



ORDINANCE 2024-24

AN ORDINANCE REQUESTING THE REVIEW AND APPROVAL OF A ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN FOR THE RENOVATION OF THE CITY-OWNED LECHLER BUILDING AND THE ASSOCIATED SITE LOCATED AT 453 MURPHY PARKWAY. THE SITE IS AT THE INTERSECTION OF MURPHY PARKWAY AND LIBERTY ROAD, EAST OF THE CSX RAILROAD. THE APPLICANT IS SHYFT COLLECTIVE.

WHEREAS, at the June 12, 2024 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with one condition, amend the Zoning Map to indicate PR-Planned Residence district for the site and to allow for renovations, and addition and site improvements

WHEREAS, the Zoning Map Amendment and Final Development Plan have been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Sections 1141.07 and 1143 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Zoning Map Amendment and Final Development Plan is in the best interest of the residents of the City of Powell.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, AND STATE OF OHIO, AS FOLLOWS:

Section 1: That the Final Development Plan incorporated herein as Exhibit "A" is accepted and approved by the Council of the City of Powell as submitted.

Section 2: That the submission of the Zoning Map Amendment and Final Development Plan constitutes a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance shall take effect on the earliest period allowed by law.

Signature of Tom Counts, Mayor, dated 8/6/24

Signature of Elaine McCloskey, City Clerk, dated 8/6/24

EFFECTIVE DATE: September 5, 2024

This legislation has been posted in accordance with the City Charter on this date 8/7/24, signed by Elaine McCloskey, City Clerk



PLANNING AND ZONING COMMISSION (P&Z)
ZONING MAP AMENDMENT APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00*
Per Fee Schedule

Applicant: SHYFT Collective

Address/City/State/Zip: 15 E Gay St STE 2A, Columbus OH 43215

Email Address: c.ireland@shyftcollective.com

Phone No: 515-809-1509 Cell Phone No: 781-801-8973 Fax No: _____

Property Owner: The City of Powell

Address/City/State/Zip: 47 Hall St, Powell OH 43065

Email Address: jtyler@cityofpowell.us

Phone No: 614-885-5380 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: SHYFT Collective. Steve Reynolds

Address/City/State/Zip: 15 E Gay St STE 2A, Columbus OH 43215

Email Address: s.reynolds@shyftcollective.com

Phone No: 515-809-1509 Cell Phone No: 614-668-0912 Fax No: _____

Property Address: 453 Murphy Parkway, Powell OH

Lot Number/Subdivision: 319-434-020-01-000 Existing Use: S-2 Proposed Use: S-2

Zoning Map Change Request (attach necessary documents): From N/A District to PR District in order to develop:

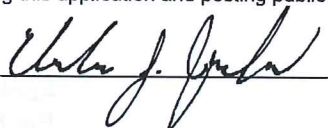
Consolidation of (5) lots into a single lot. Establish the initial zoning district as PR to align with the surrounding areas. The use of city maintenance and storage facility is acceptable as accessory and functional use to the residential area

Checklist:

- Zoning Map Amendment requirements set forth in Section [1131.04](#)
 - Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
 - Attach **one copy** of a vicinity map
 - 1 digital copy** (CD, USB, Email) of the complete application packet.
 - Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
 - Attach the required fee - \$750.00*
- *Does not include transcript cost, which actual cost incurred.
- Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant:  Date: 05/24/2024

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u> \$750.00 </u>
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us



PLANNING AND ZONING COMMISSION (P&Z)
COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$900.00 + \$100.00 per acre
Per Fee Schedule

Applicant: SHYFT Collective

Address/City/State/Zip: 15 E Gay St STE 2A, Columbus OH 43215

Email Address: c.ireland@shyftcollective.com

Phone No: 515-809-1509 Cell Phone No: 781-801-8973 Fax No:

Property Owner: The City of Powell

Address/City/State/Zip: 47 Hall St, Powell OH 43065

Email Address: jtyler@cityofpowell.us

Phone No: 614-885-5380 Cell Phone No: Fax No:

Architect/Designer for Applicant: SHYFT Collective, Steve Reynolds

Address/City/State/Zip: 15 E Gay St STE 2A, Columbus OH 43215

Email Address: s.reynolds@shyftcollective.com

Phone No: 515-809-1509 Cell Phone No: 614-668-0912 Fax No:

Property Address: 453 Murphy Parkway, Powell OH

Lot Number/Subdivision: 319-434-020-01-000 Existing Use: S-2 Proposed Use: S-2

Reason for Administrative Review (attach necessary documents):

Review for renovation of the Lechler building. Combined preliminary and final review was recommended following review of sketch plan submission.

Checklist:

- X Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(i).
X Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
X Paper copy of all drawings, text, any other items, and application.
X 1 digital copy (CD, USB, Email) of the complete application packet.
X Attach the required fee - \$900.00 + \$100.00 per acre.
X Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

Public notice sign details found here.

(SEE OVER)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____ Date: _____

Office Use
Received

Office Use
Type/Date: _____
Base Fee: _____ \$900.00 _____
Per Acre: _____ \$100.00X () = _____
Total: _____
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIPT #: _____



Claudia Husak
Planning Manager/Zoning Administrator
The City of Powell
47 Hall St, Powell OH 43065

RE: Lechler Building Renovation – Zoning Map Amendment

Dear Claudia,

As a part of the on-going planning for the Lechler Building renovation, we submit the following information as a part of a zoning amendment application. It is our understanding that the project area consists of 5 parcels to be combined into a single parcel.

