



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, May 10, 2017

7:00 P.M.

1. SKETCH PLAN REVIEW

Applicant: Beatz Studio
Location: 80 Clairedan Drive
Existing Zoning: Planned Commercial District (PC)
Request: To review a proposal to construct a dance studio on 1.18 acres.

Aerial Site Image: <https://goo.gl/maps/UCi6vHKd1rp>

Project Background

The property has been through a Development Plan review once before for an office building yet nothing was ever built. The property has been marketed for sale for quite some time and now Baetz Studio wants to build a dance studio at this location. The use will be a dance studio where dance classes will be offered.

Proposal Overview

This use is considered a Private Recreation Facility and is a permitted use as a non-retail type commercial use within the overall plan for Wolf Commerce Park. The building as proposed can also be easily converted to an office or office warehouse in the future if the dance studio were to leave. There is room for expansion from this current plan as well. Parking and access will be on the west side of the lot.

Staff Comments

Staff has been working with the applicant for a while on getting a proposal that brings in elements of the design requirements both within the code and the Wolf Commerce Park restrictions. The buildings in Wolf Park are a mixture of brick, stone, stucco and metal siding. The applicant has a need for a more open studio space, changing rooms, and offices. This design allows for that as well as future expansion to the north.

It will be important to add design details to this building that will enhance its exterior appearance and could add to amenities inside as well. The following should be considered as part of the building design to add interest and add natural light to enter within the dance studio itself:

- Add a transom dormer window to each side of the rear studio roof. This should add natural light to the studio and a more interesting roof design. It could have either same roofing material or standing seam.



- Add square window to the rear of the building to add more light. These windows will add interest to the rear wall like was done to the gymnastics studio to the north. Also, these windows can be relocated with a future new addition.



- Add stone on both sides of front door to fill in that area under roof.
- Add water table of stone to east side of office area.
- Add faux windows to east side of office area to balance window fenestration.

Of course, we always refer to our Architectural Advisor for his comments on building design.
(See our comments on the attached plan)

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 infill of commercial areas with compatible commercial uses is consistent with the Comprehensive Plan.

Staff Recommendation

With architectural amenities that can be brought into the project, Staff feels that the use is compatible with the area and the building can be designed to fit into the area. Color selection will be important for this building as well. Submittal of a Preliminary Development Plan is recommended.

2. SKETCH PLAN REVIEW

Applicant: DJCF Holdings LLC
Location: 18-36 Grace Drive
Existing Zoning: Planned Commercial District (PC)
Request: To review a proposal to construct an addition to an existing building to be used as warehouse and retail space for a brewery.

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

Project Background

Grace Plaza was built in the early 1990's as part of a plan that was approved in the late 1980s. The owners have a tenant, Ill Mannered Brewery, who is in need of expansion and cannot do so within the existing center. The proposal here is to build a 3,000 square foot building, half of which will be used for brewing beer, and the other half to be utilized for their tap room. The current Ill Mannered is within a space of 1,000 square feet with a very small tap room.

Proposal Overview

The proposal is for a new 3,000 square foot building to be built at the east end of the property. The building will be close to the existing storm water detention basin where there are now existing evergreen trees. One row of parking spaces are also being proposed to be removed. The existing sidewalk at the east end of the existing building will be removed and the curbing moved back so that the parking lot can be expanded that way and re-stripped. Although there will be a net reduction of spaces, the applicant has submitted a parking study of their own and it appears that there will be minimal conflict with evening hours so that most of the site can be utilized by Ill Mannered. However, the Mojo Togo space is for events now, so maybe the event times can be coordinated so less conflict arises. Also, the owner is OK with restricting to the existing current use structure for bars or restaurants so that there will always be less parking conflicts.

The building is located so that the existing dumpster area will need to be moved closer to the residential to the north. We would recommend that the building be moved as far south as possible. With that, there will be a lot of engineering to do with this proposal. There are storm lines to re-locate, and existing storm easements to work around. Anything that is submitted for the Preliminary Development Plan will need to be fully reviewed by our Engineering Department.

Staff Comments

The largest thing to overcome in Staff's opinion are the site planning issues. The following issues to overcome are the things that the applicant will need to know how the Commission feels before moving too much farther along:

- Moving the building as far south as possible, while keeping the patio outside of the right-of-way of Grace Drive, and the associated storm sewer easement at that location, may cause the patio to become smaller, or need to wrap around to the west side of the building as well. Shrinking the patio in depth allow for the building to be able to move south more and creating or keeping the open space area to the north.
- The relocation of the existing storm sewer will be tricky to engineer, especially as we try to move the building further to the south.
- The added building will require that as part of the plan approval the divergence to the lot coverage requirement be allowed. The lot coverage (maximum is 20% by building & 80% by building and paving) is currently at:

Lot Coverage Calculations

15600 S.F. Existing building / 58370 S.F. (Parcel size (1.34 ac)) = 26.5% Lot Coverage

18600 S.F. (Main building + Expansion) / 58370 S.F. (Parcel size (1.34 ac)) = 31.8% Lot Coverage

51,725 S.F. (All impervious surfaces) / 58370 S.F. (Parcel size (1.34 ac)) = 88.6% Lot Coverage

- The existing pine trees will need to be removed. If the building is moved to the south, there may be room to relocate these trees to the north side of the building, providing extra screening for the residents. The applicant should review the health of these trees and see if it is possible to relocate them rather than just cut them down.
- The building design is too sketchy to even comment on.

