



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, August 9, 2017

7:00 P.M.

1. CERTIFICATE OF APPROPRIATENESS REVIEW

Applicant: Matthew Althouse
Location: 26 W Olentangy Street
Existing Zoning: Downtown Business District (DB)
Request: To review a proposal to renovate an existing building for the 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 has gone through numerous meetings and reviews to date. Since the last meeting, the applicant obtained another parking easement from 50 W Olentangy. The applicant has added the proposed agreement as part of their application and is bringing the application back before P&Z.

Staff Comments

Staff, since the last meeting, completed a parking study to show the true nature of parking usage in the downtown core. Staff will present the findings in more detail at the next meeting but the main takeaway from the study is that there is little evidence of a public parking problem. There may be unique days, locations, and times that parking is an issue but it is rare and infrequent. As a result of this study, staff holds its position that this proposal should not be stopped due to a perceived parking problem.

Staff appreciates the applicant working on obtaining another parking easement to ease P&Z's hesitation due to a perceived lack of parking.

As stated before, staff would like to stress that improving a building in the downtown core, providing residents with another dining opportunity, and adding to the tax base is a great benefit and should not be overlooked due to a perceived parking problem.

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 – July 26, 2017

Project Background

The applicant, since the last meeting, has obtained a parking easement from their neighbor. As a result, the applicant has added a proposed parking plan and is bringing the application back before P&Z.

Staff Comments

Staff appreciates the applicant working on obtaining a parking easement to ease P&Z's hesitation due to a perceived lack of parking.

Staff, in the meantime, did a review of the parking lot for the past 15 days using camera footage and determined that their preliminary findings still hold, that there is no parking shortage. Staff will bring the video to the next P&Z meeting for review and prove that there is ample parking available as per this cursory examination.

Lastly, staff would like to stress that improving a building in the downtown core, providing residents with another dining opportunity, and adding to the tax base is a great benefit and should not be overlooked due to a perceived parking problem.

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 – July 12, 2017

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.

1. What color will the building (painted portion and materials) be?
2. What is the material of the paneling along the South Elevation?
3. What is the material of the parking lot?
4. 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:

1. Acceptable answers to the questions mentioned above are provided.
2. 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.
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. Design of the exterior of the walk-in cooler on the north elevation is provided.
6. The Architectural Advisor comments are incorporated into the plan.

2. SKETCH PLAN REVIEW

Applicant: Chris Bradely, The Camber Company
Location: 110 Grace Drive
Existing Zoning: Planned Commercial District
Request: To review a proposed mixed use project consisting of 28 residential units and 2000 square feet of commercial space on 2.1 acres.

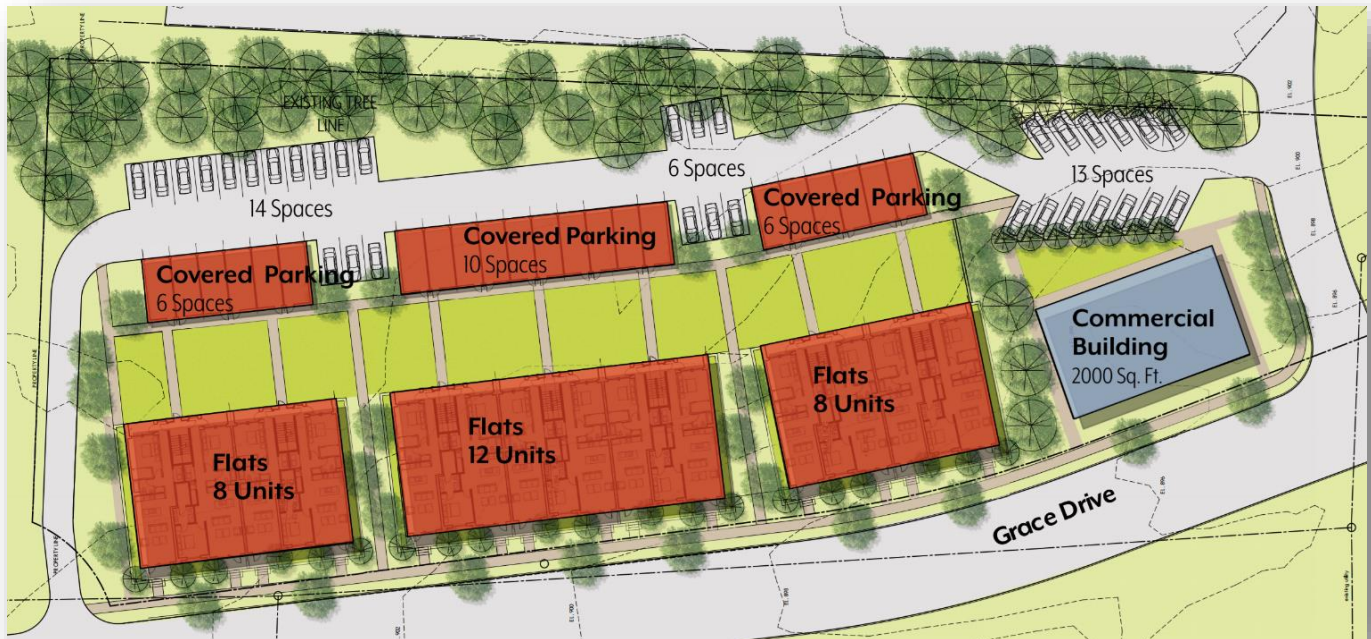
Aerial Site Image: <https://goo.gl/maps/1hs5Q4WUuHy>

