



PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, July 12, 2017

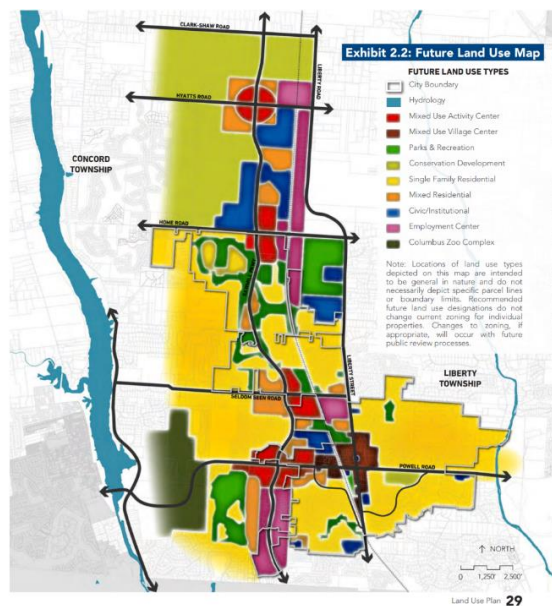
7:00 P.M.

1. ZONING CODE AMENDMENT PUBLIC HEARING

To amend the city code to add a new district. The purpose of the proposed *Planned Residential Conservation (PRC) District* is to balance development pressures with goals of preserving open space and responding to market demands for alternative types of neighborhoods.

Project Background

The Comprehensive Plan update completed in October 2015 provided a future land use map (see below) that contained new districts that do not exist in Powell's zoning code today. The Code Update Committee in their review of Powell's existing code determined that a conservation district code should be created and included in Powell's code. As such, they created one based on Liberty Township's own conservation district language. The language was reviewed at the committee level numerous times and has now been passed along to P&Z for their review.



Proposal Overview

To review a new zoning code section entitled Planned Residence Conservation District (PRC) and to forward it to City Council for adoption.

Staff Comments

The proposed district language is a result of and consistent with the city's 2015 Comprehensive Plan. The purpose of the new district is to preserve and protect open space and the rural character of the area. The conservation does this by calling for a 50% preservation of lands during development and using undeveloped land as open space or active farmland. Staff feels that this new language will go a long way in improving and preserving the rural character of Powell and the surrounding area.

Staff Recommendation

Staff would recommend approval of the proposed ordinance by P&Z and that it be forwarded onto Council for adoption.

2. FINAL 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 and June 14, 2017. Since the last meeting, the applicant took P&Z and staff's recommendations and incorporated them into their final development plan submission.

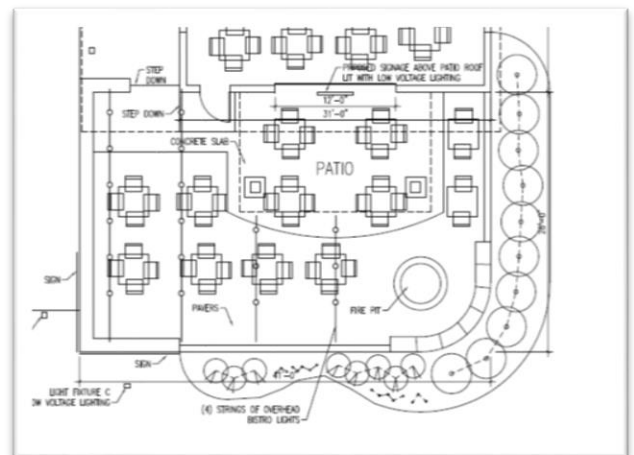
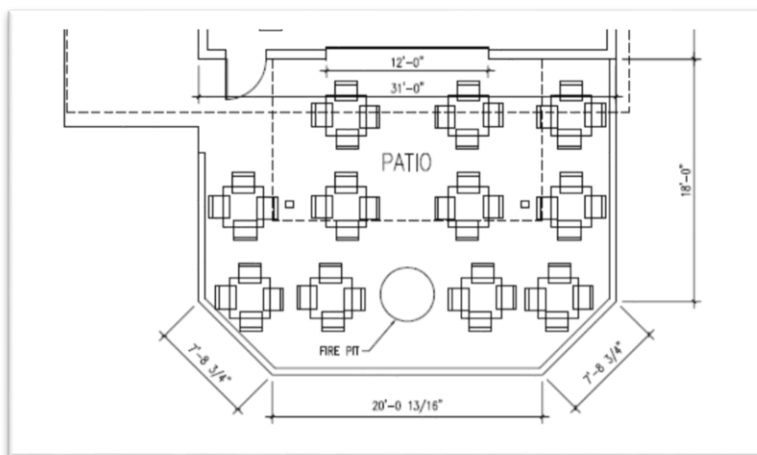
Proposal Overview

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.

