



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

July 13, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, July 13, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Trent Hartranft, Joe Jester and Bill Little. Ed Cooper and Richard Fusch were absent. Also present were Dave Betz, Development Director; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Dave Betz advised the Commission an open house was held for the Keep Powell Moving initiative. There will be a meeting later in July. Staff will keep everyone informed of the next public workshop.

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 Boysko moved to approve the minutes of June 15, 2016. Commissioner Hartranft seconded the motion. By unanimous consent the minutes were approved.

FINAL DEVELOPMENT PLAN REVIEW

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

Todd Foley, Pod Design, said he was present on behalf of the applicant. The proposal hasn't changed. They don't have tenant information to share yet. The restaurant is moving along aggressively and they hope to release information pertaining to the restaurant soon. Site access and circulation haven't changed. They have been in contact with the Armita Plaza architects on several design related issues. The crosswalk between Armita Plaza and this site has been coordinated. Drawing L1.1 shows the crosswalk. The crosswalk will allow people to walk between Armita Plaza and the restaurant. There will be a patio along the front of the restaurant which is approximately 1,500 SF. Access to the restaurant is on the north and south sides. There are a couple service doors on the east side for employees. Building B will have access points from both sides of the building. Benches and an elevated seat wall will be placed outside the front doors on the north side of the restaurant. The Final Development Plan packet includes a shared parking agreement with the owners of the office building. Six parking spaces will be shared. This has allowed them to consolidate the refuse area and be in conformance with the required parking numbers. Mr. Foley said they wanted to work out parking on site prior to global, shared parking discussions started. The shared parking agreement is a draft. It isn't the final executed agreement but both parties have agreed. The refuse location is in the northwest corner of the lot. There is space for two dumpsters which will be enclosed with masonry work and gates.

Commissioner Little asked about access to Village Pointe. Mr. Foley said the packet doesn't include any agreements pertaining to Village Pointe because they don't have anything yet. They know it is important. They have reached out to the owner of Village Pointe. The owner has been out of the country for several months. They know where they would like to make the connection. Representatives for the owner have said they aren't comfortable making the connection from their perspective. The challenge is that we don't own the parcel. We

have made it clear we are interested in making a connection. It is the applicant's intention to continue to communicate with the Village Pointe owner and City Staff to try and make the connection a reality.

Tom Coffey, Architect, 365, Shell Ridge Court, said he is presenting the completed architectural drawings for the Final Development Plan. The Commission asked for more architectural detail in the May 11th Preliminary Development Plan meeting and they have addressed heights, materials and colors. The vertical siding and trims will be white on white. The horizontal siding is pearl grey. The roof will be a charcoal grey. The light fixtures will be a galvanized, gooseneck type. They have addressed the signage. Mr. Coffey said he worked with the Armita Plaza architect and they will complement the Armita Plaza signage. A wood sign will be applied to the building. Signs will be 2' by 9' or 12' by 1'6". The signs will be lit, very similar to The Old Bag of Nails or Jeni's. The City Engineer is reviewing sewer plans which were submitted on June 29th. John Moorehead has verbally said the City is OK with the sewer relocation. Mr. Coffey presented samples of the cultured stone to be used on the fireplace and water table.

Commissioner Little asked about a monument sign. Mr. Foley said there isn't anything included in the current packet on a monument sign. They are only presenting the signage which will be on the buildings. Commissioner Little asked if there will be a monument sign. Mr. Coffey said yes, they intend to have a monument sign. Mr. Foley said they would like to wait until they are into their final engineering to see the transition of the area. Where they initially intended to place a monument sign isn't a viable option. They know they would need to bring a monument sign back before the Commission. Commissioner Little asked if the intent would be to make a monument sign somewhat consistent with the signage at the adjoining property. Mr. Foley said absolutely. Mr. Coffey said they have been talking with Armita Plaza about signage. Signage will tie in together.