The 5 parcels listed under lot # 318-434-02-001-000 have the existing classifications:

1. Current land use: Open space
2. Current zoning: Not Established

The amendment will consolidate to 1 parcel with the proposed classifications:

1. Proposed land use: Residential, with allowable areas for parks and maintenance facilities
2. Proposed Zoning: Planned Residential

The reasoning for the amendment is to combine 5 city-owned parcels, all within the area of the maintenance and storage facility, into 1 parcel. Additionally, it is our understanding that the site was previously incorporated with Liberty Township and does not have a recorded zoning district. The amendment will establish a zoning district and revise the land use to conform with the surrounding area and master plan.

Should you require additional or more specific information regarding this zoning amendment, please feel free to contact Samantha Bonner (765-430-7513) or Chase Ireland (781-801-8973) at your convenience.

Sincerely,

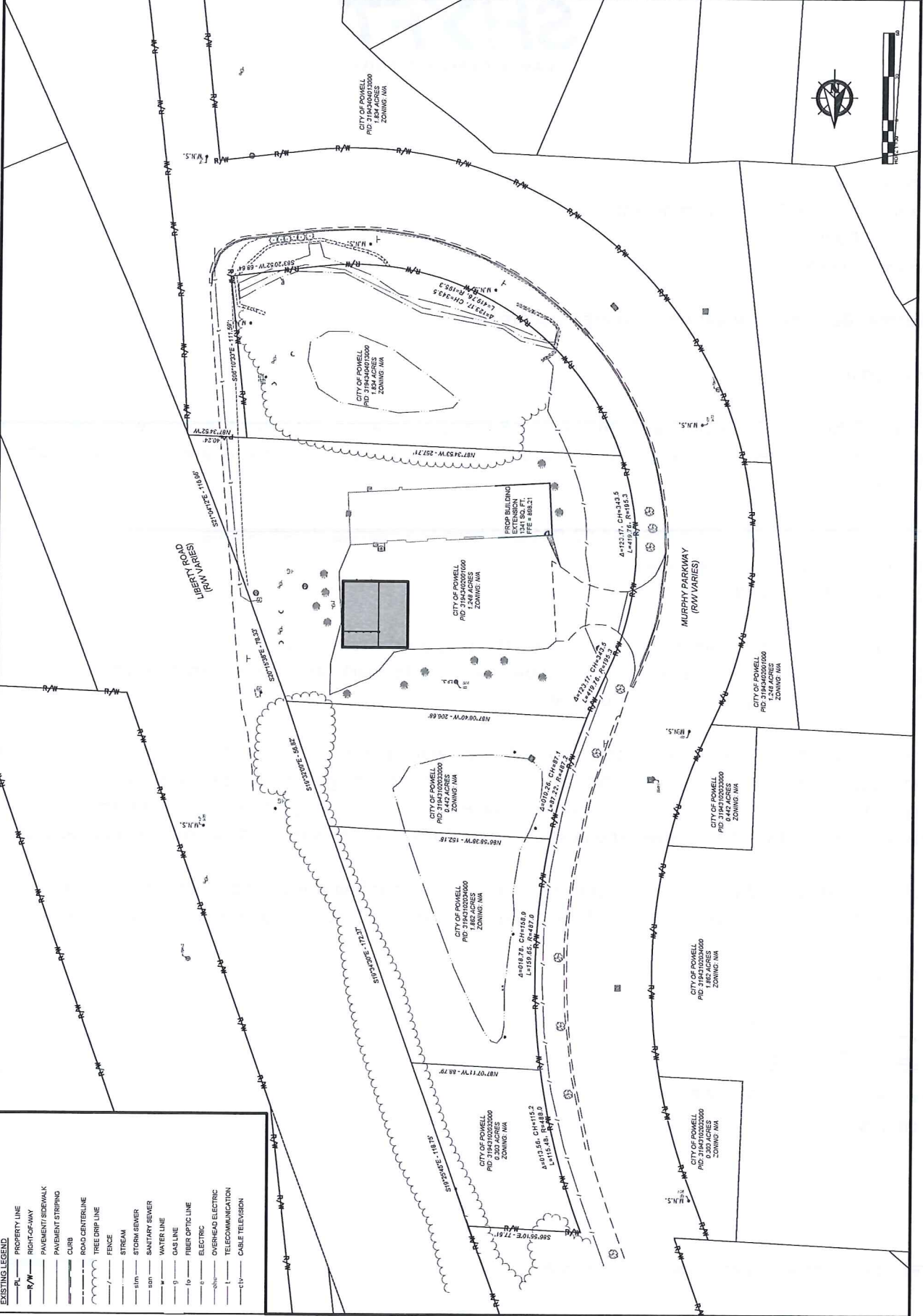
Steve Reynolds, AIA, LEED AP
Principal & COO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL REQUIRED NOT FOR
REVISIONS TO BE MADE IN THIS
PLAN. ANY CHANGES TO THE
PLAN SHALL BE MADE BY THE
OWNER AND SHALL BE APPROVED
BY THE CITY ENGINEER AND
CITY COMMISSIONER BEFORE
CONSTRUCTION OF THE PROJECT.

DATE: 4/15/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
JOB NUMBER: 2023-0208

C300



EXISTING LEGEND

- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- PAVEMENT/SIDEWALK
- PAVEMENT STRIPING
- CURB
- ROAD CENTERLINE
- TREE DRIP LINE
- FENCE
- STREAM
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- FIBER OPTIC LINE
- ELECTRIC
- OVERHEAD ELECTRIC
- TELECOMMUNICATION
- CABLE TELEVISION

Lechler Building Renovation

**Combined Preliminary &
Final Submission**

PREPARED FOR:
City of Powell - Planning & Zoning
May 24, 2024



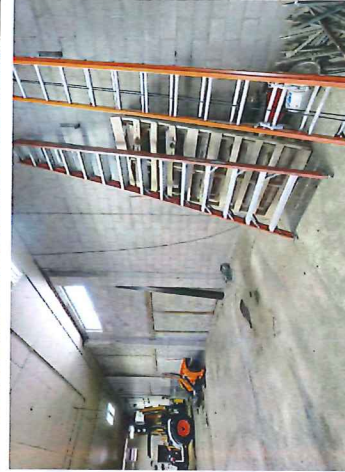
Existing Building

ADDRESS:
453 Murphy Parkway
Powell, OH 43065

OWNER:
City of Powell
47 Hall St
Powell, OH 43065

BUILDING USE:
Maintenance & Storage Facility

BUILDING SIZE & TYPE:
4300 SF Existing
828 SF Addition
1.28 Acre Lot



Statements of Character & Impact

STATEMENT OF CHARACTER:

The nature of this development is exterior improvements, and a new addition to increase storage capacity and improve overall interior efficiency.