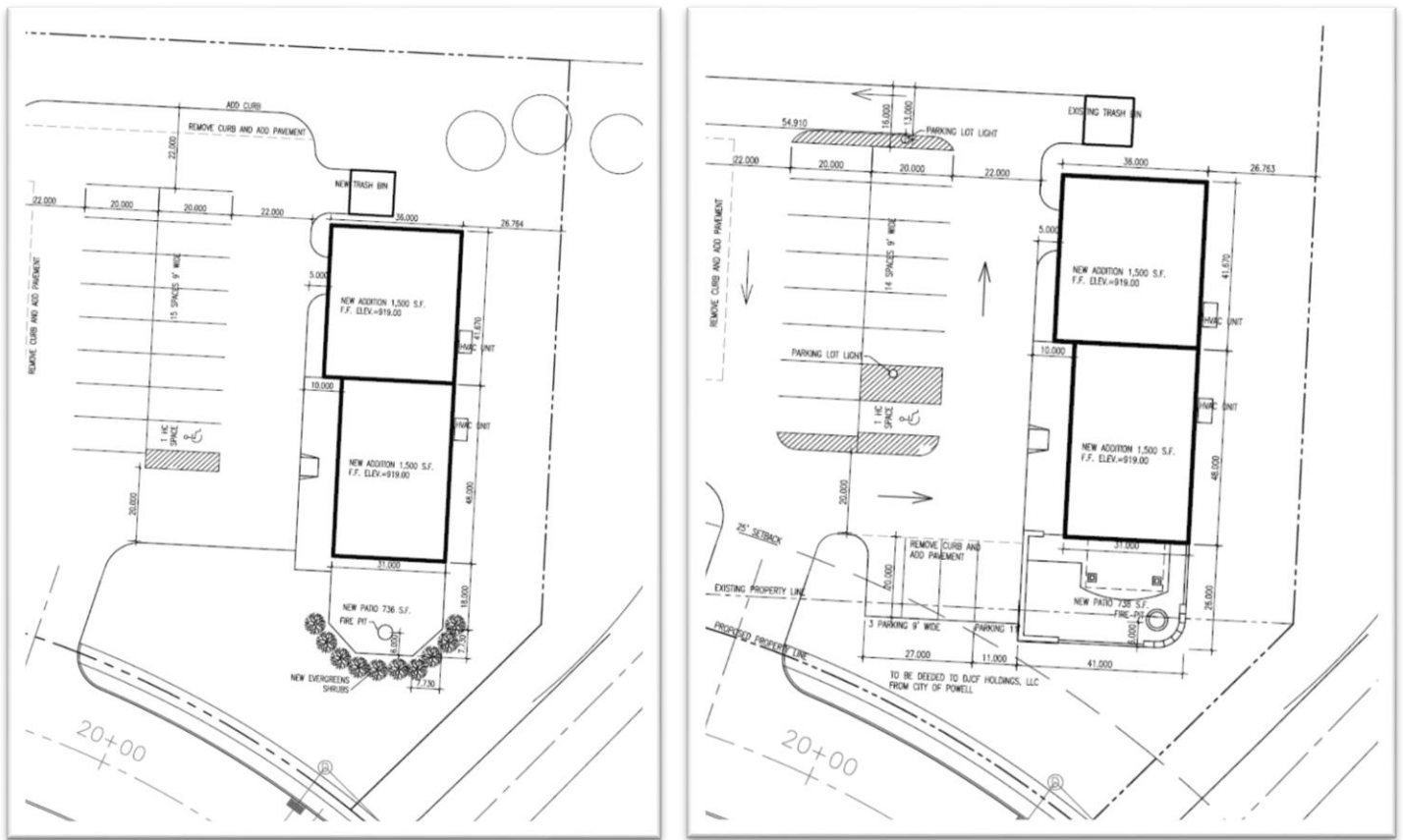
Changes since the Last Submission

The applicant made the following changes since the June 14, 2017 submission:

- 1) A complete final development plan package was provided.
- 2) Architectural exhibit L-1 added.
- 3) Exterior building and lighting samples added.
- 4) Refined elevations on A-1.
 - a. New roof line.
 - b. Dimensions added.
 - c. Logo on south elevation added.
 - d. Window removed on east elevation.
- 5) New patio area in A-1 and C-1 shows a reconfigured seating space with added landscaping and new paver materials.



6) Reconfigured parking lot



- 7) Updated renderings.
- 8) As requested, landscaping around truck removed.
- 9) Truck location moved north.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(k), in approving a final development plan, the Planning and Zoning Commission shall adhere to the steps below:

Recommendation by the Planning and Zoning Commission. Within thirty (30) days after the Public Hearing on the final development plan the Planning and Zoning Commission shall recommend that the final development plan be approved as presented, approved with supplementary conditions, or disapproved, and shall transmit all papers constituting the record and the recommendations to Council.