Project Background

The applicant met with staff before submission to discuss possibilities on the site. At these meetings staff provided the applicant with ideas of what the City would like to see on site. The applicant has now provided a sketch plan for review.

Proposal Overview

The proposal is to construct three two-story residential buildings, one two-story commercial building, 22 covered parking spaces, and 33 uncovered parking spaces. The three residential buildings will have a total of 28 units and the commercial space will be 2000 square feet. The site will be bound by a drive aisle with two access points on Grace Drive.



Comprehensive Plan Consistency

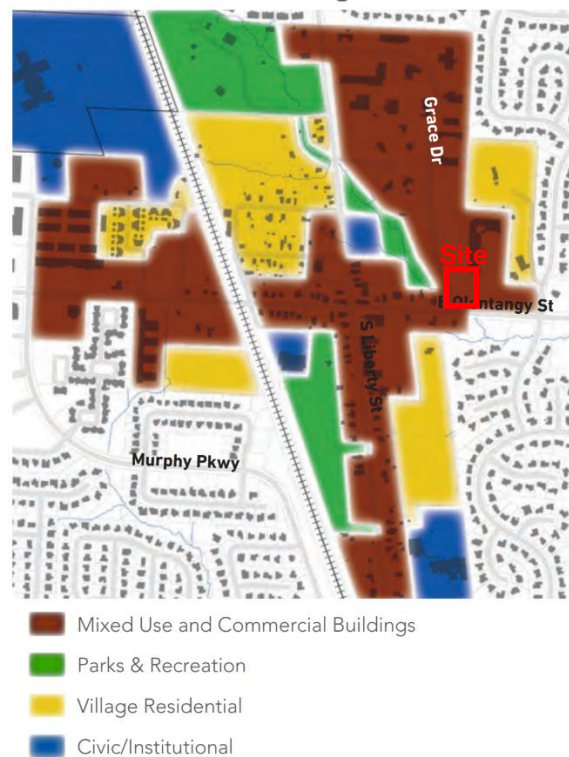
The proposal is not entirely consistent with the Comprehensive Plan. Although the development has aspects that are consistent with the Comprehensive Plan, there are areas that staff feels the plan needs to improve upon. Namely, the amount and location of uses proposed.

The Comprehensive Plan calls for new commercial developments that would contribute to the service needs of the community and the fiscal well-being of the city (p. vi). This development provides some of this through its single commercial building but staff feels that the amount of commercial is not sufficient. Grace Drive is one of Powell's only commercial corridors. These corridors should be protected and developed with primarily commercial since these types of uses provide services to residents and tax benefits to the city, especially through the contributions to the Downtown TIF District. Losing commercial land can be an error in the long-term as these lands typically do not return to commercial again. For this reason, staff would like to see the proposal become more commercial heavy, rather than residential heavy. This way, the city's financial well-being is better protected.

The Land Use Plan portion of the Comprehensive Plan, specifically the Village Residential portion that this site is located within (see image below) states that (p. 30):

"If sensitively designed to fit with the scale and unique character of existing downtown development, a variety of housing options could be appropriate and beneficial in advancing the economic vibrancy, character, and livability of Downtown Powell."

Exhibit 2.3: Mixed Use Village Center Detail



Staff feels that the proposed architecture is very nice and could be an added benefit to the community. However, the location of housing along Grace Drive may not be the best place for it. A major thoroughfare, it sees a fair amount of traffic and having homes so close to it may be uncomfortable for anyone living in the homes. Also, this organization of buildings so close together to the road does not seem to fit within Powell's downtown esthetic. It feels more suburban than historic.

Furthermore, Land Use policy #6 (p. 49) recommends encouraging mixed use development in appropriate locations, as designated in the plan. This policy states that "in particular, large residential development sites with arterial roadway frontage should preserve that frontage for commercial uses that will both generate revenue for the City, while also providing jobs and services within walking distance of nearby homes." This proposal is contrary to this policy recommendation.

Staff Comments

Many of staff comments were discussed in the previous section. Staff would ultimately like to see the proposal redesigned to include more commercial use or at least, less commercial use along Grace Drive in order to protect the little remaining commercial land we have in the City.

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.

Staff Recommendation

Staff recommends that the application resubmit a new sketch with the following changes:

1. Redesign the site plan to include more commercial.