



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, June 10, 2015

7:00 P.M.

1. PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: Thomas L. Hart for Margello Development Co. and Schottenstein Real Estate Group
Location: Southeast quadrant of Sawmill Parkway and Seldom Seen Road
Existing Zoning: Liberty Township, Planned Commercial District (PC) and Planned Industrial District (PI)
Proposed Zoning: City of Powell, PC, Planned Commercial District
Request: To approve a Preliminary Development Plan for a proposed 308 residential unit, active adult community, and 5 acres of planned commercial development on roughly 44 acres, proposed to be annexed into the City of Powell.

Aerial Site Image: <https://goo.gl/maps/LpoZr>

Project Background

The property is proposed to be annexed into the City of Powell. As this property is surrounded on three sides by the City of Powell, it falls easily within our service area and access will come off of existing City streets. It makes sense that this property be annexed and developed within the City.

Proposal Overview

Current Zoning

The current zoning for the property within Liberty Township is PC, Planned Commercial District and PI, Planned Industrial District. These districts were established with a development plan named Seldom Seen Acres, which the Township Trustees have determined is an expired development plan. Therefore, any new development will be required to undergo review and approval of a new development plan, even if the development scheme remains the same as the original scheme, which had a mix of retail and commercial uses (including the possibility of a big box retailer) and Planned Industrial District uses such as a self-storage facility. There is an existing lattice tower type of cellular tower at the southeast corner of the site that will remain.

Current Land Use

The current land use of the proposed property is vacant. There has been some farming done recently. There are no particular interesting features to this property.

Surrounding Land Use

This site is bounded to the east by the railroad tracks, and the Wolf Commerce Office Park, to the north is the Seldom Seen Road park site and the maintenance facility and indoor recreations building on that master plan, the west and northwest are commercial uses including a large fitness facility, and to the south includes the Woods at Big Bear Farms condominiums and Beechwood Park.

Current Proposal

The current proposal will place the entire property within the PC, Planned Commercial District and will be added to the Powell Commercial TIF area. The current proposal has 5 acres of unknown commercial development on two 2-1/2 acre lots that are closest to Sawmill Parkway. There is a proposed street extension of Bunker Lane that also occurs there. There really is no plan or text for the commercial lots at this time. Therefore, future review of a Sketch Plan, Preliminary Plan, and Final Development Plan will be necessary for those parcels. However, we can still provide for the PC, Planned Commercial Zoning District for these parcels upon annexation.

To the east of Bunker Lane is proposed an "Active Adult Community" consisting of three types of leased residential unit types and a clubhouse. The three types of units are as follows:

- Building A - Four buildings consisting of 30 units each (120 total). These are 1 and 2 bedroom suites, with 12 garage spaces available per building and surface parking.
- Building B - Fifteen buildings consisting of 4 units each (60 total). These are 2 and 3 ranch homes with 2-car garages. These are typical "pinwheel" design much like other condominiums in the area (just south in Woods at Big Bear Farms).
- Building C - Sixteen buildings consisting of 8 townhomes per building (128 total). These are 2 and 3 bedroom, 2-story townhomes with 1 car garages each unit.
- Total Units - There are a total of 308 dwelling units on the residential portion of the property consisting of 37.9 acres, creating a net density of 8.12 units per acre on the residential acreage.
If one utilizes the entire property to calculate the density, the gross density is 7.88 units per acre.

Amenities in this plan include a bike path connection along Sawmill Parkway and the interior public streets leading to a pathway tunnel under Seldom Seen Road leading to and from the new Seldom Seen Road Park. A large clubhouse is provided for the residents, including a pool, fire pit lounge area, community garden and putting green. A small dog park is provided for the residents as well. There is a large pond at the south and southeast portion of the site that will be their storm water control. Next to that will be a gazebo or patio area for their residents.

Changes since the Last Submission

The applicant has made the following changes since the May 13, 2015 submission.

- Building layout for Buildings B and C have changed and the location of the clubhouse and amenities has been moved north.
- There are two types of building B available with what appears to be a change to one unit.
- Additional detail of the interior sidewalk system have been more fully developed.
- A detailed tree planting inventory and plan has been prepared.
- Additional road work needed on Sawmill Parkway has been shown.
- Perspective drawing of Buildings A as they relate to their size are submitted.
- Details of the plan within a text has been provided.
- There is no longer any engineering plans for the tunnel to Seldom Seen Park to the north.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(g), in approving a preliminary development plan, the Planning and Zoning Commission shall consider:

(1) If the proposed development is consistent with the intent and requirements of this Zoning Ordinance;

Notwithstanding the proposed development text (P. 19-21), Staff analysis of this plan and code requirements are different than the developer. A summary of divergences are as follows:

