



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, March 23, 2016

7:00 P.M.

1. PRELIMINARY DEVELOPMENT PLAN

Applicant: Margello Development Company
Location: West of Sawmill Road at Zion Drive
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.

Aerial Site Image: <https://goo.gl/maps/bmJvXNMGfxT2>

Project Background

The applicant proposed two storage units at the sketch plan meeting on February 10, 2016. At that meeting, residents and the Planning and Zoning Commission (P&Z) recommended that the applicant submit a design for the building facing 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 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 Sawmill Road.
- 2) The applicant and Staff agreed to have a multiuse path extend along Presidential Parkway to Old Sawmill Road instead of along the east side of the site, which would have not been very functional.
- 3) More detailed landscaping provided, which includes mounding along Sawmill Road to further screen the buildings from the street.
- 4) Site plan now includes a wider view of adjoining parcels to provide better context of the site.
- 5) The applicant provided turning radii analyses.

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;

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 PC district allows for heavier type of commercial uses such as auto service stations and automotive repair, as well as Mobile Home, travel trailer and implement sales, which seem to be uses that are highly more intense than that which is proposed. It was determined during the sketch plan review that this use would allowable.

(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, that this site is well suited for a use such as this. It is tucked away behind other commercial buildings and will therefore, have little visual impact on its surroundings. Staff would further explain that the site is well suited for a one story storage unit as the intensity is low and the location on the site would suit little else. Furthermore, as noted above, many other allowable commercial uses on this site could have a much greater impact on neighboring uses.

(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. As a result, it will have a harmonious relationship. This is especially true since the storage units will be used sporadically. The residential neighbors near the site should have very little impact as the buildings will eventually be hidden from view. Also, in terms of traffic, this 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, and electricity will be for lighting only. The type of use is not out of scale with the nearby streets and therefore should have a minimal impact. There are no proposed pathways on the site. The applicant has instead offered to extend the Presidential Parkway pathway to Old Sawmill Road. This change is a significant benefit to residents around the site and 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. However, there is some question to whether the northern units of the site have the turning radii needed to make safe turning movements. The applicant will need to provide more detail. The buildings may have 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. This 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-shed from Presidential Parkway.

(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. However, site detention area to the west, the trees to the south and the landscape buffer to the east will help with to soften the storage facility's look. These features will have a positive relationship with 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 that the third building will be completed as phase II within a year of the other two buildings being completed.

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

A year each 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 with this commercial block. This, coupled with the fact that it is a low impact development, should not impede future development if needed.

The Planning and 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

First, the storage units are generally a low impact use. Compared to other allowable uses, is the least impactful. Second, the proposed use provides another service to Powell residents. Third, the storage units will be hidden from view within a year of development and a third commercial space will be developed. The residents of Powell will acquire two more services that they otherwise would not have. Lastly, for nearby neighbors, the site will be landscaped to minimize visual impact and have infrequent use. As a result, staff sees the proposal 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 plan submission.
- 2) Further turn radii analyses are provided for the northern units of the site.
- 3) The applicant agree to come back before the P&Z to finalize the details of the third building before construction is permitted.

Sketch Plan Review – February 10, 2016

Project Background

This project was first reviewed as a Sketch Plan in 2012. The Sketch Plan included three buildings, two of which were for storage of boats, RV's, motor coaches, and other vehicles. No personal storage was proposed. Also proposed was a building that provided for sports training. That particular building faced Sawmill Road, however it is not on this current Sketch Plan proposal. Staff decided that due to the length of time and that the third building is now not going to be included in the Preliminary Development Plan submittal, that another Sketch Plan review was appropriate. Plus, the submitted plans did not show all of the information that was needed for a Preliminary Development Plan.

Proposal Overview

The proposal has changed a bit since the last Sketch Plan. Building #3 on the site has been reduced in size in order to accommodate a site detention area. This changes the amount of lot coverage by pavement and building, and now building #3 only has one side where vehicles enter and exit the building. Building #3 is now 13,400 square feet. Building #4 remains the same in terms of site layout and size at 26,467 square feet. Building #5 is now slated as "future". It is unknown how long it will be for this building to be built. An access drive off of Sawmill Road is still proposed that will connect through the site. No sidewalks or pathways are shown. Very little landscaping is shown.

Changes since the Last Submission

The size of Building #2, the added site detention area, and the design of the buildings are the only major changes from the previous Sketch Plan review. The applicant and his architect met with our Architectural Advisor and coming from that meeting is what is being presented. The buildings are still all metal siding, with the gabled sides being vertical and the remainder horizontal.

Ordinance Review

The Sketch Plan stage of the development plan review process creates the ability for the Planning and Zoning Commission and the applicant to review together the proposal, and to see how this proposal fits with the surroundings and relates to the zoning regulations in order to see if the applicant should proceed to the Preliminary Development Plan stage. Initial public input on the proposal is also sought.

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". Staff is unsure as to whether this includes the indoor storage of vehicles as proposed, or strictly outdoor storage. The PC district allows for heavier type of commercial uses such as auto service stations and automotive repair, as well as Mobile Home, travel trailer and implement sales, which seem to be uses that are highly more intense than that which is proposed.

