



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, April 13, 2016

7:00 P.M.

1. ADMINISTRATIVE REVIEW

Applicant: Jeff and Becky Sturm
Location: 55 S. Liberty
Zoning: DB, Downtown Business District
Request: To review a proposal to convert an existing residential structure into a mixed-use building, which will include a flower shop on the main floor and an upper floor studio apartment.

Aerial Site Image: <https://goo.gl/maps/2JUJ3EgPWeJ2>

Project Background

The applicant went through the certificate of appropriateness review process with final approval given on February 10, 2016. During that review, P&Z approved the proposal with six conditions. One of the conditions specified that the flower shop come back before P&Z to provide an update on the renovation of the existing structure. The applicant is now ready to begin renovation of the flower shop and has submitted an application for approval.

Proposal Overview

The applicant is requesting approval to begin renovation of the existing home into a mixed use commercial/upper floor residential building.

Changes since the Last Submission

Since the P&Z certificate of appropriateness review submission, the applicant has finalized material and elevation drawings that are submitted with this proposal.

Staff Comments

Staff is pleased to see that the applicant has adhered to the vision that was described during the initial P&Z review. This mixed-use building will have significant positive benefits on the downtown core. As stated in the January 13 staff report, the new residential home would be a unique feature along South Liberty Street and add to the mixed-use nature of the downtown core. Furthermore, the new development could help spur further investment in the downtown as it would show that people are interested in the walkable, safe, and well-designed historic district. The development could act as a catalyst development that has others also renovate buildings and live downtown.

Staff is also pleased with the colors and materials selected on the elevations. However, staff defers to the Architectural Advisor for detailed comments on the design of the building.

Ordinance Review

Section 1143.16.2 (13) indicates that "No commercial or business activity, other than those activities permitted as home occupations, shall be conducted in a unit designed for residential use without consent of the Planning and Zoning Commission". With regard to this requirement, we bring the owner together with the Commission through the Administrative Review process, in order to confirm its architectural compatibility, handicap accessibility, landscaping and parking requirements.

Comprehensive Plan Consistency

The proposal of the mixed use building is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to development guidelines:

1. Commercial and mixed use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows (p.30).
2. High quality materials and architectural detailing is critical to ensure new development contributes to the village character (p.30).

Regarding overall land use policy recommendations:

3. Maintain the Character of the Community in its Historic Village District (p.48). A mixed use home is in-line with the type of housing/business model used in past.
4. Encourage mixed use development in appropriate locations, as designated in the plan (p.48). The location of this use is perfect for this type of use. It is very close to the four corners and is a gateway feature into the Village Green.

Staff Recommendation

The proposal adheres to the existing approval by P&Z and will have a positive impact on the downtown core. As a result, staff recommends approval of the administrative review application with the following conditions:

1. All City Engineer comments are adhered to (e.g. stormwater drainage accommodation).
2. Before final occupancy is provided for the mixed use building or within a date no later than one (1) year after a Certificate of Occupancy is issued for the new residence, the property owner shall come before the Planning & Zoning Commission to provide an update on the renovation of...the possible gateway feature.

2. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW

Applicant: William Myers, Vex Connect
Location: 240 North Liberty Street
Zoning: PC, Planned Commercial District
Request: To amend a final development plan in order to allow the construction of an outdoor patio.

Aerial Site Image: <https://goo.gl/maps/p9ryDT9Dcu52>

Project Background

The applicant took over the space from the former Yukon Steakhouse & Saloon on North Liberty Street. They are now renovating the existing building and want to also add an outdoor patio space.

Proposal Overview

The applicant is proposing an outdoor patio area to supplement their restaurant business. The patio will serve as an extension of the restaurant, providing customers with outdoor seating, a full service outdoor bar with TV's and a future fireplace with shade structures.

The applicant is requesting approval of two phases of construction for the proposed patio. The nature of the two phase request is due to the goal to have the patio open at the onset of the grand opening of the restaurant which is anticipated to be in late spring (late April/early May). The second phase would be anticipated to be completed with the first year of operation of the restaurant. Staff would like more detail about what exactly would be completed at each phase of the project.

