



STAFF REPORT
PLANNING AND ZONING COMMISSION

Powell Village Green Council Chambers

June 28, 2006

7:30 p.m.

PRELIMINARY DEVELOPMENT PLAN

Applicant: McDonald's Corporation
Location: Southwest corner of Murphy Parkway and West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Approval of a Preliminary Development Plan for a new 4,300 sq. ft. restaurant with drive-thru

The applicant has submitted three new additional documents for your review:

1. A revised Traffic Study.
2. A revised Landscape Plan.
3. A spreadsheet titled "TIF Projection(Commercial): McDonald's – Powell"

Staff has been and will be reviewing the revised traffic study and will be able to report later, hopefully the day before the meeting, about our opinions on the findings. The revised Landscape Plan shows that they have been able to pull the sidewalk along the south side of the building away from the building and make a landscape bed there. This plan now meets the perimeter foundation landscaping requirements. They also added evergreen shrubbery to the drive through island as requested by Commissioner Weincek. The spreadsheet analysis just came in and Staff has yet to closely analyze it. The sense is that McDonald's will be adding value to the property which will be included in the TIF District. Any non-residential development with an initial valuation of \$500,000 on this site will add a similar value to the TIF. It really does not matter whether it is a McDonald's or a doctor's office.

The Parks and Recreation Director met with representatives of McDonald's. He indicates that McDonald's has agreed to additional trash receptacles within the park, matching our park design, and litter/trash pick-up as needed and directed by the City. The details of this can be worked out at the Final Development Plan.

This is a Preliminary Development Plan application. At this time, the Planning and Zoning Commission has the ability to do one of two things:

1. Approve the Preliminary Development Plan in principle as it stands if it meets the requirements of the Zoning Ordinance and the approved Murphy Park zoning Ordinance 2000-41.
2. If the plan does not meet the requirements of the Zoning Code, the Commission shall pass a motion that the plan as submitted does not meet the requirements, state the requirements that are not met, and list items that the Commission would like to see changed in order for it to meet the requirements of the Zoning Code. A motion to the effect of "The Planning and Zoning Commission finds that the submitted Preliminary Development Plan does not meet the requirements and intent of the Zoning Code or Ordinance 2000-41 in the following manner:

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And, the Applicant is directed to make the following changes in order to meet the requirements and intent of the Zoning Code and Ordinance 2000-41:

1. ***
2. ***
3. ***

McDONALD'S STAFF REPORT UPDATE, JUNE 28, 2006

Staff has reviewed the updated traffic study prepared for the proposed McDonald's. This report now takes into account the extension of Murphy Parkway south to Liberty Road. Also, new traffic counts were taken and new assumptions made based upon the extension of Murphy Parkway south. Based upon the data provided in the report, the assumptions made and the analysis provided, Staff agrees with the conclusions made in the report. There is one slight assumption that Staff does not agree with but the conclusions made is appropriate. Murphy Park residential development still has at least 60 units yet to be built so the existing counts on Murphy Parkway would be a little higher than indicated in the report, but it is not significant enough to change the conclusions.

McDonald's will provide an impact to the traffic patterns, no doubt. However, the improvements made as part of the overall Murphy property development, and recommended in the original (2000) traffic study, accounted for this impact. The proposed right-in/right-out access point on West Olentangy Street will also be a benefit if this use is approved rather than the access point not being in place at all. However, there is a slight conflict with the entrance point for HER/Handel's Center access point. Due to the length of the warranted right-turn lane that would be associated with this entry point, as well as its taper, puts this lane starting only about 30 feet east of this entrance, although operationally and geometrically there should not be a problem. Staff is interested in seeing the exact alignment and design of this turn lane associated with the entrance to HER and the intersection of Murphy Parkway. We do not want to see people going on this turn lane thinking it is a right turn only lane for the Murphy Parkway intersection. That can be done at the Final Development Plan. The other issue with this turn lane is that the oak tree at the northwest corner of the site originally slated to be preserved will now have to be removed and the pathway extended straight east. This will create a somewhat awkward, but workable, cross walk at this location.

It is interesting to note a few things that this traffic study points out. Although the westbound left turn lane for Murphy Parkway on Olentangy Street is too short in the short term, once the Murphy Parkway extension is completed, based upon the projections the turn lane length meets requirements. Also, the capacity analysis chart provided (Table 4) indicates that the Level of Service indicator does not fall below a D, which is an acceptable standard, and this is with only a few of the approaches at that level during peak hours. Otherwise, it appears as this intersection will work at a Level of Service C at build out of the area.

CERTIFICATE OF APPROPRIATENESS

Applicant:	Stavroff Interests LTD
Location:	8 N. Liberty St.
Zoning:	Downtown Business District (DB), Historic District Overlay (HD)
Request:	Renovation of existing structure along with 1,336 sq ft addition.

This is the first of two projects that the Planning and Zoning Commission will be reviewing under the new requirements within the Planning and Zoning Code for major Downtown District proposals. This property was recently acquired by the applicant and they are planning a major renovation of the existing building along with an addition. The Historic Downtown Advisory Commission (HDAC) recently reviewed this project and has provided the Planning and Zoning Commission with recommendations as stated in the DRAFT minutes of their June 1, 2006 meeting. Attached you will also find the Staff Report for that meeting.