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

Infill of commercial areas are acceptable as long as the new development fits in to the general character of the area.

Staff Recommendation

It will be important for the Commission to give the applicant good feedback on the divergences and building design. Staff likes the idea of a small micro-brew and tap room going in its own building here. The building is being designed so that it will be re-usable by other retailers or office users if the micro-brewery should leave. Parking should be appropriate as long as the owner is willing to commit to the current strategy and mix of uses. Moving on to the Preliminary Plan is acceptable, as long as the applicant works closely with the Architectural Advisor prior to making the Preliminary Plan application.



3. FINAL DEVELOPMENT PLAN REVIEW

Applicant: Margello Development Company
Location: West of Sawmill Road at Zion Drive
Zoning: PC, Planned Commercial District
Request: To review a revised Preliminary Development Plan proposal to construct two vehicle storage buildings and two commercial buildings on a 4.49 acre site.

Aerial Site Image: <https://goo.gl/maps/bmJvXNMGfxT2>

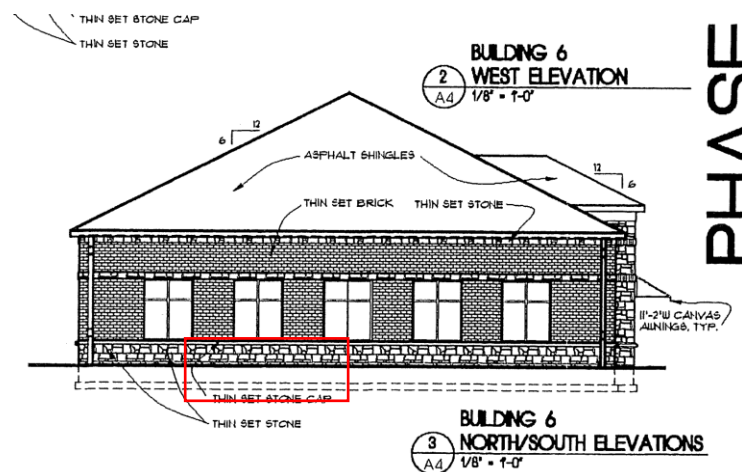
Project Background

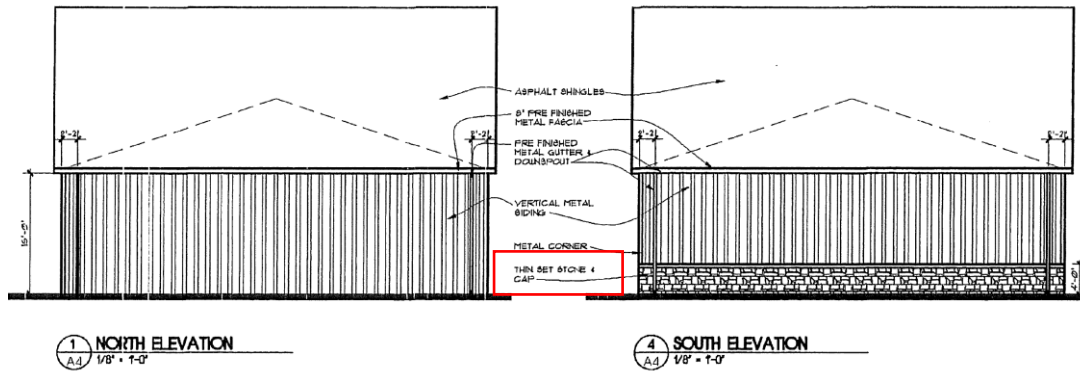
The project was review multiple times over the past two years. The applicant has now submitted for a final development plan review.

Proposal Overview & Changes Since the Last Submission

The proposal remains the same, to construct two storage and two office warehouse buildings (detail below). The one major change is that now, the two office warehouse buildings will be constructed first followed by the storage buildings. The only building change is the addition of a stone lip to the both the north and south elevation of the office buildings and the south of the warehouse building (see images below). As for site plan, building #5 has shrunk to allow parking on its north side.