1. Building lot coverage: Maximum allowed is 20%. Proposed building coverage is 21.8%.
2. This item is typically reserved for single family Planned Residence Districts not PC districts. Therefore, the applicant is not correct.
3. Maximum number of multi-family units per any one acre, for the Buildings A area, is over 12 units per acre.
4. On larger residential developments, a larger 5 acre open space for active recreation is usually required. This is a significantly different type of population. Between all of the amenities being proposed, a larger space is not necessary. There is enough space, if so desired, for one additional popular active adult amenity and that is a pickle-ball court, which should be considered by the applicant.
5. The gross density of entire site, including the commercial site, is 7.9 du/acre. The net density of the residential area only is 8.2 du/ac. There is no divergence here.
6. This divergence allows for the larger building A and the townhouse units C. By having more units attached together provides for longer and larger buildings. This can be tempered with creating a strong sense of place and pedestrian scale through other means. This allows for the gates at the entrances.
7. The plan calls for three sign locations: one on Sawmill Parkway at the new street; one at Seldom Seen Road and Bunker Lane, and one on Sawmill Drive. These will be joint monument type signs for use by the commercial lots and the Powell Grand community.
8. The maximum height of the four Building A buildings is still unclear. Our code measures height from the grade to the mid-point between the eve and ridge. Staff has not yet seen a detailed enough elevation drawing to see what the proposed height is.

(2) The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;

The proposed Powell Grand project will be the highest density development within the City of Powell. However, it is by nature less of an impact as it is an active senior adult community. The location of this development is on a major arterial and minor arterial and has similar and compatible surrounding land uses. It just falls under the highest density code allows. It does provide for two commercial properties as well which adds to our tax base. This site will be added to the Powell Commercial TIF which will more than help with future capital improvements. Amenities provided on site will offset additional needs for the community to provide those amenities.

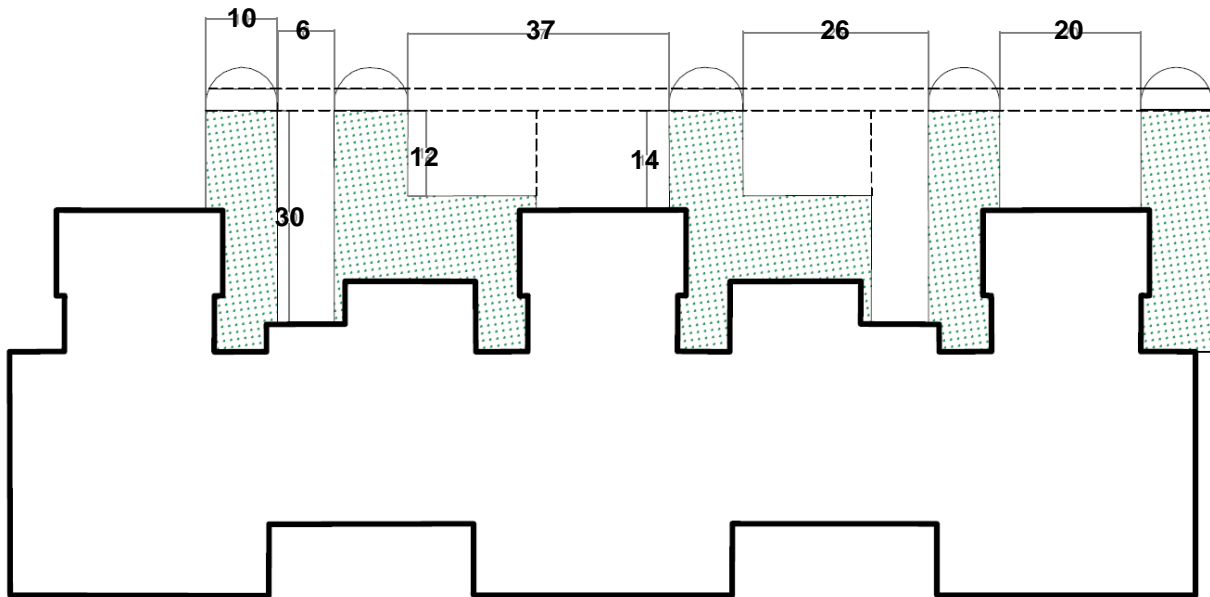
(3) The relationships between uses, and between uses and public facilities, streets, and pathways;

As proposed, the layout of the site seems appropriate for access and egress from the public streets. Work will need to be done on Sawmill Parkway for the installation of a traffic signal and changes to access to Sawmill Drive. The new interior public streets are necessary access points for the commercial properties as well as the residential. The public park is to the north and a tunnel under Seldom Seen Road is proposed. A pathway connection along Sawmill Parkway will be done south all of the way to Big Bear Avenue.