The cost of the project is anticipated between \$900,000 and \$1,000,000. Rent is not applicable. The use will remain as a maintenance garage and storage facility for the City of Powell. The improvements should not engage additional levels of traffic or engagement to the site than already present.

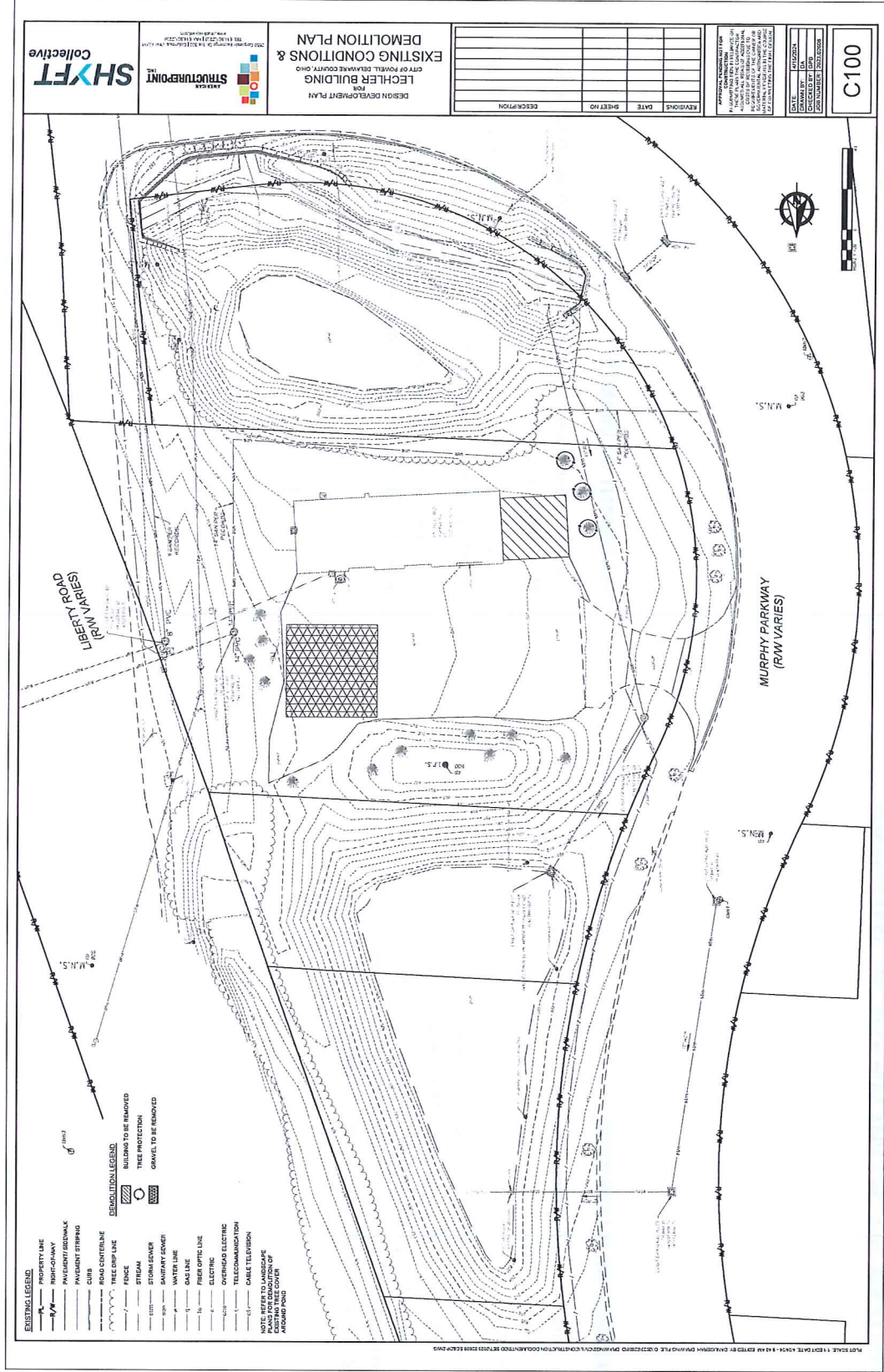
STATEMENT OF IMPACT:

The development will have minimal impact to local infrastructure, municipality, and schools.

