

PLANNING AND ZONING COMMISSION

February 11, 2004

A regular meeting of the City of Powell Planning and Zoning Commission was held on February 11, 2004, and called to order at 7:30 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Kevin Futryk, Donell Grubbs, Tom Counts, Brian Murphy, and Dan Wiencek. Roger Coville was absent. Also present were David Betz, Director of Development; Shawn Leininger, Development Planner; Dawn Nauman, Clerk to the Planning and Zoning Commission, residents; and representatives of the press.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

There were none.

APPROVAL OF MINUTES

The minutes of January 14, 2004 were amended and approved.

SKETCH PLAN

Applicant: Donald R. Kenny Company
Location: 6.1 acres on the north side of West Olentangy Street east of Village Pointe Center
Current Zoning: PC, Planned Commercial District
HD, Historic District Overlay District
Request: Review of Sketch Plan for a mixed-use development consisting of an approximate 5,000 sq. ft. restaurant and 48 townhouse condominiums

Commissioner Emerick noted that there will be no approval on this plan this evening, but that this is a sketch plan, the purpose of which is for the Planning and Zoning Commission to hear a presentation by the applicant and provide some feedback on the plan.

Mark DiSabato, Village Communities, said they have met with Staff two or three times to discuss areas in the City where some town home development may be possible. He said that Staff has provided some guidance on site development. He said they have two site plans, one with commercial development in the front and 48 town homes in the rear. They also have a plan for 60 residential town homes. He said the commercial anticipated for this site is a popular Powell restaurant that would like to relocate. He reviewed the proposed elevations of the town homes and said he understands that the Historic District Commission (HDC) will have to review the design.

David Betz, Director of Development, gave his Staff Report on this issue (Exhibit). He reviewed the site location and adjacent uses. He reviewed the proposed site plan. He offered an improved layout to that which has been proposed. He said they propose reducing the setback to make it similar to the other older parts of town. He said that Staff recommends creating all 4-unit buildings, which reduces the number to 44 units. He said this would provide for an additional commercial building out front. He said this still provides the ability to connect to the Village Pointe development. He reviewed the proposed elevations and identified more desirable design elements as outlined in the Staff Report. He reviewed the Downtown Revitalization Plan which identified office and retail uses as appropriate for this area. He said there are vacant offices throughout the community. He said that it is zoned PC, Planned Commercial, and town homes are a permitted use.

Commissioner Emerick opened this item for public comment.

Cindy Capizzi, 112 Bartholomew Blvd, said that she is present this evening because of a plan later on the agenda that directly impacts her area. She questioned whether the people that live in Powell are desiring this type of use. She said she moved here because it has a small town rural feel. She said she supports revitalizing the downtown area. She said she reviewed survey results on the City web site that indicate opposition to high density or multi-family development. She asked that the Commission keep the survey results in mind, particularly concerns about downtown traffic. She said that the residents want managed growth, zoning enforcement, and appropriate development. She questioned whether bringing "work force dwellings" to the downtown area is appropriate. She said that residents were also opposed to "big box retail." Mr. Wiencek asked if Ms. Capizzi's concern is density or really the quality of the housing. Ms. Capizzi said that density is her first concern. She asked about installation of a turn lane at the four corners and if there is a plan to tear down businesses to provide it.

Vince Margello, 1900 Powell Road, said he owns the land next door to this property and he has no problem with

this proposal with the exception of Case Road, which should be improved to handle the additional traffic. He said he thinks that this is good for the City, and it is needed. He said that he thinks commercial along Powell Road is appropriate. He said this property is currently a dumping ground, and is a hazard to the community.

Larry Coolidge, 78 W. Olentangy Street said his first concern is the 12 d.u./acre density proposed. He asked that the Planning and Zoning Commission consider whether this is consistent with the old village. He said he thinks there are changes necessary to make the architecture appropriate. He said that the City has a high per capita income and the interest rates are favorable, there is no reason not to ask the applicants to put more details into buildings to give them a "small village look." He referred to a condominium development in Victorian Village just south of Goodale park where a great deal of attention was paid to architectural detail.

