



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, June 14, 2017

7:00 P.M.

1. SKETCH PLAN REVIEW

Applicant: Ford & Associates Architects/Dr. Khaksarfard
Location: SE corner of West Olentangy Street and Murphy Parkway
Existing Zoning: Planned Commercial District (PC)
Request: To review a proposal to construct a retail center on 1.51 acres.

Aerial Site Image: <https://goo.gl/maps/69XrNGogFGB2>

Project Background

The applicant, the developer of Armita Plaza, has now purchased this land and had his architect meet with staff prior to submission. During this meeting, staff and the architect discussed different configurations of the site, the needs of Powell residents, and the City's Comprehensive Plan. Since that meeting, the applicant put together a formal application and submitted it for P&Z's review.

Proposal Overview

The applicant is bringing forth a commercial project on a currently vacant lot on the southeast corner of West Olentangy Street and Murphy Parkway. The proposal is for a retail building of 13,836 square feet to be internally divided based on the needs of future tenants. The applicant has indicated he would like to restrict uses to retail, service businesses and office uses, and restrict restaurant uses at this location. There will be 43 parking spaces and a dumpster enclosure on site. Access to the site will be from two existing entrances, one off of Murphy Parkway and a right-in/right-out on Olentangy Street. These driveways were designed and built to be shared driveways per the original approved Murphy Park development plan for the commercial area. That plan also set up development requirements to follow zoning code requirements, such as

Staff Comments

Staff, overall, is pleased with the location, use, scale, and design of this proposal. This site, zoned Planned Commercial District, is a prime location for commercial development. At the intersection of two major roads with frontage on a heavily travelled Olentangy Street. The proposed retail, that the comprehensive plan notes is important to the city, helps to expand the commercial service offerings and tax base for the city and its residents. The scale and design of the proposal is appropriate since it is essentially a mirror image of the existing retail space on the west side of Murphy Parkway. Even more interesting, the architect of that site is the architect for this proposal. In short, it is likely we will get a similar but different design which will further help to frame this area of Powell as a commercial corridor.

Staff would however make one suggestion, that the building have more of an on-street connection. For example, something similar to the outdoor patio on the west side of Murphy Parkway. The proposal has pathways leading to the site, with a bike rack that staff is pleased to see, but staff would be interested to see if it would be possible to create an outdoor seating area in front of the shops on Olentangy Street.

Staff defers to the Architectural Advisor on the design and materials of the building.

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 proposed development is consistent with the following guiding principles of the comprehensive plan:

- 1) 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.
 - Although not in the center of the downtown, this site is considered a peripheral component of downtown. As someone enters from the west, going east, they would first be met by this development as they enter the downtown. The architectural proposed in this developed is such that it blends in nicely with the historic architecture of downtown and would “prime” the visitor with a historic idea. Similar to Armita Plaza and Traditions Commercial Projects on Lincoln Street, development that relates to the downtown helps to enhance the downtown. It helps to extend the downtown further out, not by imitation but by similarities of design, scale, and uses.
- 2) Development patterns should seek to minimize traffic impacts by mixing uses or locating compatible uses within walking distance (i.e. a 5 to 10 minute walk), and by providing interconnected street systems with sidewalks and multi-use paths that provide safe, comfortable and convenient pedestrian routes.
 - This proposal locates compatible retail uses near other retail uses and has shared parking with its neighbor. In this way, it potentially helps minimize traffic, since users can park once and walk to multiple uses on and around the site. Also, the proposal provides an interconnected street and path system for pedestrian routes. This should also help to reduce car trips.
- 3) New commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City.
 - Adding to the commercial base of the city, residents are provided more services. This lends the city to becoming an even greater place to live. For instance, it may require residents to travel less out of the city to obtain services they can now find in the city. Commercial uses also help with the fiscal well-being of the city. By in large, commercial uses typically generate more revenue to the city’s tax base than residential uses. Locating more commercial uses in the city is a two-fold win for residents. For one, the services they provide are directly for residents and two, the taxes they generate can be used by the city to provide municipal services.

The Comprehensive Plan also provides general policy and goals of land in different areas of the city. This site is located in the Mixed Use Village Center and is generally consistent with the goals of this land use category. A further analysis of this land use type will be conducted in later stages of the review process.

Staff Recommendation

Staff recommends that the applicant submit a preliminary development plan submission.

2. CERTIFICATE OF APPROPRIATENESS

Applicant: Rudy Risinger/Frame Makers of Powell
Location: 84 West Olentangy Street
Existing Zoning: Downtown Business District (DB)
Request: To review a proposal to demolish an existing garage and construct a new garage in its place.

