



## STAFF REPORT

### PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers  
47 Hall Street

Wednesday, October 12, 2016

7:00 P.M.

#### 1. AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Kinsale Golf and Fitness Club  
Location: South side of Woodcutter Drive, east of Sawmill Parkway  
Zoning: (PR) Planned Residence District  
Request: To review an Amendment of an approved Final Development Plan for Golf Village, adding an all-weather golf practice facility.

Aerial Site Image: <https://goo.gl/maps/JfudMcMMnC22>

#### Project Background

Kinsale is wanting to construct a facility in which to conduct golf lessons in conjunction with their current driving range. A new building is proposed that will be a somewhat open facility, but protected from some weather elements, and face south. A small parking area is proposed off of Woodcutter Drive.

#### Proposal Overview

This proposed lesson facility was not within the original Golf Village Zoning Plan, however the driving range was. Access is off of Woodcutter Drive with a small parking area, and connected to the golf course via the cart paths. Some people will go to the clubhouse first then grab a cart and go there, but Staff recognizes that some people may just drive there for a lesson so the need for a small parking area is necessary. The building elevations seem to be just diagrammatic and we believe the Commission should request correct elevations, dimensioned and showing the proper colors and materials.

#### Staff Comments

The City of Powell is bound to follow the Golf Village Zoning Plan. It needs to be determined if this proposal is a minor or major change to that plan. It is Staff's opinion that the proposal is a minor change in that the land use is not being changed. Rather, it is being enhanced by a building to provide for all-weather ability to provide lessons and practice.

A fence is proposed along the west side of the driving range near the pond. It is anticipated that this will shag some of the stray balls that may be hit that way. The fence design seems appropriate.

#### Ordinance Review

The CEDA between Liberty Township and Powell requires the City to follow the Golf Village Zoning Plan. Any minor changes requires approval of our Planning and Zoning Commission. Major changes require approval of the City Council and Township Trustees. This proposal has no change in land use or changes to the operational characteristics of Sawmill Parkway. Therefore, staff feels that this is a minor change.

### Comprehensive Plan Consistency

This use is an appropriate enhancement to a golf club like Kinsale and is consistent with the Comprehensive Plan in that we consider a business doing improvements and upgrades to their facilities where it does not harm the surrounding area an appropriate thing to do.

### Staff Recommendation

Staff recommends that the applicant refine its architectural plans for further review by the Planning and Zoning Commission.

## 2. PRELIMINARY DEVELOPMENT 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.

Aerial Site Image: <https://goo.gl/maps/eZrQ3355TyM2>

### Project Background

The applicant brought forth a sketch plan to P&Z on September 14. At this meeting comments were provided by staff and the commission. Since that time the applicant and their architect met with staff and the city's architectural advisor to discuss the site plan and building design. The applicant took the comments from the two meetings, refined their proposal, and submitted it for preliminary development plan review.

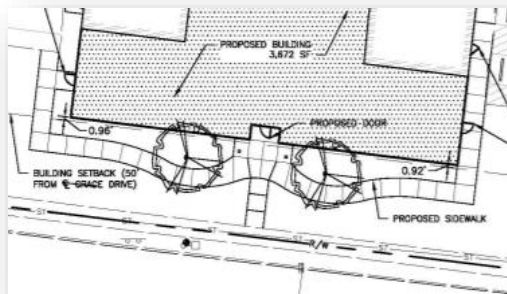
### Proposal Overview

The proposal remains unchanged from the sketch plan. 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.

### Changes since the Last Submission

The applicant made the following changes:

1. The pathway in front of the proposed addition have been angled and two trees were added.



2. Landscape plan, refined floor plan, and roof plan provided.
3. Refined and colored elevations provided.

### 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 proposal meets all use and dimensional requirements of the zoning ordinance.

**(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 proposal is an expansion of an existing use that fits in nicely within the area. As a result, the addition is an appropriate use.

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

The existing daycare facility has had a harmonious relationship with all public facilities and will likely continue to do so with the addition.

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

The addition will have no impact on traffic and circulation. As a result, the adequacy of provisions remains the same.

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

The addition will take up some of the yard space in front of the building. However, the remaining yard space is more than sufficient for the use.

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

The open space and natural preservers remain relatively unchanged with the addition. Consequently, staff feels that this requirement is met.

