



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, September 13, 2017

7:00 P.M.

1. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW

Applicant: Verona LLC
Location: 4594 Powell Road
Existing Zoning: Planned Residence District (PR)
Request: To review a change to the landscape plan.

Aerial Site Image: <https://goo.gl/maps/b9NfZ6pvaJ2>

Project Background

The Verona subdivision is currently under construction. During this process, the developer noticed that in practical application of the plan, that a change in the entry feature would be more appropriate. They met with staff to suggest a change and staff recommended coming before the commission for review and approval of the change.

Proposal Overview

The applicant is proposing to eliminate the proposed wood cross buck fence and instead increase buffering and vegetation along those entry routes. They would also like to change the column design and location of the entry features at the Seldom Seen Road, Powell Road, and patio home entrances.

Ordinance Review

As a non-substantial change with many small changes, Staff does not have authority to approve this proposal administratively. Therefore, it is brought before the Planning and Zoning Commission for approval. It does not, however, need to go before Council for approval.

Staff Comments

Staff sees no issues with the proposed changes. The intent and design of the development remains the same. In fact, Staff feels that the proposed changes are better than the existing proposal.

Staff Recommendation

Staff recommends approval of the Amendment with the following conditions:

- 1) All changes are incorporated into the existing final development package and submitted to Staff for archiving.

2. 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 Beatz 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.

The proposal came before P&Z as a combined review at the June 28 meeting. The applicant received comments from the commission and the proposal was ultimately tabled. Since that time the applicant has met with staff and redesigned the building and refined the proposal.

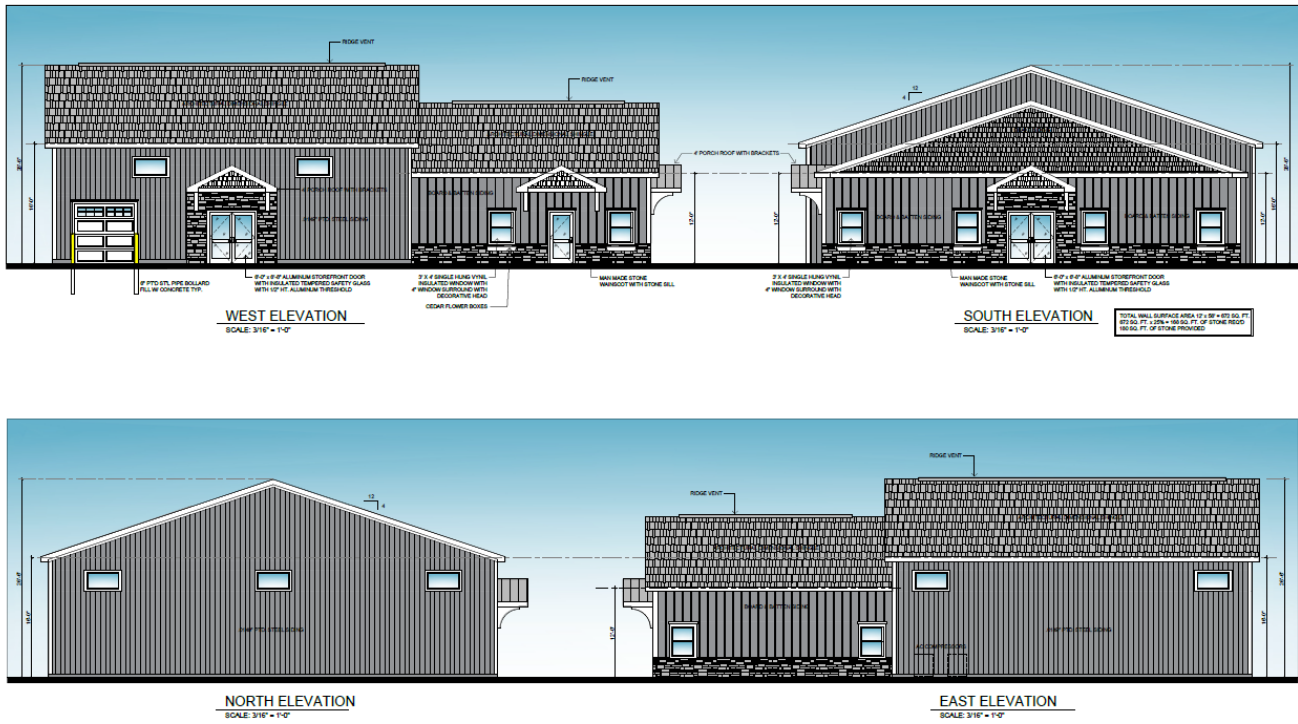
Proposal Overview

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. A minor change to the site plan, the applicant moved the handicap parking spaces were moved further to the south. The substantial change to this submission is the architecture of the building were changed greatly from the last design.

Old Design



timothy a. hotz
architect
11120
THURNTON A. HOTZ
11120
THURNTON A. HOTZ ARCHITECT 12/31/2017
PROJECT:

NEW FACILITY FOR:
BEATZ STUDIO - 80 CLAIREDDAN DRIVE
POWELL, OHIO

REV. MAY 26, 2017
REV. APRIL 23, 2017
DATE:
APRIL 19, 2017
SHEET:
A3

New Design



PLAN PREPARED BY:
GHD
Gardner
642 Brookridge Blvd
Westerville, OH 43081
P: 614.842.6000
F: 614.842.6001

BEATZ STUDIO
AT
80 CLAIREDDAN DRIVE
CLAY COUNTY, OHIO
COLOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	11/17/17	REV. SET (REVISED BUILDING ELEVATIONS)

Date: 08/29/2017
Scale: AS SHOWN
Drawn By: [Signature]
Checked By: [Signature]
Project Number: 17-078-01
Drawing Number:

Staff Comments

The applicant met with Staff and the Architectural Advisor to review the new design. At the meeting staff mentioned that the design of the building was much better but that the colors need to be changed to a lighter palette to better blend with the existing buildings in Wolf Commerce Park. The Architectural Advisor made mention that new buildings do not need to be copies of what already exists in an area. Staff agrees with this comment that new buildings should be allowed to have their own personality but would add that new buildings should try to blend in. As stated in the previous staff report, the best colors to choose from would be browns and greys but staff is open to other options. Staff would like to note that a new building does not need to be a replica of the existing buildings in the area but it should not be so drastically different that it contrasts negatively.

Also mentioned in the last staff report, another 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. From what staff has heard, the front – shorter portion of the building will be mirrored on the back portion of the building.

Staff is pleased with a new business calling Powell home. The site plan is well designed and so is the building in questions. A change in color will go a long way. Otherwise, staff has no issues with the proposal.

Ordinance Review

The ordinance review from the last staff report stands (p.6). The only change is item #3, where the new design is more compatible with neighboring uses. Especially if the color palette is changed.

Comprehensive Plan Consistency

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

Staff Recommendation

Staff recommends approval with the following conditions:

- 1) All Architectural Advisor comments are met.
- 2) All City Engineer's comments are met.
- 3) A new color palette is selected and reviewed by staff.
- 4) In the future, the addition to the building is brought back before P&Z for review.

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.