Aerial Site Image: <https://goo.gl/maps/LRTAkawjwHC2>

Project Background

The applicant has consulted with Staff about the re-use of this property. The property was for sale for quite some time, and this new owner is proposing to move his frame shop from Liberty Township to this site. The owner's business is making and selling custom frames, which means he needs a shop area in which to cut frame stock to size. He wishes to tear down the existing garage and build a new garage in its place.

Proposal Overview

The applicant is proposing the demolition of an existing garage and the construction of a new workshop/car garage in its place.

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.

Historic District Guidelines

The Historic District Guidelines say the following about Accessory Structures:

Accessory Buildings Automobile garages, storage sheds, and other dependent buildings must be located at the rear of the property, with entry facing away from major streets, although access from an "alley" is permissible. The accessory building should be compatible with the building it serves in massing, materials, and basic color scheme, but it should not be an exact copy of the main building. An accessory building should be obviously subservient to the building it is serving. This means that it should be smaller in scale and simpler in detail than the main building. Roof type, roof pitch and rhythm of openings should harmonize with those elements of the main building. Materials should be similar in nature and scale, although not necessarily in refinement. For example, a house with special wood siding and shingles might have a garage with simpler wood siding. Special attention must be given to the relationship in scale and location between accessory buildings and the buildings they serve.

Interestingly enough, this particular garage was built anywhere from the 1920s to the 1940s. It is wood frame construction and has old plywood doors and fish scale siding. The level of detail of the siding is what is intriguing because usually found in Powell are garages with much less detailing.

The proposed garage is proposed with board and batten siding, an overhead door facing the yard (not the alley), a "man-door" and no windows. The detailing shown in the drawings also do not reflect proper trim detailing around the doors. This proposed garage is 864 square feet, which is over twice the size of the existing garage, however is still subservient to the existing building.

Staff Comments

Staff has several concerns with this proposed submittal and they are as follows:

1. The site plan that was submitted is not an accurate site plan showing the as-built condition of the buildings as all site amenities. The site is actually two individual lots, and both the existing primary building and the garage both encroach over the property line. The applicant is proposing the new garage to be totally on the easternmost lot, which is fine. We need to see the details of the site amenities so that handicap access route can be determined for both buildings.
2. Is there an historic quality to the existing garage in terms of its architecture that merits it not being torn down? In terms of the detailing of the siding, windows, etc., the design certainly fits the nomenclature of historic Powell. However, its condition and overall usability to today's cars and/or today's proposed use it does not work. Staff feels that if a garage of similar architectural detailing is proposed as a replacement, than that will be fine.
3. The proposed detailing and placement of the garage door is an issue. The proposed overhead door is not facing the alley, the trim is not detailed around the doors, and there are no windows being proposed. There should be a garage door that faces the alley, the trim should be detailed to meet Historic District Guidelines, and there should be windows included with the design. Also, the Board and Batten detail needs work. Currently, the proposal is for plywood wall with wood batten. There is no base plate trim and band board trim where the seam is made.
4. Are the parking blocks actually going to be utilized. We may need to adjust the distance of the building based upon the parking space size and block location.

Staff defers to the Architectural Advisor on the design and materials of the building.

Staff Recommendation

Before the Planning and Zoning Commission take any action, the applicant should submit more detail to the plans showing the above items.

3. AMENDING AN APPROVED FINAL DEVELOPMENT PLAN REVIEW

Applicant: Reserve at Scioto Glen LLC
Location: Steitz Road and Home Road
Zoning: Planned Residence District (PR)
Request: To review changes to a final development plan.

Aerial Site Image: <https://goo.gl/maps/2YvYh2edDtq>

Project Background

The final development plan for the Reserve at Scioto Glen was approved _____. The applicant, after reviewing their plat plan determined that changing of some lot lines would allow for more efficient building placed on their sites.

Proposal Overview

- 1) The developer requests that the Final Development Plan be amended to allow the side-yard setback on lots 3629(7792 Bachman Dr), 3630 (7806 Bachman Dr), 3636 (4778 Hunters Bend Ct), 3644 (4759 Hunters Bend Ct), and 3646 (4715 Hunters Bend) to be 6' vs. 8' (one side of lots only – see plan) to allow the construction of a 3 car garage and home on these lots. The existing drainage easements of 10' width preclude these lots from accommodating a 3 car garage. The total side-yard setbacks for both sides combined will still remain 16'.
- 2) The developer requests that the Final Development Plan be amended to allow the rear-yard setback on lot 3606 (7772 Foxhound Dr) to be 20' vs. 30' to allow the construction of home on this lot. The existing 30' setback does not provide enough space for the construction of a home on the lot.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

Staff Comments

Staff sees no issue with proposed lot line changes as they do not substantially change the overall intent of characteristics of the development. Specifically, changing the side-yards to 6' is minimal considering the overall total side-yard setbacks still remain 16'. Lastly, lot 3606 was always to have a home, changing the lot lines to allow this to happen is more in line with the expectations of the plan and not an addition of another unit to the development.