Before making its recommendation, the Planning and Zoning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

- (1) The proposed planned district development phase can be initiated within two (2) years of the date of approval and can be completed within five (5) years;

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

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

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.

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

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

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.

(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;

Not applicable.

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

The proposed developed is substantially compatible with its surroundings and will not preclude the surrounding area from being planned or zoned.

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

There are adequate utility services as proven by the included four support letters.

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

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

Staff Recommendation

Staff comments remain unchanged from the previous staff report.

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.

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.

Staff Recommendation

Staff recommends Preliminary Development Plan approval with the following conditions:

- 1) That all City Engineer requirements are met.
- 2) That the Commission recommends to City Council the abandonment of a triangular portion of the right-of-way of Grace Drive as noted on the development plan, and added to the applicant's land, in a manner approved by the Law Director.

Preliminary Development Plan Review – June 14, 2017

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-striped.

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 is 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.

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.



3. SKETCH PLAN REVIEW

Applicant: Kohr, Royer, Griffith
Location: Golf Village Self Storage Lot 2, Woodcutter Drive
Existing Zoning: Planned Commercial District (PC)
Request: To review a proposal to construct an office/flex space on 1.86 acres.

Aerial Site Image: <https://goo.gl/maps/b7yw6fUtucM2>

Project Background

This parcel was brought into Powell with the Golf Village annexation. Once apart of Powell its zoning was changed separately from Golf Village in 2009. That's why this proposal is being brought before P&Z as a development plan versus an administrative review for a typical Golf Village property

Since its annexation and rezoning, the site has remained vacant and zoned for Planned Commercial uses. The site now has an applicant that it looking to build a 10,800 square foot office/flex space building broken up into nine units.

Proposal Overview

The applicant is proposing a 10,800 square foot office/flex space on 1.86 acre.

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 proposal is consistent with the Comprehensive Plan's visions statement of having a vibrant business environment (p. VI). Creating more business space helps to achieved this vision.

The plans guiding principles of having new commercial that contributes to and serve needs of the community and fiscal well-being are also achieved (p. VI). This converts an underutilized piece of land into an office use which typically generates the most tax revenue for a city and provides potential services to residents, depending on the future users.

Furthermore, the proposal is consistent with the future land use map that denotes this areas as an employment center (p. 36).

Staff Comments

The zoning change had this parcel take on the same zoning requirements as the future Kroger site. To see the development plan for this site, click [here](#).

At this stage of review, staff sees that the proposal meets all use, setback and parking requirements.

The location of this proposed use is also appropriate as this area makes up one of three major commercial areas in the city. Staff is pleased to see vacant land being converted into a tax revenue generating use that residents themselves may be able to occupy or be helped by the future businesses that will rent the space.

Staff defers to the Architectural Advisor on the design and materials of the building. Although, staff would suggest a design that provides for a more rural look. This would be consistent with the

Comprehensive Plan's guiding principle that "rural character should be preserved and reinstated (through new development) along the community's edges. This may be through preservation of farmsteads and active farming operations within the surrounding townships, or through sensitive roadway designs, landscape treatments and development practices that retain a rural feel for those living in and traveling through the community".

Lastly, Staff would like to ensure the proposed building is used more for office space than storage space. As a result, staff would recommend that a percentage requirement be placed on the development to ensure office users are prioritized.

Staff Recommendation

Staff recommends that applicant move forward to the preliminary development plan stage of review with the following conditions:

1. All comments by staff, the Architectural Advisor, and P&Z are incorporated into the subsequent submissions.
2. The applicant submit with the Preliminary Development Plan, a proposed office/office warehouse mix percentage.

4. CERTIFICATE OF APPROPRIATENESS

Applicant: Mathew Althouse
Location: 26 W Olentangy Street
Existing Zoning: Downtown Business District (DB)
Request: To review a proposal to renovate an existing building for the purposes of a restaurant, and approve a parking plan for the proposal, as allowed by Section 1143.16 (g) (7) of the Powell Zoning Code.

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

Project Background

The applicant came before P&Z on December 14, 2016. At the meeting P&Z's main causes for pause were the parking and needing to go before HDAC. At the request of P&Z, the applicant went before HDAC on January 19, 2017 and received an overwhelmingly positive response from HDAC.

Since these two meetings the applicant has made a significant good-faith effort to obtain parking agreements with his neighbors. Unfortunately, he was unable to obtain parking agreements no matter his diligent effort.

The applicant came back to staff to discuss his efforts and possible next steps. After discussion with the applicant and Staff's own preliminary analysis of the parking in the downtown core, Staff recommended that the applicant come back before P&Z for review.

