



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, July 13, 2016

7:00 P.M.

1. FINAL DEVELOPMENT 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 preliminary development plan review on May 11, 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 final development plan review.

Proposal Overview

See preliminary development plan review below (p.4).

Changes since the Last Submission

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

1. New items provided in packet:
 - a. Updated legal description (C-0)
 - b. Detailed architectural drawings (A1.1-B3.2)
 - c. Lighting photometric plan (ES1.2)
 - d. Site and landscape details (L4.0-4.1)
 - e. Proposed material selections
2. The dumpster in the northwest of the site has been expanded to now include two dumpsters.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(k), in approving a final development plan, the Planning and Zoning Commission shall adhere to the steps below:

Recommendation by the Planning and Zoning Commission. Within thirty (30) days after the Public Hearing on the final development plan the Planning and Zoning Commission shall recommend that the final development plan be approved as presented, approved with supplementary conditions, or disapproved, and shall transmit all papers constituting the record and the recommendations to Council.

Before making its recommendation, the Planning and Zoning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

(1) The proposed planned district development phase can be initiated within two (2) years of the date of approval and can be completed within five (5) years;

As per the applicant's submission (p.6): "Pending approval with City of Powell, construction would begin September 2016 with anticipated completion being March 2017. Both buildings would be constructed simultaneously."

(2) The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;

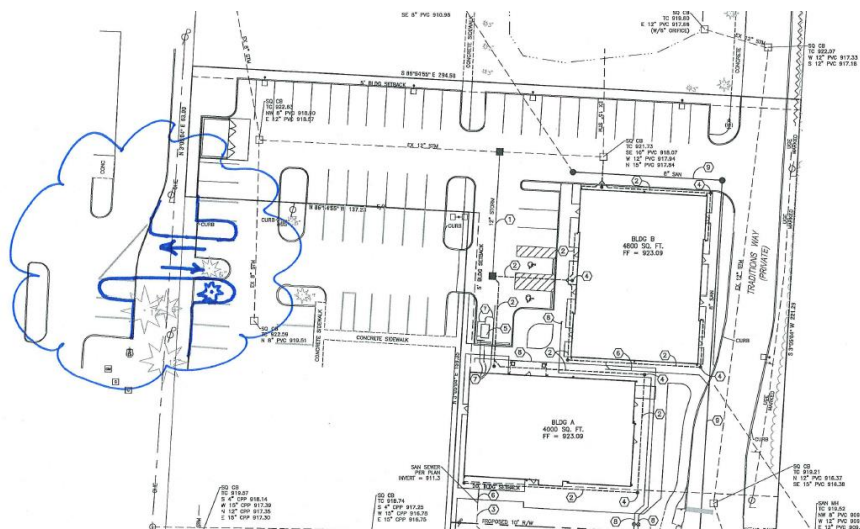
The proposal meets the requirements of the comprehensive plan. A detailed analysis of which is provided in the preliminary development plan staff report (see below on p. 8).

(3) The streets proposed are suitable and adequate to carry the anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned district plan area;

As per the applicant's submission (p.6): "A traffic study for the subject site and adjacent office building as well as the Traditions at Powell was submitted with the original Rezoning/FDP in 2008. The required improvements to W. Olentangy Street were completed at the time of the construction of the Traditions at Powell. No further required improvements have been identified at this time or are anticipated."

Staff would like to add that such a development, although not required to make further road improvements, may have some additional traffic impacts. Fortunately, the city has begun a process to address traffic concern in the downtown area, named Keep Powell Moving. Through this and similar initiatives, the City aims to address traffic concerns at the same time helping developments that have an overall positive impact on the community.

Lastly, as stated in the preliminary plan review, staff would like to see a connection between Village Pointe through to this proposed plaza. This would not only help with access management, which would in turn help with traffic on Powell Road, 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.



(4) Proposed non-residential developments can be justified at the location and in the amounts proposed;

The non-residential development is justifiable at the location and amount proposed. See item #2 in the preliminary development plan staff report for further details (p. 6).

(5) Housing densities are warranted by amenities and conditions incorporated in the final development plan and are in accordance with these planned district development requirements;

There are no housing units proposed for the site.

(6) Lands to be dedicated to public use are of acceptable and usable size, shape, and location;

There is no dedication of land.

(7) The area surrounding the development can be planned and zoned in coordination with and in substantial compatibility with the proposed development;

The surrounding area is actually being planned and zoned in coordination with and compatibility with this development as we speak. The Traditions commercial to the west of the site and the Powell Crossing development to the southeast of the site will all be reviewed hand-in-hand with one another. In this way, there is no clearer example of coordination and compatibility of the surrounding area with the proposed development.

(8) The existing and proposed utility services are adequate for the population densities and uses proposed.

The letters provided by utility providers prove that services are available and at the amount needed for the development.

(9) Adequate provision has been made for the detention and channelization of surface drainage runoff.

The Engineering department did a cursory examination of the site and has no comments at this time.