Mr. Foley said he had a few more details to go over on the site plan. The patio area is intended to have more of a specialty pavement treatment. The patio area will be a stamped concrete. There will be a decorative railing to enclose the patio. It is a woven, mesh metal railing as opposed to the traditional picket type of railing. It will be a short enclosure fence with a more modern, contemporary type of look. They are proposing benches on the north and south sides. All other walk surfaces will be traditional concrete. The seat wall will be a veneer stone which will match the building's water table. There will be a 2 tone, split face stone for the dumpster enclosure. The southeast corner is where a lot of grade transition is happening. They anticipate having to do some type of retaining element there. They have chosen an out-cropping, stacked, larger stone treatment to transition the grade and get a landscaped, aesthetic appeal. There will be an extensive landscape bed with up lighting on the trees. There will be a variety of lilacs, junipers, flowering perineals and ornamental grasses. Landscaping won't be too intense so they don't screen the building. All of the trees will have low voltage up lighting. The site lighting for the rest of the project, specifically the parking lot, will match.

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

Project Background

The site is located off the west side of Traditions Way and surrounding it are the Traditions at Powell condos to the north, Village Pointe Center to the west and Murphy Crossing condos to the south. The applicant is making good headway at working together with the Armita Plaza development in regards to how the buildings will look; having differences, but consistent appearances when completed. This development is a good fit in the area between the suburban commercial area along Sawmill Road to the west and transitioning into the downtown core area. The roadway improvements were completed when the original Traditions development was built. The applicant was asked to work with the surrounding Armita Plaza and Village Pointe Center in regards to shared parking and access agreements. Staff has been having discussions with the Village Pointe Center owner. The owner seemed interested. After speaking with their legal counsel, the owner has dropped interest. The development plan for the office building to the west of this property was approved with conditions which allow for a connection to Village Pointe if the owners ever do want to make the connection. Staff has not spoken to the Village Pointe owner about making at least a pedestrian connection at a minimum. Staff will have these discussions with the owner when they return to the country. Staff is happy with the Final Development Plan.

Ordinance Review

Staff does feel the proposal meets the requirements of City Code regarding Final Development Plans.

Comprehensive Plan Consistency

As there was no substantial change since the last submission, the Preliminary Development Plan review regarding Comprehensive Plan consistency stands.

Staff Comments

Staff sees this proposed development as an overall benefit to the community. This proposal will develop a currently unused property accomplishing a few things. First, it will encourage the expansion of the downtown core westward. Second, in conjunction with the proposal to the east, will create a continuous building façade. This urban design consideration has been shown to promote safety and walkability. Lastly, residents will get a commercial/office space which will provide residents and visitors with more services and another reason to enjoy the downtown core.

Staff Recommendation

Staff recommends Final Development Plan approval with the following conditions:

1. All City Engineering Department requirements are met upon their final review.
2. A shared parking and access agreement is finalized before final occupancy is provided by the City with Armita Plaza and not necessarily with the Village Pointe Center. Should an agreement be unable to be reached, Staff will have authority to grant final occupancy if it is deemed appropriate.
3. Future tenants are required to have front door access to their business (frontages along Olentangy Street and Lincoln Street). No business shall have access solely from the interior of the development (parking lot area).
4. The back row of parking lot lights have down lit shades.

Chris Meyers, Architectural Advisor, said he appreciates the fact the applicant addressed all of the issues mentioned in the Preliminary Development Plan meeting. He recommended giving consideration to a distinct color change between building A and building B. Mr. Meyers said he is a little concerned about the tightness between the meter area on the south side of building B and the edge of the curb/drive area. He wonders if there is a way to achieve a better aesthetic so the meters aren't visible and still meet clearances needed. He doesn't have a solution but it caught his attention. Overall the architecture of the buildings is wonderful. Mr. Meyers suggested the monument sign be a little more creative than a tombstone type of monument sign. He suggested integrating some sculptural signage as part of the stacked boulder area. The signage approval for intent on the building seems fine but the applicant should come back before the Commission for the graphic or design on the chimney piece. The railing detail should also correlate to the sculptural concept of the chimney piece and monument sign.

Mr. Coffey advised the Commission Columbia Gas isn't allowing them to put the gas service on the north side of building B. The gas service meters are now going to be ganged on the west side of building A. The gas meters will no longer be on the north side of building B. Columbia Gas requires the meters be seen from the tap on the street. They have also been working with AEP. The only meters on building B will be small meter readers. The transformer will sit on an island with bollards around it.

