



Staff Report
PLANNING AND ZONING COMMISSION

Powell Village Green Council Chambers
October 11th, 2006
7:30 p.m.

**PRELIMINARY DEVELOPMENT PLAN
ZONING MAP AMENDMENT**

Applicant: Discovery Land Limited
Location: 4.148 acres on the east side of Village Park Drive just north of Brookehill
Condominiums
Existing Zoning: PI, Planned Industrial District
Proposed Zoning: PR, Planned Residence District
Request: Review of A Preliminary Development Plan and Zoning Map Amendment for a proposed 40 unit senior (age restricted) apartment complex, and amending the Zoning Map from PI, Planned Industrial District to PR, Planned Residence District.

New Staff Report – October 11, 2006 Meeting

Since the previous meeting, Staff has met with representatives of the applicant to discuss the issues stemming from our discussion. Enclosed in the packets you will find two alternatives that have been considered by the applicant. As explained in the documentation submitted by the applicant, there are issues related to both alternative layouts. There are benefits and concerns with both alternatives. Staff has developed a third alternative, Staff Alternative C, which may be able to satisfy the Commission's and adjacent property owners' concerns. This alternative is an adjustment to the Developer's Alternative Sketch A. All we did is flip the retention pond location and the southeastern most building. By creating a development of five 8-unit buildings, we were able to place a majority of the units, 24, with the garages backing to the north, which will be developed as office/warehouse in the future. This allows for only 16 units to back to the south toward the Brooke Hill development. These two buildings are also separated by a large green space which can be designed as the storm water retention area and a very attractive green space. This green space could be designed to enhance the Brooke Hill development as well. This layout should be considered by the Commission and the developer as an alternative to those that have been presented so far due to the following reasons:

- The layout presents the least number of units that are possible where the garages face the Brooke Hill development.
- The layout also reduces the total amount of lot coverage by building and pavement thus reducing the total amount of retention needed to a minimum.
- By creating smaller buildings, it will be easier to work with the existing terrain and make it more possible to save some of the more outstanding oaks on the property.
- This layout also conforms to the general needs of the developer. It creates the streetscape design and green space integration while preserving the trees along the west and south sides.
- The building at the southeast corner has the side facing the Brooke Hill development to the south. This could be turned 90 degrees to match the other buildings, however there would be eight garage doors facing the south where there are no existing trees to speak of.
- This layout also creates a large central green space area which integrates well with Brooke Hill. If graded properly, it can be the way to integrate this development with Brooke Hill and provide the needed emergency fire access as well.

Staff Alternative C is our recommended layout if the Commission finds that this property is acceptable for use as an elderly apartment facility. We recommend that after discussion, the Commission delay action until the Preliminary Development Plan can be revised to reflect this revised layout, if also acceptable to the applicant.

Staff has discussed the proposed changes to this plan with the applicant and mentioned to them that they would have Staff support for the plan if it were revised in such a manner, as long as all other items

related to the development plan such as proper landscaping, etc. are met. In order for the applicant to not lose another month in the review process, assuming they can resubmit in time and in the detail necessary, and assuming acceptance by the Planning and Zoning Commission, Staff recommends that the Commission allow the applicant to submit a Combined Preliminary and Final Development Plan which allows for the submittal of the plan subject to Staff's recommended revised layout.

PRELIMINARY DEVELOPMENT PLAN

Applicant: Bob Cummins
Location: Southwest corner of Murphy Parkway and West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Approval of a Preliminary Development Plan for a 12,300 sq. ft. retail center.

Since the Sketch Plan review, the applicant has revised the plans to reflect a lot of what was discussed. A traffic study has also been submitted. Staff is very pleased with the efforts made by the applicant up to this point. There are a few items that we feel are important for the applicant to change on the proposed plans, however we are supportive of this Preliminary Development Plan in general.

The applicant has proposed a right-in/right out access point from West Olentangy Street. This is a new access point that was not on the original Preliminary Development Plan for the Murphy Property at the time of the initial zoning. The submitted traffic study does show that this right-in/right-out will help to alleviate some traffic from going through the existing traffic signal and utilize the shared access drive. Staff does agree with the report that this access point will probably be a benefit to traffic overall. The traffic study also indicates that this access point does warrant, although it is just over the warrant, a small deceleration lane (50 foot turn lane with a 50 foot taper). This will require the removal of the large tree, which really only has ½ of its branching due to the power lines. Staff feels that this small turn lane is beneficial in preventing ACD accidents that can happen in this situation. Overall, the traffic study does show that this is a less intense use, from a traffic standpoint, than the previous proposal, and does not recommend any other improvement is necessary.

The applicant has also shown a change in the access point from the shared drive to the south. There is now only one proposed curb cut and that is directly in between the curb cuts for the park parking lot. This still provides good access for the proposed shopping center and traffic flow through that lot without hindering the access drive or public parking area to the south. This access point also prevents a bottleneck at the entrance of this access road at Murphy Parkway.

The required number of parking spaces, based on the retail requirement, is 51 and the proposal shows 53 spaces. The number of spaces proposed increased due to the minor layout changes that were made. If a restaurant were to locate here, there would be a requirement for additional parking. However, a restaurant peak time is different than that of retail, so Staff does not see a problem with the number of spaces provided here.

There are no other restrictions to uses that are not already restricted by the original zoning for the property.

The building architecture changed considerably from the Sketch Plan, and is considerably better. There is a mix of brick, stone and cement-fiber siding utilized in a way that is very attractive. Exterior lit signs, awnings and well proportioned window treatments make this a very attractive building. Otherwise, Staff will rely on the Architectural Advisor's recommendations.

The landscape plan that is submitted is very deficient on tree plantings. There is also a need to identify the existing and proposed fencing and the new design of the right-in/right-out that is needed to accomplish the turn lane. Further landscape screening along the southern side of the parking should be implemented. A new landscape plan will need to be submitted for the Final Development Plan.

No permanent ground identification is shown and Staff is unclear as to whether one will be proposed.

The lighting plan is also not correct. The applicant needs to show the fixture that has been utilized by all of the other commercial lots within Murphy Park.

Access to the pathway along Murphy Parkway and Olentangy Street is shown. The applicant should show an area for a bike rack. A decision will need to be made as to whether connection to the south at the entrance to the site should be made to the pathway coming in from Murphy Parkway just north of the public parking area. Staff believes that the access drive, although utilized quite a bit, is a different situation than a public street. People who are walking will utilize this area to cross from the park to the center and vice-versa. Because of this, Staff feels that this walkway should be installed and it needs to connect to the park pathway.

Overall, Staff is very pleased with the proposal as it continues through the process and we find that the proposed Preliminary Development Plan is ready for approval subject to the above Staff Comments being applied at the time of the Final Development Plan.

OTHER COMMISSION BUSINESS
Zoning Code Changes Discussion

Next Meeting: November 8th, 2006 @ 7:30 pm.