



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

MARCH 23, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, March 23, 2016 at 7:01 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Commissioners Boysko and Fusch were absent. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Rocky Kambo, GIS/Planner, advised the Commission there are two large projects Staff is involved with; a Code Update Committee and the Keep Cars Moving Initiative Committee. The Codes need to be updated since the Comprehensive Plan is now in place. The Code Update Committee is made up of two Council members, two Planning & Zoning Commission members (Don Emerick & Bill Little) and City Staff (David Betz, Rocky Kambo and Steve Lutz). The updating of the Codes should be done by the end of 2016. Staff will update P&Z often throughout the process. P&Z will hear and hopefully approve the final Code updates.

The second project, the Keep Cars Moving Initiative Committee, will provide a higher level engineering review of the traffic issues, development and design recommendations. The focus is in the downtown core area. Staff has assembled a consultant team consisting of MKSK, Trans Associates and EMH&T. The Keep Cars Moving Initiative Committee hopes to have concrete recommendations within 18 months.

Leilani Napier, Planning & Zoning Clerk, polled the Commission to see if any Commission members would like to move to electronic packet information only as opposed to paper and electronic. Commissioners Hartranft and Chairman Emerick said they were willing to go with electronic packet information only. Commissioners Little, Jester and Cooper said they would like to continue receiving paper packets.

David Betz, Development Director, gave Chairman Emerick a copy of and reminded the Commission of the P&Z Commission meeting rules. Copies of the meeting rules are always placed on the back table for residents to see.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of February 10, 2016. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant:	Margello Development Company
Location:	West of Sawmill Road at Zion Drive
Existing Zoning:	(PC) Planned Commercial District
Request:	To review a Preliminary Development Plan proposal to construct two vehicle storage buildings in Phase I and a third building in Phase II, on a 4.49 acre site.

Vince Margello, 3967 Presidential Parkway, Margello Development Co., said he is a 37 year resident of Powell. He has addressed all of the Commission's questions from the February 10th P&Z meeting. He will let Mr. Kambo go over the details. He will answer any questions the Commission has at the end. Please keep in mind the property is a commercial piece of property. The proposed project will create low traffic rather than something

like a car wash, gas station or apartments. Mr. Margello said he has owned this acreage for over ten (10) years and the acreage is responsible for the touching of Powell to Sawmill Parkway, which allows the City to get target developments. He bought the property for this reason.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

Project Background

The applicant proposed two storage units at the Sketch Plan meeting on February 10, 2016. At this meeting, residents and the Planning & Zoning Commission (P&Z) recommended the applicant submit a design for the building facing Old Sawmill Road as part of their next submission. The applicant agreed and has now provided a design with site layout for this 26,220 square foot (SF) third building. The applicant also met with Staff to work out landscaping and multi-use path layouts.

Proposal Overview

The applicant is now proposing two storage units with a third building along Old Sawmill Road. The use of the third building is unknown but is designed with the scale and architecture of a large commercial use (e.g. sports facility, offices).

Changes since the Last Submission

Since the last meeting, the applicant met with Staff and provided a submission with the following changes:

1. The applicant, at the request of P&Z, included a rendering with a building footprint for a third 26,220 SF building along Old Sawmill Road.
2. The applicant and Staff agreed to have a multi-use path extend along Presidential Parkway to Old Sawmill Road instead of along the east side of the site, which wouldn't have been very functional.
3. More detailed landscaping is provided, which includes mounding along Old Sawmill Road to further screen the buildings from the street.
4. The site plan now includes a wider view of adjoining parcels to provide better context of the site.
5. The applicant provided turning radii analysis.