There being no further comment, the public comment session was closed.

Commissioner Grubbs asked what the density guidelines for multi-family development are. Mr. Betz said for Planned Commercial Districts, there are none. He said that Zoning Code in suburban areas typically address density in the context of single-family residential development. He said that condominium developments are occurring in the area, for example, in Murphy Park. He said that one thing that has come up with the Downtown Revitalization Plan is that if there is more residential development in the downtown areas, and there is the right retail mix, both uses will benefit each other. He said discussions have been held regarding adding turn lanes at the four corners, which may be possible with or without the removal of one building. He said there has been a lot of consideration as to whether it is desirable to add residential development downtown. He said he can't throw out a number of what density is appropriate in relation to this and the Zoning Code. Commissioner Grubbs asked if the 20% lot coverage defined in the Planned Commercial zoning would apply. Mr. Betz said it would. He said there is plenty of green space proposed to meet that requirement. Commissioner Grubbs asked if this is a one-owner property. Mr. Betz said it is. Commissioner Grubbs asked if it is a heavily wooded site. Mr. Betz said it is, but it is a transitional wooded area, with very young plants. Commissioner Grubbs asked if this development would have bikepaths. Mr. Betz identified proposed bikepaths and sidewalks. He said the intent is to make it a walkable community. Commissioner Grubbs said he went to Hilliard to look at another development by this applicant, but he felt it looked like apartment buildings. Mr. Disabato said they have revised the product, and are proposing a new elevation. Commissioner Grubbs referred to a condominium development behind Tuttle Mall that has a desirable architectural style. Mr. Disabato said he understands they have to work with the HDC regarding the architecture.

Commissioner Grubbs asked why it isn't desirable to draw people downtown from existing nearby developments, i.e. Olentangy Ridge, Bartholomew Run, or Murphy's Park. Mr. DiSabato said he thinks alternative housing is important. He said that people may like to walk to restaurants, boutiques, etc. He said he doesn't think people are going to walk into town from the subdivisions. He said that many new developments in the area mix retail and residential development and they are selling very well. He said that he doesn't think that these new homes will prohibit those that currently live in Powell from walking downtown. He said he doesn't think this development will create additional traffic because by the time it is done, Murphy Parkway will be open. Mr. Disabato said that the downtown is not going to be revitalized unless Powell takes a leap.

Commissioner Grubbs asked what is the price range anticipated. Mr. Disabato estimated \$160-165k. Commissioner Grubbs asked if they will be owner-occupied. Mr. Disabato said that is the intention. Commissioner Grubbs asked what is the density of old Powell, i.e., Scioto Street. Mr. Betz said that the lot sizes are 50 feet by 150 feet, which is about 4.5 d.u./acre, give or take a little.

Commissioner Grubbs said that to him, the closest thing he has seen that might be appropriate is the drawing that has the commercial development out front. He said that he likes the architectural recommendations made by Mr. Betz. Having said that, he said that the Revitalization Report is just that, a report, and the plan has yet to be determined. He said that this area is currently outlined as an office park, with no commercial or residential development. He said that he does not think that this is an inappropriate use, but he is not yet convinced that high density downtown is appropriate. He said if it is determined that some higher density is appropriate in the downtown plan, this may be one of the better spots for it.

Commissioner Futryk asked what is the square footage of the town homes. Mr. Disabato said they are 1900 -

2100 sq. ft. Commissioner Futryk said that there has been much discussion that this is a transition area from the high density of Sawmill Parkway and Powell Road into the downtown and smaller specialty shops. While he could support a restaurant or commercial development along Olentangy Street, he is very concerned with the density proposed. He said he also looked at the units in Hilliard and didn't think they were appropriate. He said he had in mind something like Victorian Village, with a small old village setting of smaller units clustered together. He said he is very concerned that there are many condominium developments in close proximity and he doesn't see many people moving into them. He said that a more unique village type setting would provide a more appropriate transition into the downtown area. Mr. DiSabato said the Murphy Park condominiums and the condominiums on Seldom Seen were very successful, so there is definitely a market for them.

