



**STAFF REPORT  
PLANNING AND ZONING COMMISSION  
FEBRUARY 11, 2004**

**DOWNTOWN REVITALIATION PLAN**

A copy of the Downtown Revitalization Plan Final Report is provided in your packet. Council has reviewed this document as it related to the recommendations made within it. Please review this document at your leisure and provide Staff with any comments you may have. Also, we are going to have several proposals before us, including this agenda, where the plan will be useful in determining the appropriateness of the proposed project.

**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

The subject property has been marketed for some time and now the applicant has it in contract and proposes to build a mixed-use development to include a restaurant toward the front of the property along West Olentangy Street and 48 attached condominium townhomes in buildings varying from 6 to 8 unit buildings. The proposed restaurant is one that is looking to possibly relocate within the City, La Tavola.

The property is currently zoned PC, Planned Commercial District and the proposed uses are permitted uses within this district. The property is also within the Historic District Overlay zone, so the development should reflect one that is laid out in a manner consistent with the downtown area in terms of architecture and site layout. With that, this plan is attempting to place the restaurant building up closer to West Olentangy Street and the townhomes being laid out utilizing rear garages and facing a street designed to create a neighborhood feel. Also, the plan is being conscious of the fact that it faces three streets (West Olentangy, West Case Ave and Lincoln Street) in that the commercial and residential buildings are built facing those streets. The applicant would like a review of the plan as it is right now and discussion as it relates to the proposed uses and the location of the proposed uses on this property.

The City recently went through and completed the Downtown Revitalization Plan, a Final Draft of which is in your packets. In it, improvements to the downtown area can be accomplished with infill commercial and residential infill that is complementary to the downtown area and includes recommendations on providing higher density housing that can be located in places giving the ability for people who will live there the advantage of being close to downtown retailers that hopefully shop at the better mix of retail opportunities. Several areas were identified as potential areas for this residential development and although the final plan identified this area for retail and office uses, during the process this area was also studied for residential uses as well. In fact, it is recommended that the more residential that is possible to locate where it seems reasonable, the more likely the downtown area would benefit. With the office market being as soft right now and for the foreseeable future, it seems reasonable that this type of residential might be a good fit for the community in this location.

Staff has advised the applicant to lay the project out the way they have. We suggested reducing the required front setback from 60 feet to 20 feet so that as one drives into the Historic District one begins to get the look and feel of the old town. We may want to consider the setback at maybe 30 feet in order to "step back" that look as the Village Pointe Center is so far back. The bikepath is proposed to continue however no fencing is shown. Instead of white rail fencing it may be more appropriate to include picket fencing along the frontage and create a "streetscape" of some sort here. This does not necessarily have to include curb and parallel parking; however there should be an established streetscape in keeping with what we have already established on West Olentangy Street.

In the PC, Planned Commercial District, there are no guidelines to follow as it relates to density of residential units such as what is proposed. The required front setback is 60 feet from the right-of-way and minimum building separation is 50 feet. These type of standards are more suburban in nature and really do not relate to site standards as they relate to the Old Village area. The plan would be more responsive utilizing less setbacks and concentrating on design and quality site improvements. As noted above, the setback for the restaurant at the front of the property should be between 20 and 30 feet, with the appropriate pathway and picket fencing. The parking should be at the rear and/or side of the building with a connection to the Village Pointe parking lot to the west if an access easement can be obtained from that property owner. Leading to the back, the street for the townhomes should have a streetscape feel with garages in the rear and other units facing West Case Avenue and Lincoln Street, and these units should be at a setback of 20 feet. The main town home buildings should be 30 feet apart and rear patios, decks and private spaces should be provided. Some of the townhomes should also have utilitarian front porches.

The main access point from West Olentangy Street is proposed to be shared with the property to the east, providing access management for Powell Road. The applicant should prepare a traffic study for the preliminary development plan submittal. No additional street right-of-way is anticipated, except for a radius at the corner of Lincoln Street and West Case Avenue. The interior streets are proposed to be private, to be maintained by the condominium association.

Architecturally, there are no plans yet for the restaurant building; however the applicant has indicated that they want to design it in the style that would fit the downtown vernacular. The townhouses, however, will be based upon the designs that are in you packet. Although a good base to start from, there are several items that we believe will be needed to make them fit better and be compatible with the downtown vernacular. Those are:

- Utilize front porches on the majority of the units & extend most to extend along the entire front of the unit. They should be a minimum of 6' in width from the wall to make them usable. You could possibly do wrap-around porches on some of the most predominant corner units.
- Utilize a minimum 7:12 roof pitch.
- Utilize a 1 over 1 or 2 over 2 window design (no mullions) and consider window trim details as recommended by our Architectural Guidelines
- Do not use shutters
- Street details could provide for a street tree lawn, sidewalks throughout, curb and front lawn picket fences and lamp posts.
- Utilize brick and Hardi-plank (mostly brick) and consider artificial stone covered foundations.