Staff would like to mention that the applicant has made mention of an "option B" that would change the storage units to office warehouse as well. At time of this staff report, Staff has not received option B but was made aware that it would be provided by the applicant at the meeting for the commission's review. Staff has no issue with this concept in theory as it would add to the economic base of the city and provide additional services to residents.





The proposal for the remaining 4.5 acres the applicant owns is as follows:

- New Building #3, a 12,000 sq. ft. building for storage of boats, RVs, and other vehicles
- New Building #4, a 23,667 sq. ft. building for storage of boats, RVs, and other vehicles
- New Building #5, a 12,000 sq. ft. building for office/warehouse uses.
- New Building #6, a 13,455 sq. ft. building for office/warehouse uses.

There will also be associated parking and landscaping. A new access driveway from Sawmill Road is also proposed. There is also a connection to the parking lot to the north to provide for overflow parking. It should be noted that the applicant tried to work with the neighbor to the south to share one access but was unable to come to an agreement (email attached). As such, the access on Sawmill Road has remained in this proposal.

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 two-phase development. With the first phase to be completed within 12 months.

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

As stated before, the Comprehensive Plan recognizes the need for commercial development in appropriate locations and this area is recognized for that commercial growth. The project is mostly in keeping with the architectural compatibility of the community as a whole. The applicant is choosing a different kind of metal siding and building design that incorporates reverse gables, more in keeping with the commercial nature of the area.

- (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 site is bordered by Sawmill Parkway and Old Sawmill. Both of these roadways should be able to handle the increased traffic to the site.

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

This site is zoned for and well situated for this type of use. Bordered by two major roads, in an area predominately surrounded by commercial, the proposed commercial uses will fit in nicely with the existing uses in the amount proposed.

- (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;**

No lands are 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;**

The proposed development will not hinder the planning and zoning of the surrounding uses. Furthermore, the proposed use should bring more users to the surrounding commercial uses. In this way, helping the neighboring businesses.

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

There are no foreseen issues with utility services to the site.

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

Preliminary review by the Assistant City Engineer indicates no issues at this stage of review.

Staff Comments

The proposal remains relative the same as the preliminary plan proposal. As such, Staff's comments remain the same, that the application will bring more services and positive economic development to the city. Furthermore, with the possibility of Option B – having the site be entirely office warehouse is enticing to Staff as this would not only provide residents more services but also increase the tax base for the city.

That being said there are some errors with the proposal that needs to be corrected. Namely, the parking calculations for the office warehouse. Staff proposes the applicant uses 1 space per 400 square feet instead of 1 space per 200 square feet. 1/200SF is primarily for office uses, however, this is a mixed use development and ultimately require less parking. Consequently, Staff feels that 1/400SF is a more appropriate requirement. This is the same calculation used for a similar type use in Wolf Commerce Park for a mixed use building.

As a result, the number of spaces required goes down. See below for the calculations:

Option A – Two Warehouse Offices* and Two Storage Buildings

<u>Building</u>	<u>Use</u>	<u>Square Footage (SF)</u>	<u>Requirement</u>	<u>Total Spaces</u>
1	Retail	26 700	1/400SF	167
2	Dance Studio	7 380	1/200SF	37
3	Storage	12 000	0	0
4	Storage	23 667	0	0
5	Office Warehouse	12 000	1/400 SF	30
6	Office Warehouse	13 455	1/400 SF	34
<i>TOTAL</i>				268

Option B – Four Warehouse Offices*

<u>Building</u>	<u>Use</u>	<u>Square Footage (SF)</u>	<u>Requirement</u>	<u>Total Spaces</u>
1	Retail	26 700	1/400SF	167
2	Dance Studio	7 380	1/200SF	37
3	Office Warehouse	12 000	1/400 SF	30
4	Office Warehouse	13 455	1/400 SF	34
5	Office Warehouse	12 000	1/400 SF	30
6	Office Warehouse	13 455	1/400 SF	34
<i>TOTAL</i>				332

*Assuming 50/50 split of office and warehouse, a requirement of 1 space per 400 square feet was used. This is the same calculation used for similar type uses in Wolf Commerce Park.

The proposal now has complete proposals for new office warehouse buildings, and shows how they intend to meet our storm water control requirements and landscaping. All setback requirements are met. The following is a breakdown of divergences being requested as part of this plan:

- Number of parking spaces required is 332 should the applicant choose Option B for the whole site. The applicant is proposing 229 spaces.
 - In order to compensate for the lack of spaces the applicant has connected the parking lot to the north for shared access to that parking lot, which is underutilized at this time.
- The maximum total lot coverage by building is suggested at 20%. The total proposed is unknown in both options as it was not provided by the applicant. Staff asks the applicant to bring these calculations to the P&Z meeting.
- The minimum green space required is 20%. The total proposed is 24.2%

Staff Recommendation

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

- 1) That all City Engineer comments are addressed.
- 2) All questions regarding lot coverage are provided.
- 3) The applicant has brought Option B to the meeting.
- 4) If P&Z is satisfied with Option B, that Option A and B be approved with final review done administratively by staff.