Proposal Overview

Review of the proposal to renovate an existing building to ensure that it conforms to the standards listed in the Powell Comprehensive Plan, the Downtown Revitalization Plan, and the Downtown Architectural Guidelines, and to approve a parking plan for the restaurant as allowed for in Section 1143.16 (g) (7) of the Code.

Changes Since the Last Submission

The applicant has made the following changes to the submission since the December 14, 2016 submission.

1. Reduced seating on the interior plan.
2. A letter stating the applicant's efforts to obtain additional parking, and commitments made for employee parking to occur at either his current coffee shop at 22 S. Liberty Street or the Municipal Parking Lot at the Village Green.

Staff Comments

Overall, Staff feels there is no need to hold up this business owner from renovating a structure that needs updating and starting his business in the downtown core at the behest of a "parking problem" that doesn't exist.

Staff has been conducting a parking census in the downtown area as part of the city's code update project. Preliminary findings of this census show that there is ample public parking space available. These results are preliminary, but staff is comfortable in making this assertion for the benefit of moving this project forward. The benefit of a new business in the downtown and the renovation of a building far outweigh what is a perceived parking problem.

It should be noted that staff has been privy to the applicant's numerous attempts to obtain additional parking. The applicant has met with numerous neighbors, drawn up potential parking configurations, and is willing to pay for the majority of improvements. However, neighbors are just not

coming into agreement with his proposals. It should also be noted that this applicant is still willing to make future parking agreements if they are able to come to fruition.

The building and site improvements will add considerable value to the property, and thus add additional monies to the Tax Increment Finance District. This TIF District is most likely one way to pay for future additional public parking. Therefore, this applicant, by making these improvements, is contributing to future parking needs.

This proposal is a benefit to the City of Powell. It adds another business in our revitalizing downtown that adds another dining option for our residents, provides us with an improved building, and adds to the city's tax base. The question as to when is it time to not be able to rely on the Village Green municipal parking lot? The answer is that Staff continue to monitor the public parking situation from time to time and promote the parking, alley and roadway improvements identified in the adopted Keep Powell Moving Plan by funding the Capital Improvements program that is needed for these improvements.

Staff Recommendation

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

1. The applicant pursue additional parking in the future.
2. The applicant require employees to park at 22 South Liberty Street for the duration of his lease at that location or otherwise at the Municipal Parking Lot at Village Green.
3. The applicant work with the city's Public Service department to rearrange public seating adjacent to the structure.
4. Mock-ups of the signage are provided, however staff recommends allowing revisiting sign approval at a later date by Staff.
5. The Architectural Advisor comments are incorporated into the plan.

Certificate of Appropriateness Review – December 14, 2016

Project Background

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

Proposal Overview

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

The renovations suggested in the proposal are listed below.

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

Ordinance Review

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

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

Comprehensive Plan Consistency

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

- Guiding Principle (pg. vi): The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
 - Staff believes the proposed renovation improves the property's compatibility with this principle.
 - The renovation is designed in a way that will better match the development style seen elsewhere in Powell. The construction materials used and the change in architectural style are two notable enhancements.
 - The addition of a dine-in/carryout restaurant adds diversity of building use to the Downtown corridor.

- Mixed Use Village Center Guidelines (pg. 30): Renovation proposal meets many Development Guidelines for the Mixed Use Village Center.
 - Commercial and mixed use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows.
 - High quality materials and architectural detailing is critical to ensure new development contributes to the village character.
 - Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys.
- Transportation Plan (pg. 67): Although the property is close in proximity to the Four Corners, renovation of the building for this use would likely not create a noticeable impact on traffic or congestion beyond that of a normal addition of a mixed use site. This is speculative to the fact that the restaurant's parking is accessible from both Hall Street and Liberty Street by way of an alley at the rear of the building. Having primary parking accessible from several directions, mixed with on street parking in the front of the building, and two nearby public parking lots, the traffic impact should be nothing beyond normal.

Staff Comments

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

Downtown Revitalization Plan

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

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

Downtown Architectural Guidelines

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

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

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

- What color will the building (painted portion and materials) be?
- What is the material of the paneling along the South Elevation?
- What is the material of the parking lot?
- The parking requirement is calculated for a sit-down restaurant which would require 13 parking spaces (25 required divided by 2 (within the DB District (old OPC District) = 12.5 and round up

to 13). 10 spaces are provided. There are two spaces directly in front of this use. Also, there are two public parking lots nearby. The DB code gives P&Z the authority to reduce the number of spaces required if through proper analysis they feel that the minimum is not needed to be met. The Applicant is discussing common parking plans with the adjacent owner, and will require his employees to park at the municipal lots.

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

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

Staff Recommendation

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

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