Staff Comments

Staff are very pleased with the design and scale of the outdoor patio. It will provide residents with another opportunity to frequent the downtown core and create a more vibrant downtown core. In addition, as noted in the sections below, another commercial use in the city adds to the tax base but also helps create an area where people will want to come. This can lead to other businesses in the core benefiting from spill-over. Furthermore, the design and materials proposed are in-line with the high quality materials suggested in the comprehensive plan that new development should have. Simply put, this is the type of development that Powell residents are likely to frequent and enjoy.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;

Comprehensive Plan Consistency

The proposal of the patio and restaurant is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to the guiding principle that new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City. This development will provide residents with another restaurant option and also bring others from outside the community to come and spend their money. Bringing others into the community can lead to multiplicative effects which in turn, will help Powell's fiscal state. Also, as stated in the Comprehensive Plan, high quality materials are favored, which are provided in this proposal.

Staff Recommendation

Staff recommends approval to amend the final development plan to allow the two phase construction of the outdoor patio with the following conditions:

1. All City Engineer comments are adhered to (e.g. stormwater drainage accommodation).
2. The second phase of the patio be completed within the first year of operation of the restaurant.

3. SKETCH PLAN REVIEW

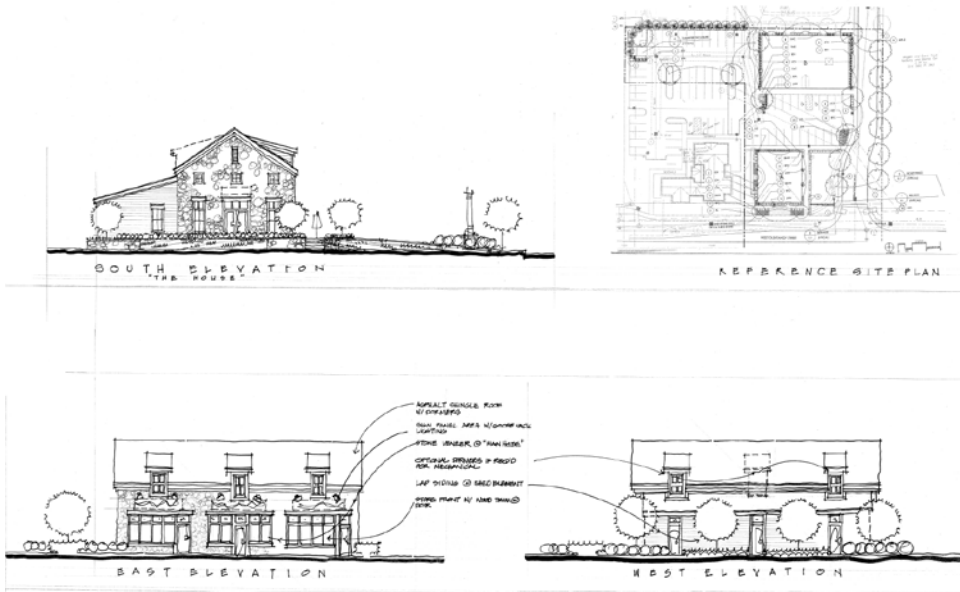
Applicant: Transform Construction LLC., Joshua Weir
Location: 176 W. Olentangy Street
Zoning: DB, Downtown Business District
Request: To review a proposal to construct two mixed-use commercial buildings.