Ordinance Overview

In accordance with the requirements of Codified Ordinance 1143.11(g), in approving a Preliminary Development Plan, the Planning & Zoning Commission shall consider:

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

As stated during the Sketch Plan review, the proposed land use is not a permitted or conditionally permitted use within the (PC) Planned Commercial District. A use such as this is generally reserved for the (PI) Planned Industrial District: "Self-storage facilities and parking lots or storage areas for boats and/or recreational vehicles". The Planned Commercial District allows for heavier types of commercial uses such as auto service stations and automotive repair, as well as mobile homes, travel trailers and implement sales. These uses are more intense than what is being proposed. It was determined during the Sketch Plan review the proposed use would be allowable. A storage unit facility will generate less intense use than an office park or other types of commercial uses such as a retail store, a daycare center, etc. Powell is a planned district community, meaning Powell has a baseline zoning but the City can negotiate with developers and applicants to ensure the development is a benefit to the City. It is Staff's opinion the proposed storage units would be good for Powell.

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;

Staff agrees with the comments made during the Sketch Plan review by the City's Architectural Advisor, Chris Meyers. This site is well suited for the proposed use. It is tucked away behind other commercial buildings and will have little visual impact on its surroundings. Staff believes the site is suited for a one story storage unit since the intensity is low and the location on the site would suit little else. Many other allowable commercial uses on this site could have a much greater impact on neighboring uses. Even though the property is zoned for commercial use, there is little else which would be well suited for this site.

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

The storage units are proposed in the center of other commercial development; creating a harmonious relationship. The storage units will be used sporadically. The residential neighbors near the site should have very little impact since the buildings will eventually be hidden from view. In terms of traffic, the site is likely to be visited infrequently and during daylight hours. Public facilities will not be used since the site will not have sewer or water. Electricity will be for lighting only. The proposed use is not out of scale with the nearby streets and should have minimal impact. There are no proposed pathways on the site. The applicant has offered to extend the

Presidential Parkway pathway to Old Sawmill Road; a significant benefit to residents around the site and to Powell.

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

The nearby roads around the site; Sawmill Parkway, Presidential Parkway and Old Sawmill Road; are more than adequate to handle the types and amount of traffic to the site. The applicant has provided turn radii analyses for the site. Staff is confident the site is capable of handling the large vehicles. Staff questions whether the northern units of the site have the turning radii needed for a larger truck to make safe turning movements. The applicant will need to provide more detail. The buildings may need to be lessened in size by a unit or two at the northern end if the turning movements do not allow for its use.

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

The applicant is providing a great deal of landscape buffering on Old Sawmill Road. The yard space will be visually appealing as well as shielding for the residents nearby. There may need to be additional landscaping at the northwest corner of the site to screen the view from Presidential Parkway. There is going to be adequate landscaping on the east side of the property, specifically in front of the future sports facility. The developer will be mounding along Old Sawmill Road.

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

As a commercial site, there is little need for open spaces. The site detention area to the west, the trees to the south and the landscape buffer to the east will help to soften the storage facility's look. These features will have a positive relationship with the public access ways.

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

The two vehicle storage units will be completed in Phase I. The applicant mentioned the third building will be completed in Phase II, within a year of the other two buildings being completed. The P&Z Commission can set the requirement for the third building to be completed within a specified period of time.

8. Estimates of the time required to complete the development and its various phases:

A year for each phase.

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

No improvements required by the City of Powell.

10. The community cost of providing public services to the development, and

The site should have little community cost. There may be some minimal cost with having Powell police patrol the site.

11. Impacts of the development on surrounding or adjacent areas.

This development is the last parcel within this commercial block. This, coupled with the fact it is a low impact development, should not impede future development if needed.

"The Planning & Zoning Commission may require the staging of the planned development to minimize early stage major impacts on the community infrastructure and services systems, and may require the staging of land uses to be generally consistent with the phased development of supporting land uses and public services and facilities.

The Commission's approval in principle of the Preliminary Development Plan shall be necessary before an applicant may submit a Final Development Plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility."

Staff Comments

- The storage units are generally a low impact use. Compared to other allowable uses, this proposal would have the least amount of impact.
- The proposed use provides another service to Powell residents.
- The storage units will be hidden from view within a year of development. A third commercial space will be developed. The residents of Powell will acquire two more services they otherwise would not have.
- For nearby neighbors, the site will be landscaped to minimize visual impact and have infrequent use.