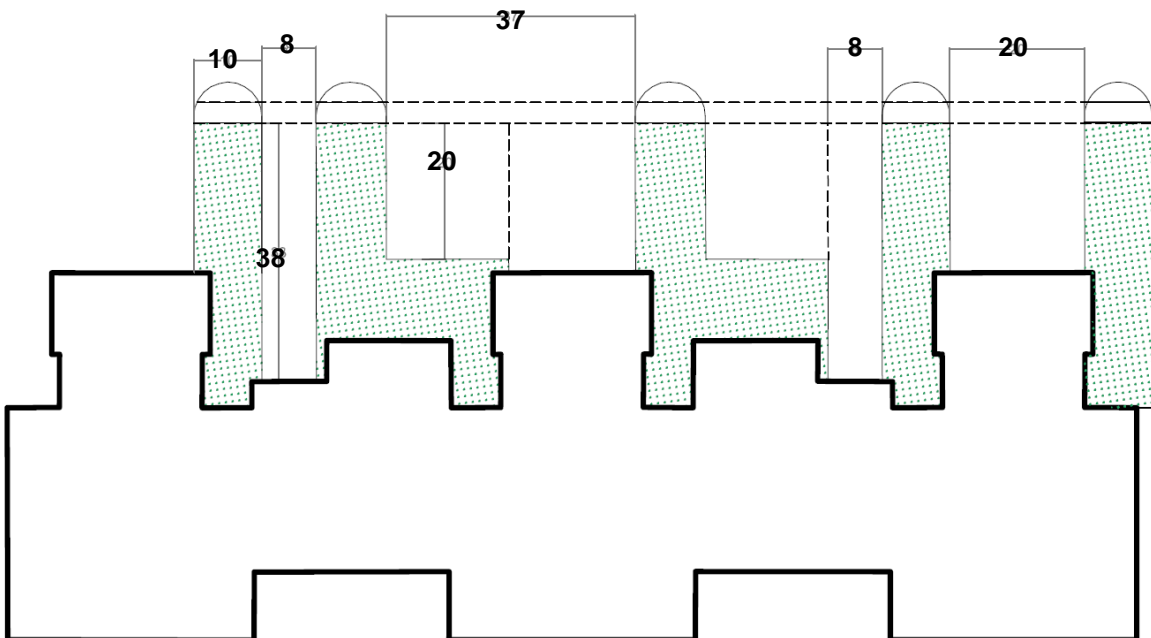
(4) Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;

Staff just received the Traffic Study on Friday. We will update this report later. Staff does have an issue with the interior sidewalk plan related to the depth of parking driveways for the townhomes. The depth of parking areas are not deep enough. See the images on the next page. We need the applicant to pinch the rear of the townhome buildings a few feet closer together to create better parking situation where the parking does not interfere with sidewalks.

existing (approximation)



Ideal



(5) Adequacy of yard spaces and uses at the periphery of the development;

All of the required setbacks are met. There is a large 100 foot buffer between the existing condos to the south. There are a few units that are set back 40 feet from the railroad right-of-way.

(6) Adequacy of open spaces and natural preserves and their relationships to land use areas and public access ways;

There is over 30% green space allotted for the residential portion of the plan. There are also many outdoor recreation opportunities for active older adults as well. There is a large tree planting plan provided.

(7) The order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase;

The developer proposes to build the residential area in one phase and has established the financing for it. The commercial properties will be built as proper users are found.

(8) Estimates of the time required to complete the development and its various phases;

It is estimated that the build-out of the residential property will be 12 to 14 months.

(9) Improvements to be made by the Municipality, if any, and their cost;

The developer will be making all of the required capital infrastructure improvements associated with the impacts of this development. The City and developer will, in all likelihood, enter into a TIF agreement for portions of the improvements necessary due to bettering the community. A Financial Analysis that the developer intends to submit has yet to be submitted and reviewed.

(10) The community cost of providing public services to the development;

The additional services required due to this development is not going to overburden current staffing levels.

(11) Impacts of the development on surrounding or adjacent areas;

Although this development will create additional traffic, the traffic that is created is much less than many other things that could be developed here such as movie theaters, commercial strip centers, and the like. The population that is expected to live here do not drive as much as a typical single family home, or create traffic as a destination commercial space. The residents will support the local businesses that are nearby, especially the CVS.

Staff Comments

This being a Preliminary Development Plan, we expect to see a lot more detail than we do at the Sketch Plan and that has been provided. However, as of this writing on June 5, we have yet to review the traffic analysis and receive the financial analysis. Staff expects them today and in all likelihood will be able to present results and ideas due to those reports at the meeting. Continued work on architectural details are also progressing but not yet submitted.