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

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Hartranft thanked the applicant, builder and architect for providing the many details the Commission was seeking. The improvements help make this a destination site. People will want to have their shops here. Residents of Powell will want to go to the location. It is unfortunate a parking agreement hasn't been made with Village Pointe Center. Commissioner Hartranft asked what the hesitation is on the owner's part and is there anything the City can do. Mr. Betz said it is the increased cross traffic through the site trying to get to the traffic light, the cost of maintenance of the parking area and how many cars will be in the Village Pointe Center lot inconveniencing their customers. Mr. Betz said if we could at least get a pedestrian connection it will allow people to walk back and forth. Commissioner Hartranft said if the restaurant is successful, parking is going to be very tight. He doesn't know if there is a way to address the issue. There might be an opportunity for some type of parking service for the restaurant. Mr. Foley said the Armita Plaza is still a supplement for parking. Commissioner Hartranft asked if there will be an outdoor service bar on the patio area. Mr. Foley said they are only making the patio restaurant seating area. If a decision was made to change this in the future, they would come back before the Commission.

Commissioner Little said this is an outstanding development. He asked if the existing sidewalk on Olentangy Street is wide enough. Mr. Betz said the sidewalk is 5' which should be wide enough. Staff doesn't see the need for a wider sidewalk. Commissioner Little said it sounds like the applicant is making sure the landscaping and signage is consistent with the Armita development. A monument sign proposal needs to be consistent also. Commissioner Little asked if there are any divergences for this property. Mr. Betz said parking was the only one and it has been corrected. Commissioner Little said he tried to emphasize the parking agreement pretty heavily at the previous meetings. He is participating in the Keep Powell Moving initiative. They are promoting, as one of the strategies to improve traffic in town, taking existing parking lots in the downtown area which are not connected and

encouraging the connection of those parking lots, to allow traffic to move more efficiently. There have been several meetings the tenants of Village Pointe have come to about temporary signage because they are concerned about lack of visibility for their businesses and the lack of a monument sign. It might be interesting, while the owner is out of town, to query the tenants to see if they would be interested in sharing the parking lots. The tenants might support it. Commissioner Little said he, personally, in good conscience, can't vote yes on this development tonight until he feels all of the opportunities for a shared parking agreement have been exhausted. The voices of the tenants might sweeten the possibility and motivate the owner. Mr. Betz said more time is needed to work with the Village Pointe Center owner. Lack of a parking agreement should not reflect upon the applicant. There are opportunities for both the City and the applicant to provide incentives and both will work towards the goal of making an agreement happen. Ultimately, if it doesn't, it is beyond the City's authority. Commissioner Little said he understands. A recommendation was made in the Keep Powell Moving meetings to minimize the friction on Olentangy Street. Linking the parking lots significantly helps with the friction issue on Olentangy Street, where there is already a difficult traffic situation.

Commissioner Boysko said he agrees with many of the points brought up by Chris Meyers, Staff and the Commission. He agrees with Commissioner Little's concern about traffic. Traffic has always been an issue in Powell. Commissioner Boysko asked Commissioner Little if his concern/dilemma could be satisfied if there is a plan in place to connect Case Street to the rear and provide a future connection which the City can control. Mr. Betz said the Case Street improvements haven't been funded. The City would like to see the Case Street improvements made in the future. The issue is getting through the Armita site to Lincoln Street and around to the traffic light. The other problem is the street is a private street, with shared maintenance responsibilities between the residential and commercial properties. We don't want to promote traffic through a residential area to get out of the area. The Case Street improvement is on the Keep Powell Moving initiative's radar and a top funding priority. Commissioner Boysko said he can see the Case Street improvements becoming more of a priority once the new developments are done. Commissioner Boysko asked if there is something which can be done to limit the traffic through the residential area. Mr. Betz said there is already a sign which will need to be moved. Commissioner Boysko asked if landscaping could be done to address the issue. Mr. Foley said the harsh reality is, the pavement will be there. There is nothing which will completely stop someone from driving through the residential area. The signage will be moved. The new buildings being present will also help make the pavement look like a drive as opposed to a through street. Mr. Foley said they are in a really tough spot. They are trying their best to work out an agreement but it really is out of their hands. We have shown and will continue to show our support of the connecting of developments and working towards the solution. Commissioner Boysko said the only sure connection is to the east. Mr. Foley said yes, to Armita Plaza. Commissioner Boysko said it is a tough situation. The development is a great asset to the City.