- Staff sees the proposal as a positive development.

Staff Recommendation

Staff recommends approval of the Preliminary Development Plan with the following conditions:

1. The applicant provide a development plan text with their Final Development Plan submission.
2. Further turn radii analyses are provided for the northern units of the site.
3. The applicant agrees to come back before the P&Z to finalize the details of the third building before construction is permitted.

Mr. Betz said the applicant has a history of this type of use. The applicant owns a storage unit facility behind the UDF.

Chris Meyers, Architectural Advisor, asked if the 3rd building, the sports facility, is a part of this review. Mr. Margello said it is not. Mr. Meyers asked what the plan is for the pad of the area, is it grass, ready for construction? Mr. Margello said they are going to do roller compacted concrete on the whole area considered vehicle traffic area. Asphalt doesn't last very long. They will do roller compaction and then put 1-1/2 inches of asphalt on top. They will build the pad throughout the whole area. Mr. Meyers asked if the edge is a curb. Mr. Margello said no, it is a planting area. They won't fill this planting area until the building is done. Mr. Meyers asked if landscaping on Old Sawmill Road is a part of the project. Mr. Margello said yes, they are going to use burning bushes to match the landscaping used around existing buildings. Mr. Meyers suggested showing the proposed landscaping in the Final Development Plan. Mr. Meyers said comments have been made regarding durability of the materials which will be used for the storage units. The buildings are field built buildings and aren't pre-engineered structures. The exterior material is all metal siding. Mr. Meyers asked what the gauge of the metal siding is, what the durability and performance of the other storage units Mr. Margello owns is. Mr. Margello said they use a heavy metal. He doesn't know the gauge off-hand but it is thick. He has owned the property behind UDF for approximately nine (9) years and he has had no structural problems, no denting. Mr. Meyers said the siding is a galvanized steel product. The material is durable. Mr. Margello said there will be bollards in front of every building so people can't back into the buildings. Mr. Meyers asked about using a plexi-glass panel in the doors of the storage units to allow light in. Mr. Margello said they don't want people to be able to see inside the storage units. Mr. Meyers asked if the storage units are classified with an occupancy load. If the storage units are classified with an occupancy load, the buildings will require an egress for the occupancy and it would require egress lighting for the occupancy condition. Jim Clarke, with Clarke Architects, said the buildings will be defined as non-occupied buildings. Mr. Meyers asked if the buildings can just have overhead garage doors and no man-doors. Mr. Clarke said yes, the buildings are utility buildings, which basically are garages. Mr. Meyers said he wanted to make sure the applicant isn't running into a situation where power has to be run to the storage units for egress lights. Mr. Margello said they aren't expecting heavy usage of the buildings. The units will be used by local residents for their toys they don't have room for. Mr. Margello said, to address Mr. Kambo's concern about the buildings in the northwest area of the site not having enough turning room, he will not rent the units in the northwest corner to anyone who has large items to store. They will rent those units to someone who only has a boat or collector vehicles, rather than a large RV. Mr. Meyers asked about the water run-off from the big, metal roofs. Mr. Margello said the roofs are shingled not metal. Mr. Meyers said 8" gutters are proposed but down spouts aren't shown. Mr. Clarke said the run-off will be piped to underground. Mr. Meyers said City and County Engineers need to be a part of the final approval so they can verify the water and storm water management calculations. Mr. Meyers said the applicant is addressing architectural issues. The bigger component is the buffer around the site and how the view is controlled with the landscaping. The 3rd building is the last piece of the puzzle and will complete the envelope of what surrounds the storage units. Mr. Margello said a lot of planning will go into the 3rd building since it will be sitting on Old Sawmill Road. Mr. Meyers said the effort has been made by the applicant for the 3rd building to fit in nicely. Mr. Meyers asked if there is a time frame or projection of when the 3rd building will be built. Mr. Margello said he would like to build the storage units this year and the 3rd building the following year.

Chairman Emerick opened this item to public comment.

