



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, May 11, 2016

7:00 P.M.

1. PRELIMINARY 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

The applicant brought the proposal to P&Z as a sketch plan review on April 13, 2016 (see below). At that meeting P&Z and staff offered the applicant some suggestions (see minutes). Since that application the applicant has made changes and resubmitted for preliminary plan review.

Proposal Overview

The proposal is for the construction of two buildings. Building A is proposed as a 4,000 sq. ft. restaurant with a dining patio in the front and Building B as a 4,800 sq. ft. retail building. There are 40 parking spaces shown for this development. Vehicular access will come from Traditions Way and will be toward the rear of the property. Pedestrian access is along a sidewalk on Traditions Way.

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. 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.

Changes since the Last Submission

The applicant made the following changes since the sketch plan meeting.

1. All of the required preliminary plan materials were provided (i.e. preliminary engineering drawings, landscape plans, development text etc.).
2. The sketch plan provided 41 parking spaces. This submission provides 40.

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;

The development is located in the Downtown Business (DB) District and is generally consistent with the requirements of the zoning ordinance.

Intent

First, this development is in line with the purpose of the DB district, "to preserve, protect, and promote the village-scale central commercial and office environment through promotion of mixed use pursuits developed in a manner that is pleasant, safe, and convenient..." This proposed "mixed use pursuit" through its scale, design and uses, will add to the pleasantness of the old village by creating a new well-designed space that extends the historic downtown westward. It will also provide additional services in the center of the city along a major thoroughfare, providing convenient access to both residents and visitors who pass through the community. Lastly, the extension of walkways from the path along Powell Road into the site will make for a safe and comfortable pedestrian experience. Visitors to the downtown core will be able to park their cars in any part of the old village and walk to this site with ease and safety.

Second, the DB district's purpose statement also calls for "small-scale residential, office, and retail uses that was the hallmark of village life, and minimization of the impact of provisions for auto parking on loss of community character." This development mimics its neighbor to the west and as result, will be small in scale. The building is one story but the height is unknown, staff would like elevations with measurements in the final submission. As for auto parking, it is in the rear of the building screened away from the main road by the building itself, which ensures the preservation of community character.

Use

Third, the DB district permits retail shops, office facilities, convenience businesses, and personal services to name a few. As a result, the proposed mix of retail and restaurant are permitted uses.

Dimensions

Fourth, the proposal is consistent with the dimensional requirements of the code. The development is consistent with the principal building setback requirements of: 20 feet minimum and 25 maximum front yard and both 5 feet side and rear yards. The maximum lot coverage allowed is also consistent with the DB district maximum of 20% and the buildings have the required 10 foot separation required by code. Building heights are unknown at this time but it is assumed by renderings that they are less than the 35 feet maximum allowed by code.

Parking

Lastly, the applicant has provided 40 parking spaces. A preliminary analysis, which used assumptions, was completed below:

Retail (1149.07(b)(20)): Retail stores and all other types of business or commercial uses: Five (5) spaces plus one (1) for each 400 square feet of floor area.

4 stores * 5 spaces required per store = 20 spaces

4,800 square feet of retail space = $4,800/400 = 12$ spaces

Total spaces reduced by 50% for building in the downtown = $(20+12)/2 = 34 \Rightarrow$ **17 Spaces**

Eat-in restaurants (1149.07(b)(8)): Twenty-five (25) spaces, or one (1) for each three (3) seats, plus one (1) for each two (2) employees, whichever is the larger.

4,000 square feet with 60% available for seating = 2,400 square feet for dining

Assume 15 square feet per patron for full service dining = $2,400/15 = 160$ people/seats

$160 \text{ seats}/3 = 53$ spaces

Assume 10 employees = 5 spaces

Spaces / 2 (50% reduction for downtown district) = $(53+5)/2 = 58 \sim$ **29 Spaces**

Based on the above analysis, the minimum required parking is 46 spaces and the applicant is providing 6 less than required. By simple numbers, it is clear there are less spaces than required. However, further qualifications are needed. First, a partnership with the new development proposed to the east will more than satisfy the requirements of this site. Since the Armita Plaza is proposed to have 6 spaces more than required. Further to that, staff would like to see a connection between Village Pointe through to this proposed plaza. This would not only help with access management but also open up a great deal of underutilized parking. Thereby lessening the need for more parking on this site and using land for higher function purposes.

(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 development is very well suited for the site. As noted above, the type and location is consistent with the zoning ordinance. In addition, this development would be instrumental in helping to expand the downtown core across the rail road tracks. There is some development across the tracks already but this new building would have a greater relationship, through its design and mixed used, with the old village core. Visually, users and passersby would both clearly see the village as larger than it is today. The amount and intensity is also in line with its surroundings. Specifically, the design, scale and intensity are identical to its neighbor to the west.