Commissioner Jester said there have been comments regarding this development being the entrance into downtown Powell. He mentioned in the last meeting he thinks lighting is the most important issue. The buildings need to be well lit. It is dark up and down Powell Road right now at night. Mr. Foley said there are lights specifically for the signage and accent lights on the buildings. Commissioner Jester said lighting is critical. Mr. Foley said there will be goose neck lights on the sides of the buildings. Mr. Betz said there is a lot of lighting on the buildings. Mr. Foley said there will also be up lighting on each tree. Commissioner Jester asked if there will be up lighting on the side also. Mr. Foley said yes. The tree up lighting creates an ambient lighting which isn't over powering. Mr. Betz said there is site lighting and lighting along Traditions Drive. Commissioner Jester said he isn't concerned about parking lot lighting. He is concerned about the side street and out in front of the buildings. The lighting is an important project.

Chairman Emerick said it sounds like an agreement hasn't been reached with Armita Plaza. He asked where the applicant was in regards to reaching the agreement; is it 75%, 85% or 95% done. Mr. Foley said we are still pretty early in the discussions. We haven't heard from the Armita Plaza folks specifically. The condition is in place and they are committed to the condition. We were more focused on the agreement to the west because we knew it would be the most difficult. They have made the initial outreach and they are waiting for the response. Chairman Emerick asked if anyone knew when the owner of Village Pointe would be returning to the country. Mr. Foley said he didn't know. Mr. Betz said the City doesn't know. Chairman Emerick said he isn't ready to hold up this project due to lack of the agreement. He is excited about the project. He understands Commissioner Little's concerns. Chairman Emerick said any pressure or encouragement the City can put on or give the Village Pointe owner needs to be done as soon as possible. Mr. Betz asked Commissioner Little if he would be happy if the condition was worded that an agreement had to be in place by the time the request goes to City Council in a month. Mr. Betz said this is what he would recommend. Commissioner Little said his frustration is that the agreement was identified as a major concern a few months ago and he doesn't feel the seriousness or urgency of the matter was felt. It is more than just a casual issue. Mr. Betz said the Village Pointe agreement can't be forced. There is nothing which can be done without Village Pointe's approval and the applicant shouldn't be held up due to lack of the

agreement. Commissioner Little said there are several people voting tonight. Mr. Betz said 4 out of the 5 votes need to be in favor. Commissioner Little said he knows right-ins and right-outs don't work real well here because no one pays attention. He doesn't know if Traditions Way should be a right-in/right-out if that much traffic is going to be thrown into it. Mr. Betz said there is already a turn lane there. Commissioner Little said he understands this but more traffic is being added to the area coming off of Murphy's Parkway. Mr. Betz said this was anticipated in the traffic studies.

MOTION: Commissioner Little moved to approve the Final Development Plan for the property located at 176 W. Olentangy Street as represented by Transform Construction LLC, Joshua Weir, to construct two mixed-use commercial buildings, subject to the following conditions:

1. That all City Engineering Department requirements are met upon final review; and
2. That all future tenants are required to have front door access to their businesses (frontages along Olentangy St. and Lincoln St.). No business shall have access solely from the interior of the development (parking lot area); and
3. That any plans for a monument sign and accent on the chimney shall be brought before the Planning & Zoning Commission separately, at a future date, prior to installation; and
4. That the back row of parking lot lights near the Traditions condominiums shall be equipped with downward directing shade attachments to minimize light intrusion. The final parking lot lighting shall be subject to Staff approval; and
5. That a shared parking and access agreement with Armita Plaza and the Village Pointe Center shall be finalized before final occupancy is provided by the City. If the applicant is unable to obtain a parking and access agreement, Staff will have the authority to grant final occupancy, if it is deemed appropriate.

Commissioner Boysko seconded the motion.

VOTE: Y 4 N 1 Little (Cooper & Fusch absent)

SKETCH PLAN REVIEW

Applicant: Global Land Investments LLC
Location: Village Park Drive, near Penny Lane
Zoning: (PI) Planned Industrial District
Request: To review a proposal to construct an 85,800 square foot, three-story storage facility.

Chairman Emerick notified everyone a Commission member, Shawn Boysko, is presenting the Sketch Plan Review and he must recuse himself from any discussion on the request other than making the presentation.