Aerial Site Image: <https://goo.gl/maps/wKWJwgmpn6u>

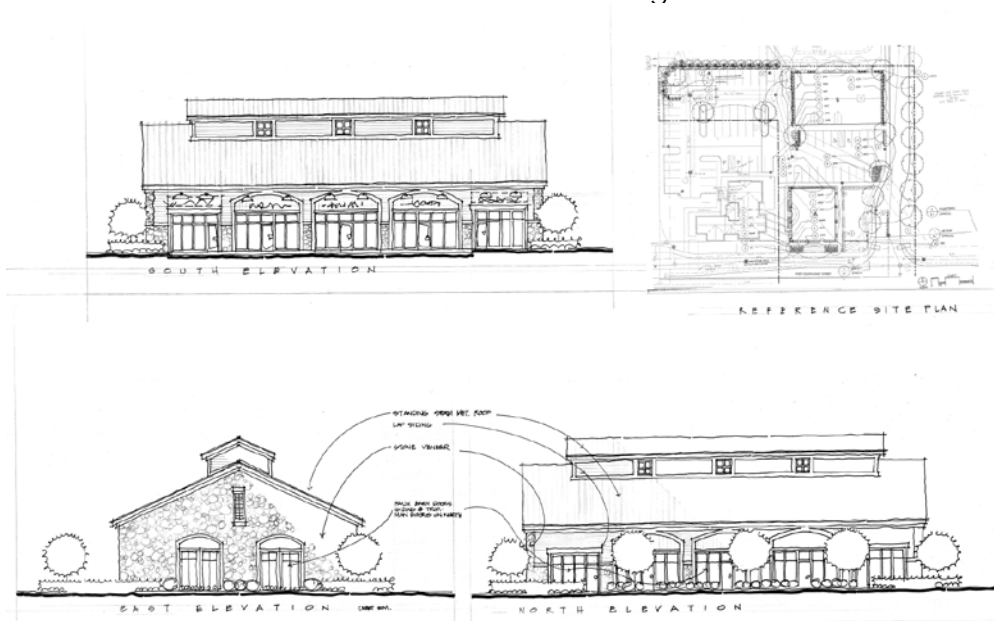
Project Background

This property was subject to a development plan back in 2008 (see images below). Being over 5 years old that plan has expired. Now a new applicant has come forward with a revised development plan from that done in 2008.

2008 Site Plan & Front Building



2008 Plan Back Building



Proposal Overview

The proposal is now for the construction of two buildings in a different orientation as previously approved. Building A is proposed as a 4,000 sq. ft. restaurant and Building B as a 4,800 sq. ft. retail building. There are 41 parking spaces shown for this development, which is a reduction from 45 in the original plan. Access will come from Traditions Way and will be toward the rear of the property. There is a planned dining patio for the restaurant in front. Sidewalk access is along Traditions Way as well as through the middle of the site as originally planned.

The development of this property was always intended on being coordinated between the two owners of the commercially zoned ground within The Traditions overall mixed use proposal. There are common access drive easements that apparently have been changed over the years, so this needs to be clarified with the submittal of the Preliminary Development Plan. The intent was that all parking and driveways be available to be shared. Access being from Traditions Way, turn lane improvements from West Olentangy Street were already put in with the initial development. Also, there is a common access easement on Traditions Way for use by the property owner to the east. That will need to be coordinated as we examine both projects at the same time...which is a good thing.

Staff Comments

A commercial development such as this was always planned for this property. Staff is recommending that the applicant discuss cross access and parking agreements with all properties in this area, including the owner of Village Pointe (see below). By having access between all properties here, it provides needed linkages and complete parking allowances for everyone to benefit from.

Access to Village Pointe needed



The proposed architecture for the buildings have not yet been proposed, however they should be designed with the same quality and building materials as previously proposed, and toward a design aesthetic that is considerate to the Traditions Condominiums.

The long line of parking facing the Traditions Condominiums will require heavy landscape shrubs to protect the residential area from headlights.

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.

Comprehensive Plan Consistency

This proposal is in compliance with our Comprehensive Plan within the Mixed Use Village Center (p. 30). New commercial development should be located adjacent to the public sidewalk with prominent entrances and outdoor patio spaces. Shared and interconnected parking areas should be provided. High quality building materials and architectural detailing should be provided.