Items of concern related to this proposal include:

- Is this use appropriate for the PC, Planned Commercial District as it provides for totally indoor storage of vehicles and no other personal property or chattels?
- Should portions of the buildings (north and south sides) be constructed of some sort of natural material such as stone or brick? A note on the plat for this commercial subdivision suggests Architectural Review being required by the overall developer, which would be Wedgewood Commerce Center developer Charles Ruma. Architectural details shall be reviewed by our Architectural Advisor. Staff recommends more detail be shown, such as lighting and color palette.

- Staff is concerned about there being enough room in between buildings #3 and #4, and eventually #4 and #5, for turning movements of large motorhomes and travel trailers. The applicant needs to provide details showing the turning radii for such units and show that on the plans. This also should be shown for the turning radii at the entry drive at Sawmill Road.
- The landscaping plan needs to include all tree plantings that are required by code. Because of the nature of the proposed buildings, perimeter landscaping cannot be met on Building #4, however that could be made up elsewhere on the site.
- The area for storm water detention may not be large enough.
- There are no provisions for dumpsters for user's trash.
- No sanitary provisions have been shown for the emptying of sanitary tanks on the RVs or travel trailers. This should be provided.
- Staff is concerned that Building #5 is shown as future. This building helps to screen Building #4 and its expanse of overhead doors.

Staff Recommendation

With the above concerns being satisfied with the submission of a Combined Preliminary and Final Development Plan, we recommend that the developer be allowed to file a Combined Preliminary and Final Development Plan.

Sketch Plan Review – December 12, 2012

The applicant is proposing to change the plan that was previously approved for this site. The changes include increased square footage by 30,702 square feet, change in uses from an athletic training building and field area to storage facility for large vehicles such as RVs, boats, cars, and trailers. The site plan is drastically changed due to the much larger buildings that are proposed. Instead of two 10,920 sq. ft. buildings fronting Sawmill Parkway, the proposal increases this to one 25,550 sq. ft. building. This is a much large scale building than the two that were proposed. To the west or behind this building, in the middle of the site, are two 24,416 sq. ft. buildings to house the proposed storage facility use. No outdoor storage is proposed or will be allowed according to the applicant.

The property is zoned PC, Planned Commercial District, as is most of the other properties along this corridor, which is made up of a mix of retail, offices, office warehouse uses, dance studios, day cares, medical offices, etc. The proposed storage use is not a permitted use within the PC, Planned Commercial District. This use is a Conditionally Permitted Use within the PI, Planned Industrial District, generally being the most intense type of uses that are allowed in Powell. Although all storage is happening within the buildings, it still creates the need for much larger buildings that would otherwise be allowed.

Staff is very concerned about the lack of green space and landscaping areas that will be provided by this plan. So much pavement and rooftop is going to create a large need for stormwater retention being designed into the site. Staff does not believe that this plan will be able to provide proper stormwater management.

There are many issues that the Planning and Zoning Commission should consider when reviewing this request:

1. Are the services or uses being provided so essential to the community that this location is the best location in the city to provide such a use? Is the need so drastic to remove property from an income tax producing property to one where no income tax will be generated?
2. Are the building sizes and design appropriate for the area?
3. Is the pavement and building coverage too much?
4. Does this meet our Pedestrian Scale Design Guidelines?

It is Staff's opinion that much more thought and design needs to be placed upon this current plan and it is in need of serious revisions.

2. SKETCH PLAN REVIEW

Applicant: Dr. Ali Khaksarfard, DDS
Location: Northwest corner of West Olentangy Street and Lincoln Street
Zoning: DB, Downtown Business District
Request: To review a Sketch Plan proposal to construct a commercial building containing approximately 21,060 square feet on a 2.3 acre site.

Aerial Site Image: <https://goo.gl/maps/zLeXqeFqnLR2>

Project Background

This property was once reviewed as a Sketch Plan in 2003 for a mixed use commercial and office development. Although that project never came to fruition with a development plan, it was well received as it fit in with the downtown look and feel. That plan had 2nd story office over first floor retail. The buildings were pushed up toward the street with parking in behind the buildings with access from Lincoln Street and Traditions Way. This proposal is taking a look at a similar type of development, with only one story retail and office as the possible uses.

Proposal Overview

The proposal includes the construction of a retail center of about 21,060 square feet in two buildings. It is anticipated that there will be a mix of retail, restaurant, personal service and office users, much like you would see in 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. Storefronts are also 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 has met with our 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 and restaurants, service businesses, etc. The front building setback is 20 feet minimum and 25 feet 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, say to 10 or 14 feet, so as to be even with the existing buildings to the east, or maybe stepped back from there a bit so as to "step back" from east to west.

The parking behind the buildings allow 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. There is a plan that 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.

There will need to be some coordination of the streetscape along Lincoln Street. There needs to be a sidewalk along there to connect to the north. Also, it may be a good idea to implement some on street parallel parking at this location. The throat of the intersection of West Olentangy Street and Lincoln Street will require widening. A traffic study is underway to provide us 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 as if that is being done. The applicant's engineer has met with our 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, however there does appear to be areas that 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 that 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 is 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.