Staff has had a chance to review the proposal as well as nearby proposals with the County Engineer's office. Some parameters were established for the traffic study and hopefully it can come to a good conclusion. We will continue to coordinate as we go through the plan review process.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission begin the public hearing process and continue it to a future known meeting time where additional detail as required can be presented. There is substantial communication and coordination between the City and the County, and public infrastructure detail that is needed as we continue to the Final Development Plan and any future TIF Agreement that City Council will need to consider.

SKETCH PLAN REVIEW – May 13, 2015

Project Background

The property is proposed to be annexed into the City of Powell. As this property is surrounded on three sides by the City of Powell, falls easily within our service area in the middle of the city, and access will come off of existing City streets, it makes sense that this property be annexed into the City.

Proposal Overview

Current Zoning

The current zoning for the property within Liberty Township is PC, Planned Commercial District and PI, Planned Industrial District. These districts were established with a development plan named Seldom Seen Acres, which the Township Trustees have determined is an expired development plan. Therefore, any new development will be required to undergo review and approval of a new development plan, even if the development scheme remains the same as the original scheme, which had a mix of retail and commercial uses (including the possibility of a big box retailer) and Planned Industrial District uses such as a self-storage facility. There is an existing lattice tower type of cellular tower at the southeast corner of the site that will remain.

Current Land Use

The current land use of the proposed property is vacant. There has been some farming done recently. There are no particular interesting features to this property.

Surrounding Land Use

This site is bounded to the east by the railroad tracks, and the Wolf Commerce Office Park, to the north is the Seldom Seen Road park site and the maintenance facility and indoor recreations building on that master plan, the west and northwest are commercial uses including a large fitness facility, and to the south includes the Woods at Big Bear Farms condominiums and Beechwood Park.

Current Proposal

The current proposal will place the entire property within the PC, Planned Commercial District and will be added to the Powell Commercial TIF area. The current proposal has 5 acres of unknown commercial development on two 2-1/2 acre lots that are closest to Sawmill Parkway. There is a proposed street extension of Bunker Lane that also occurs there. To the east of Bunker Lane is proposed an "Active Adult Community" consisting of three types of leased residential unit types and a clubhouse. The three types of units are as follows:

- Building A - Four buildings consisting of 30 units each (120 total). These are 1 and 2 bedroom suites, each with a garage space for one vehicle along with some surface parking lots.
- Building B - Fifteen buildings consisting of 4 units each (60 total). These are 2 and 3 ranch homes with 2-car garages. These are typical "pinwheel" design much like other condominiums in the area (just south in Woods at Big Bear Farms).
- Building C - Sixteen buildings consisting of 8 townhomes per building (128 total). These are 2 and 3 bedroom, 2-story townhomes with 1 car garages each unit.

- Total Units - There are a total of 308 dwelling units on the residential portion of the property consisting of 32.9 acres, creating a net density of 9.36 units per acre. If one utilizes the entire property to calculate the density, the gross density is 8.12 units per acre.

Amenities are included with this plan, including a bike path connection along Sawmill Parkway and the interior public streets leading to a pathway tunnel under Seldom Seen Road leading to and from the new Seldom Seen Road Park. Although not shown on the plan, interior sidewalks are going to be included. A large clubhouse is provided for the residents, including a pool, fire pit lounge area, community garden and putting green. A small dog park is provided for the residents as well. There is a large pond at the south and southeast portion of the site that will be their storm water control.

Staff Comments

Comprehensive Plan

The current 1995 Comprehensive Plan Map shows this property area to be utilized for Village Lot Housing (Cluster; higher than S.F. Density) and Scenic Easement. Since that time, Sawmill Parkway has been built and the land area adjacent to the parkway has been developed in a much higher density and intensity outside of Powell. Including the Golf Village plan, most of the adjacent developments were approved within Liberty Township, and some annexed into Powell like Golf Village, Lifetime Fitness and CVS. It is anticipated that the Comprehensive Plan Update we have been working on will recommend some other types of land use than the current Comprehensive Plan.

Zoning Code

The property is being proposed to be developed under the PC, Planned Commercial District. This district was chosen as there are both commercial and residential uses, the uses as proposed are permitted uses that can be chosen, and the residential uses will be leased residential units, and be commercial uses as part of the Powell Commercial TIF. According to the developer, it is anticipated that upwards to \$50 million of assessed value will be constructed with this plan.

The Planned Commercial district does allow for the uses that are proposed. The maximum number of dwelling units in any Planned District development plan cannot exceed twelve (12) units per any one acre, shall be clustered around green spaces, scenic easements, water features or provide such amenities. If proposed along a parkway, the parkway must be built. The code also requires that there should be no more than 4 dwelling units attached side by side and no more than 8 per structure. There would be divergences to these requirements requested. The Planned Residence District does allow for up to 9 du/acre. Of course, when we examine density, we examine the impacts of the proposed development on the community overall, and can lessen the density as we examine the impacts on the roadways, sewers, etc.

