



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, June 28, 2017

7:00 P.M.

1. 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 and/or exercises 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/exercise 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.

New Submittal for June 28, 2017 Meeting

The applicant met with Staff and we discussed many ways that they can redesign the building to fit better with the architecture of the buildings of similar type on Clairedan Drive. The biggest issue that Staff sees is the nature of the building having two heights and metal siding in the back. The larger size building in the back with a rake height of 16 feet is really not necessary for a dance studio. If there were gymnastics or other use that would need that height, then Staff could see where the greater height is necessary. Also, many future uses do not need or require additional height. None of the other buildings on Clairedan Drive within the PC district have the extra height, which makes them seem more industrial.

One other item to consider is what the building will look like in the future, which the applicant has not shown but only on the site plan. It will be important for the Commission to determine the compatibility of the building for this first phase as well as when complete.

The decision on this building related to its final design is important in keeping consistent with the development of the other office on Clairedan Drive. The rear portion of the building can be designed with a lower rake height, connecting the rooflines together, keeping the hip design, and keeping the porch elements. The stone should have more gray than tan in it, the metal siding should be replaced with board and batten siding. The base color should be the dark grey, with white trim and lighter gray color to the standing seam roofs on the porches.

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 materials 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 finds that in order 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 some specific design requirements are met with materials of the building, the design needs to be changed 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.

However, even with the new submittal for the June 28 meeting, staff cannot support the architecture as it is still not as consistent with that which is on Clairedan drive as much as it can be. More careful design considerations should be given.

(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.

Again, even with the updated plans, staff recommends that the applicant design the building to be more compatible with the buildings on Clairedan drive before an approval is given. Especially when the building will be complete some time into the future. In staff's opinion, item #3 above is still not met.

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.

CARDINAL SELF STORAGE SIGN

The proposed sign is the latest design after negotiating with the adjacent property owners. The adjacent property owners do not wish to participate in having anything to do with sign panels on this sign. Therefore, the applicant has revised the sign design to reflect only the self-storage business.

The sign meets the requirements for the size and height coming out of the last Planning and Zoning Commission meeting, and the Commission required the sign design to come back to the Commission. Staff recommends approval.