**(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 to happen in a single phase.

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

It is staff's estimation that the project will be completed within six months.

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

No improvements needed by the city.

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

There are no community costs.

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

The improved appearance of the area due to this new construction might help the adjoining businesses.

*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."*

## Staff Comments

Staff feels that an addition to this existing business is a great benefit to the city and its residents. Daycares and childcare facilities are in great demand and by providing additional services, our residents benefit. In addition, improvements to buildings near our downtown core continue to prove that Powell has an increasingly vibrant downtown core with great-looking new and old buildings. Lastly, as this business does better, the city's income and property taxes will increase. Overall, this is a positive for the city in many regards. Furthermore, staff would like to commend the applicant on taking all of staff's comments into consideration and implementing them.

As for the architecture of the building, staff is pleased with the refinements and likes that the new building looks like a schoolhouse. It fits in nicely with the aesthetic of the use and the area. However, staff defers to the Architectural Advisor for detailed comments regarding the architecture.

## Comprehensive Plan Consistency

As stated in the sketch plan review, upgrading existing commercial sites and growing existing businesses is completely consistent with the Comprehensive Plan.

## Staff Recommendation

Staff recommends approval of preliminary development plan with the following conditions:

1. All Architectural Advisor's comments are met.

## **Sketch Plan Review – September 14, 2016**

### 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. FINAL DEVELOPMENT PLAN REVIEW

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>

#### Project Background

This proposal was heard last month at the Preliminary Development Plan stage. Since the last meeting, the applicant has worked with Staff and the Architectural Advisor in order to further refine the proposal.

#### Proposal Overview

The proposal remains unchanged from the preliminary plan. 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

1. Updated elevations and signage.
2. Refined drawings to accommodate the fire lane on the south.
3. Additional supplementary documents provided (i.e. context height analysis and site view).

#### 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;**

The applicant is planning on a single-phase development to be completed within 12-14 months.

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

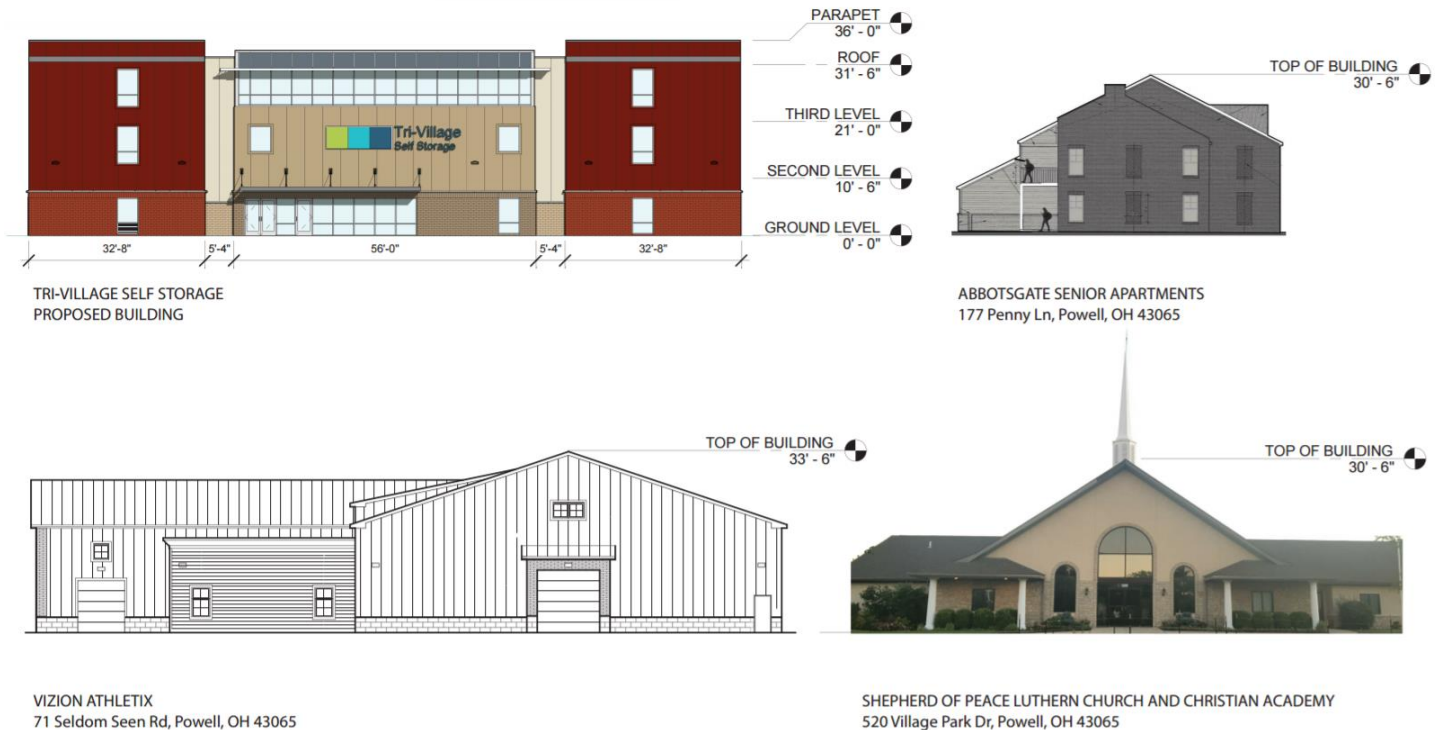
As stated in the sketch plan review, the area of this proposal is slated for Planned Industrial uses and this use being permitted within the overall plan for Wolf Park makes the use consistent with the Comprehensive Plan. However, this plan is not consistent with Land Use Policy Recommendations numbers 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.