There are a lot of other technical zoning requirements that this concept plan cannot show as it is so conceptual of a plan. Therefore, staff cannot comment on those at this time.

General Comments

This property is very difficult to deal with. Although we can see this as a great opportunity to put in a great mixed used plan throughout all of the property, a plan such as this merits consideration. This plan provides for a transition of density from the existing Woods at Big Bear Farms condominiums trending to higher density toward the north of the property. The planned commercial properties toward Sawmill Parkway also makes sense. The internal street network seems to work appropriately, especially as the developer states that they will add interior sidewalks. The following items of concern are generally reviewed through the development plan process:

- Density – Is the proposed density reasonable for this location? As a development aimed and designed for seniors who have downsized, the impacts of density are less than a typical subdivision, young professional apartments, or other such uses.
- Traffic – A traffic study shall be completed to the satisfaction of the City and the County Engineer. Previous plans have been shown to require improvements to Sawmill Parkway and Seldom Seen Road.

- Sanitary Sewer – Is there appropriate sanitary sewer capacity available or are downstream improvements necessary. Previous plans had shown downstream improvements are necessary.
- Financial – Does this proposed development promote financial benefits to the City that outweigh negatives? Staff recommends a financial analysis be done as allowed by the zoning code.
- Parking – Staff’s initial suggestion is that there is too much parking proposed.
- Open Spaces – There is over 20% green space and recreational areas are provided for the anticipated residents.
- Pathway linkages – Are there enough pathway linkages? There is an existing path to the southeast corner in Beechwood Park that staff feels should be connected to this plan. Also, the pathway should be continued north along Sawmill Parkway to the CVS, unless Liberty Township is requiring it of the developer of the lot in front of this property. We do like the proposed tunnel to access the Seldom Seen Road park site.
- There are some layout issues we discussed with the townhomes and the senior suites buildings.
- Will the architectural quality of the buildings be enhanced at a pedestrian scale, especially the townhouses where wrap around porch details and a greater number of porches and details can enhance that portion of the development?
- The larger Senior Suites buildings at Seldom Seen Road show great detail and design.

The planning concept and community desires for “aging in place” and providing for housing for those who want to stay in Powell and move to the area after downsizing from quality single family homes makes this a unique opportunity for the City, rather than a detriment. Overall, with some massaging of the plan through the development plan process, this proposal initially has merits.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(a), the Commission shall review the Sketch Plan with the Owner and provide the Owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

Staff Recommendation

This project should proceed to the Preliminary Development Plan stage of our review process.

2. CERTIFICATE OF APPROPRIATENESS REVIEW

Applicant: Sean Snyder
Location: East side of Lincoln Street
Existing Zoning: DB, Downtown Business District
Request: To approve final architectural details of two proposed office buildings.

Site Aerial Map: <https://www.google.com/maps/d/edit?mid=zllWbDq9EXYA.kJw7Ki-xlZrk>

Proposal Overview

Lincoln Street LLC is proposing a two building office development on 1.05 acres along Lincoln Street. The two buildings will be used for office and small warehouse space. The office and warehouse space is for a company that sells bathroom fixtures to hotels.

Project Background

P&Z, as part of its final plan approval (April 8, 2015), requested that HDAC review the design of the proposed buildings to ensure they are in line with downtown district guidelines. HDAC reviewed the proposal as per P&Z's request on April 28, 2015 and provided the comments below to the applicant. The staff report and minutes from the meeting are attached below for reference.

Comments HDAC provided the applicant are as follows:

- Many HDAC members were in favor of the type and use of the proposal.
- The HDAC would like to see more details and samples of materials.
- They would like to see a break between the warehouse and office part of the building. Either by shrinking the office part of the building or adding a downspout.
- The small windows above looked out of place for something in Powell.
- Would like to see a hardiplank around the building not metal siding.
- Overhead door would like to see a different color than white, maybe grey.
- Change window gridding to match architectural advisor recommendations
- Use of the wall pack would be okay, but need to consider shields.
- Would like to see the band continued around the building at the same level.
- Add a gable vent.
- The HDAC requested to see the application again with a full set of working drawings, with dimensions and samples.

Changes since the Last Submission

The applicant made the following changes since the April 28, 2015 HDAC meeting:

- Staff was told that the applicant would bring actual materials to the next P&Z meeting.
- Dimensions added to the cementitious trim.
- Building heights provided.
- Some of the upper windows on both buildings have been moved up closer to the eaves.
- The door colors have been changed to grey.
- Window muttons changed.
- Detailed dimensions provided for windows and cornices.