Staff Recommendation

Staff recommends approval of the amendment.

4. PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: DJCF Holdings LLC
Location: 18-36 Grace Drive
Existing Zoning: Planned Commercial District (PC)
Request: To review a proposal to construct a 3,000 square foot building on an existing site to be used a nano-brewery with pub.

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

Project Background

The applicant came before P&Z on May 10, 2017. Since that time the applicant took P&Z and staff's recommendations and incorporated them into their preliminary plan submission.

Proposal Overview

The proposal remains the same, to construct 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 which will be replaced at a different portion of the site. 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.

Changes Since the Last Submission

The applicant made the following changes since the May 10, 2017 submission:

- 1) A complete preliminary plan package was provided.
- 2) Refined architectural and site plan plans.
- 3) 3D rendering of the proposal provided.
- 4) A shared parking letter provided by Big Hearts Little Hands.
- 5) Agreement with the neighbor to the east to plant additional trees.

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 proposed uses, nano-brewery and pub, are permitted in the Planned Commercial district.

(2) The appropriateness of the proposed land uses with regard to their type, location, amount, and intensity, where not specifically specified in this Zoning Ordinance;

The proposed development type is pre-existing on the site and has functioned without issue for the past couple of years. The proposal is to expand the existing production use and add a pub. Staff feels that the pub and larger production component at this site would be appropriate. Grace Drive is one of the major commercial areas of Powell and is not only suitable but receptive to this type of proposal. Overall, the amount and intensity of the proposed use is appropriate as can be seen in renderings. The proposed building is similar in scale and materials to the other buildings in this area.

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

The proposal should have a harmonious relationship with all of the uses on Grace Drive. The Post Office to the east will have inverse operating hours and hopefully, provide a location for employees at this and nearby businesses to frequent this proposed use. The building on site and Big Hearts Little Hands also have inverse operating hours and should help with the parking requirements (see shared

parking agreement). Furthermore, the plaza on the south side of Grace Drive should benefit from the synergy derived by adding similar uses. For instance, people coming to Gallo's Tap Room may walk across the street and come to Ill Mannered or vice versa.

The streets and pathways are minimally used today and capable of handling increased pedestrian and vehicular traffic.

The site is also backed by residential uses. Staff would hope that with the movement of the site as far south as possible and the patio being located on the south side, shielded by the building and landscaping, will keep any noise away from the residential homes. Also, a new business for these residences being within walking distance could provide an additional amenity to the neighborhood. What is being seen around Central Ohio and many other parts of the county is that restaurants and bars near homes is an amenity many people are looking for. The hope is that the residents to the north see this as an added benefit.

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

Traffic circulation on and off site is adequate to handle any increased traffic to the site.

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

The site has adequate yard spaces.

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

The proposal is looking to do significant landscaping on the front of the development and plant new trees to the eastern most part of the site. Staff believes the proposed landscaping will add aesthetics to the site and soften the appearance of the building.

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

The proposed development is not expected to be completed in multiple phases.

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

It is assumed the development should be completed within a year. Clarification is needed from the applicant.

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

The city would vacate right-of-way on Grace Drive to help square off the boundaries of the site and help the development move further south to increase distance from the residential homes to the north.

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

There should be minimal community costs. The Police Department may need to frequent the site.

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

As stated above, the proposed development should have a significant positive impact on the area and Powell as a whole. The commercial uses nearby should benefit from more users coming to the area. Also, this synergy could help the downtown as well by bringing people into the area. The residential to the north will also gain an added amenity to the neighborhood.

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 is very pleased with this proposal. Both in terms of the applicant's solid submission and their willingness to listen and execute what staff and P&Z asked for.

This proposal is in line with the City's Comprehensive Plan and the zoning code, brings an additional service to the community, adds to the tax base, and helps to activate a "quiet" part of one of our commercial areas. The City has few commercial space in the city and Grace Drive is typically a more quiet area close to the downtown core. By adding this people-friendly use with an outdoor component, it will help to grow the downtown and extend it further north. In this way, it could be another step in creating a lively downtown that residents can walk to and enjoy.

The Engineering Department reviewed the plan and are satisfied with the concept at this stage of review.

Staff defers to the Architectural Advisor on the design and materials of the building. We are especially interested in his comments related to the exterior trim details related to the rear portion of the building.

