



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street

Wednesday, September 14, 2016
7:00 P.M.

1. PRELIMINARY DEVELOPMENT PLAN REVIEW II

Applicant: Global Land Investments LLC
Location: Village Park Drive, near Penny Lane
Existing Zoning: Planned Industrial District
Request: To review a proposal to construct an approximately 88,320 square foot, three-story, storage facility on 3.02 acres.

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

Preliminary Development Plan Review – August 10, 2016 and updated September 7, 2016

Project Background

This proposal was heard last month at the Sketch Plan stage and there were numerous comments with regard to its proposed size and scale, and most people recognize that the use is probably not undesirable at this location. Since the last meeting, the applicant has met with Staff and has communicated with the Architectural Advisor in order to gain a lot of insight as to how the building fits in with the scale of the surrounding area, and how they can amend the design of the building to add character and reduce scale.

This property is part of the Wolf Commerce Park and meets the uses allowed within the original zoning for the property.

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.

Changes since the Last Submission

The applicant has changed the building design and continues to work with the Architectural Advisor with ideas. It is anticipated that new building elevations will be available on Tuesday prior to the meeting that Staff will distribute. There are many landscaping changes, mainly to make sure that there is adequate landscaping on all sides of the building and to increase the density of plantings toward the east as well as the south.

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. This, of course, can be tempered with good overall design and scale reducing architectural and landscaping elements. 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.

STAFF COMMENTS UPDATE – SEPTEMBER 7, 2016

The applicant has tried to provide a fire lane to the north. Although the Fire Department was fine with the proposal to utilize a fire lane to the north, the property owner to the north did not agree for that allowance as he may need additional parking in that area in the future if he brings in a revised plan for that property. One option would be to allow a setback reduction for the building to the south, keeping the fire lane to the north. Staff is not in favor of this option. Staff would prefer that the fire lane be installed on the south side of the building, and the landscape screening be altered to reflect that. There should be a 5 to 10 foot landscape area between the fire lane and the building.

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 area of this proposal is slated for Planned Industrial uses and this use being a permitted use within the overall plan for Wolf Park.

(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;

As stated above, 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. The proposal is sufficient but could use some further refinements as indicated by the Architectural Advisor.

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

Primarily a light industrial area, the proposed used should have little impact on the neighbors. The residential units to the south may actually benefit from having this service nearby, being a quiet neighbor as opposed to a workshop or something of that nature.

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

The traffic circulation and geometry are adequate.

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

The most important yard space is to the south, where that setback is met. The plan does provide for ample greenspace. This is especially true since the applicant purchase the land to the east for stormwater purpose.

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

Similar to the answer above, as a storage facility open spaces are not as necessary but are provided.

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

The proposal is to take place in one phase.

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

Staff estimates that the project will take less than a year to complete.

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

There are no municipal improvements required.

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

Police may be required to patrol the site but otherwise there should be little community cost

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

The surrounding areas should have little negative impacts.

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

As stated in the sketch plan review, 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. As for aesthetic community character, staff feels that the redesign does a better job of blending with the community character of Powell.

Staff Recommendation

Staff recommends preliminary plan approval with the following conditions:

- 1) That the applicant continue to refine the plan with staff to further fit the appropriate aesthetic of the surrounding area.
- 2) Work with the City Engineer to ensure all stormwater and other related matters are in order.

Sketch Plan Review – July 13, 2016

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.

2. SKETCH PLAN REVIEW

Applicant: Big Hearts Little Hands Childcare, Brenda Warnock
Location: 14 Grace Drive
Existing Zoning: PC, Planned Commercial District
Request: To review a proposal to construct a 3,672 square foot addition to an existing daycare, and allow the submission of a Combined Preliminary and Final Development Plan.

Aerial Site Image: <https://goo.gl/maps/3QkQJReJsNC2>

Project Background

The applicant would like to add 3,672 square feet to an existing 4,337 square foot childcare facility. The purpose of this addition is to create more and better classroom space, a teacher resource room and office area.

Proposal Overview

The proposed addition is toward the front of the building and brings the building out to the platted front building setback line. The proposed addition will be utilizing a stone water table and board and batten looking cement fiber. This material will also cover the existing brick on the east and west sides of the building. The existing brick wall to the north will remain unchanged. The reason for the material change on the sides is that it will be hard to match the existing brick. There are no proposed changes to the playground as well.

Staff Comments

Staff has met with the owner and architect many times to work out zoning related issues and to come up with a plan that does make a drastic, however upgraded, look to the facility. There is no need to add parking as there is plenty of parking for the facility. There is little impact upon the adjoining neighbors, and the site meets all zoning requirements. No landscaping plan has been submitted. It appears as though there is room for foundation plantings in front and to the west side of the building. Also, with added building coverage, there is a need to add three, 2 inch trees to the site. We also recommend that at least one lead walk come out from the building walk to the sidewalk along the street.

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

Upgrading existing commercial sites and growing existing businesses is completely consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval to submit a Combined Preliminary and Final Development Plan.

3. SKETCH PLAN REVIEW

Applicant: Jason Sams, Development Manager for ARC
Location: 9110 Bunker Lane at Sawmill Parkway
Proposed Zoning: PC, Planned Commercial District
Request: To review a proposal to construct an approximately 2,587 square foot commercial building on 1.12 acres, and to allow the submittal of a Combined Preliminary and Final Development Plan, on property proposed to be annexed into the City of Powell.

Aerial Site Image: <https://goo.gl/maps/aFPPm4X4Yjq>

Project Background

The property is currently in contract by the Applicant and they are wishing to annex into the City of Powell. The proposal is for a small retail building to house a Verizon store.

Proposal Overview

The proposal is for a 2,587 sq. ft. building on 1.12 acres. Connectivity to the child care property to the north is shown, as well as access from Bunker Lane to the south. There is a lot of area for green space, parking, and landscaping.

Staff Comments

This property, if annexed to the City of Powell, will be added to the Powell Grand TIF District, in order for the added value of this development to add to the TIF fund. The driveway access onto Bunker Lane has been pushed back as far as possible to the east, in order to conform to good engineering practices for access near a traffic signal. To the north is a childcare facility, which also has allowed for access through that site to Sawmill Lane.

There should be a sidewalk installed from the retail store to the planned pathway at Bunker Lane and Sawmill Parkway.

The building will be a mix of brick and EIFS, and typical of a Verizon stand-alone store. Staff believes the elevations are not labeled as to their correct direction. East should be South, West should be North, North should be West and South should be East. Recommendations from the Architectural Advisor should be helpful here. In terms of material and color. Staff has no problems with a flat roof as other commercial buildings (CVS, Lifetime Fitness) have a flat roof.

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 compatible with a Mixed Use Activity Center, which is identified for this area of Powell. There should be a sidewalk installed that leads to the store from the pathway at the intersection of Bunker Lane and Sawmill Parkway to meet the pedestrian connectivity needs within the plan.

Staff Recommendation

The applicant is far ahead of planning for this site and we do recommend that they be allowed to submit a Combined Preliminary and Final Development Plan.