Staff Comments

Staff believes that the applicant has incorporated many of HDAC comments into their submission. They did not shrink the office part of the building, did not include a vent in the gables or changed the siding to all hardiplank. Staff agrees with keeping the size of the offices the same proportion. The office space will be utilized more and should have as much space as possible. The applicant should include a gable vent as per the architectural advisor's recommendation. Staff does not see an issue with using metal siding as it would be more durable than hardiplank. However, staff defers on this point to the P&Z and the architectural advisor.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.18 DD (j): No environmental changes shall be made to any property within the Downtown District unless a Certificate of Appropriateness has been previously issued by the Planning and Zoning Commission, Historic Downtown Advisory Commission, or the Zoning Administrator, when authorized.

As this is a new build in the downtown districts, P&Z has the authority to approve a Certificate of Appropriateness.

Staff Recommendation

Based on its analysis staff recommends approval of the final development plan with the following conditions.

1. All of the Architectural Advisor's comments are satisfied.
2. The City Engineer reviews all plans and changes are made to their satisfaction.

HDAC - ARCHITECTURAL REVIEW – April 28, 2015

Applicant: Sean Snyder
Location: Lincoln Street
Existing Zoning: DB, Downtown Business District
Request: To review a final development plan for a proposed two building office development on 1.05 acres at the request of the Planning and Zoning Commission.

Site Aerial Map: <https://www.google.com/maps/d/edit?mid=zllWbDq9EXYA.kJw7Ki-xlZrk>

Project Overview

Lincoln Street LLC is proposing a two building office development on 1.05 acres along Lincoln Street. The two buildings will be used for office and small warehouse space. The office and warehouse space is for a company that sells bathroom fixtures to hotels. This application was reviewed by the Planning and Zoning Commission (P&Z) and has received its final develop plan review approval. P&Z reviews are attached for reference.

P&Z, as part of its final plan approval, requested HDAC to review the design of the proposed buildings to ensure they are in line with downtown district guidelines. Only after HDAC has reviewed the proposal can the applicant submit to City Council for approval.

The applicant has provided the same documents presented to P&Z with the addition of detailed cut sheets outlining color, material, and fixture selections.

Ordinance Review

The application is in line with the zoning code and the Powell Comprehensive Plan.

The [City of Powell Architectural Guidelines \(PAG\)](#) were reviewed and used in the creation of this staff report.

Staff Comments

Staff comments follow the organization of the PAG.

The structure of the comments below are as follows:

PAG topic area

- Whether the proposed application meets PAG guidelines or not.
 - Specific PAG guidelines.
 - Staff comments.

Architectural Style (PAG, P. 265)

- The proposed project is in line with PAG's preferred architectural styles.
 - The type of building proposed is a "Stick Style" architectural style (PAG, P. 266).
 - A building with wood frame construction and faced in wood siding.
 - Roof eaves project considerably, often supported by diagonal braces.
- The materials proposed by the applicant are in line with PAG requirements.
 - The applicant is proposing wood brackets under eaves, metal standing seam roofing, and board and batten siding.

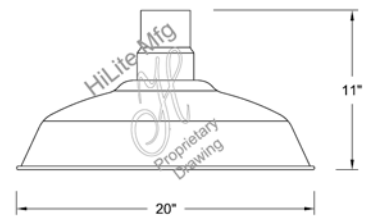


Site Considerations (PAG, P. 269)

- The proposed layout of the site is also consistent with the PAG’s site considerations.
 - Maintain the rural village character of Powell's Historic District.
 - The proposed used is a farm-barn style structure. This adds to the rural character of downtown.
 - Parking and roads should be designed to require the least amount of surface.
 - The proposed parking is the least amount required by city code.
 - Drives should be the shortest length possible and the minimum width necessary.
 - The drivers are as short and width is as small as possible. The access may seem larger, as trucks need to make their way onto the site. Turning radii analyses are provided in the applicant’s packet.
 - Access roads should be located as unobtrusively as possible, and landscaping should be planned to soften their impact.
 - The applicant’s landscape plans shows how landscaping will soften the site.
 - Commercial lots should be paved with asphalt, brick, concrete, or tar and chips as required in the Powell Zoning Code.
 - The lot will be paved with asphalt.
 - Sidewalks in all areas of the historic district should be concrete.
 - Sidewalks are to be concrete.
 - The building is set back 20 feet from the road with a modest front yard.
 - The proposed buildings are 25 feed from the road.

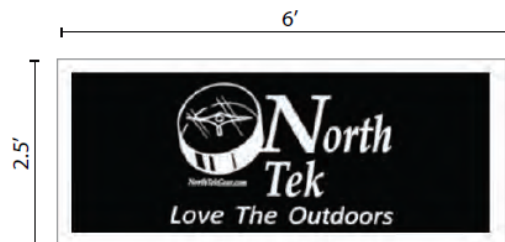
Lighting (PAG, P. 272)

- The applicant provided the lighting fixture to be used (see below).
 - Lighting fixtures should be simple Victorian or turn of the century in design, with round or egg-shaped globes on metal posts with minimal detailing.
 - The lighting fixture is atypical for those found in the historic district. Staff defers to the Architectural Advisor for advice.
 - There are security lights proposed on the side of the building. Staff urges the applicant to use shields to ensure there is no light bleed onto neighboring properties.