Kevin Knight, HDC, was present to provide feedback on the architectural design. He clarified that he is not a registered architect, but rather a design professional with the AIA distinction. He said that he also wanted to note that he built a home for Mr. DiSabato. He said that he thinks commercial development along Powell Road is a good thing. He said he has a problem with putting a parking lot on Powell Road, and that it should be behind the project or on the street. He suggested moving the retention pond to the front, so that it can be an added amenity for a restaurant if one is located there. He said that he is not concerned about the density if attention is paid to the architectural detail. He said that the architecture that has been presented is weak. He said he thinks that people do need to live and be able to walk to places in the Historic District. He said this is common in many other historic districts. He said this is a good place to begin streetscape. He said the restaurant would be a great addition.

Commissioner Wienczek echoed Mr. Grubbs concerns that both sketch plans being considered tonight would be better reviewed after everyone has the chance to digest the recommendations of the Downtown Revitalization Report. He said the current Zoning Code does not contemplate this type of development. He said that he on the whole agrees with Mr. Knight's comments. He said the quality of the development will have much to do with what is acceptable. He suggested that putting commercial buildings out front will make the development more profitable and allow less dense residential portions. He said he would support the water feature as discussed. He asked about the plans for Case Road. Mr. Betz said there is a desire to improve and extend it eventually.

Commissioner Wienczek asked that Mr. DiSabato approach the owners of the one parcel that isn't included in this plan. Mr. DiSabato said he has. Commissioner Wienczek asked about the demographics of the future residents. Mr. DiSabato said they are planning for young professionals, and empty nesters, and he doesn't anticipate many children. Commissioner Wienczek said that it is important to note that this type of development typically doesn't put a burden on the schools. He asked what number of car trips is expected per day with this type of use given that single family development generates about 10 trips per day. Mr. Betz said that single family homes generate trips throughout the day while office uses have peak hour traffic. He said that condominiums such as this will have fewer trips than single family homes.

Brian Kinzelman, Kinzelman Kline, discussed this development in the context of the Downtown Revitalization Report, which his company created. Mr. Kinzelman said that their findings are that the housing product in Powell does need to be broadened. He said that the only drawback to this density that he sees is on traffic and the "pinch points" of the four corners, etc. Mr. Grubbs said that he is troubled that Kinzelman Kline has identified a need for higher density residential development in the downtown area. Mr. Kinzelman said that there is a need for differing types of housing products that don't occur in Powell. He said this is almost a monoculture of very expensive single family homes on very large lots. He said that doesn't fit everyone's lifestyle or income level. He said this is an aging population and there is a need nationally for senior housing as well as starter homes. He said that residential development in the downtown will be a benefit to the retailers in the area. Commissioner Grubbs said that he thinks if the Citizens of Powell want a monoculture environment, then it should be provided for them. But if enhancing the revitalization of downtown is one of the reasons the report says residential development is desirable, that is more palatable. He said that just to provide it because it isn't here is not persuasive, and he would like to hear more in the future about how the high density will help the City.

Commissioner Futryk asked what comes first, the right retail mix and services, or housing nearby. Mr. Kinzelman said it is all so interwoven. He said to create more critical mass of people downtown makes good planning sense. He said that he has seen retail development that is unsuccessful because there are no customers. He said he has seen it the other way around where there is a demand for property but no services.

Commissioner Counts said that Powell is unique because there is undeveloped land around the town center where other suburbs had retail downtown with existing residential around it. He said there isn't often the opportunity to consider multi-family in a downtown area.

Commissioner Wiencek said he doesn't think anything beyond a 4-unit structure would be compatible with a village scale development.

Commissioner Counts asked what type of buffering would be required here. Mr. Betz said that buffering is generally required between uses, not necessarily between districts. He said that consideration needs to be given to buffering along the west edge of this development. He said the dumpster for the shopping center is adjacent to this development, and a buffer would be desirable.