Melanie Wollenberg, Executive Vice President, Brexton LLC, said she is representing Global Land Investments. Shawn Boysko is the architect for the project. They have discussed the application with Dave Betz and obtained Chris Meyers' input on the architecture. After seeing the Staff Report, Mr. Boysko was able to respond to Staff comments and at 3:00 p. m. today the City was given a revised proposal, copies of which have been handed out. They wanted to address Staff Report comments right away. The applicant has worked out arrangements to put the detention on the adjacent site, in the rear of 383 N. Liberty. The retention is no longer subject to an agreement with two neighbors. They have an agreement with the owners of 383 N. Liberty. The project Engineers have been in touch with the City Engineer. They have had conceptual discussions about how to put the detention area on the adjacent property. There is a conceptual agreement. There is a landscape buffer the applicant will ask for relief from. The buffer is a carryover from an old parcel split. The buffer is about 2/3's of the way back on the site plan. It looks like the buffer is in the wrong place.

Shawn Boysko, MS Consultants, said they have a footprint they are trying to fit on the site and meet the setback requirements. They meet the front and rear setback requirements. They placed the building on the site to minimize impact to the Penny Lane apartments to the south. There is a 55' wide landscape buffer between the Penny Lane apartments and the storage building. Doing this creates a 10' setback on the north side. The parcel allows for storage space. The proposal is for a three-story, 85,800 SF, self-contained storage building. The use proposed has minimal impact on the City, the schools, the roads or on the traffic compared to other uses which could be put on this site. We tried to utilize changing color, change in materials and change in height to break up the long north and south sides of the building. They will use a utility brick base which will be compatible with the Penny Lane apartments. They will use insulated, metal panels with a red color to complement the brick. The panels will be oriented vertically with 3/8" seams. They are trying to provide some depth, some relief in the façade. Corner elements will project out about 8". The parapet projects up at the corners. They are utilizing materials and colors to break up the large space. There will be a canopy over the front office entrance and loading entrance. A lot of attention is being paid to buffering the building from the adjacent residential buildings with landscaping. A significant amount of landscaping will be added. They will need a 5' variance for the south side landscape buffer.

They have 55' and the requirement is 60'. The north setback required is 30' and they have a 10' setback. The building meets the height limitations of 35'.

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

The request before the Commission is a Sketch Plan and there are no motions made for approvals. The purpose is to provide input and comments to the applicant.

Project Background

In late 1987, early 1988, the original zoning for the property was a mixture of Planned Commercial and Planned Industrial use. The northern portion was Planned Commercial use and southern portion was Planned Industrial use. The proposed use is permitted. The east side of the site has a buffer zone. There is a regional storm water basin. There is now an agreement with the owners of 383 N. Liberty to push some of the storm water basin over. Staff will need to look at how useable the property would be for future development once the water basin is shifted.

Proposal Overview

The proposal is for a three-story building to be utilized for personal self-storage. The height does meet requirements of 35' maximum. There is a parapet which goes over the 35' but Code does allow parapets to exceed the 35' height requirement. The building is pushed away from the residences. The landscape buffer proposed is adequate. The trees will be placed within a utility easement. Staff will need to make sure there is a proper restriction and covenant placed on the property to ensure the owner would replace the trees if storm sewer and sanitary sewer work ever has to be done. This detail can be worked out later. Diagrams need to be more detailed if the request moves on to a Preliminary Development Plan review. The site sits down a little more so the storage building is actually higher. The finished floor elevation of the storage building will be higher than the finished floor elevation of the buildings beside it. The size and scale of the storage building is Staff's biggest concern. Staff needs to look into the large, non-residential establishment Ordinance. The request is for over 65,000 SF. However, the uses don't match the uses identified within the large, non-residential establishment Code, which are more for retail sales, general business, service business and wholesale business. Staff may need to consult the City Law Director on the definitions to make sure the request fits within the requirements.