**(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;**

The storage facility is not expected to add a large amount of traffic to the site. Furthermore, as with typical storage units, this one will likely have infrequent and sporadic visits. Consequently, the existing road system is able to handle the minimal increase.

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

Staff feels that the location of the proposed storage facility is reasonable given the existing zoning and character of the area. However, staff still has reservations about the overall scale of the building. The roof height (35') but not the parapet height (36') is in line with the code maximum of 35'. Design enhancements did help with the height and they lowered the building from the initial submissions. The footprint of the building is also fine. Nevertheless, taken as a whole, the overall massing is much larger than most buildings in Powell. Staff appreciates the applicant's context height analysis (see below) but finds it to be a faulty comparison since it only compares the peak height of the buildings and not the average height. Furthermore, you can see from this same analysis that the mass of the proposed building is far greater than comparable projects in Powell.





**(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;**

Not applicable.

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

There are no lands to be dedicated.

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

Should the development reduce in mass but keep with the same use and design, staff feels that future planning and zoning can be done with capability with the development.

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

All utility services are adequate.

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

The applicant is working with the City Engineer to manage surface runoff. At this point staff is satisfied with the proposal thus far. Further details will need to be worked out with the City's Engineering Department.

### Staff Comments

Overall, staff is supportive of this type of use and the design at this site. Staff however has reservations about the scale of the building on this site, especially since all surrounding buildings are much smaller. Nonetheless, the improved design and landscaping is appreciated and staff sees the benefit of having this service available to Powell residents. Lastly, storage facilities such as this are the current trend and if one were to be built in Powell, this is the least conspicuous place to put it.

As for scale and design, staff defers to Architectural Advisor for more details and possible solutions to reduce the mass of the building.

### Comprehensive Plan Consistency

Explained in item #2 above.

### Staff Recommendation

Staff recommends approval of the final development with the following conditions:

1. The applicant meet all City Engineer requirements.
2. All Architectural Advisor's comments are met.
3. That the applicant try to reduce the mass of the building.

## **Preliminary Development Plan Review II – September 14, 2016**

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 use 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.

#### 4. SUBDIVISION WITHOUT PLAT

Applicant: Ridgewater Capital Management  
Location: 383 North Liberty  
Zoning: (PO) Planned Office District  
Request: To review a proposal to subdivide a parcel into two and append one to the parcel to the west, as part of the Brexton storage facility proposal.

Aerial Site Image: <https://goo.gl/maps/JAWwZgfeXQE2>

#### Project Background

The subdivision is a result of the previous proposal requiring more land to handle stormwater requirements. Once subdivided, the applicant will sell the western parcel to the storage facility developer.

#### Proposal Overview

To subdivide a parcel into two. The merger of the parcel with the storage facility will happen through the county offices.

#### Staff Comments

Staff sees the need for this subdivision but would have rather seen another office building built on the subdivided land. Nonetheless, we must plan for what is before us and this is a necessity for the storage facility.

#### Staff Recommendation

Staff recommends approval of this subdivision.