Rosalinde Childers, Vice President of Davidson Phillips Inc., said Davidson Phillips Inc. is the developer of Sawmill Parkway area and there is a deed restriction tied to the plat of land associated with Mr. Margello's proposal. She is attending tonight to make sure the P&Z Commission is aware of the zoning requirements every applicant who builds in this area must meet. Applicants must obtain plan and architectural approval from Davidson Phillips Inc. The applicant has not approached nor was Davison Phillips aware of the newest submittal to P&Z. She wants the deed restriction to be on record, which says "no building, parking lot or structure of any type shall commence or be maintained on any lot described herein, nor shall any exterior, addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing as to the harmony of exterior design and location in relation to surrounding

structures and topography by Davidson Phillips Inc. or by an architectural committee composed of three or more representatives appointed by Davidson Phillips Inc.". Ms. Childers said at this point, they are still the body who controls this area. She is one of the Committee members. She was asked to attend and speak to the P&Z Commission. Everyone along Sawmill Parkway who has built and owns a building, including Mr. Margello, are aware of this requirement. It is difficult to see all metal buildings placed in an environment where all other buildings have natural siding and materials. All buildings from Franklin County to Powell Road have natural materials. Liberty Township and Davidson Phillips Inc. made previous applicants take aluminum siding down and use stucco. It is good for the neighborhood and businesses to carry the natural siding concept forward. Davidson Phillips probably has no objection to the idea of storage units but will object to using all metal siding on the exterior.

Steve Ussery, 195 W. Olentangy Street, said he is representing the Sawmill Business Park, which is immediately south of the property Mr. Margello is proposing the storage units on. The business park sold Mr. Margello the property ten (10) years ago. Mr. Ussery said he has no problem with the buildings or the use, but he does have a problem with the exterior. He was involved years ago with the building Davidson Phillips made remove the aluminum siding from and put stucco on. The area needs to have consistency in regards to natural materials. He has six (6) buildings, all made of cedar or brick. He would like to see material rather than sheet metal used.

Hearing no other comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper said he thinks there is more work which needs to be done in regards to the layout of the property, unless the units in the northwest corner aren't rented to people with large RVs. He asked where people will park the vehicle they drive to the storage units in. Mr. Margello said people would park their vehicle in front of the garage door to their unit. There won't be a lot of people at the storage units at the same time. Commissioner Cooper asked if there would still be room for someone to drive by in their RV if someone parks their car in front of their storage unit's garage door. Mr. Margello said yes, plenty of room. Mr. Margello said he isn't trying to create inconveniences. He is proposing a low impact project. The sports facility on Old Sawmill Road will have more traffic impact than the storage units. This will be a facility which people rent a unit and may not come to the storage unit but once a month. Commissioner Cooper said he still has a small problem with the lack of electricity. Mr. Margello said he has done a lot of research on this and he doesn't want electricity. People will rent units and run businesses out of them or grow marijuana in them. He does not want electricity in the storage units. If the Commission doesn't like the idea of storage units, he will scratch the idea and put something a lot heavier, with higher use on the commercial lot. Commissioner Cooper said he doesn't like the exterior. Metal siding is wrong anywhere in Powell. He would like to see the proposed buildings go before Davidson Phillips first before P&Z makes any changes to the siding. Mr. Margello said he doesn't have a problem going before Davidson Phillips. He purchased the Metro building which is 90% stucco and it is cracked and has needed repairs. Mr. Margello said he doesn't think stucco is a better product than metal. Commissioner Cooper said the City doesn't have metal buildings in Powell. Mr. Margello said there are metal buildings in Powell. Commissioner Cooper said there are some buildings which have been around for a long time. Mr. Margello said Steve Ussery's offices are in a metal building. Commissioner Cooper asked how long Mr. Ussery's buildings have been around. Mr. Ussery said since 1965. Mr. Margello said they are landscaping the south side of the property which currently has no landscaping. He can build office warehouses on the property and cannibalize Mr. Ussery's business. He doesn't want to do this. He is trying to build something different so he doesn't put a burden on other people's businesses. This property is wide open for office warehouses and he can build office warehouses very easily and have success with them. Commissioner Cooper said he has a problem with the exterior of the buildings.

