



## STAFF REPORT

### PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, December 14, 2016

7:00 P.M.

#### 1. CERTIFICATE OF APPROPRIATENESS

Applicant: Matthew Althouse  
Location: 26 W Olentangy Street  
Existing Zoning: Downtown Business District (DB)  
Request: To review a proposal to renovate an existing building for the use as a restaurant.

Aerial Site Image: <https://goo.gl/maps/cZCvSouTw3U2>

#### Project Background

Dustin Sun of Sun Properties (Owner of Espresso 22) recently purchased the building and is applying to renovate the property at 26 W Olentangy Street. The proposed project is a renovation of the exterior and interior of the property, to convert the space from retail to restaurant.

#### Proposal Overview

Review of the proposal to renovate an existing building to ensure that it conforms to the standards listed in the Powell Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines.

The renovations suggested in the proposal are listed below.

- Exterior Renovation
  - New Sliding Barn Door
  - New Storefront Windows
  - New Side Paneling
  - Painting Existing Siding
  - Addition of Walk-In Cooler
  - Addition of Nine Parking Spaces
  - Addition of front "porch" with columned parapet
- Interior Renovation
  - New Restrooms
  - New Kitchen
  - Remodeled space for bar and dining area

#### Ordinance Review

In accordance with the requirements of codified ordinance 1143.18(j)(2), any change in the outward appearance of a property within the Downtown District shall require approval of Certificate of Appropriateness by the Planning and Zoning Commission if any change in the outward appearance of a property within the Downtown District results in one or more of the following:

- A. **The plans call for a new non-residential structure or addition of occupied space to an existing non-residential structure, whether principal or accessory;** or

- B. The plans call for two or more new residential dwelling units; or
- C. There will be a demolition of a structure larger than seventy-five (75) square feet in ground floor area; or
- D. There is a request for rezoning, zoning variance, or subdivision of land within the Downtown District.

## Comprehensive Plan Consistency

The proposal of the renovation is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to the following guidelines.

- Guiding Principle (pg. vi): The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
  - Staff believes the proposed renovation improves the property's compatibility with this principle.
  - The renovation is designed in a way that will better match the development style seen elsewhere in Powell. The construction materials used and the change in architectural style are two notable enhancements.
  - The addition of a dine-in/carryout restaurant adds diversity of building use to the Downtown corridor.
- Mixed Use Village Center Guidelines (pg. 30): Renovation proposal meets many Development Guidelines for the Mixed Use Village Center.
  - Commercial and mixed use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows.
  - High quality materials and architectural detailing is critical to ensure new development contributes to the village character.
  - Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys.
- Transportation Plan (pg. 67): Although the property is close in proximity to the Four Corners, renovation of the building for this use would likely not create a noticeable impact on traffic or congestion beyond that of a normal addition of a mixed use site. This is speculative to the fact that the restaurant's parking is accessible from both Hall Street and Liberty Street by way of an alley at the rear of the building. Having primary parking accessible from several directions, mixed with on street parking in the front of the building, and two nearby public parking lots, the traffic impact should be nothing beyond normal.

## Staff Comments

The following sections are a congregation of staff comments after evaluation of these supplemental documents.

### **Downtown Revitalization Plan**

The proposal is in accordance with the following key areas of the Downtown Revitalization Plan.

- Recommendations for Powell's Northwest Quadrant
  - One issue mentioned in the Downtown Revitalization Plan is a lack of updating to existing structures, and staff believes this proposal is progress towards amending this issue.
  - The renovation to the exterior of the storefront should act as an improvement to the streetscape.

## Downtown Architectural Guidelines

The proposal is in accordance with the following key areas of the Downtown Architectural Guidelines.

- The proposed building materials are in line with those suggested in the Architectural Guidelines.
  - The proposal plans the use of board and batten siding, which is recommended.
  - Trim work and molding will be done with Hardie-trim and Hardie-plank boards.
- Proposed architectural elements are in line with the Architectural Guidelines.
  - The window design appears similar to those displayed in the architectural guidelines.
  - The proposed molding style matches acceptable style.
  - The addition of columns visually acceptable.
- The addition of the walk-in cooler is of no concern to building massing, as the increase of mass is relatively small.

After evaluation of the proposal, staff was able to determine the acceptable match of the items listed above to sections within the Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines, but needs further explanation to the questions listed below.

- What color will the building (painted portion and materials) be?
- What is the material of the paneling along the South Elevation?
- What is the material of the parking lot?
- The parking requirement is calculated for a sit-down restaurant which would require 13 parking spaces (25 required divided by 2 (within the DB District (old OPC District) = 12.5 and round up to 13). 10 spaces are provided. There are two spaces directly in front of this use. Also, there are two public parking lots nearby. The DB code gives P&Z the authority to reduce the number of spaces required if through proper analysis they feel that the minimum is not needed to be met. The Applicant is discussing common parking plans with the adjacent owner, and will require his employees to park at the municipal lots.

Staff would also like to make P&Z aware that they may wish to leave the final details up to the Historic Downtown Advisory Committee.

Lastly, staff defers to the Architectural Advisor for more detailed analysis of the design of the proposal.

## Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

- Acceptable answers to the questions mentioned above are provided.
- The applicant pursues additional parking in conjunction with neighboring lots, as proposed parking merely meets just less than minimum, and require employees to park within one of the public lots.
- The applicant work with the city's Public Service department to rearrange public seating adjacent to the structure.
- Mock-ups of the signage are provided, however staff recommends allowing revisiting sign approval at a later date by Staff.
- Design of the exterior of the walk-in cooler on the north elevation is provided.
- The Architectural Advisor comments are incorporated into the plan.