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

The location of the proposed development is ideal for what is being proposed as this proposal is what the site was designed for from the beginning. The Traditions development always had this outparcel slated for a commercial use at the scale, size, and design being proposed.

To elaborate on the proposal's neighbors, it is bordered on all sides by commercial except the northwest, where there is residential. The commercial uses surrounding the site will benefit from the synergy of having another commercial use. There may be some negative traffic impacts on the residence to the northwest, but as this is a downtown area, it is not unexpected that commercial and residential homes will intermingle. Overall, the site should have many positive impacts on its surrounding neighbors. Including increased foot traffic for businesses, providing walkable services to the residents to the northwest, and increased aesthetic appeal of the area.

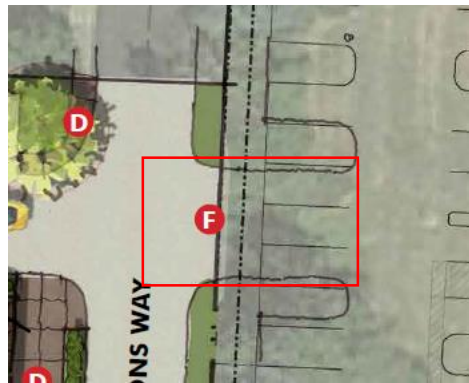
Public facilities will not be impacted by this development and the existing pathway along the south end of the site will remain. Furthermore, pathways will be added along the east side of the site.

As stated in the applicant's proposal, the required road improvements (i.e. left turn lane onto traditions created, and widening of Case Street and Lincoln Street) were already completed when the development was built. No further roadway improvements are required by this development. However, the access with the commercial center to the east should be made as part of this development's approval.

Staff's opinion is that the positive aspects of this development on community character, convenience and tax base for both schools and city outweigh the possible longer wait times commuters may face. Staff would also like to mention that it does not take traffic concerns lightly, it is a very high priority and that a group of council members, staff, and consultants have begun a process to look at downtown traffic and try to address it. However, it should be made clear that traffic should not supersede developments that have overall positive impacts for the community and its residents.

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

The onsite circulation of the site is more than adequate. Staff is pleased to hear that the applicant is working with the developer to the west to mirror the access drives to improve safety.



Pathways are to remain unchanged and unaffected along the front of the site.

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

The yard spaces for such a development are adequate. In addition, the patio feature to the east of the development will provide a nice public space.



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

The site does not have open space or natural preserves.

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

The development is not anticipated to be developed in phases.

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

The letter from the applicant states that they would like to begin construction September 2016 and complete in March 2017.

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

Improvements by the municipality will not need to be made. All upgrades will be provided for by the applicant. In case there is a shared improvement, the city and developer may need to enter into an agreement.

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

There is no community cost to providing public services. Their proximity to the police department is also a plus.

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

As stated at the beginning of this staff report, staff sees a significant positive impact on the surrounding area from this development. This development will continue the trend toward revitalization and new construction that is in line with the scale and design of the old village character. Furthermore, the greater Powell area will benefit from another service and retail center for our residents to enjoy.

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."

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). This development is facing Powell Road.
2. High quality materials and architectural detailing is critical to ensure new development contributes to the village character (p. 30). It is clear from the renderings that high quality materials will be used.

Overall land use policy recommendations

3. Maintain the Character of the Community in its Historic Village District (p. 48). A mixed use development will design and materials similar to the existing area will help to maintain the character of the community.

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.

Guiding Principles

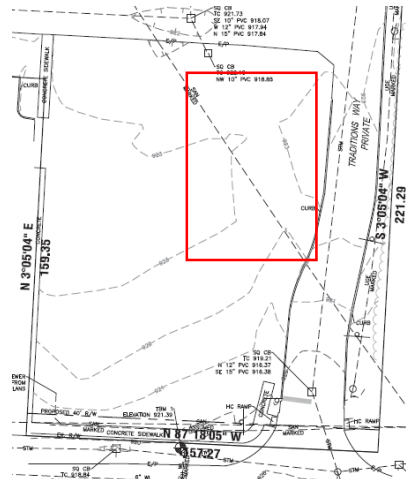
5. New commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City (p. vi). New retail and a restaurant will add to the services residents can enjoy and foster further fiscal well-being of the city through property and income taxes.

Staff Comments

Overall, staff is very pleased with this development. It is going to revitalize an underutilized piece of land that is close to our downtown. Instead of an open area, residents will acquire a commercial space that will provide residents and visitors with more services and another reason to enjoy the downtown core. Furthermore, the proposed development is in line with the intent of the city's codes, policies, and regulations.