Commissioner Counts said his expectation is that most people that would live here would use Case Road and Village Pointe Drive, and he is concerned with the capacity of those roads. Mr. Betz said that should be studied. Commissioner Counts said that if residential is determined to be appropriate, then it is appropriate to have a higher density than what is currently in Powell. He said that this needs to be a high-quality good looking development. He said that rather than considering what is the impact of this development on surrounding neighbors, he would like to consider the effect of existing development on a potential buyer in this development. He said he is concerned that there isn't any transition around this development, and condominiums usually serve to be a transition between office or retail and residential. He said he would like to consider ways to lessen that impact, such as reducing the number of units and creating a buffer and green space. He said he thinks the setbacks are inappropriate, and he would rather see a smoother transition from the road to the buildings and then additional buildings behind. He said he would also like to see a better transition of the bikepath into the sidewalk system.

Commissioner Wiencek said that if this project goes forward and infrastructure improvements for Case Avenue need to be considered, he would encourage the applicant to talk to the owner of the adjacent commercial development and to consider alternative financing so that everyone benefits.

Commissioner Murphy said that it is important to remember that Powell is a City, not a country club. He said he thinks the Commission has some obligation to provide a broad range of housing. If not, people will only afford to live here between the ages of 35-56. Children won't be able to come back and live in the community until they can afford a \$300k - \$400k house. When residents get older, they won't be able to downsize and stay within the same community. He said just because a survey identifies that a lot of people like \$300k houses, he doesn't think that should guide what the City does. He said the City has an obligation to serve the needs of future citizens. He said that he has heard for a long time about the need to redevelop downtown. He said that will only happen if people live there. He said the City currently has a limited range of options in the retail sector, and those businesses are patronized by people outside the City. He said that he thinks commercial development along Powell Road would enhance the metropolitan feel of that corridor. He said he doesn't think discussing density for the residential portion makes any sense. He said he thinks the appropriate units with appropriate architectural amenities is more important than an arbitrary number per acre. He said these units aren't going to be heavily populated with children because of their location. He said that there is no more need for office space in Powell. He said he doubts these 48 units would be as big of a burden on the schools as a typical subdivision half the size. This is perfect for a barren piece of land and he can't conceive of any other use.

Commissioner Emerick said he thinks this would be a good use for this piece of property and is going to be vital to the revitalization of downtown. However, the applicant has a long way to go regarding the architectural standards. He said he would also like to see a maximum of four unit structures. He said that he gets the feeling that most people on the Commission are generally in favor of the project with some remaining questions.

Commissioner Counts encouraged the applicant to continue the process. Mr. Disabato asked, if the HDC approved architectural details, would that go a long way with the Planning and Zoning Commission.

Commissioner Wiencek said that historically, the Planning and Zoning Commission's concern is more with use and layout than architecture in historic district applications. He said he thinks the right thing to do is start working with Mr. Knight before going before the HDC. Commissioner Emerick said the Planning and Zoning Commission would rely heavily on the HDC's recommendation. Mr. Disabato asked about working with

Kinzelman Kline from the standpoint of the downtown revitalization report. Commissioner Wiencek said it can't hurt. Mr. Grubbs suggested waiting until the downtown plan is finalized. Mr. Betz suggested holding a combined Planning and Zoning Commission and HDC meeting at some point to discuss this plan.

An unidentified resident asked if the public will now have time to comment. Commissioner Emerick said that the public comment session is over. He said the applicant will take back the information gathered at this meeting, rework the plans, meet with the HDC, and then come back before the Planning and Zoning Commission. Public comment will be taken at that point. He noted that there are cards at the back of the room if anyone would like to provide additional comment.

SKETCH PLAN

Applicant: 3 Pillar Homes, Zenios Michael Zenios
Location: 50 South Liberty Street
Current Zoning: OPPCR, Old Powell Planned Commercial and Residence District
Request: Review of a Sketch Plan for a mixed-use development consisting of approximately 4,555 sq. ft. restaurant, 14,040 sq. ft. retail, and 17,905 sq. ft. office on the second story in the first phase, and 12 residential condominium town homes in the second phase. Applicant would like approval to submit a Combined Preliminary and Final Development Plan for the first phase.