Comprehensive Plan Consistency

As there was no substantial change since the last submission, the preliminary development plan review regarding comprehensive plan consistency stands (p. 8)

Staff Comments

As stated in previous staff reports, 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 that 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 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. That future tenants are required to have front door access to their business (frontages along Olentangy St and Lincoln St). No business shall have access solely from the interior of the development (parking lot area).

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.

3. All of the required preliminary plan materials were provided (i.e. preliminary engineering drawings, landscape plans, development text etc.).
4. 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.

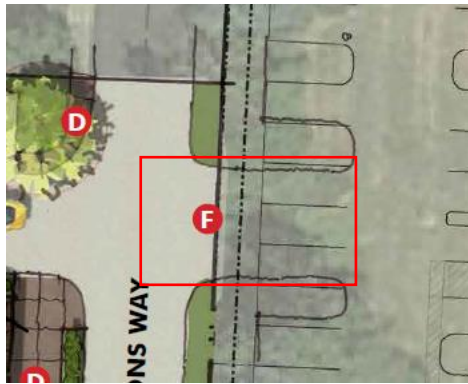
Public facilities will not be impacted by this development and the existing pathway along the south end of the site will remain. Furthermore, pathways will be added along the east side of the site.

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

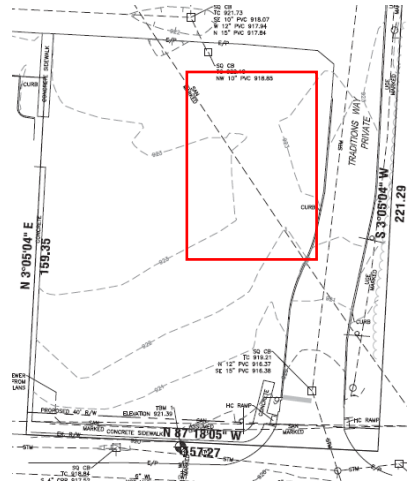
5. New commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City (p. vi). New retail and a restaurant will add to the services residents can enjoy and foster further fiscal well-being of the city through property and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

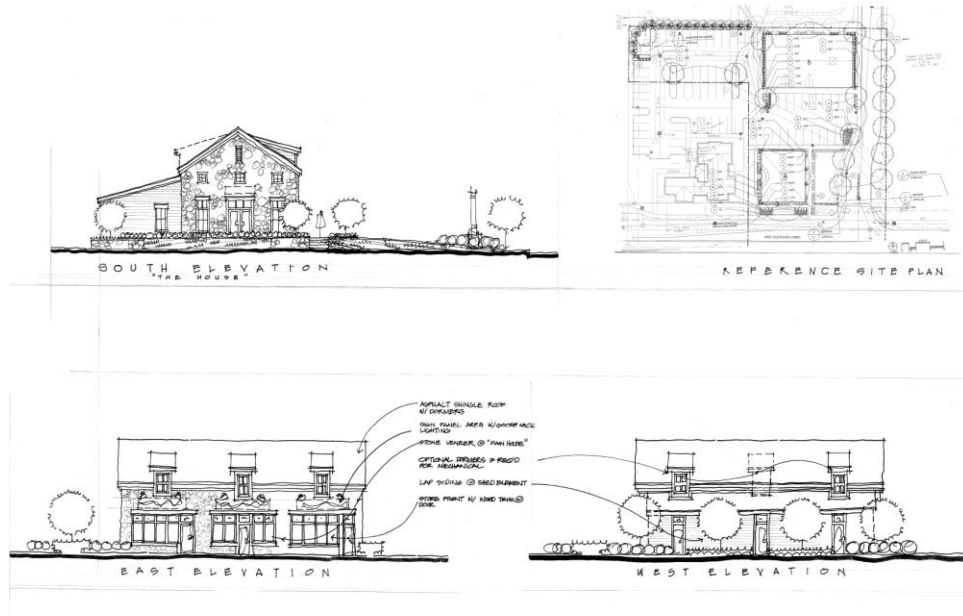
4. Allow divergence from 46 to 40 parking spaces.
5. Provide more details about the dimensions of the buildings on the elevations.
6. Provided additional details about size, colors, lighting fixtures, signs for the final development plan.
7. Work with the neighbors to the east and west to share parking and create shared access drives.
8. 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