Since that meeting, which had a very different look for the addition, the applicant has tried to address the concerns of the HDAC and Staff. The plans being presented for this meeting are very good overall. The applicant has done a fine job with keeping the existing building and placing a proposed addition on to the rear that is very much in keeping with the Historic District Guidelines and the scale and texture of the building. This rear addition includes the removal of a portion of the existing building, what was a lean-to type addition that happened some time ago. This is the first phase of the project. The second phase, which timing is unclear, consists of a porch-like addition to the north side of the

building. The proposal as it stands today meets with the HDAC recommendations. There are still some details that need to be explained and solutions sought. They are:

1. What is the proposal for the existing stucco covered foundation areas and how will they mesh with the addition? It is recommended that the new addition consist of a stone faced foundation with buttered joints and that the stucco be removed from the existing foundation and that be restored to the stone foundation.
2. There needs to be a clear understanding about the proposed banners that are shown on the south wall. Are these intended to be signs? Staff recommends that they be removed from the proposal.
3. The existing railing is proposed to be removed in the front and all railings that are proposed will match and be of wrought iron. Staff feels that wood railing with simple square spindles may be more appropriate. If the railing can be utilized without and spindles then that is preferred.
4. The applicant is seeking relief in the number of parking spaces required. They do show the ability to provide for four spaces. They have shown a willingness to work with the adjoining property owner for the creation of additional parking spaces that both can utilize. That will be the ideal situation. Staff will continue to work with these property owners to achieve such an arrangement.
5. The site plan works well if the access is restricted to be only from Liberty Street and the Olentangy Street access be exit only. This will also deter cut-through which constantly occurs.

Overall, Staff is encouraged greatly about the prospects of this corner finally being renovated, and we recommend approval with the above recommendations.

CERTIFICATE OF APPROPRIATENESS

Applicant: Dr. Mike Mayers
Location: 212 S. Liberty St.
Zoning: Downtown Business District (DB), Historic District Overlay (HD)
Request: Construction of New Office Building

Dr. Mayers is seeking to build a new office building for his practice and Arlington Homes will be the builder and occupant of the upstairs. The new office building is proposed much like the other three that are currently occupied or under construction. It is a transitioned gable-ell design with a garage to be utilized for storage. The parking is to the rear and off of the entrance drive which will be shared with the future building to be built to the north.

The HDAC also reviewed this proposal at their last meeting and as you can see from the minutes there were several concerns raised about the massing of the roof from the north elevation and the detailing of the garage. There was also some discussion about just how far east the parking on the side should come. The applicant has revised the plans to try to accommodate all of the concerns presented with the HDAC. After reviewing the revised plans Staff finds that the applicant has been able to re-design the building to address the concerns of the HDAC. A gable was added to the rear portion of the north wall and the garage was reduced in scale with added windows and cupola. Also the garage door was change to a carriage type door.

Overall this is a good plan and a continuation of the South Liberty Street Business Park and Staff recommends approval.

SKETCH PLAN

Applicant: Discovery Land LTD
Location: 4.148 acres on the east side of Village Park Drive just north of Brookehill Condominiums
Existing Zoning: PI, Planned Industrial District
Request: Review of Sketch Plan for a proposed 40 unit Elderly Housing Facility (age restricted)

The subject property is located to the north of Brookehill Condominiums on the east side of Village Park Drive. Across the street is an office warehouse development consisting of an electrical contractor and an internet car sales business. To the north is vacant property that is being reserved by Aeroflex Lintek for future office research center. To the east is vacant property and a private residence. The subject property is currently zoned PI, Planned Industrial District. The property will be required to be re-zoned as part of this development plan review process, probably to the Planned Residence District.

The proposal includes the construction of 40 elderly household dwelling units within an age restricted community. The units include 20 downstairs and 20 upstairs units with a one car garage available for each unit. The buildings are designed with an English townhouse look however the units themselves are flats. This makes for an awkward situation for an upstairs dweller in the middle units getting from their garage to their door as they will have to walk all the way around the building. There is one proposed entrance off of Village Park Drive and one located off of the private street Brookehill Drive. Some sort of agreement will be required for this latter drive from the Brookehill Condominium owners.

The Comprehensive Plan map identifies this property to be office and office warehouse uses. When Brookehill Condominiums came through the process, it was decided then that some transition of housing was appropriate between the Wolf Commerce Park and Adventure Park and the commercial further south on Grace Drive. Although Staff feels that this kind of development may be appropriate in Powell, we feel that this particular site is not appropriate. The existing and planned surrounding land uses are not very compatible with the proposed use. The subject property has been zoned and planned for non-residential uses and it makes sense that this land is preserved for the continuation of office and office/warehouse type uses that further economic development within the City. Staff would like to work with the applicant to find a more appropriate location for this type of development.

Next Meeting: July 12, 2006 @ 7:30 pm.