



MEETING MINUTES

Planning Commission

Tuesday, November 17, 2017 – Special Meeting

The meeting was called to order at 1:30 p.m.

Vice-Chair Julie Oyster began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Ms. Julie Oyster, Mr. Mike Linder and Mr. Chuck Boso. Chair Gary Leasure and Dr. John Dubos were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Tami Kelly, Clerk of Council; Tammy Green, JTFD; and Mary Havener, Development Assistant.

In Chair Leasure's absence, Vice-Chair Oyster stepped in as Acting Chair. At this time, she noted a quorum was present.

ITEM #1 – Stringtown Road Apartments | Rezoning (C-2 to PUD-R)

PID #201709270031

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone three parcels to the west and north of the Parkmead Drive from C-2 to PUD-R. The site is bordered by a variety of zoning districts including C-2, A-1 (Multi-Family Residential), PSO (office) and Jackson Township suburban residential.

The proposed rezoning will create the first piece to redeveloping the area into the mixed-use district shown on future land-use plans, and while the density is over what is typically permitted, staff believes the context of the site makes this appropriate, given the mixed-use environment and the proximity to COTA stops and the Park & Ride.

Staff has worked with the applicant over the past several weeks and have resolved any outstanding comments with the submitted zoning text. While we are supportive of the rezoning of the property to PUD-R to begin implementing future land use plans for the area, there are some remaining issues to be addressed during the final development plan regarding incorporating the development into the surrounding area. Therefore, Staff recommends Planning Commission make a recommendation of approval to City Council for the rezoning with one stipulation as noted in the Staff Report.

Mr. Mark Catalano, Fairway Realty and Mr. Matt Vekasy, Metropolitan Holdings were present to speak to the item and answer any questions.

Mr. Catalano raised a question as to the one stipulation on the Staff Report. He stated that they have had conversations with Staff regarding the garages on the west side. When they came through with the preliminary site plan, there were garages that lined the access drive along the west side of the site. The west edge of the site

is encumbered by a 30' easement that allows truck circulation around the Kmart property. Because Kmart is on that property, they have put garages on the east side of the access drive to preserve their investment. They have had discussions with Staff about what to do with those garages and they have requested that there is an option to take them down at some future time. Mr. Catalano continued to state that they have no problem with looking at how to further develop this property in the future. Currently, they are slated to have 138 units with a full-size clubhouse and pool. Optimally, they will have a few more units in there because the clubhouse will be underutilized. The challenge for them relates to the amount of money it will take to construct the added garages and then potentially take them down. It's both a difficulty with the expense and also with the lender when they say that they are going to build them and derive a certain income and then proceed to tear them down. Since they will receive no credit for those, it becomes a financial hardship on the development.

Ms. Shields stated that the stipulation is not related to the garages, it is looking at the bigger picture of connectivity. The garages are something that can be discussed in the future since that is fairly specific to a development plan and how the site is configured.

Mr. Vekasy stated that with the plan they have submitted, there is a connecting point in the middle of the site between the two larger garages. He asked Ms. Shields if that was what Staff was looking for. Ms. Shields stated that there is a public right-of-way, Edwards Drive, adjacent to the site. This site is part of an area that future land use plans show as "mixed-use". She stated that staff wants to make sure they are not creating an island and that it is tying into the context of the area. Both parties can look at the specifics with the development plan, but for now, Staff just wants to make sure we're looking at the big picture of how the whole area is going to develop.

Having no further questions or discussion, Mr. Linder moved to recommend approval of the Rezoning to City Council with the one (1) stipulation as noted in the Staff Report:

1. The site shall be designed in a manner that allows for its future integration and connectivity with surrounding uses/buildings.

Mr. Boso seconded the motion, and it was approved 3-0.

ITEM #2 – Beulah Park | Preliminary Development Plan

PID #201711130036

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan to redevelop the 213-acre former Beulah Park Racetrack site. A preliminary development plan was previously approved for the site in 2015; however, the property has since changed hands and the new owner has submitted a new preliminary development plan for consideration. The proposed plan includes redevelopment of the entire site with nine (9) subareas for various residential and non-residential uses, as well as open space incorporated throughout.

The proposed subareas and uses are in general conformance with future land use plans which show the site to be mixed use with non-residential along Southwest Blvd. Plans also show multiple new public roadways including the extension of Park Street to Demorest, as shown on the City's Thoroughfare Plan.

Staff believes the general site configuration and open space proposed shows the intent to follow the general principles of the Beulah Park Conceptual Framework, therefore Staff recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the two (2) stipulations as noted in the Staff Report.