Comprehensive Plan Consistency

The proposed development is consistent with the Comprehensive Plan in many ways. It adds infill development that will add to the tax base and provide further services to residents.

Staff Recommendation

Staff recommends Preliminary Development Plan approval with the following conditions:

- 1) That the City Engineer approves in concept the proposed engineering aspects of the plan at the Final Development Plan
- 2) That the architectural details be worked out for the Final Development Plan submittal.
- 3) That the final lighting plan be submitted for the Final Development Plan review.
- 4) That the final Landscaping Plan be finalized for the Final Development Plan review.

Sketch Plan Review – May 10, 2017

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-striped. 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.



5. COMBINED PRELIMINARY AND FINAL DEVELOPMENT 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.

The Sketch Plan was reviewed by the Planning and Zoning Commission earlier this year, where several comments about building design were discussed.

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.

Changes Since the Last Submission

The applicant has made changes to the site plan to update what was discussed at the meeting and to provide for additional engineering design. They expanded the parking area toward the rear and striped an area off for turnaround use. Also, the stormwater management area has been moved to the rear of the property, but still allows for additional parking lot area for the future. The future building expansion now stands at 4,200 square feet. A landscaping plan has been submitted and meets the requirements of code and fits with the Wolf Commerce Park area.

Many building changes were done, including:

- Lowering the overall roof pitch.
- Adding high windows to the rear elevations.
- Removed standing seam roof element to front gable.
- Altered window locations.
- Added a bit of stone.

Staff Comments

All in all Staff is fine with all of the site planning issues. It is with the architecture now that we have issues. Although this may meet the technical restrictions of materiality for the Wolf Commerce Park, it really does not fit the overall design of buildings within the Clairedan Drive portion of the Park, where there is predominately brick, low pitched hipped and small gable roof design. The Board and batten and metal siding is not utilized on any other building on Clairedan Drive of Wolf Park. Therefore, Staff further finds that to be more compatible with the buildings along Clairedan Drive, the following should be addressed in the building design:

1. Make the front porch elements on the south and west elevations much larger.
2. Utilize brick water table and horizontal lap siding where the board-and-batten is shown.
3. Utilize board-and-batten siding in the main gables.
4. Utilize a water-table of brick on the east and west sides of the back portion of the building and board-and-batten siding there instead of the metal siding.
5. The board-and-batten and lap siding can be cement-fiber material.

No color palette has been submitted. The best colors to choose from would be browns and greys. Staff recommends that the applicant meet with the Architectural Advisor.

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;

This plan is consistent with the intent and requirements of the zoning Ordinances. Although specific design requirements are met with materiality of the building, the design needs to be changes to meet more of the existing characteristics of the Clairedan Drive portion of 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;

The proposed land use is appropriate and the site plan has been developed to make the use work in its intensity.

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

No additional problems should be created to the roadways or other public areas nearby.

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

With the turnaround added to the rear of the parking lot, it is now easier for traffic circulation for drop off to the dance studio.

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

All setbacks are met with this proposal. Also, all landscaping requirements are met.

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

This is not applicable.

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

This development will happen in one phase, with a future option for expansion.

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

This development should be able to occur within one year.

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

There are no municipal improvements anticipated.

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

Not applicable.

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

The main impact is the architectural compatibility.

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

Staff Recommendation

Staff recommends that great time is taken with the architectural review of this project. It is important to finish off Clairedan Drive in a manner consistent with the remainder of Clairedan Drive properties. With that, it may take another meeting to finish the review of this project.

Sketch Plan Review – May 10, 2017

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.

6. AMENDING AN APPROVED FINAL DEVELOPMENT PLAN REVIEW

Applicant: Verona LLC
Location: Lot 3676 Verona Phase I
Zoning: Planned Residence District (PR)
Request: To review an Amendment to Approved Development Plan.

Aerial Site Image: ABC

Project Background

The patio homes area has been selling very fast and sometimes when that happens human error comes into play. The two subject lots are under construction and almost finished. A surveyor error has placed the house on Lot 3676 five feet from the property line instead of the required six feet. This error was not found until the house was almost finished, and is the subject to this review.

Proposal Overview

The proposal is an Amendment to the Approved Development Plan to reduce the side yard setback for Lot 3676 from 6 feet to 5 feet due to a surveyor error.

Staff Comments

This type of item rarely comes up but does from time to time. The total separation of the homes is at 11.7 feet. The Building Department is requiring, and the applicant has complied, with fireproofing the overhang of the house on Lot 36767

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

The proposal does not constitute a substantial change in this case and can be approved by the Planning and Zoning Commission.

Staff Recommendation

Staff recommends approval subject to proper paperwork being filed with the County Recorder to indicate that the setback has been approved to be reduced as constructed.