Preliminary Development Plan Review II – March 8, 2017

Project Background

This is the second Preliminary Development Plan review for this proposed development. The applicant has made some changes that fall in line with what the Commission has asked him to do, which is to identify the building types for the remainder of the property.

Proposal Overview

The proposal for the remaining 4.5 acres the applicant owns is as follows:

- New Building #3, a 12,000 sq. ft. building for storage of boats, RVs, and other vehicles
- New Building #4, a 23,667 sq. ft. building for storage of boats, RVs, and other vehicles
- New Building #5, a 13,455 sq. ft. building for office/warehouse uses.
- New Building #6, a 13,455 sq. ft. building for office/warehouse uses.

There will also be associated parking and landscaping. A new access driveway from Sawmill Road is also proposed. There is also a connection to the parking lot to the north to provide for overflow parking.

Changes Since the Last Submission

The main change from the last submission is that we now have a solid proposal for the office/warehouse buildings and what they will look like, as well as when they will be completed. The applicant has indicated that the storage buildings will be completed first, then right afterward, the easternmost office/warehouse building then the next last one. A complete preliminary engineering plan and landscaping plan have also been submitted.

Staff Comments

The proposal now has complete proposals for new office warehouse buildings, and shows how they intend to meet our storm water control requirements and landscaping. All setback requirements are met. The following is a breakdown of divergences being requested as part of this plan:

- Number of parking spaces required is 339 for the whole site. 225 are proposed
 - The number of spaces required for Buildings 5 & 6 is 136 spaces. 46 are shown. Therefore, the applicant has connected the parking lot to the north for shared access to that parking lot, which is underutilized at this time.
- The maximum total lot coverage by building is suggested at 20%. The total proposed is 24.5%.
- The minimum green space required is 20%. The total proposed is 24.2%

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;

As stated during the sketch plan review, the proposed land use of the storage buildings are not a permitted or conditionally permitted use within the PC, Planned Commercial District. A use such as this is generally reserved for the PI, Planned Industrial District: "Self-storage facilities and parking lots or storage areas for boats and/or recreational vehicles". The PC district allows for heavier type of commercial uses such as auto service stations and automotive repair, as well as Mobile Home, travel trailer and implement sales, which seem to be uses that are highly more intense than that which is proposed. It was determined during the sketch plan review that this use would allowable. There are also a few divergences being requested, but nothing out of the ordinary or extraordinary.

(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;

Staff agrees with the comments made during the sketch plan review by the City's Architectural Advisor, Chris Meyers, that this site is well suited for a use such as this. It is tucked away behind other commercial buildings and will therefore, have little visual impact on its surroundings. Staff would further explain that the site is well suited for a one story storage unit as the intensity is low and the location on the site would suit little else from a retailer perspective. Furthermore, as noted above, many other allowable commercial uses on this site could have a much greater impact on neighboring uses.

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

The storage units are proposed in the center of other commercial development. As a result, it will have a harmonious relationship. This is especially true since the storage units will be used sporadically. The residential neighbors near the site should have very little impact as the buildings will eventually be hidden from view. Also, in terms of traffic, this site is likely to be visited infrequently and during daylight hours. Public facilities will not be used since the site will not have sewer or water, and electricity will be for lighting only. The type of use is not out of scale with the nearby streets and therefore should have a minimal impact. There are no proposed pathways on the site. The applicant has instead offered to extend the Presidential Parkway pathway to Old Sawmill Road. This change is a significant benefit to residents around the site and Powell.

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

The nearby roads around the site (Sawmill Parkway, Presidential Parkway, and Old Sawmill Road) are more than adequate to handle the types and amount of traffic to the site. The applicant has provided turn radii analyses for the site. Staff is confident the site is capable of handling the larger vehicles. There is a less than normal required amount of parking for the two proposed office/warehouse buildings. The choice of users for these buildings will need to be those that do not require a high parking demand, however there is a connection to the parking area to the north, and that could be a good solution.

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

The applicant is providing a great deal of landscape buffering on Old Sawmill Road. This yard space will be visually appealing as well as shielding for the residents nearby. The applicant has also added landscaping at the northwest corner of the site to screen the view-shed from Presidential Parkway.

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

As a commercial site, there is little need for great amount of open spaces. However, site detention area to the west, the trees to the south and the landscape buffer to the east will help with to soften the storage facility's look. These features will have a positive relationship with public access ways.