Signage and Graphics (PAG, P. 274)

- The applicant provided a signage design that meets all of the PAG except that the size of the larger sign is too big and both signs are aluminum.
 - Overall size should not exceed 12 square feet in the Historic District.
 - The proposed sign is 24 square feet.
 - Wood is the preferred material for signs.
 - Staff defers to the Commission for their opinion.

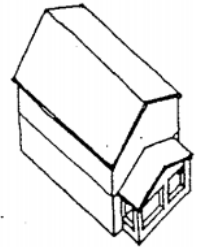


Landscaping (PAG, P. 278)

- The applicant has provided a landscape plan. It is consistent with the PAG.
 - Street trees should be planted approximately 25 feet apart and 3 to 4 feet from the sidewalk.
 - Although the trees are closer than 25 feet. Staff recommends keeping the additional trees to soften the look of the site.
 - It is recommended that the trees be planted in the lawn panels between the buildings and the sidewalk. Trees in this location will be less likely to send roots under a sidewalk.
 - A variety of street trees should be planted in order to ensure that the tree line will survive the failure of one species.
 - Yards should be rural in character, and use native plantings. These should be primarily grass with trees and small beds of native cultivated or wild flowers.

Massing (PAG, P. 280)

- The type of massing of the proposed buildings is single gable and it is consistent with the PAG regulations.
 - Instead of a porch, the second block of the building is office space.



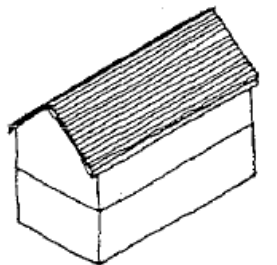
SINGLE GABLE

New Construction (PAG, P. 283)

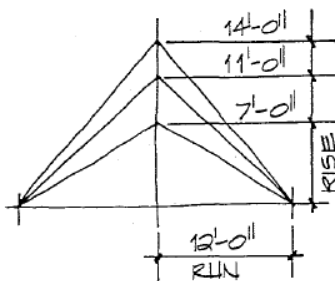
- The applicants building is in line with policies about new construction in the PAG.
 - New construction, which is in harmony with the existing character of Powell is encouraged within the Historical District.
 - This does not mean that new buildings must be exact copies of older ones. Contemporary design which is compatible with existing structures in massing, materials and detailing is encouraged.
 - Every effort should be made to break up the massing of these buildings through the use of wings, projections, porches, roof slopes and dormers.
 - Massive, blocky buildings and long, linear buildings are not appropriate anywhere in the historic district.

Roofs (PAG, P. 285)

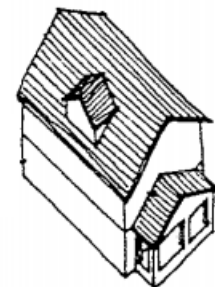
- The roof is consistent with the PAG. However, staff defers to the Architectural Advisor regarding slope.
 - For the larger building, the applicant is proposing a gable roof with a pitch of 12/4 for the main block of the building and 12/10 for the secondary block.
 - For the smaller building, the applicant is proposing a gable roof with a pitch of 12/5 for the main block of the building and 12/10 for the secondary block.
 - Gable roofs are most appropriate for new construction in the Historic District.
 - Based on PAG, the shape of the proposed building has an appropriate mass broken up by the porch.



GABLE ROOF



ROOF SLOPES



ROOF IS LESS MASSIVE

Building Materials (PAG, P. 291)

- The applicant's proposed building materials are consistent with the PAG. However, staff is unsure about the chosen material and style of the siding. Staff defers to the Architectural Advisor for an opinion.
 - The applicant has opted to not have an exposed foundation.
 - Siding proposed is a HardiePanel® designed batten. Staff is unsure of this selection.
 - According to the PAG (P. 303), the use of aluminum and vinyl siding in new construction or to replace existing wood siding should not be considered unless all other possible courses of action have been explored.

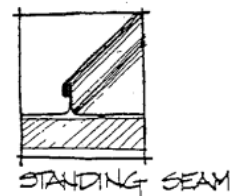


- The proposed Eco-Seam™ roof's material (metal) and style (standing seam) is consistent with the PAG.