Commissioner Jester said he thinks the buildings seem to be pretty tight in regards to space but Mr. Margello has to live with it. He thinks Mr. Margello is packing a lot into the space. Commissioner Jester said he understands not wanting to have electricity. He thinks the siding issue is an important item but he doesn't know what else Mr. Margello could do about it. Mr. Margello said the Commission needs to have respect for the developer. Ms. Childers brought up the point of all of the other buildings. Davidson Phillips owned Greystone at one time. Mr. Margello said when he took Greystone over it was an eye sore. The roof was falling down, the stucco was breaking and the stone was breaking. He saw these types of concerns every day when he served on the Historical Society. Nobody thinks about the maintenance it requires to maintain a building. He will be around the buildings 24/7 and he plans on keeping the property up to snuff. The buildings will be hidden, there will be very little traffic. Commissioner Jester said Mr. Margello has done just about all he can do with the plan.

Commissioner Hartranft thanked everyone for coming and giving their input. Commissioner Hartranft asked about the other property owner who has agreed to allow the multi-use path on their property. Mr. Betz said Mr. Margello owns the property the path will be put on. The property isn't in the City but installing the path to the north of the proposed property will allow connection to City paths. Commissioner Hartranft asked if the new

pathways will be in Liberty Township. Mr. Betz said yes, the City has already talked with the County Engineer about it. Commissioner Hartranft said he agrees with Mr. Meyers regarding increasing the northwest landscaping. He asked Mr. Margello how he feels about stucco. Mr. Margello said he hates it. It cracks and it cracks. Commissioner Hartranft asked what other materials could be used. Ms. Childers said Hardi-plank. Mr. Margello said Hardi-plank used to be taboo in Powell. Mr. Margello said the buildings will be hid. He wants something maintenance free and it makes no sense to use something which isn't. Commissioner Hartranft said if Mr. Margello was to put an office building on the property he would probably use stucco. Mr. Margello said no, if he put in office warehouses he would use stone, cedar and not stucco. There will be a lot more activity if he puts in office warehouses. Commissioner Hartranft asked which regulations Mr. Margello is bound by, the Sawmill Parkway committee or the City of Powell. Mr. Betz said there is a note on the plat, which is likened to a deed restriction, which was done outside of Powell. The land was annexed into Powell after. The City doesn't enforce deed restrictions. The City has Zoning Ordinances, which allows for a variance. These buildings would be a variance to City Code. Commissioner Hartranft asked if Mr. Margello would be taking a risk of having a lean placed on the property or a fine by moving forward. Mr. Margello said he isn't going to do anything which would upset Ms. Childers. He knows Dave Ruma and will discuss his project with Mr. Ruma and Ms. Childers. Commissioner Hartranft said he wants to make sure the Commission doesn't get caught up in the regulations. Mr. Margello said he would meet with Davidson Phillips. Ms. Childers said the plat goes with the land, it doesn't matter who is developing. There would be a legal document filed for non-compliance which would raise flags if the owner ever wanted to sell the property.