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

The two vehicle storage units (#3 and #4) will be completed in phase I. The applicant mentioned that the eastern-most office building (#6) will be completed shortly thereafter, depending upon how quickly he can rent the spaces, #5, would then be completed.

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

A year each for each phase, which seems reasonable.

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

No improvements required by the City of Powell.

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

The site should have little community cost. There may be some minimal cost with having Powell Police patrol the site, however they are already in the area. This property is part of the Powell Commercial TIF, so the addition of these buildings will benefit the TIF.

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

This development is the last parcel with this commercial block. This, coupled with the fact that it is a low impact development, should not impede future development if needed.

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 Comprehensive Plan recognizes the need for commercial development in appropriate locations and this area is recognized for that commercial growth. The project is mostly in keeping with the architectural compatibility of the community as a whole. The applicant is choosing a different kind of metal siding and building design that incorporates reverse gables, more in keeping with the commercial nature of the area.

Staff Recommendation

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

- 5) The applicant provide a Development Plan text with their final plan submission.
- 6) That the City Engineer provide any recommendations on any engineering issue that is outstanding.
- 7) That the applicant discuss with the property owner to the south the ability to combine the driveway access point onto Sawmill Road at a location agreeable to both the City Engineer and the County Engineer. The Commission should reserve the right to require this at the Final Development Plan.

Preliminary Development Plan Review – March 23, 2016

Project Background

The applicant proposed two storage units at the sketch plan meeting on February 10, 2016. At that meeting, residents and the Planning and Zoning Commission (P&Z) recommended that the applicant submit a design for the building facing Sawmill Road as part of their next submission. The applicant agreed and has now provided a design with site layout for this 26,220 square foot (SF) third building. The applicant also met with staff to work out landscaping and multi-use path layouts.

Proposal Overview

The applicant is now proposing two storage units with a third building along Sawmill Road. The use of the third building is unknown but is designed with the scale and architecture of a large commercial use (e.g. sports facility, offices).

Changes since the Last Submission

Since the last meeting the applicant met with staff and provided a submission with the following changes.

- 1) The applicant, at the request of P&Z, included a rendering with a building footprint for a third 26,220 SF building along Sawmill Road.
- 2) The applicant and Staff agreed to have a multiuse path extend along Presidential Parkway to Old Sawmill Road instead of along the east side of the site, which would have not been very functional.
- 3) More detailed landscaping provided, which includes mounding along Sawmill Road to further screen the buildings from the street.
- 4) Site plan now includes a wider view of adjoining parcels to provide better context of the site.
- 5) The applicant provided turning radii analyses.

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;

As stated during the sketch plan review, the proposed land use is not a permitted or conditionally permitted use within the PC, Planned Commercial District. A use such as this is generally reserved for the PI, Planned Industrial District: "Self-storage facilities and parking lots or storage areas for boats and/or recreational vehicles". The PC district allows for heavier type of commercial uses such as auto service stations and automotive repair, as well as Mobile Home, travel trailer and implement sales, which seem to be uses that are highly more intense than that which is proposed. It was determined during the sketch plan review that this use would allowable.

(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;

Staff agrees with the comments made during the sketch plan review by the City's Architectural Advisor, Chris Meyers, that this site is well suited for a use such as this. It is tucked away behind other commercial buildings and will therefore, have little visual impact on its surroundings. Staff would further explain that the site is well suited for a one story storage unit as the intensity is low and the location on the site would suit little else. Furthermore, as noted above, many other allowable commercial uses on this site could have a much greater impact on neighboring uses.

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

The storage units are proposed in the center of other commercial development. As a result, it will have a harmonious relationship. This is especially true since the storage units will be used sporadically. The residential neighbors near the site should have very little impact as the buildings will eventually be hidden from view. Also, in terms of traffic, this site is likely to be visited infrequently and during daylight hours. Public facilities will not be used since the site will not have sewer or water, and electricity will be for lighting only. The type of use is not out of scale with the nearby streets and therefore should have a minimal impact. There are no proposed pathways on the site. The applicant has instead offered to extend the Presidential Parkway pathway to Old Sawmill Road. This change is a significant benefit to residents around the site and Powell.

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

The nearby roads around the site (Sawmill Parkway, Presidential Parkway, and Old Sawmill Road) are more than adequate to handle the types and amount of traffic to the site. The applicant has provided turn radii analyses for the site. Staff is confident the site is capable of handling the large vehicles. However, there is some question to whether the northern units of the site have the turning radii needed to make safe turning movements. The applicant will need to provide more detail. The buildings may have to be lessened in size by a unit or two at the northern end if the turning movements do not allow for its use.

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

The applicant is providing a great deal of landscape buffering on Old Sawmill Road. This yard space will be visually appealing as well as shielding for the residents nearby. There may need to be additional landscaping at the northwest corner of the site to screen the view-shed from Presidential Parkway.