The main items of discussion for this meeting is to determine if the uses are appropriate and if so at what density does it make sense to allow for the residential. Also, the applicant has submitted a plan showing the entire tract as residential. Staff prefers the plan with the restaurant out front. The other items of concern as stated above should also be discussed.

## 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 townhomes in the second phase. Applicant would like approval to submit a Combined Preliminary and Final Development Plan for the first phase.

There have been several layouts for the development of this property and the current owner has worked with Staff and the consultant throughout the Downtown Revitalization Plan process to come up with a plan that tries to fit with the recommendations within the plan. The proposed plan goes a long way toward providing useful retail space opportunities with the inclusion of some downtown housing opportunities. There will need to be a lot of discussion, however, as to how exactly this plan will get implemented and the details that need to be provided.

The first phase of the proposal includes just over 14,000 square feet of retail, a 4,555 sq. ft restaurant, and 17,900 square feet of office space above the retail and restaurant. The second phase includes 12 townhouse residential dwelling units. The proposed retail development is designed utilizing the architectural guidelines for the Historic District and making the work within a proposed development that is more urban in scale. The buildings transition

from a more commercial look at the north end to a more residential look toward the south. There is an entry point in the middle of the property and one at the southern end. The applicant is working with the property owner to the south in creating a unified common driveway access instead of having two adjacent to each other. Parking is proposed totally to the rear of the retail buildings and is well landscaped.

The proposal pushes the buildings right up to the edge of the sidewalk along the street. Currently, that only happens right at the four-corners. As one goes south on Liberty Street the buildings tend to be setback a greater distance. Staff recommends that there be designed a front lawn into the front of the building a distance of at least 10 feet. This will need to be decided early in the process because as currently designed there is not much room to accommodate a much larger setback.

The access, parking layout and circulation and pedestrian access to and from the residential portion of the property is very well done. Overall the site layout is very appropriate.

The major concerns Staff has are the following:

- The buildings should be set back about 10 feet to provide some front yard space. This will also provide for the extension of the streetscape cross section that has been started to the north.
- The office portion over the main entry drive should be deleted. This will reduce the overall scale of the buildings to something more appropriate. Also, Staff believes that there may be too much office space that is included as it related to the proportionate amount of space already available in town and the amount of space provided for on this site. We would like the applicant to consider upstairs apartments in one building and offices in the other.
- The building designs are overall done very well, however this does create a lot of flat roof area. All mechanicals will need to be designed to be hidden if this is allowed.
- The dumpster areas should be angled to provide for easy accessibility for the trash trucks.
- This is the largest project we have had for the downtown and is the one most likely we would want to emulate for future projects.

There will be several variances needed for this development to be approved as submitted, however Staff cannot analyze them all due to the plans as submitted being on smaller sheets and cannot be scaled. However, things included are front setbacks, size of space provided (greater than 1500 sq. ft. per floor), and minimum number of parking spaces required. We are going to get full size prints and have a full list available at the meeting.

Overall, Staff is excited about the project however the devil is in the details. This is something that could really be a boost to the downtown area and provide for much needed space. A new restaurant, offices for 3 Pillar Homes (the applicant) and a Design Center are all potential early known tenants. I believe, however, through all of this excitement we need to be careful that this is right for the community. Certainly, with some of the comments above, we can make this a very successful addition to the community.

## **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.

The property has been approved for annexation by the County Commissioners and is expected to be approved by City Council in March. The property is totally surrounded by Golf Village single family residential and was purchased by Centex Homes in order to make the property more compatible with the subdivision development. The plan calls for the development of three home sites at the north end of the property with access from Trail Lake Drive. These home sites will be compatible in size with the rest of the lots and homes that are already offered within the subdivision will be built there. The remainder of the property will be common open space that will be owned and maintained by the Golf Village Homeowner's Association. The plan proposes the construction of some pathways connecting the loop street entrances on Rutherford Road and coming into the open space and looping around. We will want to discuss with the applicant that it might be a good idea to go ahead and construct the pathways east to the CSX railroad right of way along Rutherford Road and west to Sawmill Parkway. That way, the neighborhood will be connected to the overall Powell Pathway system. The open space should be designed to allow for the maximum amount of playability by the local families in Golf Village.