Chris Meyers, Architectural Advisor, said he spoke with Mr. Boysko and Ms. Wollenberg. A lot of his comments have already been incorporated into the packet presented. He suggested bringing photography of the exterior insulated panel at the next review of this request. The joint between the panels is a much more continuous façade material. Insulated panels don't sound very attractive but the material is nicely executed. Mr. Meyers encouraged thinking through the color variations or options, paying attention to the panel and the brick working together. Conversations took place as to what type of storage will take place in the proposed facility; would there be a need for a large overhead door, large vehicle access or need for a loading dock. The storage will be higher end, records type of storage. Mr. Meyers said he questioned where trash will be taken when spaces are being cleaned out. He appreciated the effort put into the landscaping on the south edge. The 55' setback needs to be clarified. It is 55' from property line to building. It doesn't include the buffer from property line to the parking lot, the entire parking lot and the building. The distance is actually much greater than just 55' off of the façade of building. Mr. Meyers said he thinks there are too many plants in the buffer after seeing the drawing and knowing there is an easement in the buffer. The plants appear to be too close to be able to mature. He suggested having a landscape architect show dimension and locations of plantings in the next presentation. Create a plan so plants don't have to be removed if there is a need for storm water or utility work. It seems counter-productive to take out a 20 year old, mature tree. The same approach to landscaping should take place on the east elevation. The water detention area might become a prominent landscape component. Hopefully there will be collaboration between property owners. The 10' separation on the north is pretty tight. It would be beneficial to check on what can be seen from Seldom Seen or N. Liberty. The HVAC systems are minor in size for these types of buildings. Most sit on rooftops. Mr. Boysko said everything will sit on the roof. Mr. Meyers said a roof plan, indicating any screening, would be beneficial at the next step of the plan. More detail on the canopies would be nice. Consider integrating the lighting of the entry areas into the underside of the canopy structures rather than have more fixtures applied to the building. The color of the canopies should tie into the overall pallet selection but a dark grey tone could be considered. The building is big but an effort is being made to work with the scale. The use is appropriate for the location. The proposal deserves the attention of scale changes and impact considerations of the adjacent properties.

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

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Jester said his concern at this early stage is the building is too big and tall. Three floors is too much. You can landscape all you want to around the building but the building is still too tall. He knows the height is within the limits but it's too big. He can't support a building this big and tall in this location.

Commissioner Little said he has mixed emotions and he is open to see what can be done to address some issues. Whatever can be done to reduce the effect of the massing of the building, particularly on the south side, he would be interested in hearing. Commissioner Little asked what the height of the apartment buildings is. Mr. Betz said they are two-story with the roof. The apartments are in the ball park of being 30' tall to the midpoint of the ridge. Commissioner Little said there is debate as to whether three-story buildings are allowed in Powell. He suggested obtaining public feedback. The relationship of size between the apartments and the storage building should be provided. Coming into the meeting tonight, Commissioner Little said he was concerned the building looked large. He sat and looked at the building a few times and he isn't overly concerned but if there are things which can be done to make the building look a little less in mass to the residents of the apartments, he would be interested in hearing what it could be.

Commissioner Hartranft asked how the storage facility will be used, who would use it and what can residents expect to see in regards to traffic flow. Ms. Wollenberg said they call the use "luxury self-storage". The building is completely enclosed, no overhead doors, no vehicles will come around the building, there are interior hallways, there is very high tech access and security features, it is a very clean use. A national advisor on self-storage facilities says there is an average of 7 trips a day to this type of storage facility. There is very little traffic flow. Commissioner Hartranft asked about each unit. Ms. Wollenberg said the plan isn't final. Mitch Carvey said some units are 5' x 10', some will be 10' x 10' and some will be 15' x 10'. Commissioner Hartranft asked if the facility is climate controlled. Ms. Wollenberg said yes. Commissioner Hartranft said it would be helpful if the plans include unit sizes, noise level information, lighting details, and more details in the next phase of the process. Commissioner Hartranft said the size of the building is big. He was wondering why a building so big would be placed on this site but after hearing what has been said and seeing the buffering he isn't as concerned. Commissioner Hartranft asked if there are any variances/divergences which would need to be granted. Mr. Betz said the northern setback reduction would be one. Staff would need to review more information to know if there are others. The storm water issues are unknown at this time. The Preliminary Development Plan will bring forth more of those types of issues. Ms. Wollenberg said they do have a relationship with the property owners to the north and the east. They have an agreement on the detention and setbacks. Commissioner Hartranft asked Mr. Betz if the size of the building is all within Code. Mr. Betz said Code states large buildings should be broken up every 150' or so. The proposal is showing this happening. The Commission would need to decide if what is being proposed is enough variation. The overall building length on the north and south sides is 222'8" which would be a judgment by the Commission. Commissioner Hartranft asked if the only way in and out is at the front. Ms. Wollenberg said yes. Mr. Betz said Staff agrees the number of trips per day will be low for this type of storage facility. Staff doesn't know if the amount is 7 per day. Staff would ask for a figure to be provided. Ms. Wollenberg said the study which backs this figure can be produced. Commissioner Hartranft asked how many employees normally man this type of facility. Ms. Wollenberg said one employee in the office. Check-in is all electronic, self-check-in.