Brian Kinzelman, Kinzelman Kline, was present representing the applicant. He described this as a mixed-use development with first floor retail/restaurant and second floor office/residential. He described the open space, parking lot, and second phase of residential development behind. He said this is consistent with the downtown revitalization report. He reviewed the site plan and the intention to start with the retail/office portions first. He described a second story connection over the entry drive. He described the public square, and feel of a walkable street. He described a pedestrian connection to higher-end town homes. He said this allows for a future roadway connection consistent with the downtown plan. It also includes on-street parking. He said the applicant is working with an adjacent property owner to share access. This will allow more retail space, more parking, and one less curb cut on Liberty Road. He said the streetscape will be continued to the south.

Craig Grossman, Kinzelman Kline, reviewed the building foot print and architecture. He said that there has been discussion that the current common foot print in the old City has limited the types of retail uses that can go in there. This provides flexibility of sizes of commercial development as units can be combined or split apart. He said that it has been suggested that only one large, sit-down (3,000 sq. ft.) restaurant be allowed so that the parking, trash maintenance, and available space be manageable. He described a similar flexibility in office space. He described the proposed building materials. He noted that the connection over the drive provides cover for inclement weather and an elevator.

Commissioner Wiencek asked about areas that seem to be three stories. Mr. Grossman said that those are the places that the exit stairs have been located. Commissioner Futryk asked if they provide roof access also. Mr. Grossman said they do.

David Betz, Director of Development, gave his Staff Report on this item (Exhibit). He reviewed the adjacent properties and an aerial photograph of the area. He noted the proximity to Bartholomew Run subdivision. Mr. Betz said that this development has a considerable amount of square footage in commercial and office as well as the necessary parking. He suggested considering removing the second floor connection of the two sections and designing it as two buildings. He said that this development really follows the downtown plan recommendations, but the size and amount of the development needs to be considered.

Commissioner Emerick opened this item to public comment.

Ken Harris, 218 Briarbend Boulevard, said that he is excited about this commercial prospect in Powell, but he has some concern about the density. He said he believes what will revitalize the downtown is a broad mix of retail. He said that people will come downtown if there is an attractive mix. He said he is concerned about phase 2 and the transition to Bartholomew Run. He said he would like a buffer and transitional green space between this development and his subdivision. He asked how many units are proposed. He said he would prefer household ownership, not rentals. Mr. Betz said they are proposing 12 units.

Phil Eskes, Briarbend Boulevard, said the downtown area attracted him to Powell. He asked why it has to be developed so differently with high density housing. He said if he wants to go to Max and Erma's, he goes to Polaris or Sawmill, and doesn't need it in his back yard. He questioned changing the "whole atmosphere of the village." He said people moved here for the semi-rural way. He said he is in favor of developing downtown but not at this scale. He said that the post office will become overtaxed with such a development.

Vince Margello, 1900 Powell Rd, said he has owned the pizza place and Saturday's in Powell for 22 years. He said that this development needs to happen, and this type of atmosphere needs to be created. He expressed concern about the impact of this development on the four corners given that this project is 1/3 larger than Village Pointe shopping center. He said that when Bartholomew Run was developed, it was considered too dense, as was Olentangy Ridge. He said that if people like what they see in its current state they should buy it so it can stay as it is. He said that many structures in downtown are falling apart and need fixed up, but no one will do so with the downtown in its current state. He noted that he now owns the bank building and they are working to create a coffee shop/drive through at that location. He said that changes need to be made to the four corners intersection. He said that the no left turn restrictions are a problem. He said that there needs to be an area in Powell where police officers, firemen, and teachers can afford to live. He said that people who leave Powell to go to college should have a place to live in town when they are done. He said this is not like the multi-family developments on Sawmill Parkway, but nice condominiums with a historical design that can house another entity in the community. He said that it is possible to lose some of the parallel parking downtown and provide turn lanes at the four corners, and he will be happy to cooperate with the corner where the gazebo is located.