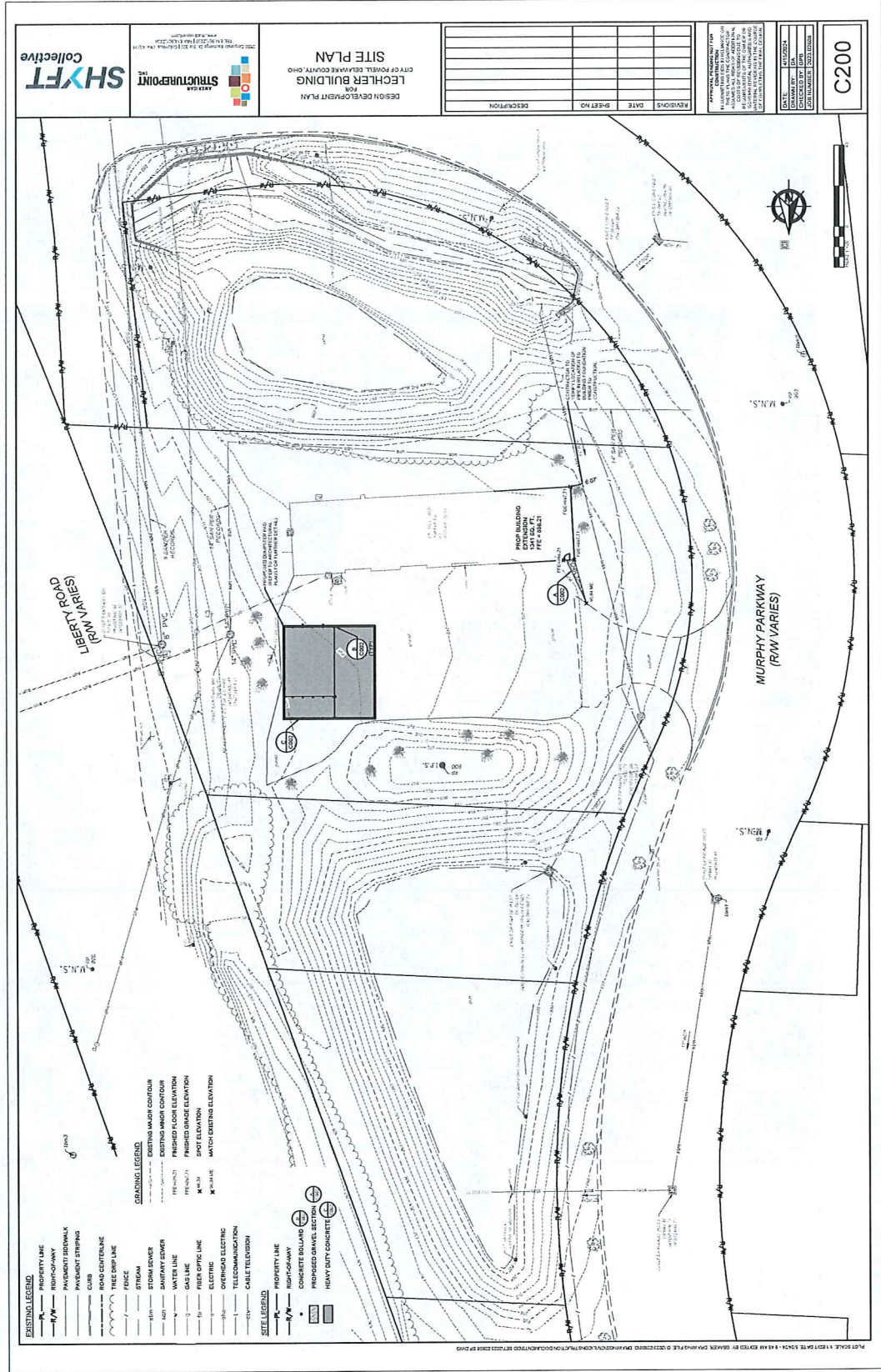
The use will remain and no increase in traffic to and from the site is expected following the completion of this project.

As a civic use, the project will not impact school enrollment or number of residential units within city of Powell limits.