Chairman Emerick asked if the facility is primarily for document storage. Ms. Wollenberg said storage isn't limited to documents but there will be no vehicle storage. Smaller scale items would be stored. Chairman Emerick said his major concern is how an 85,000 SF building will fit in with City requirements for big box type of buildings. We will have to think about this and Staff will need to seek opinion from the City Law Director. Ms. Wollenberg said evidence would suggest if you compare this building to the big box type of building, the impact is far less. We call the building a three-story building but it is a short three-story building. Mr. Boysko has been very creative and has listened to Mr. Myers and Mr. Betz to make the building beautiful and a building Powell would be proud of. Ms. Wollenberg pointed out the color is a custom color. They are willing to use a custom color.

Commissioner Little said if his memory served him right, when the gymnastics building went in, a representative from the Wolfe family was involved. He asked if their involvement was moral support for the gymnastics facility or is there some sort of controlling body for this area. Mr. Betz said there are some deed restrictions and covenants on some architectural controls which would prevail over whatever the P&Z Commission decides. Those restrictions might not apply in a Planned Industrial district. Mr. Boysko said they understand there are deed restrictions for the property to the north but they don't affect this property to the south. Ms. Wollenberg said they will do a title review pretty early in the process. Ms. Wollenberg said the landscape buffer she mentioned earlier actually goes through the site about 2/3's of the way. It is old and looks like it was vacated at one time. They will make sure it is vacated. It would go right through the middle of the building. Mr. Betz said the landscape buffer was before the detention basin. The thought is to move it to the other side and put in landscaping. Ms. Wollenberg said she doesn't know if there is a detention pond at the rear of 383 N. Liberty. They need to think about that. They are willing to meet the landscape Code; or more if necessary. She doesn't know if it makes sense to buffer the rear of the office building

which is against the detention. Mr. Betz said the intent is to make sure the building isn't what is seen. The east side of the building needs to be thought about.

CERTIFICATE OF APPROPRIATENESS

Applicant: The First Citizens National Bank
Location: 9595 Sawmill Parkway
Zoning: (PC) Planned Commercial District
Request: To review a proposal to make improvements to the building, landscaping and signage of an existing structure and site.

Kevin Smith, First Citizens National Bank, 9595 Sawmill Parkway, said he didn't realize he would need to present information tonight. The bank is proposing changes to their existing facility and signage changes on the two entries to the building. The building has a hipped roof. The plan is to change the hipped roof to a gabled roof over the two doorways so a sign can be installed over the doors. The bank's logo would then be visible from Powell Road and Sawmill Parkway. The existing sign on the southwest corner of the property will be changed to a larger, lit sign. They will keep the existing base. They will add a new sign on the west side of the property, which will be visible to north and southbound traffic on Sawmill Parkway. Some of the existing white fence will be removed. The goal is to make the bank more visible. People tell them all of the time they didn't know First Citizens National Bank had a branch located in Powell or people ask them where the bank is located. The bank has a safety issue at the rear, private access road. As customers exit the bank's property they can't see people entering the private access road due to the big shrubbery. The shrubbery blocks the people's view. A landscape company has provided a drawing. They want to remove some of the shrubbery. The larger pine trees and the little ornamental trees will stay. The entire bed is going to be pulled back and made smaller.

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

Project Background

First Citizens Bank is looking to upgrade some design aspects to their building, provide for some additional signage and revise some landscaping to provide for a better appearance of their property. This also provides for additional wall signs and another monument sign.

Proposal Overview

There are several items being changed with this property which require the Commission's approval:

1. Building improvements include creating a gable end on the south and the west elevations, where a new logo sign will be placed.
2. A replaced monument sign where the existing sign is located as well as a new monument sign on the Sawmill Parkway location.
3. Landscaping upgrades around the monument signs.
4. Landscaping upgrade at the northwest corner of the lot.