Commissioner Little said he walked the property today. He commended Mr. Margello for his care of the rear sides of his other buildings. There is one issue which was brought up by residents; the tires at the fitness place. Mr. Margello said he counted the tires. There are 17 tires and he sent an e-mail today. He hopes at least 10 of the tires will disappear. Commissioner Little asked if the owner of the property at Old Sawmill and Zion Drive has submitted a request for condos on the property. Mr. Betz said yes, the plan has expired. Commissioner Little said in theory, the property at Old Sawmill and Zion Drive is going to be developed and will ultimately have an impact on the people living in the existing homes. Commissioner Little said it is a good idea to move the pathway to Presidential Parkway. Commissioner Little said he can accept the storage units not having electricity because most motor homes have generators which can be used or a person could bring in a portable generator. He can accept the storage units not having waste dumping sites as long as something is written in the rental agreements. He can accept no dumpsters as long as something is in writing saying minimal dumping in neighboring business's dumpsters is allowed. Mr. Margello said there will be dumpsters at the sports facility. His lease documents will say no dumping of trash, no toxic wastes or anything similar on the property. Commissioner Little pointed out City Code says retail sales facilities, convenience stores, commercial recreation, entertainment facilities, multi-family residences, apartments, hotels, motels, restaurants and automotive/mobile home/travel trailer sales are permitted on this property. The City could have an RV sales facility put on this property. From a use standpoint, we need to look at what could be put on this property. Storage units are going to be low volume traffic and infrequent use. The proposed storage units aren't the typical storage units where furniture is stored and it costs \$30 - \$40 a month to store. Mr. Margello said there will be no outside storage parking or fencing. Commissioner Little said he can consider allowing a variance if he keeps the proposed use of the property in mind. Commissioner Little said he would like to see the landscaping completed as a part of Phase I. The landscaping details and the 3rd building details need to be provided at the Final Development Plan stage. Commissioner Little said he is not a fan of stucco and he doesn't think stucco is a better alternative to metal siding. The gymnastics building built on Seldom Seen is a combination of brick and metal siding. He asked Mr. Margello to get creative during the Final Development Plan in regards to making the exterior attractive. Mr. Margello said the property is private property. The road going to the storage units isn't a public road. People won't be driving by the buildings constantly. Commissioner Little said the final building design should come back before the Commission.

Chairman Emerick said the buildings in Village Pointe were submitted as one long building initially. The buildings exceed Code as far as building length. P&Z asked the buildings to be broke into two buildings. The buildings in this proposal are just over 233 feet long. Chairman Emerick asked if the Code has been changed or is there still a building length limit. Mr. Betz said the proposed buildings are broken up with façade changes, making a difference. Chairman Emerick said two separate buildings were made out of one building in the Village Pointe plan. Mr. Betz said the roof and façade changes were made to address the Code. Chairman Emerick asked if the 233'4" is acceptable. Mr. Betz said it is acceptable because of the roof and façade changes. Mr. Kambo said material and elevation changes can be used to break up the mass of buildings.

Commissioner Little moved to approve the Preliminary Development Plan submitted by Margello Development Co., for the property located west of Old Sawmill Road and Zion Drive, subject to the following conditions:

1. That the applicant shall provide a development plan text with their Final Development Plan submission; and
2. That the applicant shall provide further turn radii analysis for the northern units of the site; and

3. That the applicant shall come back before the Planning & Zoning Commission to finalize the details of the 3rd proposed building before construction is permitted; and
4. That the applicant shall provide a detailed landscaping plan at the Final Development Plan review, which shall include additional landscaping at the northwest corner of the property and a commitment to complete landscaping along Old Sawmill Road during Phase I of the project; and
5. That the applicant shall present exterior material selections for the Final Development Plan review.

Commissioner Jester seconded the motion.

VOTE: Y 5 N 0

SKETCH PLAN REVIEW

Applicant: Dr. Ali Khaksarfard, DDS
 Location: Northwest corner of West Olentangy Street and Lincoln Street
 Existing Zoning: (DB) Downtown Business District
 Request: To review a Sketch Plan proposal to construct a commercial building containing approximately 18,780 feet on a 2.3 acre site.

Darrell Pappa, Thomas Beery Architects, said the plan layout follows the recommendations of the downtown revitalization and the Comprehensive Plan. The development is intended to become a link to the existing downtown business area by enriching the streetscape along West Olentangy Street and by promoting pedestrian activity. The store fronts will face West Olentangy Street and there will be an opening/breezeway which will allow for a glimpse into the interior or courtyard of the buildings. The breezeway provides access for foot traffic. There will be a fountain in the courtyard area. The courtyard area is an area where promotional exhibits can be and seasonal events can take place. The land is currently vacant. Mr. Betz suggested they increase the initially submitted plan's building density to 25%, which they did. Their client met with financing people and were told building density needed to be increase to 28% to realize a positive financial return since there will be expenses for underground water tanks, site water detention and road widening. Huntington Bank has offered to finance this project if the building density is increased to 28% or 20,000 SF of leasable area. Zoning identifies an extra 5% as acceptable, which is 25% coverage. This plan is asking for 28% coverage. The buyer hopes the City will approve this variance so they can obtain financing for the project.