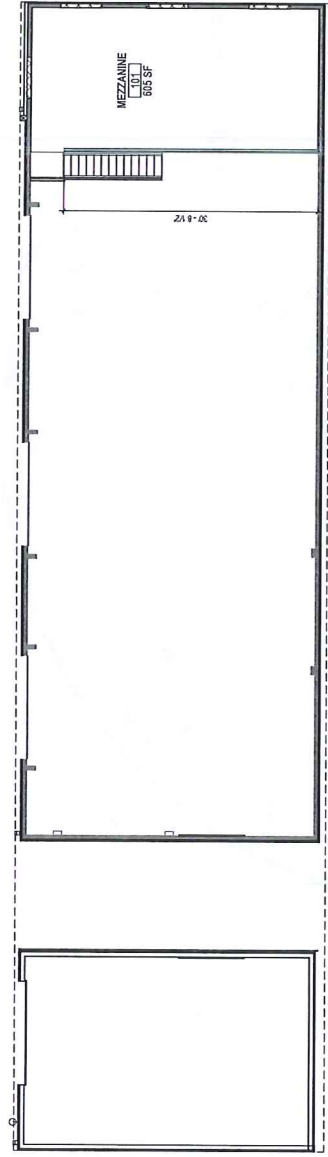
Vicinity Map - Existing



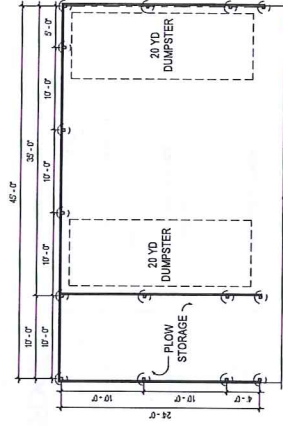
Vicinity Map - Proposed



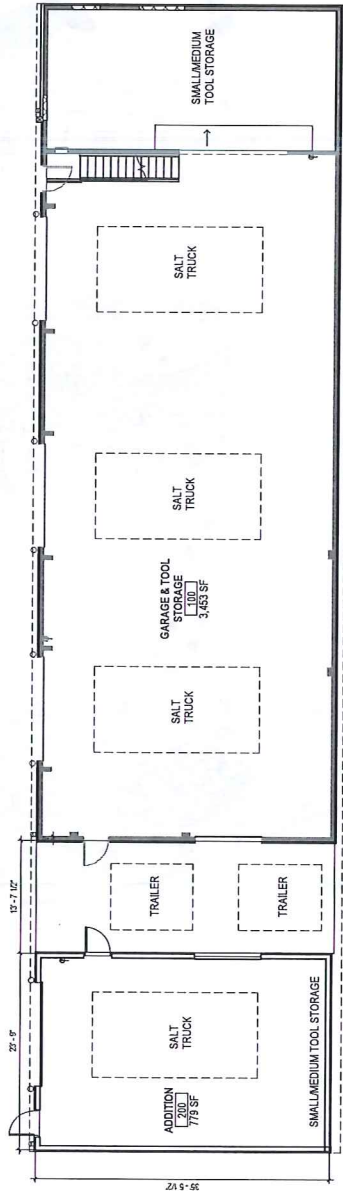
Schematic Floor Plans



FLOOR 2
NTS

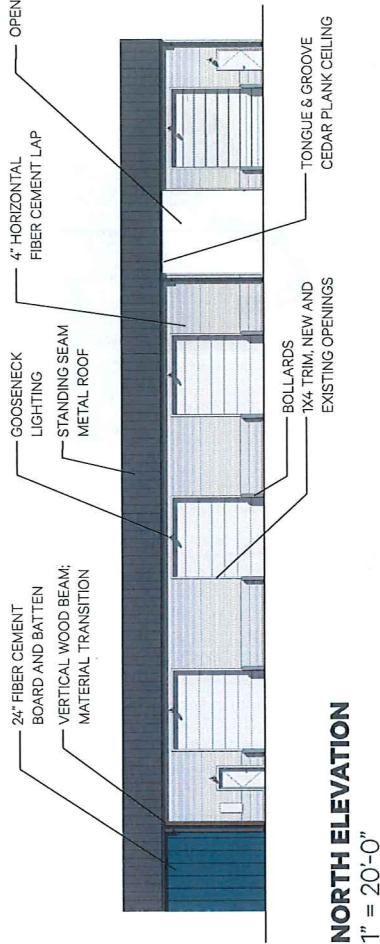


DUMPSTER ENCLOSURE
NTS

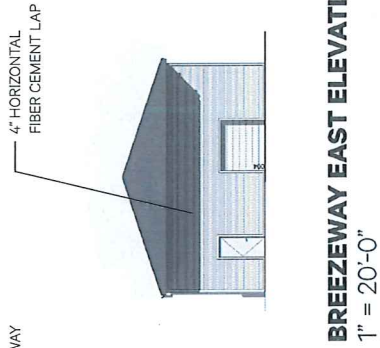


FLOOR 1
NTS

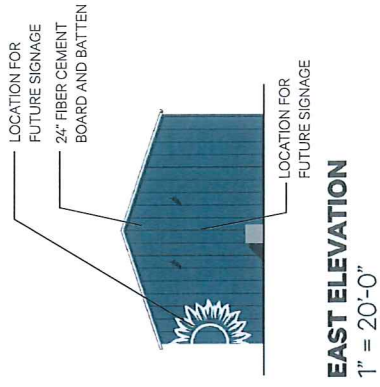
Schematic Elevations



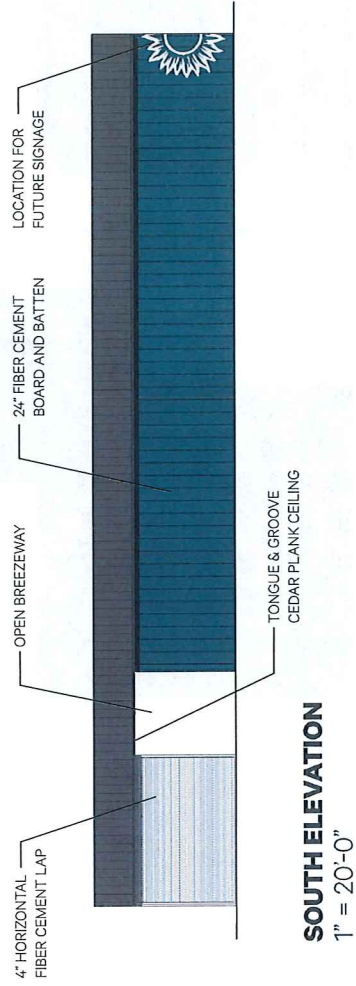
NORTH ELEVATION
1" = 20'-0"



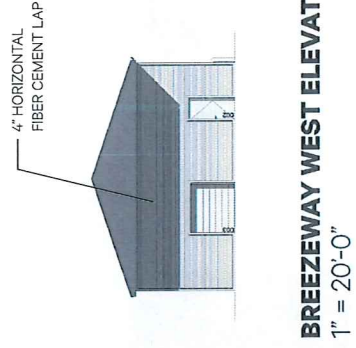
BREEZEWAY EAST ELEVATION
1" = 20'-0"



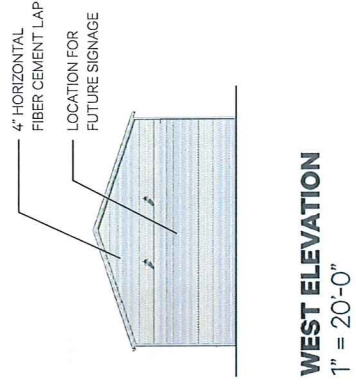
EAST ELEVATION
1" = 20'-0"



SOUTH ELEVATION
1" = 20'-0"

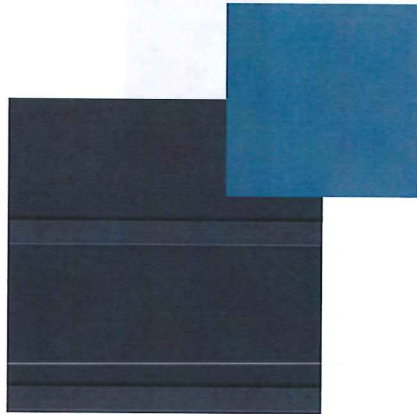


BREEZEWAY WEST ELEVATION
1" = 20'-0"