Staff Comments

This request has come forward after Staff has reviewed their proposal. The applicant would like to bring more visibility to their bank and make improvements pending the completion of the roadway work happening in front of their location. They believe as the roadway increases in size, it is imperative they have greater visibility with the ability to have customers find their location due to increase in traffic and speeds which will occur. They also want to keep refreshing the look at their location.

The additional monument sign and the increase in size they propose meet Sign Code requirements. They are locating the sign at a setback of 5 feet from the right of way, being consistent with the signs at Raising Canes, Tide Cleaners and Midas. Also, the white background would need to be designed to be opaque. At this time, their existing sign is not opaque, and was originally approved by Liberty Township prior to their annexing into Powell. The logo signs on the building also meet Code requirements. The gable design proposed fits well with the existing building and they will match existing paint color.

Staff Recommendation

Staff supports the proposed changes. The changes are slight and all buildings eventually need an upgrade. Staff recommends approval of the proposal with the following condition:

1. That the monument signs have an opaque white background.

Chris Meyers, Architectural Advisor, said the only guidance he would like to offer is for the applicant to ask their architect for real specific color matches in regards to matching the new roof paint to the old, aged roof finish; not the original specification finish. The paint differences could be very prominent if not considered ahead of time. The signage at the gables is probably unnecessary since there are going to be monuments signs. People use their phones, watches and cars to find places now. People don't really look at signs anymore. The monument locations will enhance the visibility and maybe the change from hip to gable and the building signage isn't necessary. Since the proposal is for new signs over the doors, this is what he will review. The landscape edge at the north end is a dangerous spot. Pulling the landscape bed back on behalf of the community is appreciated. The graphic of the monument sign stone shows a very rounded, rubbly kind of stone. Mr. Meyers said he is assuming the stone on the monument signs is the same as the stone on the building. Mr. Smith said correct. Mr. Meyers said he wants to make sure the stone on the signs matches the stone on the building.

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

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Jester asked Mr. Betz how deep the road construction is going to go into the bank property and where will the monument sign be placed. Mr. Betz said all of the improvements to the bank are on the side of the bank which isn't affected by the road construction and the proposed sign will be back behind the walking pathway. Commissioner Jester said this was the only question he had.

Commissioner Boysko asked Mr. Smith if he was OK with the change Staff is recommending to the monument signs. Mr. Smith said yes. Commissioner Boysko said the signs will have to be opaque. Mr. Betz said the logo can still be lit but the background needs to be opaque. Mr. Smith said they have no problem with this.

Commissioner Little said he is good with all of the proposed upgrades. Chris Meyers made good comments in regards to matching the roof color and the stone in the monument signs matching the stone in the building. He will put those recommendations in the conditions.

Commissioner Hartranft said he was fine with everything. He asked if thought should be given to using a different color on the roof instead of trying to match. Mr. Meyers said no, he just wanted to make sure the architect doesn't assume the colors are going to match just because they ask for green. They may need to invest in a custom color.

Chairman Emerick said he is fine with the proposal.

MOTION: Commissioner Little moved to approve a Certificate of Appropriateness for the property located at 9595 Sawmill Parkway as represented by First Citizens National Bank, to allow improvements to the building, landscaping and signage of an existing structure and site, subject to the following conditions:

1. That the monument signs shall have an opaque white background; and
2. That the applicant shall exhaust all options to best match the new roofing color with the existing roofing color. The applicant shall gain final color approval from City Staff; and
3. That the stone applied to the monument sign shall match the existing stone on the building.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Fusch absent)

OTHER COMMISSION BUSINESS

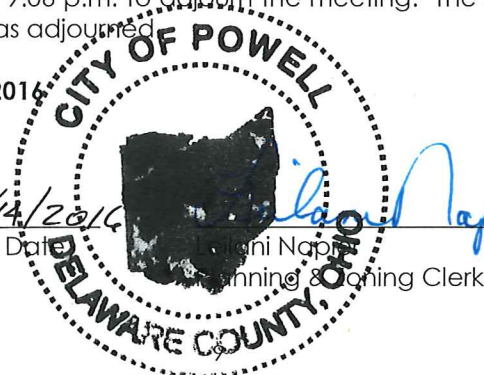
No other business.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:06 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: August 10, 2016


Donald Emerick
Chairman




Ani Napier
Planning & Zoning Clerk

9/14/16
Date