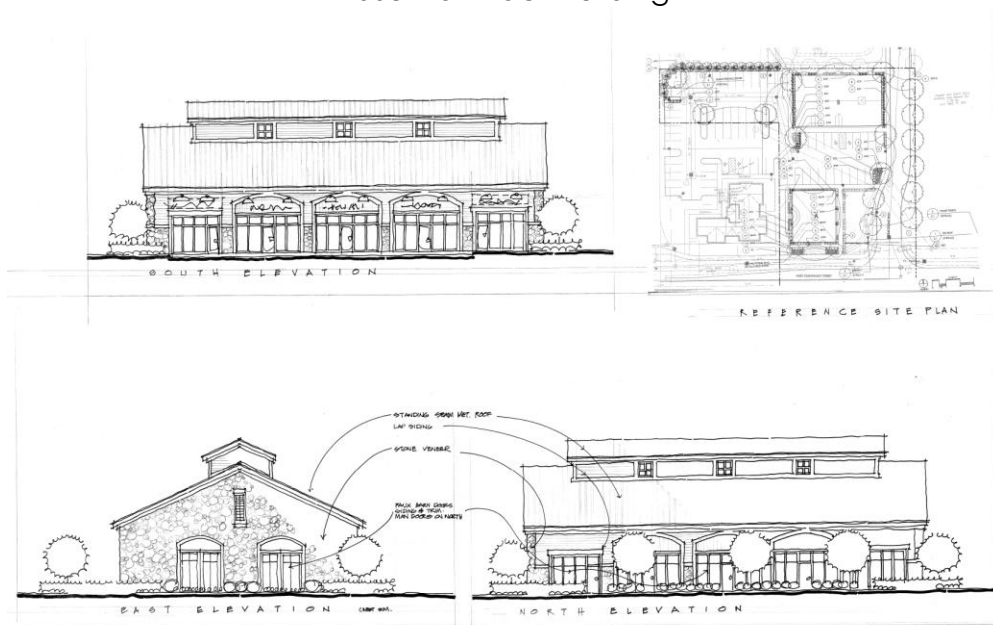
Project Background

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 Olenangy 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. SKETCH PLAN REVIEW

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

Aerial Site Image: <https://goo.gl/maps/NToUyudFow72>

Project Background

This property is located at the southern end of the Wolf Commerce Park development plan originally approved in the late 1980s. This portion of land was anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses as stated here:

- 2.a. The intent here is to produce a Wholesale Commerce Park in this area; an area that is not amenable to residential construction due to the elevation of the railroad tracks and micro-climatic problems wrought by Bartholomew's Run, that is barely noticeable from Liberty Street. The "Commerce Park" shall be surrounded by a dense greenbelt, from Village Park Drive east to the church site and south parallel to Liberty Street and south along the north boundary of the Village Park Site as shown on the Tract Master Plan. Uses in the "Commerce Park" shall be limited to warehousing, enclosed storage, wholesale trade with minor incidental retail sales, non-personal service professional and trade offices (such as engineers, contractors, plumbers, etc.), and light manufacturing and assembly. The wholesale Commerce Park shall be zoned "PI": Planned Industrial District, and shall be restricted to these uses.

Proposal Overview

The proposal is for a three story building that is utilized for personal self-storage. Basically this is a big box full of people's stuff, and one manager working the facility. Most of the time, people will come and go to bring their stuff for storage and to remove it from storage. No outdoor storage is anticipated or shown as well as no truck rental is anticipated or shown. The entrance to the facility is at the northwest corner of the building with all parking happening in front of the building. There is a heavy landscape buffer to the south and east. Setback variance to the north is going to be part of the proposal. Many changes to the storm water detention basin located on the east part of the site is required, which will take the cooperation of the property owners to the north and to the east. It is unsure now how that is going to work, or even if it can work.

Staff Comments

Although enclosed storage is a permitted use within this area and specifically this property, there are several ways in which it can be accomplished. The fully interior access, large three story building type of storage facility has only started to recently become a prospect for suburban development. Usually, these type of facilities are seen in more urban areas due to the tracts of land being smaller and generally at a higher price point. A storage facility might work on this property, but the prospect of a large box designed in the manner proposed, as well as its location next door to a residential development, brings questions to Staff's mind as to its compatibility at this location. Albeit all access to the storage is inside a building, therefore being better for noise, the height, footprint and overall scale of this development seems too large for this particular location. A two story facility may be more appropriate in height and scale as well as the use of brick versus split face block and metal siding. The quality of the residences to the south bear out more of a need for more compatible architecture to it rather than the other industrial buildings to the north.

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

The area of this proposal is slated for Planned Industrial uses and this use being permitted within the overall plan for Wolf Park makes the use consistent with the Comprehensive Plan. However, this plan is not consistent with Land Use Policy Recommendations numbers 7 (p. 50) and 9 (p. 51) with regard to sensitive infill development and aesthetic community character.

Staff Recommendation

Staff recommends that much work needs to be done on the aesthetic and scale qualities of this proposal, and suggests another Sketch Plan review with a new design aesthetic.

3. CERTIFICATE OF APPROPRIATENESS

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

Aerial Site Image: <https://goo.gl/maps/CEuC52V8Reu>

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 that are being changed with this property that require the Commission's approval:

1. Building improvements that 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 as 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 indicate that as the roadway increases in size, it is imperative that they have greater visibility with the ability to have customers find their location due to increase in traffic and speeds that 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 our 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 that they propose fits well with the existing building, and they will match existing paint color.

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.

Staff believes that the proposal meets these requirements.

Comprehensive Plan Consistency

This proposal is consistent with the Comprehensive Plan, which encourages upgrading existing commercial buildings from time to time.

Staff Recommendation

Staff recommends approval of the proposal with the following condition:

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