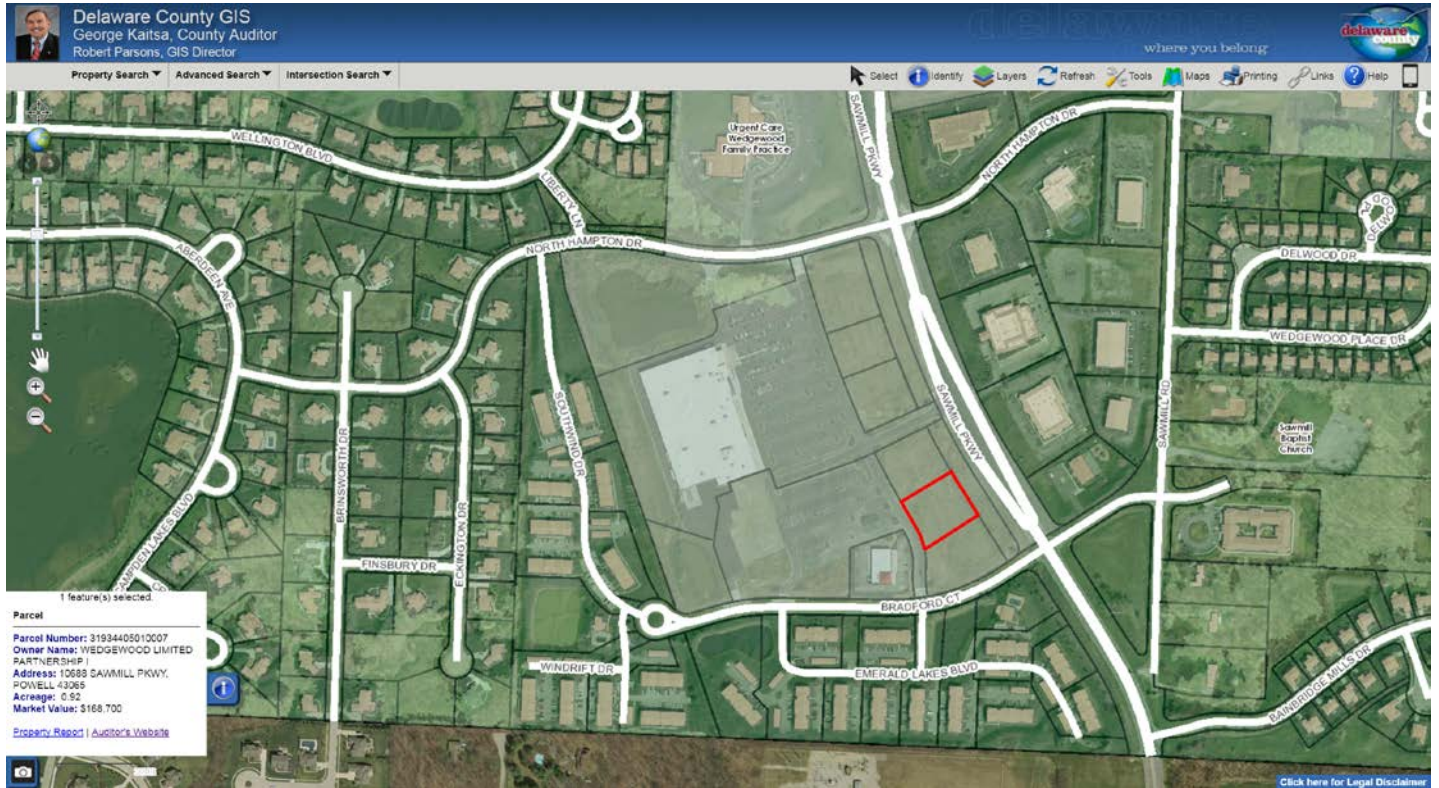
Staff Recommendation

Staff recommends that the above comments be taken into consideration and provided within the Preliminary Development Plan submittal.

4. ADMINISTRATIVE REVIEW

Applicant: Barry A. Nutter – Blue Sky Car Wash
Location: 10688 Sawmill Parkway
Zoning: Liberty Township Planned Commercial District
Request: To review a proposal to construct a car wash.

Aerial Site Image: <https://goo.gl/maps/fpVkdcSd4R12>



Site Location: Red box above.