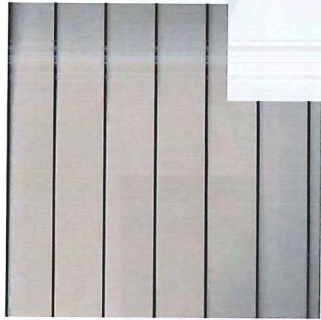


WEST ELEVATION
1" = 20'-0"

Exterior Finishes



24" BOARD & BATTEN
SW REVEL BLUE



4" FIBER CEMENT LAP
SW ROCK CANDY



TONGUE & GROOVE
CEDAR PLANK CEILING

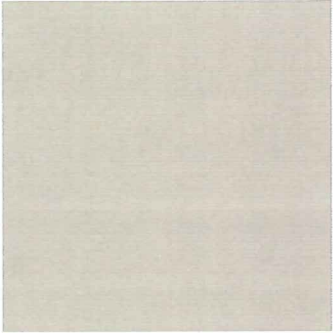


GOOSENECK
SCONCE

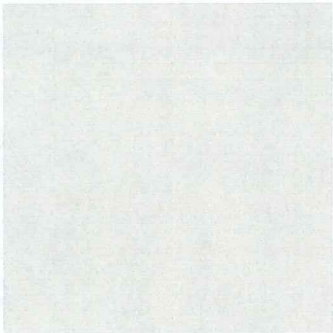


6" EXTERIOR CAN

Interior Finishes



INTERIOR WALLS
SW AGREEABLE GRAY



INTERIOR CEILINGS
SW SPARE WHITE



MEZZANINE FLOORING
12"x12" CHARCOAL VCT

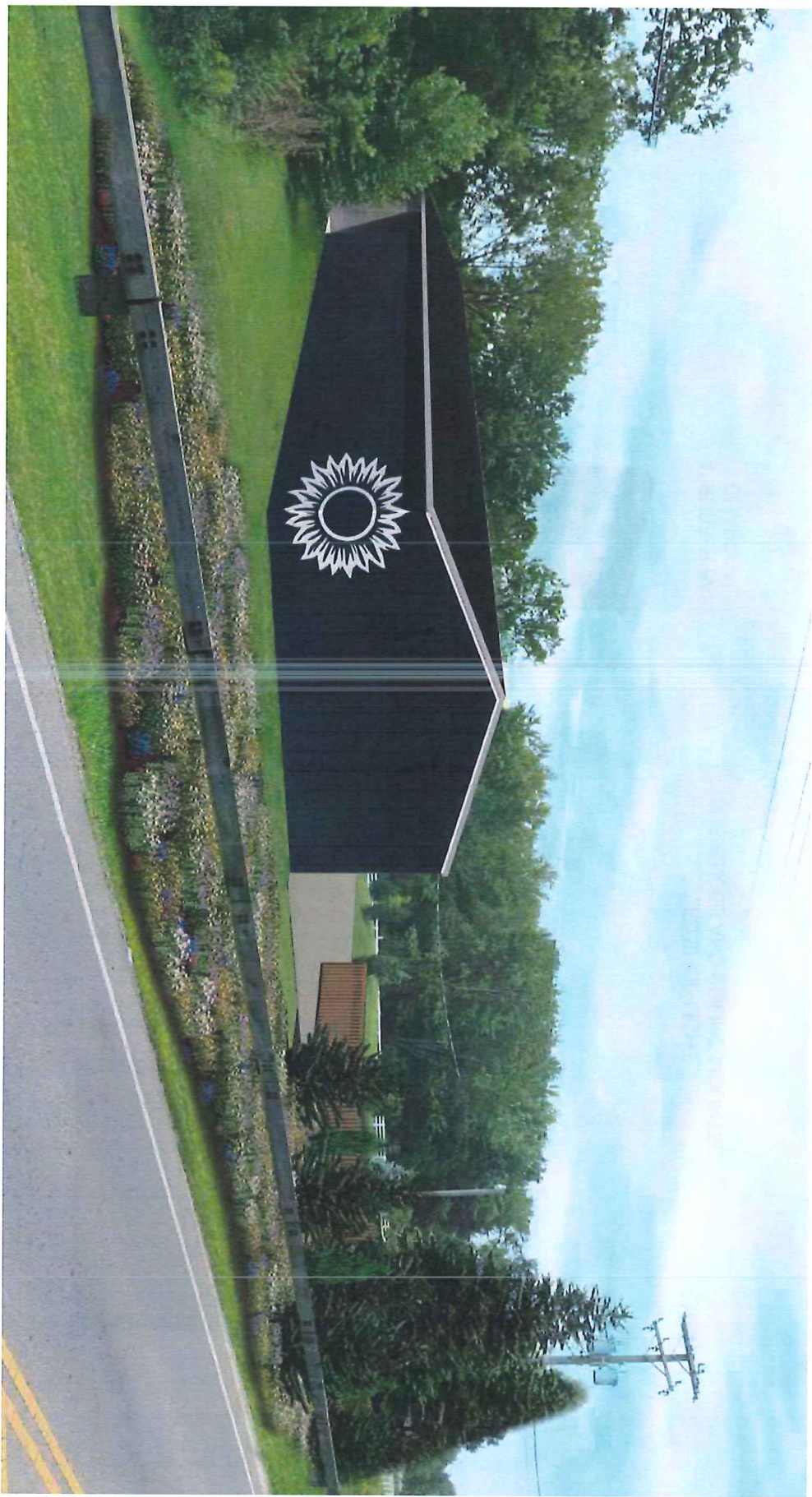


4" RUBBER BASE
CHARCOAL

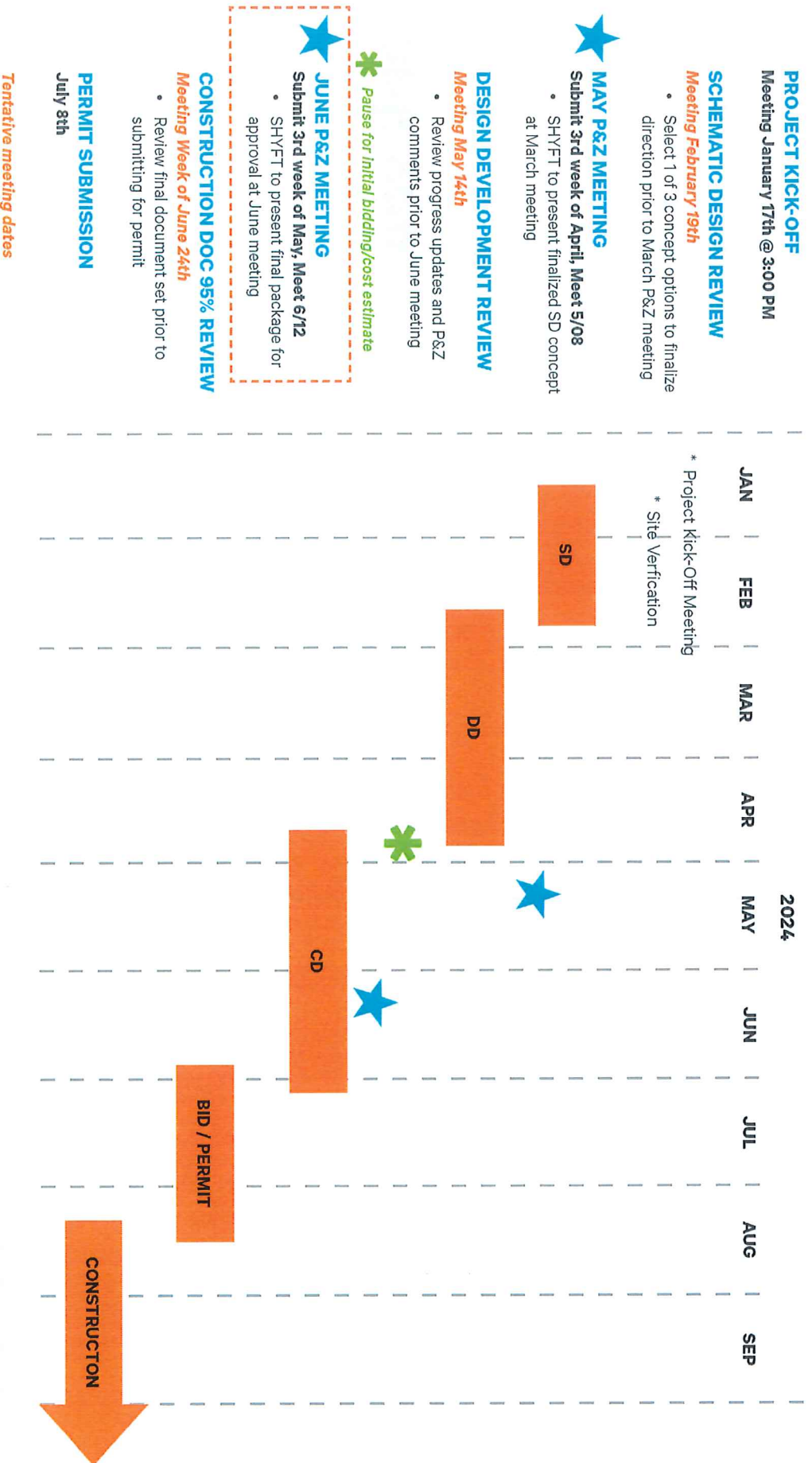


LED SHOP LIGHT
SUSPENDED AND CEILING MOUNTED

Exterior Rendering



Project Development Schedule



Thank you.

Project Development Schedule

a. ZONING MAP AMENDMENT/PRELIMINARY & FINAL DEVELOPMENT PLAN (2024-19Z/PDP/FDP) – SHYFT COLLECTIVE

This is a request for review and recommendation of approval to City Council of a Zoning Map Amendment and combined Preliminary and Final Development Plan for the renovation of the City-owned Lechler building and the associated site located at 453 Murphy Parkway. The site is at the intersection of Murphy Parkway and Liberty Road, east of the CSX railroad. The applicant is Shyft Collective.

Applicant: Shyft Collective
Location: 453 Murphy Parkway

Request: Review and recommendation of approval to City Council of a Zoning Map Amendment and combined Preliminary and Final Development Plan for the renovation of the City-owned Lechler building and the associated site located at 453 Murphy Parkway. The site is at the intersection of Murphy Parkway and Liberty Road, east of the CSX railroad. The applicant is Shyft Collective.