Larry Coolidge, 78 W. Olentangy St., said that he is one of the property owners to the south, and he met with the applicant to discuss joining the driveways, which he thinks is important. He said he would like the applicant to work toward putting the utility lines underground for this development and continuing the villagescape on that side. He said that 2- 3k sq. ft. of first floor space is a valuable commodity in Powell. He said he thinks this footprint fits a need here. He said there is a lot of office space, but the applicant will take up much of it. He said that this is a good project, and if phase 2 happens, the architecture will be key.

There being no further comment, the public comment session was closed.

Commissioner Murphy said this is exactly what Powell needs. It is a large commercial development with a lot of variety that provides a lot of parking for other businesses. He said that the streetscape is desirable. He said it reminds him of a similar development in Dublin. He said he likes that it sits on the street. He said he likes that it is an alternative to a bunch of houses on the street that have been turned into businesses like the rest of Powell. He said he thinks a higher density use is necessary to get investment in this project. He said the Commission needs to think of new options for downtown as it is apparent the old ideas haven't worked. He said that he is strongly in favor of this development and doing whatever can be done to see that it happens.

Commissioner Counts asked how the flexibility for tenant space is identified in the text. He asked if there is any Zoning Code prohibition from a user wanting to use 5,000 sq. ft. Mr. Betz said that the code currently has a 1500 sq. ft. per floor maximum in the historic district. The downtown plan recommends changing this to allow for larger users. He said that consideration needs to be given to how to prevent one user in the whole development, but he identified a desirable tenant would be a drug store that might take up the whole first floor of one side of this development.

Commissioner Wiencek said he thinks the 1500 sq. ft. maximum limitation was based on free standing buildings, and the goal was to prohibit something like one large CVS downtown. Commissioner Counts said he likes that this is flexible. He said he is concerned with the aggregate either way that allows a larger tenant or someone that takes the entire space.

Commissioner Counts asked if the intent is that the traffic circle will continue on through to the east. Mr. Betz said there would be an access drive for the property to the east. He said having the traffic circle, on street parking, and calming helps slow down traffic for those wanting to cut through. Commissioner Counts asked about the buffer between this and Bartholomew Run. Mr. Betz identified the tree line. He said the specifics related to this plan haven't been determined, but a buffer is important.

Commissioner Counts asked if anything has been determined regarding the traffic impact on Liberty Road. Mr. Betz said that needs to be discussed, as well as the turn lanes at four corners. He said those issues were last discussed 8 years ago with Villagescape and the idea of another turn lane needs to be considered.

Commissioner Counts said while there may be some disagreement the desirability of high density is desirable, this commission is going to make sure that whatever kind of housing may go in here is of high quality and owner-occupied.

Commissioner Wiencek said that this is a good start, but he has concerns. He said that he would look for guidance on the bridge connecting the two buildings. His initial thought is that it creates a long expanse unlike anything in Powell. He said it also looks more "old west" than "Midwest." He said that he would like some staggering of the buildings, stepping the fronts back and forth by lengths of feet rather than inches. He said that he is also concerned if it is pushed back from the street, it could restrict the design of phase 2. He suggested moving the two rear most sections because he would like to pull the eastern-most parking island in to allow more flexibility for whatever is coming next.

Commissioner Wiencek said that he is supportive of Mr. Coolidge's comments regarding the utilities. Mr. Kinzelman said they will look into that. He said that streetscape is also desirable, but the financial impact of all of these needs to be discussed. Commissioner Wiencek encouraged the applicant to work with Mr. Margello and bring forward adjacent developments at the same time so that the impact can be fully understood.

Commissioner Futryk said he is also concerned about the western design Commissioner Wiencek commented on. He said he likes the cross over, which he thinks is architecturally desirable. He asked if there are any liquor licenses available to accommodate a restaurant downtown. Mr. Betz said that the number of licenses available increases with population and there are other provisions available. He said that there are under-utilized permits in the City. Commissioner Futryk asked what kind of tenants are anticipated. Mr. Zenios said that they have been working with a specific restaurant. He said that the users will vary. Rather than drug stores, it will be smaller users, i.e. dry cleaners, design centers, etc. Commissioner Futryk asked about the second floor offices. Mr. Zenios said his business, a title company, and a mortgage broker are all potentials.