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

As a commercial site, there is little need for open spaces. However, site detention area to the west, the trees to the south and the landscape buffer to the east will help with to soften the storage facility's look. These features will have a positive relationship with public access ways.

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

The two vehicle storage units will be completed in phase I. The applicant mentioned that the third building will be completed as phase II within a year of the other two buildings being completed.

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

A year each for each phase.

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

No improvements required by the City of Powell.

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

The site should have little community cost. There may be some minimal cost with having Powell Police patrol the site.

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

This development is the last parcel with this commercial block. This, coupled with the fact that it is a low impact development, should not impede future development if needed.

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

First, the storage units are generally a low impact use. Compared to other allowable uses, is the least impactful. Second, the proposed use provides another service to Powell residents. Third, the storage units will be hidden from view within a year of development and a third commercial space will be developed. The residents of Powell will acquire two more services that they otherwise would not have. Lastly, for nearby neighbors, the site will be landscaped to minimize visual impact and have infrequent use. As a result, staff sees the proposal a positive development.

Staff Recommendation

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

- 8) The applicant provide a Development Plan text with their final plan submission.
- 9) Further turn radii analyses are provided for the northern units of the site.
- 10) The applicant agree to come back before the P&Z to finalize the details of the third building before construction is permitted.

Sketch Plan Review – February 10, 2016

Project Background

This project was first reviewed as a Sketch Plan in 2012. The Sketch Plan included three buildings, two of which were for storage of boats, RV's, motor coaches, and other vehicles. No personal storage was proposed. Also proposed was a building that provided for sports training. That particular building faced Sawmill Road, however it is not on this current Sketch Plan proposal. Staff decided that due to the length of time and that the third building is now not going to be included in the Preliminary Development Plan submittal, that another Sketch Plan review was appropriate. Plus, the submitted plans did not show all of the information that was needed for a Preliminary Development Plan.

Proposal Overview

The proposal has changed a bit since the last Sketch Plan. Building #3 on the site has been reduced in size in order to accommodate a site detention area. This changes the amount of lot coverage by pavement and building, and now building #3 only has one side where vehicles enter and exit the building. Building #3 is now 13,400 square feet. Building #4 remains the same in terms of site layout and size at 26,467 square feet. Building #5 is now slated as "future". It is unknown how long it will be for this building to be built. An access drive off of Sawmill Road is still proposed that will connect through the site. No sidewalks or pathways are shown. Very little landscaping is shown.

Changes since the Last Submission

The size of Building #2, the added site detention area, and the design of the buildings are the only major changes from the previous Sketch Plan review. The applicant and his architect met with our Architectural Advisor and coming from that meeting is what is being presented. The buildings are still all metal siding, with the gabled sides being vertical and the remainder horizontal.

Ordinance Review

The Sketch Plan stage of the development plan review process creates the ability for the Planning and Zoning Commission and the applicant to review together the proposal, and to see how this proposal fits with the surroundings and relates to the zoning regulations in order to see if the applicant should proceed to the Preliminary Development Plan stage. Initial public input on the proposal is also sought.

The proposed land use is not a Permitted or Conditionally Permitted Use within the PC, Planned Commercial District. A use such as this is generally reserved for the PI, Planned Industrial District "Self-storage facilities and parking lots or storage areas for boats and/or recreational vehicles". Staff is unsure as to whether this includes the indoor storage of vehicles as proposed, or strictly outdoor storage. The PC district allows for heavier type of commercial uses such as auto service stations and automotive repair, as well as Mobile Home, travel trailer and implement sales, which seem to be uses that are highly more intense than that which is proposed.

Items of concern related to this proposal include:

- Is this use appropriate for the PC, Planned Commercial District as it provides for totally indoor storage of vehicles and no other personal property or chattels?
- Should portions of the buildings (north and south sides) be constructed of some sort of natural material such as stone or brick? A note on the plat for this commercial subdivision suggests Architectural Review being required by the overall developer, which would be Wedgewood Commerce Center developer Charles Ruma. Architectural details shall be reviewed by our Architectural Advisor. Staff recommends more detail be shown, such as lighting and color palette.
- Staff is concerned about there being enough room in between buildings #3 and #4, and eventually #4 and #5, for turning movements of large motorhomes and travel trailers. The applicant needs to provide details showing the turning radii for such units and show that on the plans. This also should be shown for the turning radii at the entry drive at Sawmill Road.
- The landscaping plan needs to include all tree plantings that are required by code. Because of the nature of the proposed buildings, perimeter landscaping cannot be met on Building #4, however that could be made up elsewhere on the site.
- The area for storm water detention may not be large enough.
- There are no provisions for dumpsters for user's trash.
- No sanitary provisions have been shown for the emptying of sanitary tanks on the RVs or travel trailers. This should be provided.
- Staff is concerned that Building #5 is shown as future. This building helps to screen Building #4 and its expanse of overhead doors.