Mr. Betz reviewed the Staff Report (Exhibit 1).

Project Background

This project was once reviewed as a Sketch Plan in 2003, for a mixed-use commercial and office development. The project didn't make it to a Development Plan but it was well received since it fit in with the downtown look and feel. The earlier proposal had a 2nd story office over a first floor retail. The buildings were pushed up toward the street with parking behind the buildings with access from Lincoln Street and Traditions Way. This new proposal is for a similar type of development, with one story retail and office as the possible uses.

Proposal Overview

The proposal includes the construction of a retail center of about 18,780 square feet in two buildings. There will be a mix of retail, restaurant, personal service and office uses, similar to a typical retail center. The proposed buildings are located at the minimum required 20 foot setback along West Olentangy Street and Lincoln Street. The parking is located behind the buildings with access from both Lincoln Street and Traditions Way. The buildings are being designed as single story with several 20' by 60' retail storefronts, which could be combined to make larger spaces. Smaller storefronts are located fronting onto Lincoln Street and a couple fronting on Traditions Way, in order to give the buildings some depth and a "wrap around" look. The buildings will have a lower brick water course, with Hardi-plank board and batten siding, aluminum storefront door and window units, dormers and bracket work trim. The applicant's architect met with the City's Architectural Advisor for recommendations and advice.

Staff Comments

The property is located within our (DB) Downtown Business District. The uses within this district are to be small commercial shops, offices, restaurants, service businesses, etc. The front building setback is 20' minimum and 25' maximum, in order to bring the buildings up to the street to create a similar downtown core development pattern, along with parking to the rear. It may be advisable to actually move the buildings closer to the street, 10' or 14', to be even with the existing buildings to the east; or stepped back to "step back" from east to west.

The parking behind the buildings allows for access off of Lincoln Street and Traditions Way at driveway locations where they will not interfere with the intersection at West Olentangy Street. There is a common access driveway

easement at Traditions Way for use by this property, which was required by the City at the time The Traditions were approved. Coordination of the driveway location with the development to the west will be very important. A plan was approved for retail to the west which may soon come back for re-approval. Staff will attempt to coordinate these drive locations in a proper manner.

Coordination of the streetscape along Lincoln Street will need to happen. There needs to be a sidewalk to connect to the north. Street parallel parking at this location may be a good idea. The throat of the intersection of West Olentangy Street and Lincoln Street will require widening. A traffic study is underway to provide recommendations for road improvements necessary to implement this project.

The lot coverage seems reasonable for both building and total lot coverage. There is plenty of green spaces available for decent landscaping. The ability for patio uses should be planned for with this development and it appears this is being done. The applicant's engineer has met with the City Engineer and understands the storm water detention requirements. This will probably be a combination of underground storage and use of pervious pavement.

No signage is shown. There does appear to be areas which will be lighted by hanging lights where signs could be placed. A complete sign plan will be submitted for review later.

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

Staff believes this is the start of a very good plan for the community. The ability for the City to extend its downtown core to the west has been anticipated for many years. This proposal will bring better retail and office type spaces to the downtown area and extend its vibrancy west of the railroad tracks. The concepts provided for in this Sketch Plan are a good start, with many details yet to come forward with the Preliminary Development Plan. We look forward to working with the applicant and continue to detail this proposal fitting in with the downtown core and its continued growth.