Commissioner Futryk asked about the connector road from Powell Road. Mr. Betz said that would be desirable for access to the commercial development, but that needs to be considered in relation to the four corners.

Commissioner Futryk expressed a desire to work toward regulating large users in the development. Mr. Betz said that can be considered as the process moves forward.

Commissioner Grubbs said he thinks phase 1 is a very good start. He echoed the comments regarding design. He said the footprint is good. He noted that the downtown plan has 4 buildings toward the front and four toward the back for this parcel of land. He asked why the applicant got away from the 8 building retail complex. He said as one drives through downtown Powell, the look is "too spaced out" but the feel is a rural town growing up. He said he would like to keep that feel and avoid developing it like Dublin. He said that there is nothing like this currently in Powell. Mr. Kinzelman said that the recommendation in the plan didn't contemplate the whole block being developed as retail. When it was determined that the applicant had more interest and retail and restaurant space, it was determined that street frontage is more desirable. Mr. Kinzelman said that they understand comments about the architecture that have been made, and agreed it needs to be refined.

Mr. Grubbs asked about the size of each "wing" of this development compared to the building at 5 S. Liberty Street. Mr. Coolidge said that building is about 6,000 sq. ft. Commissioner Grubbs asked what is the purpose of the town square. Mr. Kinzelman said that one reason is to slow traffic coming through the main entrance and terminate the view of the parking area. It will allow people to access the pull in parking on the back side and the parking lot and possibly access Mr. Margello's property. He said it allows more green space amenities on the "back" of the buildings. He spoke favorably of the plan for the rear elevation.

Commissioner Grubbs said he agrees with comments regarding not moving the development back. He said that there are other areas right downtown that are pretty close to the sidewalk, and this positioning provides greater

flexibility. He asked if there is any way to make retail work in phase 2. Mr. Kinzelman said that anything is possible with the addition of the road to the east, but he wouldn't advise his client to put retail on the rear portion without it. He said that the town homes would be a perfect transition from the retail frontage and the single family homes behind. Commissioner Grubbs asked about putting nothing between the retail and the subdivision. Mr. Betz said that the property owner of the land on phase 2 has the ability to develop the property. Commissioner Grubbs said that town homes is not the preferred use of the residents of Bartholomew Run, so the question needs to be asked. Discussion ensued.

Commissioner Wiencek said that signage needs to be carefully addressed. He said that the current downtown guidelines will need to be met. He said that regarding the impact on Bartholomew Run, he said he thinks it is important to include Mr. Margello's development when considering this so that the entire plan is understood.

Commissioner Wiencek said that density means the number of units per acre, but when most people talk about it, they are talking about the impact rather than the actual density. He said that the condominiums at 3.5-4.0 d.u./acre are high density compared to the rest of Powell, but their impact is actually positive. There is a greater revenue stream yet they don't put as many children in the schools, and don't provide the types of traffic that commercial and retail development do. He said when people say they want low density, he thinks they mean low impact.

Kevin Knight, HDC, said that Steve Martin, representing this project, also is an attorney for some of his projects. Mr. Martin noted that he also has an interest in the property to the south. Mr. Knight said that he thinks it is great to have commercial development on the street to screen the rear parking. He cautioned the plan to propose this footprint and later address the architecture. He said that particularly in the historic district, the architecture needs to be considered as well. He asked that the applicant take a better look at the four corners to begin to create the design concept. He said that the applicant is suggesting a mini-Easton, and he is glad he is investing in the City. He said that he travels around Ohio and there are many good examples of what Powell could have been and what the applicant can create, particularly in northeastern Ohio. He said that someone compared the massing of the Saturday's building to this one, but he sees Saturday's as an example of what not to do. He said that the odd-fellows building is a much better example. He said the architecture needs a lot of work. When asked by Commissioner Wiencek, he said he has some concern about bridging the buildings.