Roofing (PAG, P. 304)

- The applicant is proposing batten standing seam metal roofing shingles. This is in line with the PAG.
 - A few of the buildings in Powell's historic district have metal roofs. Most of these roofs are built of tin, and are either batten or standing seam types. These types of roofs were popular in rural areas in the 19th century.
 - Only silver-gray "tin" colors are appropriate for use in the historic district.
 - Metal roofs other than batten or standing seam types are not appropriate for use in the district.



Windows (PAG, P. 307)

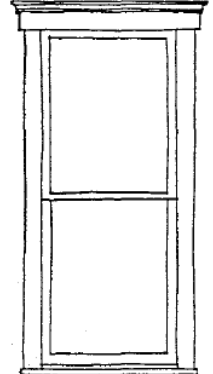
- The applicant's proposed windows are somewhat consistent with the PAG guidelines. The applicant is proposing vinyl windows where wood is preferred.
 - There are three basic types of windows which are historically correct within the Historic District, double-hung, "ribbon" and fixed sash.
 - The most common type of window in the village is double-hung, straight-topped, and as tall, thin proportions. These windows range from two to three times as tall as they are wide.
 - The applicant has proposed double-hung windows.



ProFinish Contractor
Vinyl Single Hung New Construction Window

The Contractor series offers virtually unlimited size and style options to give you the ultimate in design flexibility, while providing easy installation with an integral nailing fin and J-channel and impressive energy-efficient options.

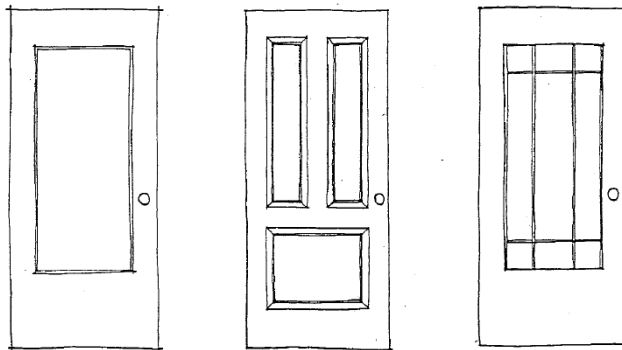
- Two-over-two or one-over-one pane divisions are typical.
- Single mass buildings should have more windows to enliven their facades.
- Most of the windows in Powell are detailed with simple trim, and this simplicity should be reflected in new construction.
- Wood windows are preferred for replacement or new construction in the historic district.
 - The applicant is proposing vinyl windows.



57 W. Olentangy St.

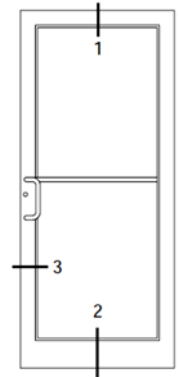
Doors (PAG, P. 317)

- The applicant's doors are in line with some of PAG recommendations.
 - Although wood doors are preferred, steel doors may be appropriate for replacement or new construction.
 - Staff defers to the Architectural Advisor for an opinion on the details of the door.
 - The PAG does not have guidelines regarding garage doors.
 - Staff defers to the Architectural Advisor for an opinion on the garage doors.



ALTERNATIVE DOORS FOR REPLACEMENT OR NEW CONSTRUCTION

350 MEDIUM STILE



- All exterior doors in the Historic District should be painted to match or coordinate with building trim.
- Door trim used in new construction should reflect the traditional trims, which are similar to those illustrated for windows.

Cornices and Friezes (PAG, P. 326)

- The applicant's cornices are in line with the PAG.
 - For new construction, a simplified version which reflects the scale, substance and rhythm of typical village cornices will be appropriate.
 - Cornices used on commercial scale buildings should be fairly large (about one eighth to one sixth of the total height of the building) and should extend along all facades visible from main roads.

Gutters and Downspouts (PAG, P. 328)

- The applicant's gutters are in line with the PAG.
 - Aluminum downspouts may be used for replacement or new construction.
 - All gutters used in replacement or new construction should be painted to match fascia trim.

Painting and Colors (PAG, P. 330)

- The applicant's color scheme is consistent with PAG.
 - The applicant should note color schemes outlined on P. 333 of the PAG.

Other comments

- The applicant has worked hard to match existing buildings in the downtown. Specially, the city building. A new building that follows this aesthetic will improve the downtown core.
- The choice of the applicant to design a farm barn plays well into the history of Powell as a rural community. This style of building will add to the character of the downtown.
- The applicant has a canopy coming out of the front of the smaller block of both buildings. Although we do not have guidelines on canopies, staff would suggest a design more typical of a porch. Staff defers to the Architectural Advisor for an opinion.

Staff Recommendation

Staff recommends HDAC to recommend to Council that the applicant has met their requirements. With the following conditions:

1. The applicant has met the standards of the HDAC, Architectural Advisor, and Staff.
2. That the applicant has clarified staff's questions.