access drive continues to the rear of the site with parking areas on either side of the drive until entering a large parking area at the rear of the site. A truck loading area is shown on the west side of the property. This area should be screened from Scott's Garden Center with either landscaping and/or tree preservation. Also, additional detail needs to be provided on how this area is working (at grade loading zone, recessed zone, is there a loading dock, etc.)

The applicant is proposing two buildings, one along West Olentangy Street and another, future development building, at the rear of the site. The building along West Olentangy Street, 25,000 square feet, will be utilized primarily by the applicant for a recreational structure outlet. The applicant has an existing business on Sawmill Road that will be moved to this location. Additionally, there will be six tenant spaces of which one will be an invisible fencing company. The future building is proposed at 30,000 square feet.

In the PC District, the maximum building coverage is 20% of the lot area. In this case, the lot area is 4.09 acres or 178,160 square feet. Twenty (20) percent of the lot area results in a maximum building coverage of 35,632 square feet. As proposed the applicant is requesting 55,000 square feet of building area or 31% building coverage. Staff has discussed this with the applicant. Although Staff recommends the building coverage be reduced to meet the requirement, Staff suggests the property be developed with two buildings. Overall, the site works better with two buildings. This can be accomplished in a number of ways, but given the retail nature of the site, Staff would suggest the retail spaces shown on the proposed

building be removed and shown in the future building. This will give those tenants limited visibility from West Olentangy Street. In the current configuration, recessed and facing east, they have very little to no visibility.

It appears all the required setbacks have been met except along West Olentangy Street. The applicant is showing an outdoor display area in front of the proposed building. The new recreational structure ordinance (1147.14) prohibits recreational structures of this type from being placed in the front yard no matter the zoning district. This will be a divergence. Staff recommends the applicant only be allowed to display four structures outside at any one time and the display must occur behind the required front setback of 60 feet. Staff would also recommend the Commission discuss the colors of these structures similar to what occurred with the Goddard School. At the northwest corner of the site are the Village of Clermont condominiums. Since this property is a residential use, the applicant will need to provide screening, preferably through landscaping/tree preservation, to maintain the 25 feet setback shown or be subject to a 40 feet setback.

Given the current building area, the applicant is proposing 148 parking spaces. This is the minimum required by code for the area provided. Staff suggests the applicant consider the types of business that will be targeted for leasing space in this development. Although this is the minimum required by code for retail use, retail uses vary in their intensity of use and need for parking. Staff would rather not provide enough parking for busiest shopping day of the year when every other day the parking lot will be half full. Staff will provide additional comment on the parking requirement after the lot coverage issue is addressed.

The applicant is showing landscape bays in the parking area as well as a center island separating parking spaces at the rear of the site. Although the applicant has not met the requirement of one landscape bay every eight spaces, the use of a center island should be looked upon favorably. Depending on the parking layout after the lot coverage is addressed, Staff may seek to add a landscape bay in the long stretches of parking at the rear of the site.

The white split rail fence that is characteristic of the area and is currently on the front of the property is not shown as part of this application. Staff recommends this fence continue to be extended across the front of the site.

It is not clear where the dumpster locations are. The applicant will need to identify dumpster locations or if they are needed. If dumpsters are to be used, screening detail will need to be submitted.

Architecturally, Staff feels the applicant is headed in the right direction with the barn style. This will be a large building when compared to the typical City of Powell commercial development. However, given the proximity to Sawmill Parkway (larger buildings and strip malls) and the style in which this building is executed, this will be a good addition to the area. The applicant is proposing a standing seam metal roof with metal siding in a board and batten style. A stucco stone wainscoting will be used around the perimeter. Staff has suggested the applicant use cement-fiber panels to create the board and batten look that is sought. The Village Academy Arts Conservatory on South Liberty Street has successfully used this product to create a similar aesthetic. Staff recommends against the use of metal siding. Also, Staff will rely on the comments of the Architectural Advisor.

Since this site is part of the Murphy Park Stormwater Master Plan, Staff suggests the applicant begin working with the City Engineer very early in the process. This plan has very stringent stormwater release requirements that could impact the development of this site. The applicant should also work with the City Engineer to address any traffic engineering issues.

Staff will work with the applicant and the Commission to save trees wherever possible. Given the long L-shape of the property for a commercial use this could be difficult. However, it will be possible to preserve trees along the perimeter and possibly in any open areas that are not required for stormwater retention use.

The applicant is requesting permission to submit a Combined Preliminary and Final Development Plan. With comments stated above addressed, Staff is in support of this request.