Chair Bailik read Case 2024-19Z/PDP/FDP into the record. Claudia Husak provided the staff report. There is no clear indication as to the zoning of the site and no records indicate any establishment of zoning after annexation. Staff determined that the most appropriate zoning for this site would be Planned Residential. Ms. Husak noted that parks and government facilities have historically been located within this zoning district. She stated that there have been few changes since the Sketch Plan was presented to the Planning & Zoning Commission last month. Staff has asked the applicant to note that they will be working with staff to identify vegetation for removal, and on identifying low maintenance and more native plants to be added.

APPLICANT

Samantha Bonner, Shyft Collective
15 East Gay Street Ste 2A
Columbus, Ohio 43215

Samantha Bonner stated that Shyft Collective will work with the Wayfinding Consultant that the city has hired on the graphics for the building.

Jeffrey Tyler asked Public Service Director Grant Crawford to speak about the purpose of the facility. Mr. Crawford explained that the facility operates as storage for public service. Staff do not work in the building, but it is used as a report-in site for staff as the salt trucks are there. The redesign will maximize storage and reduce the burden of additional public storage. The proposed addition will allow for storage of another salt truck and will allow the city to turn an old salt truck into a brine truck. Mr. Tyler noted that the applicant was selected through an RFQ, and that the City is very pleased with the design.