Chris Meyers, Architectural Advisor, said he met with Mr. Pappa. The Village Pointe Center, which is west of this proposed project, is an 80's type of architecture; smaller scale spaces, store fronts consistent and parking in the front. This project is a good example of how to put the identity of a community into retail buildings and address the streetscape and the pedestrian nature. This proposal is heading in the right direction for Powell. Mr. Meyers said he spoke with Mr. Pappa about the consideration of going down Lincoln Street; the developer adopted this idea. Mr. Meyers told Mr. Pappa it would be helpful to create a landscape screen to minimize the size of the parking lot. Mr. Meyers asked for dumpster and enclosure details to be provided, include site lighting details and provide outdoor dining area details. Mr. Betz said there are opportunities to create porch elements which could allow outdoor seating. Mr. Meyers recommended providing variations in the façade. Security needs to be thought about when designing the proposed breezeway. The Police Department has asked in the past that visibility be considered so Police can see when they drive by; no tucked in corners. Mr. Meyers asked for details on how the west curb cut will tie into traffic and road patterns. A traffic pattern analysis should be done. The developer needs to look at the Historic Downtown guidelines and the pedestrian friendly guidelines. The West Olentangy Street elevation should be looked at as a collection façade composition rather than having the breezeway and mirror images on each side of the breezeway. Subtle variations are worth evaluating. The end caps might be another opportunity to show variation. The plans submitted are a great first step. Mr. Meyers suggested creating more of an entry piece at the breezeway, adding depth to the entry way. Mr. Pappa said this area is intended to be a gateway to focus on the water fountain. Mr. Pappa said adding depth to the entry way will create additional expense. Mr. Meyers said we can find ways to save money in other areas. Mr. Meyers encouraged the developer to look at the view from Lincoln. There appears to be a continuous repetition of store fronts, all the same. He wonders how the façade might change if a tenant wants a 1,600 SF area instead of an 800 SF area; how will options be created for larger spaces. The tenant wouldn't have 4 front doors. Mr. Meyers said he thinks this project is going to be a good fit for the site. The plan is a good start. Mr. Betz said the site used to have a large house on it years ago. There were heavy metals found on the site. EPA provided a letter of "no further action" on the site.

Chairman Emerick opened this item to public comment.

Hearing no further comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper said overall he likes the plan. His major concern is the traffic on Powell Road, Lincoln Street and Traditions Drive. There will be a left turn onto Lincoln Street problem. Mr. Betz said the traffic will be studied and analyzed. The City will need to improve Case Street too. Commissioner Little said the Murphy Parkway extension would help. Mr. Betz said all of these issues will be looked into and discussed as part of the Keep Cars Moving Initiative also. Mr. Kambo said these issues will be incorporated into the study group.

Commissioner Jester said he isn't real excited about a strip mall being put in on West Olentangy Street. The plan calls for 19 businesses to go into the strip mall and there are already enough businesses on West Olentangy Street. The City needs to be very careful of what is put on West Olentangy Street. All stores will need to be occupied or the appearance won't look good. 19 businesses is a lot of businesses to fill and keep filled. Powell already has a lot of empty store fronts. The plans look like a strip mall.

Commissioner Hartranft thanked the applicant for coming before the Commission. He doesn't have a problem with the plan. It is a unique area; the gateway into Powell from the west. He is sure the developer will work with Mr. Meyers to work out all of the architectural details.

Commissioner Little thanked the applicant for presenting the project. He views the project as a gateway property opportunity. It is a way to distinguish you aren't on Sawmill Parkway anymore, you are entering the Village proper. He thinks it would be a good idea to entertain the idea of condos on the second floor of the buildings, generate some revenue. It would be a good mixed-use gateway into the community. Roads need to be tied together long term. A traffic study needs to be done. The porch on Liberty Tavern, giving people the opportunity to sit outside and listen to music, needs to be used as an example.

Chairman Emerick said he is excited about the project as a gateway into the City. It reminds him of the shops on Lane Avenue. He thinks the development can be a very beneficial and successful project.

OTHER COMMISSION BUSINESS

No further business.

ADJOURNMENT

MOTION: Chairman Emerick moved at 8:53 p.m. to adjourn the meeting. The Commission seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: April 13, 2016


Donald Emerick
Chairman

Date

4-27-2016


Lorain Napier

Planning & Zoning Clerk

Date

4/27/16