Commissioner Emerick noted that the applicant has requested permission to submit a Combined Preliminary and Final Development Plan for phase one of the development. After a brief discussion, the Commission determined that the plan needs the extra step of a preliminary plan before the final plan.

SKETCH PLAN

- Applicant: Centex Homes
- Location: 5.125 acres on the north side of Rutherford Road between Sawmill Parkway and the CSX Railroad, surrounded by Golf Village Section 4 subdivision
- Current Zoning: I, Industrial District (Liberty Township)
- Proposed Zoning: PR, Planned Residence District (City of Powell)
- Request: Review a Sketch Plan for property being annexed into the City for three single family homes and open space.

Jack Reynolds, attorney for the applicant, was present to discuss this proposal. He said this parcel was excluded from the Golf Village development process. He said it was originally proposed for an office use. Now they are working to annex the property into the City. They are proposing 3 single family houses on 5.125 acres with the remainder being a passive open space. He said they are proposing to connect the pathway across the frontage of Rutherford Road. He said they intend to keep the existing tree line along the western edge of the property. They will landscape along the rear of the houses as well as the future lots. The lots are 80x170 and will continue to be the same models that have been built in Golf Village Phase 4, Sections A and B.

David Betz, Director of Development, gave his Staff Report on this item (Exhibit).

Commissioner Emerick opened this item to public comment. Hearing none, he closed the public comment session.

Commissioner Wiencek said that this is the lowest density that the City has looked at in some time, and the applicant is to be commended. He asked if the intention is that this will join the Homeowners' Association for the rest of the section. Mr. Reynolds said that it is. He said they have applied to become part of the Golf Village association. Commissioner Wiencek asked if it will have the same common area maintenance as Golf Village. Mr. Reynolds said it will. Commissioner Wiencek concurred with staff's recommendation regarding connection of the bikepath from Rutherford to the railroad tracks. He said he thinks this is more important than the path through the green space. Commissioner Futryk concurred with Commissioner Wiencek that the path along Sawmill is a greater benefit. He thanked the applicant for bringing this plan in.

Commissioner Grubbs agreed about the bikepath, but he doesn't agree with the density, because he thinks they are only adding three lots to a density mistake that was already made.

Commissioner Murphy asked if the lots on either side of these three lots have already been sold. Mr. Reynolds said they have. He said they were provided notice of this plan. Commissioner Murphy said that existing residents sometimes "claim scenic easements." Mr. Reynolds noted that they could have been medical offices rather than homes.

Commissioner Counts asked if any thought has been given to the open space becoming part of the Powell Park system. Mr. Betz said that they would have to ask the Parks and Rec. Director for his thoughts. He said there is going to be a 20 acre park at Seldom Seen Road. Commissioner Counts said he is wasn't thinking the use could change, but rather that the City could have control over maintenance. Commissioner Wiencek said having someone else take care of it is preferable. The current plan is that the open space will be maintained by the same crew that maintains the golf course. They will do a better job than the City. Discussion ensued.

MOTION: Commissioner Counts moved to allow submittal of a Combined Preliminary and Final Development Plan. Commissioner Futryk seconded the motion.

VOTE: Y 6 N 0

OTHER COMMISSION BUSINESS

Commissioner Counts suggested that the Commission hold goal setting/planning for this commission to provide consistent feedback to applicants when they come in, He said this would be especially beneficial for the new member that will be appointed to the Commission. Mr. Betz said that Staff would also like to give a brief educational session regarding the purpose of the Commission.


Commissioner Futryk asked about the success of the citizen comment program. Dawn Nauman, Clerk to the Planning and Zoning Commission said that the City has received a few comments. He asked if there have been less complaints about not being notified of meetings. Ms. Nauman said that the same system for notification is being used, but no recent complaints.

Mr. Betz noted that the Downtown Revitalization Plan meeting is scheduled for next Wednesday at 7:30 p.m.

ADJOURNMENT

The Commission adjourned at 10:50 p.m.

DATE MINUTES APPROVED: March 24, 2004


Don Emerick
Chairman

4-14-04
Date