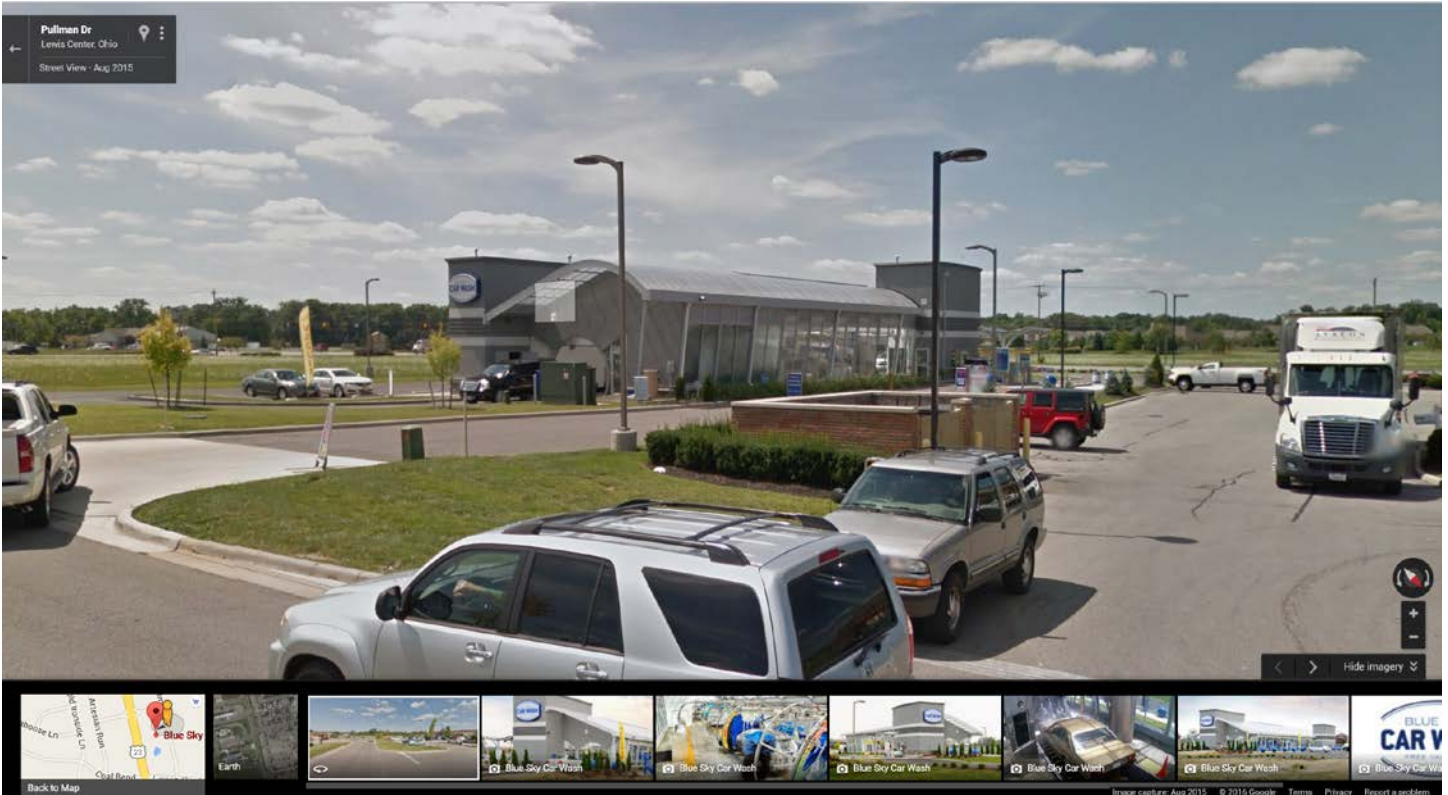
Project Background

The proposal is within the development known as The Shoppes at Wedgewood. The zoning of the property is PC, Planned Commercial District. The plan that was approved within Liberty Township is what was adopted by Powell when it was annexed into the City of Powell. Therefore, all requirements of The Shoppes at Wedgewood development plan and the Liberty Township Zoning Code is required. The Administrative Review process for proposals within this development plan is done so that the Commission can review that the proposal is allowed within the plan and zoning requirements are met.

Proposal Overview

The proposal is for an automated car wash facility and associated uses such as vacuum parking areas. The Liberty Township Zoning Code establishes permitted uses utilizing NAICS codes that set forth types of business uses in categories. The category that a car wash falls under is 811 Vehicle Repair and Maintenance; it is 81192. This means that a car wash is a permitted use within this approved development plan and within the PC, Planned Commercial District.

The photos below are from their Orange Township location on Route 23. The proposal here is going to be quite similar. Although the submitted color drawings show covered vacuum parking areas these are actually open. They also show a larger canopy which is not going to happen. What is being proposed is quite similar to the Orange Township location.





The applicant has also submitted a lighting plan that shows that the majority of the lighting spread will be at 0.5 foot candles or lower along the majority of the property line. Where it goes above, it is recommended that further light blocking screen be added to the back side of the parking lot light fixture.

The zoning requires that all yards shall be landscaped and screening requirements be met. The screening requirements are met and all yards are landscaped a bit, albeit not like Powell standards. However, they do meet the Township zoning requirements.

It appears as though the sign regulations can be met with this proposal, however no plan has been submitted.

Staff Comments

Staff has the following comments with regard to this proposal:

- The use itself is a permitted use within the PC, Planned Commercial District and the approved Shoppes at Wedgewood plan approved by Liberty Township and annexed into the City.
- It appears as though all code requirements are met or can be met.
- The lighting plan does show some light transference over the property line. Extra deflectors can be utilized on the light fixtures at certain locations in order to solve that problem
- The landscaping is adequate to meet code but could be beefed up as this is a most intense use.

Comprehensive Plan Consistency

This development is within the PC, Planned Commercial District and within the Sawmill Parkway commercial corridor. This plan is consistent from a land use perspective to the Comprehensive Plan.

Staff Recommendation

This Administrative Review is designed to be sure that the proposed development meets the requirements of the zoning plan for The Shoppes of Wedgewood and the Liberty Township Zoning Code. It appears as though all requirements do meet or can meet code requirements. The following should be conditions that the applicant meets at the time of Building Permit:

1. That the sign plan submitted meets code in terms of number and sizes of signs, and that all white background lighted signs have an opaque white with translucent colored letters.
2. The lighting plan be revised to reduce the lumens in places showing over 0.5 Foot candles.
3. That, if possible, the applicant provide more landscaping.