Staff Recommendation

With the above concerns being satisfied with the submission of a Combined Preliminary and Final Development Plan, we recommend that the developer be allowed to file a Combined Preliminary and Final Development Plan.

Sketch Plan Review – December 12, 2012

The applicant is proposing to change the plan that was previously approved for this site. The changes include increased square footage by 30,702 square feet, change in uses from an athletic training building and field area to storage facility for large vehicles such as RVs, boats, cars, and trailers. The site plan is drastically changed due to the much larger buildings that are proposed. Instead of two 10,920 sq. ft. buildings fronting Sawmill Parkway, the proposal increases this to one 25,550 sq. ft. building. This is a much large scale building than the two that were proposed. To the west or behind this building, in the middle of the site, are two 24,416 sq. ft. buildings to house the proposed storage facility use. No outdoor storage is proposed or will be allowed according to the applicant.

The property is zoned PC, Planned Commercial District, as is most of the other properties along this corridor, which is made up of a mix of retail, offices, office warehouse uses, dance studios, day cares, medical offices, etc. The proposed storage use is not a permitted use within the PC, Planned Commercial District. This use is a Conditionally Permitted Use within the PI, Planned Industrial District, generally being the most intense type of uses that are allowed in Powell. Although all storage is happening within the buildings, it still creates the need for much larger buildings that would otherwise be allowed.

Staff is very concerned about the lack of green space and landscaping areas that will be provided by this plan. So much pavement and rooftop is going to create a large need for storm water retention being designed into the site. Staff does not believe that this plan will be able to provide proper storm water management.

There are many issues that the Planning and Zoning Commission should consider when reviewing this request:

1. Are the services or uses being provided so essential to the community that this location is the best location in the city to provide such a use? Is the need so drastic to remove property from an income tax producing property to one where no income tax will be generated?
2. Are the building sizes and design appropriate for the area?
3. Is the pavement and building coverage too much?
4. Does this meet our Pedestrian Scale Design Guidelines?

It is Staff's opinion that much more thought and design needs to be placed upon this current plan and it is in need of serious revisions.

4. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW

Applicant: Margello Development Company
Location: 10259 Sawmill Parkway
Zoning: PC, Planned Commercial District
Request: To review a proposal to replace an existing sign with a new multi-tenant sign.

Aerial Site Image: <https://goo.gl/maps/LqmBH6JYgws>

Project Background

The current monument sign at this location has had a series of problems and the property owner wishes to replace it with a new monument sign that is a multi-tenant type monument sign allowed by our zoning code. Although designed with many smaller panels, the owner has indicated that he wants to utilize a few of the panels for their main tenant, Vittoria Restaurant.



Existing Sign to be replaced

Proposal Overview

The proposed sign is similar to the one the applicant had built at the Greystone Shopping Center north of this site. See photo:



Greystone Sign – Liberty Township

The proposed sign, at Staff's request, reversed the colors so that there is a dark background with white letters as required by code.

The sign is a total of 152 square feet per side. Our code allows for multiple tenant signs as follows:

Joint identification signs. On lots less than ten acres, primary joint identification signs may not exceed 56 square feet in area or be more than eight feet in height. Secondary joint identification signs shall not exceed 36 square feet in area or be more than eight feet in height. On lots ten acres or greater primary joint identification signs may not exceed 72 square feet in area or be more than ten feet in height and secondary joint identification signs may not exceed 48 square feet or be more than eight feet in height.

The shopping center site is a total of 4.9 acres, therefore, the maximum size joint identification sign can be 56 square feet in area. A second joint identification sign can be 36 square feet in area. The shopping center has another monument sign at the south entrance:



Presidential Point – Secondary Joint Identification Sign

Staff Comments

The applicant has indicated that he would rather do this one sign than to split this sign up into another sign that could be placed on the Presidential Parkway side entrance. He is trying to get some visibility on Sawmill Parkway for the tenants that are on the Presidential Parkway side. The tenants on the Sawmill Parkway side do not need to utilize this joint sign as their main building sign faces Sawmill Parkway. Staff suggests that the proposed sign be re-located from where the existing sign is located (which is the proposed location) to an area back behind the bike path in order to become more jointed with the shopping center and because the sign is so much larger than otherwise required, can be more heavily landscaped. Although there is a drainage swale back there, there should be enough room to place this sign. See image on the next page:

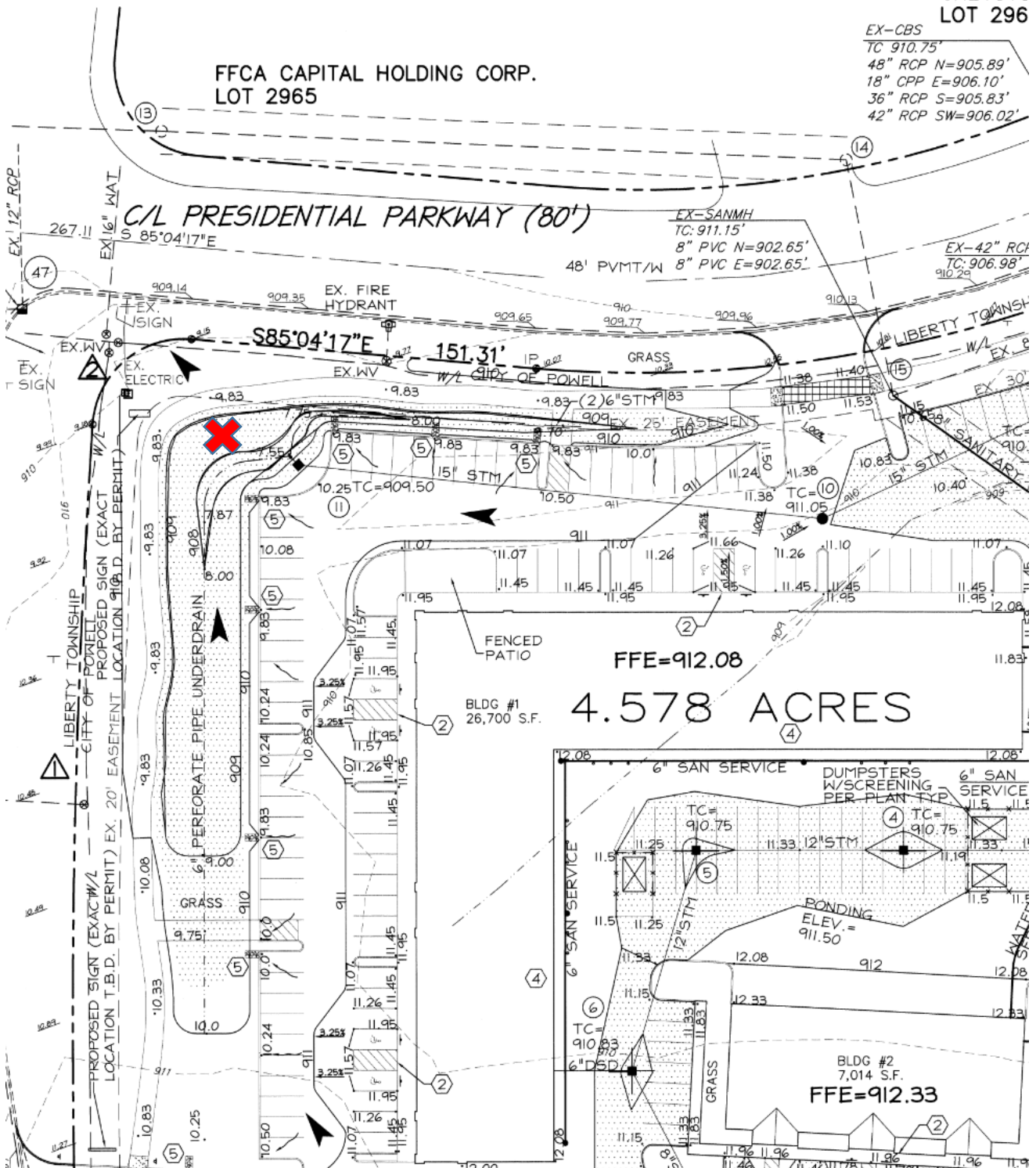
CHDL=295.07
BRG.= N 79°1'55" E

NO SCALE

GREYSTC
LOT 296

FFCA CAPITAL HOLDING CORP.
LOT 2965

EX-CBS
TC 910.75'
48" RCP N=905.89'
18" CPP E=906.10'
36" RCP S=905.83'
42" RCP SW=906.02'



Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), this is not a substantial change that needs to go to City Council. Planning and Zoning Commission has the authority to approve this request.

Staff Recommendation

Staff recommends approval of this proposed sign as adding a third monument joint identification sign would be the only other option and would not address solving the problem for tenants having visibility from this sign on Sawmill Parkway. The proposed sign with the change in color will differentiate itself from the other shopping center sign and be farther back as Staff has proposed. The City Engineer also agrees that the proposed sign should be setback even further. The following conditions should be added to any approval:

1. That the City Engineer review the location of the sign and the height of the stone monument.
2. That the location of the sign be as Staff recommends being behind the pathway.
3. That the divergence in size is allowed only if the sign is located as Staff recommends.
4. That no other signs, be it temporary or permanent, be erected upon the lawn area on this site at any time.