The proposed design and materials seem high quality and look as though they will blend nicely with the downtown core. The scale and style of buildings are also very much in line with the old village aesthetic. Staff would, however, like more detail about the proposed colors and materials that will be used. Also, what specific lighting fixtures will be used? Lastly, a sign plan will also be required. These details can be provided in the final development plan submission. That being said, staff defers to the Architectural Advisor for further design comments.

The City Engineer also provided a point of concern. At this point in time, the sanitary sewer line runs diagonally across the site, under Building B. Staff would like the applicant to work with the city engineering department and the county engineer's office to ensure that a suitable solution can be found that would not drastically impact the site layout of the site or impede the development of this site.



Staff Recommendation

Staff recommends preliminary plan approval with the following conditions:

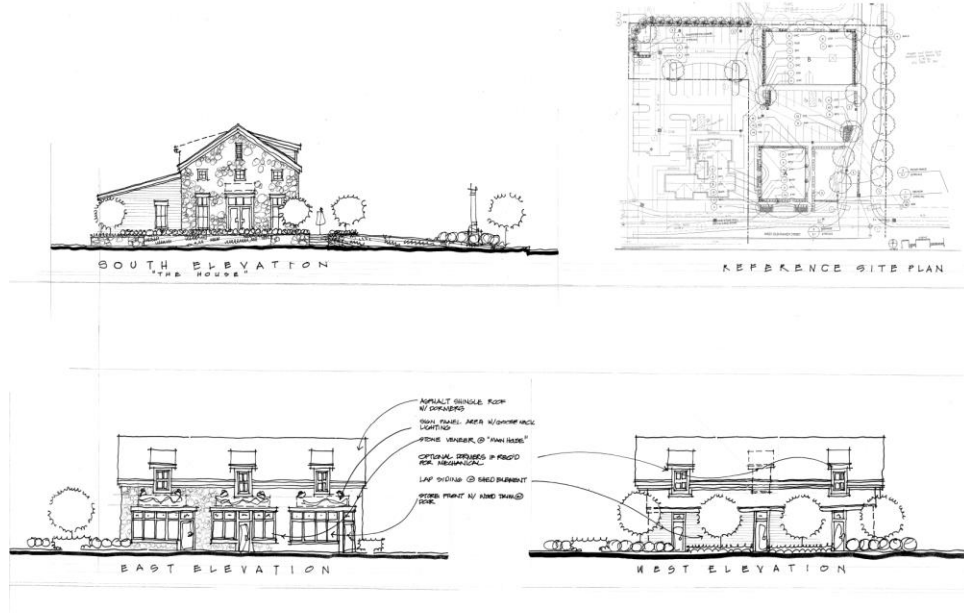
1. Allow divergence from 46 to 40 parking spaces.
2. Provide more details about the dimensions of the buildings on the elevations.
3. Provided additional details about size, colors, lighting fixtures, signs for the final development plan.
4. Work with the neighbors to the east and west to share parking and create shared access drives.
5. Work with the City Engineer to solidify a solution for the sanitary line through the site. A solution should be provided before final approval is given to the applicant.

Sketch Plan Review – April 13, 2016

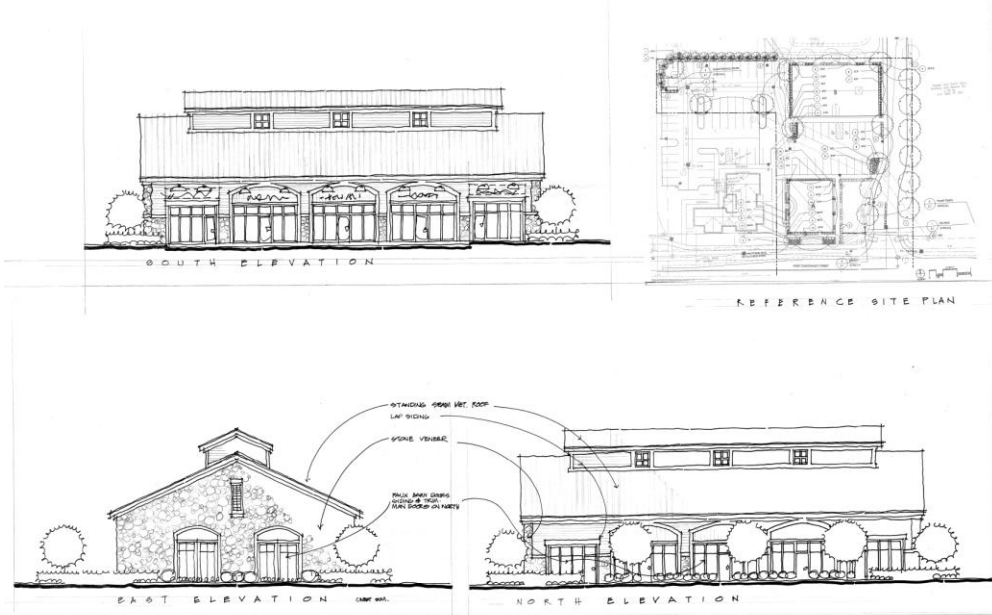
Project Background

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.

2. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Brian Reynolds for Germain Collision Center
Location: 354 W. Olentangy Street
Zoning: DB, Downtown Business District
Request: To amend an approved final development plan in order to allow additions to an existing building.

Aerial Site Image: <https://goo.gl/maps/Uk9pbR4HUco>

Project Background

This is the contemplated next phase for the redevelopment of the Germain site. The conversion of a portion of what was the Auto Assets building to a Customer Service/Detail Center is just about finished. As they plan to move that operation out of the existing body shop building, the applicant is now able to show what the proposal is for small additions to that building in order to make that part more operationally efficient.

Proposal Overview

Germain Real Estate is seeking approval to improve the existing Collision Center building. Two small additions will be added to the building, both matching the existing construction type and materials. This includes split-face and scored face masonry base with metal siding above. The new additions and existing building will be painted on the exterior to coordinate with the soon to be completed adjacent Detail Center building. The split-face masonry will be painted a light gray color while the scored face and metal siding will be painted white to match the Detail Center siding.

Staff Comments

The two new additions are toward the front or south side of the building and the filling in of the northwest side of the existing building. The build-out is to occur in two phases with the south part first and then when completed the north part. This will allow the continued operation of the body shop in an orderly manner. Once the additions are complete, the whole operation of the body shop will become more efficient.

Although lot coverage by building will increase, the site still remains meeting code. The applicant has been actively working with our Engineering Department on improvements to storm water control at this location.

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;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

Comprehensive Plan Consistency

The small additions being planned here provide for better service to our community by this business. This proposal is clearly consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the Amendment to the Approved Development Plan for Germain Collision Center with the following conditions:

1. That the suggestions provided by the Architectural Advisor at the meeting be followed.
2. That the applicant continue to work with our City Engineer with regard to any storm water improvements.

3. CERTIFICATE OF APPROPRIATENESS

Applicant:	Architectoral Alliance for Gerber Collision
Location:	390 West Olentangy Street
Zoning:	PI, Planned Industrial District
Request:	To review the exterior changes, including painting, new awnings and windows, to an existing building.

Aerial Site Image: <https://goo.gl/maps/AXpjQ39E7Qm> & <https://goo.gl/maps/wWBqv9i8m9k>

Project Background

Gerber Collision is looking to make some much needed enhancements at their site. These include the painting of the building and the following changes to each elevation:

South elevation – Larger office windows, changing the door, new awnings above the windows and door, and a new wall sign.

East Elevation – Additional office windows, new awnings above the windows, and a change to the type of overhead door.

North Elevation – A new overhead garage door is proposed.

West Elevation – Two new exhaust vents are proposed.

Proposal Overview

The submittal includes a painting scheme to include a grey exterior siding, a light grey trim including the small man doors, and dark blue awnings, horizontal accent band and garage doors.

Staff Comments

This proposal will very much upgrade the existing building and provide a bold new look to this business. It is unclear as to where the blue band is to be painted and its size. Also, there is a brick water table on the south elevation and it is unclear as to whether this gets painted.

The applicant also has another building on the site, the northwest building. Although no changes to that building are proposed, we wonder if that building should be painted in a similar fashion so as to provide the business a continuity of color.

Staff also recommends the Commission receive input from the Architectural Advisor on this proposal.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.30, the Planning and Zoning Commission is the Architectural Review Board for reviewing extensive changes to buildings outside of the Historic District that do not create added square footage or provides a greater intensity of use. We also recommend that the Commission utilize the Pedestrian Scale Design Guidelines as a reference for this proposal.

The Code mentions:

The Board shall endeavor to assure that the exterior appearance and environment of such buildings, structures and spaces will:

- (1) Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
- (2) Encourage the orderly and harmonious development of the district in keeping with the character of the district.
- (3) Improve residential amenities in any adjoining residential neighborhood.
- (4) Enhance and protect the public and private investment and the value of all lands and improvements within the district and adjoining districts.

Comprehensive Plan Consistency

The proposal to upgrade the exterior of an industrial zoned premises is consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of a Certificate of Appropriateness for Gerber Collision with the following conditions:

1. That the applicant clarify the intent of painting the brick water table.
2. That the applicant consider similar painting scheme to their other building.
3. That the comments from the Architectural Advisor be implemented.