Mr. Don Plank, attorney for the applicant, was present to speak to the item. Mr. Plank stated that they have filed the Preliminary Development Plan as well as a 14-page zoning text, the context of which is more for the zoning application, but to also lay the foundation of their vision for the site. They are committing to everything within the text. They are asking the Commission to approve the density that is represented on the preliminary plan, take a look at the roadway system and the layout of the open space. The developer for each subarea shown on the plan

will come before the Commission and go before Council for a Final Development Plan. The text also lays out that they will come to Planning Commission with roadway plans, treating it as a Development Plan for roadways, because of the impact roadways have on how the site lays out.

At this time, Mr. Gary Smith, G2 Planning & Design, gave a presentation to the Commission on the framework of the proposed Preliminary Development Plan.

Mr. Linder asked about the woods next to the bus area on Southwest Blvd. He stated that on the illustrative plan the area is listed as Open Space, however, on the subarea plan it's listed as Commercial. Mr. Smith stated that they did not have time to update the Illustrative Plans, however, this was one of the comments they received from Staff. They wanted to see the opportunity for the commercial area to expand in order to provide additional opportunities for employment. Consequently, they agreed to change that on the subarea plan. There is opportunity for the woods to remain if there isn't someone to develop that space.

Mr. Linder asked if the representatives were familiar with the stipulations. Mr. Plank stated that they were concerned about the first stipulation related to no dwellings being permitted to back up to the central park land. Mr. Plank explained the type of buffer that would be used for the single-family homes that back up to the park. The developer also intends to put in a bike path in that area. The homes in this location would be prime lots that would have deed restrictions in terms of what they can and cannot do in their back yards. Mr. Plank stated that they feel this would add considerable value to the project. Mr. Linder asked if these homes would have traditional front loaded garages. Mr. Plank stated that at that location they would be traditional front loaded garages. The back area would not have garages and will look very similar to the front of the homes. There will be no sheds, swing sets, etc. Those are the types of deed restrictions that will be placed on those lots.

Mr. Plank added that the developer intends to build a pond, a memorial garden, add fencing along the park and put in a bike path. Each entrance into the park, where the roads connect, will be similar to what you see in Schiller Park in German Village with two pillars in front of the landscaping.

As far as the roundabouts go, Mr. Plank stated that the only issue is the one on the Park Street Extension which was incorporated to slow down traffic. It needs to be designed to push it onto the Beulah property. Right now it appears that the developer would need to acquire land in order to make it happen.

Mr. Linder asked if the City will own the park land. Mr. Boso stated yes. Mr. Plank stated that there will be an easement over the stream corridor which the City will actually own – the developer will transfer that and all the park land and open space. He continued to state that even though it is their intention to build the pond and memorial garden, they will need an easement from the City to do that.

Mr. Pat Kelley, Developer of Beulah Park, stated that in context of the plan, everything was designed around a stream corridor area which was already set. The land planners did a great job of incorporating that into the park which is a great feature for the community.

Mr. Linder asked if the apartments in subarea G would connect to Curtis Avenue. Mr. Plank stated that they will be extending Curtis Avenue and the apartments will back up to Curtis facing the park.

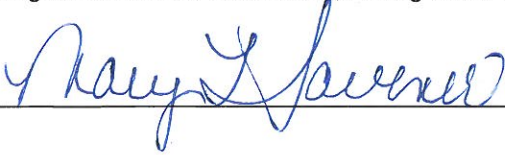
Ms. Shields asked to clarify the first stipulation related to the homes backing up to the central park. She stated that Staff sees this area as a central community open space and wouldn't want homes backing to it. Staff doesn't want this area to have the feel of a golf course, but rather a park similar to Goodale Park or Schiller Park where there aren't homes backing up to it. Staff would like to see it integrated into the community with everything fronting on it. Mr. Kelley asked to respond to this clarification. In referencing the streetscape, he stated that all along the main streets there are no homes. They are all single-loaded streets that highlight the park. As you come into this development, all you will see is the greenspace. When you look at the area in question where the stipulation is, those are more secondary roads that would typically service a subdivision. Mr. Kelley continued to state that they are not placing homes on the park purely for economic reasons but because they will fit in with the theme of the development.

Having no further questions or discussion, Mr. Linder moved that Planning Commission recommend approval of the Preliminary Development Plan to City Council with the two (2) stipulations as noted in the Staff Report:

1. No dwelling(s) shall be permitted to back up to the central park land (P1).
2. The zoning text shall be reviewed and considered with the rezoning application for the site.

Mr. Boso seconded the motion, and it was approved 3-0.

Having no additional discussion, Acting-Chair Oyster adjourned the meeting at 2:08 p.m.



Mary Havener, Secretary



Julie Oyster, Acting Chair