Chair Bailik opened Case 2024-19Z/PDP/FDP for public comment. Hearing none, Chair Bailik closed public participation. She opened up the floor for Commission member feedback and discussion.

Ryan Griffin stated he believes that this will be a great addition to the city.

Shaun Simpson thinks that the plans look nice and that the building will act as a great entry to the city. As he owns an adjoining property, he will be abstaining from the vote.

Stephen MacGuidwin said that he thinks that the plans look great.

Kurt Ramsey asked for clarification on the proposed zoning and stated that he thinks the plan looks great.

Elizabeth Baillik stated that she echoes what everyone else has said. She appreciates all that Public Service does for the city and thinks the redesigned building will be an asset.

MOTION: Kurt Ramsey moved to approve the zoning map amendment. Ryan Griffin seconded. Motion passed.

VOTE: Y-4 N-0 AB-1

MOTION: Ryan Griffin moved to approve the combined preliminary and final development plans. Kurt Ramsey seconded. Motion passed.

VOTE: Y-4 N-0 AB-1

b. SKETCH PLAN REVIEW (Case 2024-13SP) – LECHLER BUILDING

Applicant: Shyft Collective
Location: 453 Murphy Parkway

Request: Review and feedback on a proposal for the renovation of the City-owned Lechler building and the associated site. The site is at the intersection of Murphy Parkway and Liberty Road, east of the CSX railroad. The applicant is Shyft Collective.

Chair Bailik read Case 2024-13SP into the record. Claudia Husak provided a staff report. The applicant is proposing renovations and an 830-square-foot addition to the existing building. The current access point of Murphy Parkway will not change. Storage areas for dumpsters and plows will be formalized in the northern portion of the site and the addition will mainly accommodate a salt truck. The exterior modification to the building mainly consists of changes to siding and paint with a Powell logo added to the south elevation to emphasize the entry to the City.

Staff recommends the Commission provide the applicant/owner with comments regarding the above topics, and additional items the Commission wishes to discuss. The Commission should indicate whether or not there is support to combine the reviews for Preliminary and Final Development Plans.

APPLICANT

Steven Reynolds, Shyft Collective
16 East Gay Street
Columbus, Ohio 43215

Steven Reynolds stated that he will be working with the maintenance department to ensure the best functionality of the building. There will be a focus on landscaping to provide screening and an attractive entrance to the city. Greenery will provide screening for the dumpster area. The lean to on the building will be removed and will be replaced with a new building that will be connected to the existing building with a breezeway.

Chair Bailik opened Case 2024-13SP for public comment. Hearing none, Chair Bailik closed public participation. She opened up the floor for Commission member feedback and discussion.

Ryan Griffin said he thinks the building looks nice, but suggested adding wording to the building, perhaps "Welcome to Powell" as people who are not from Powell will not know what the sun design means.

David Lester said that the design is simple and he likes it.

Shaun Simpson asked for clarifications on the materials that will be used. Mr. Reynolds provided an answer and Mr. Simpson stated that he approves of the plan. Stephen MacGidwin stated that he thinks the Sketch Plan looks good and he agrees with the suggestion to combine the reviews for Preliminary and Final Development Plans.

c. SKETCH PLAN REVIEW (2024-16SP) – CAMPBELL HOUSE & MILANO FLORIST

Elizabeth Baillik asked if there was an opportunity to use the parking lot as overflow parking for Library Park. Mr. Reynolds said that there is not a plan for this at this time as they want to ensure that there is easy accessibility for the maintenance staff. The commission concurred that they approve combining the Preliminary and Final Development Plans for review.

Applicant: Randall Woodings, Kontogiannis and Associates
Location: 173 West Olentangy Street
Existing Zoning: DB – Downtown Business District
Request: Review and feedback of a proposal to demolish two existing buildings to allow the construction of two single-story commercial buildings at 173 West Olentangy Street.

Chair Baillik read Case 2024-16SP into the record. Claudia Husak provided a staff report. The applicant is proposing to demolish both structures and build a commercial space in their place with a replacement of the Campbell home in its place and the Florist building with two new structures. Access is shown as consolidated between the two existing properties. All proposed buildings will range in height from one to two stories but will maintain a height lower than 35 feet. Staff recommends that the applicant go before HDAC for feedback.

Staff recommends the Commission provide the applicant/owner with comments regarding the above topics, and additional items the Commission wishes to discuss.

APPLICANT

Randall Woodings
400 South 5th Street
Columbus, Ohio 43215

Randall Woodings gave some background on the history of these properties in terms of redevelopment efforts. The cost to update the buildings to bring them into code is more than the cost to tear down and rebuild. The Campell house will be rebuilt to look as similar as possible to the original house. The Milano building will be replaced by two single story building that meet all Powell requirements.

Chair Baillik opened Case 2024-16SP for public comment. Hearing none, Chair Baillik closed public participation. She opened up the floor for Commission member feedback and discussion.

David Lester had no comment

Ryan Griffin commended the applicant for trying to save the historic buildings, but appreciates that it is time for them to be replaced.

Shaun Simpson stated that if the site is to be used, the buildings will have to be torn down and he is all for it.

Stephen MacGuidwin had no comment

Elizabeth Bailik stated that she echoed the other's comments. At some point the historic nature isn't enough to save a building if the cost to do so outweighs the costs of rebuilding. She would like to have HDAC weigh in on these proposals. She supports demolition of the original buildings

VI. OTHER BUSINESS

VII. ADJOURNMENT

Meeting Adjourned at 6:40 p.m.

Elizabeth Bailik, Date, Chair

Kara Prem, Date, Administrative Assistant

