



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, July 25, 2018

7:00 P.M.

1. CERTIFICATE OF APPROPRIATENESS

Applicant: Mathew Althouse
Location: 26 W Olentangy Street
Existing Zoning: Downtown Business District (DB)
Request: To review a proposal to revert back to the previously approved architecture and site plan for a bar/tavern.

Project Background

Dustin Sun of Sun Properties (Owner of Espresso 22) 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 bar/tavern.

The applicant took the proposal before P&Z on December 14, 2016. At this meeting, the P&Z members were favorable of the proposal but suggested that the applicant obtain a shared parking agreement with the neighbors and bring the proposal before HDAC before an approval would be considered. As a result, the applicant has submitted their proposal for architectural review and comments from the HDAC to be provided back to P&Z. Following the next P&Z meeting, the applicant was given approval of the proposal.

Since that time, the applicant did his cost estimates and determined that the project needed to be scaled back. As such, the applicant came before P&Z and HDAC in December 2017 for review and approval of the revised elevations and site plan.

Now, the applicant had the foundation reviewed and cost estimates came in lower than previously expected. As a result, the applicant would like to go back to the previous, more elaborate, architectural design, yet retain the same seating (40) and conditions as previously approved by the Planning and Zoning Commission.

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 Storefront Windows
 - New Side Paneling
 - Painting Existing Siding
 - Addition of 9 Parking Spaces
 - Addition of front "porch" with columned parapet

- Interior Renovation
 - New Restrooms
 - New Kitchen
 - Remodeled space for bar and dining area

Staff Comments

Staff has provided the previous staff reports for P&Z's reference and will therefore, keep their comment succinct

As this is a request to revert back to the more elaborate and aesthetically pleasing architecture while meeting the seating and parking requirements, staff has no problem with the request.

To be clear the applicant is proposing 40 seats which equates to 14 parking spots. The applicant has provided 9 spots on site and has an agreement with a neighbor to provide the additional 5. As such, staff appreciates neighbors working together and the applicant meeting the required number of parking spots.

Staff Recommendation

Staff recommends approval of the certificate of appropriateness with the following conditions:

1. The applicant work with the city's Public Service department to rearrange public seating adjacent to the structure.
2. Mock-ups of the signage are provided, however staff recommends allowing revisiting sign approval at a later date by Staff.
3. All Engineering Department comments and requirements are met.
4. All previous Planning and Zoning Commission requirements be met.

Current Proposal 12/13/17

The applicant has again revised the plans considerably due to many considerations. The first is that the current building foundations are in poor shape and cannot handle any additional load of a parapet wall, both from the weight and wind resistance. The applicant has decided to drastically scale down the project accordingly, due to rehabilitation cost considerations and the cost of providing the needed additional parking given the number of seats for the establishment. Also, some business considerations have been taking place, where the applicant is now proposing to make this space more like a coffee bar and tavern, serving up sandwiches and light fare food, as well as alcoholic drinks and coffee. The applicant has a liquor license to transfer to this address, and will also serve alcoholic drinks. So, in effect, this will become a real coffee bar, so to speak. This will fall under our parking requirements for a tavern/bar, which will be the primary use.

In researching the building, it was found to have been built in three distinct phases over its lifespan. The proposal is to remove what had been its third addition, and turn that space into an outdoor patio. The remainder of the building will be rehabbed into the coffee bar/tavern. The proposal has 24 seats inside and 16 seats outside. That creates a total of 44 seats capacity. Parking requirement is one space required for every three persons capacity, which is 15, however the Planning and Zoning Commission can approve reduction to one-half (or 8 spaces) as it is within the Downtown Business District. A total of ten parking spaces are shown on the revised site plan, all on the applicant's property. The applicant has worked with adjoining property owners for additional parking, but that is now not needed per code requirements. He has, however, obtained permission for additional parking a bit down the alley to the west, and will have additional parking across the alley from the Country Carry Out, where they will also share the dumpster at the Country Carryout. Although this extra parking is not actually needed per code requirements, it is at his option.

The building design changes that have been made are consistent with the Historic District Guidelines and actually is creating a cute cottage look to what is there. The owner is lucky that the original siding to the first addition is still inside the building, which will then just require a new coat or two of paint to finish that east side. They are proposing to add a door and ramp to the east side to make access to the patio easier and accessible. The proposed metal guardrail and hand rail adds a modern flair. If alcohol is to be brought out to the patio, then a proper barrier will be needed and that is not yet shown. Some sort of fencing is probably the correct solution for that, and that fencing will basically hide this eastern stoop and ramp.

Staff is supportive of this latest request, and recommend approval with the following conditions:

1. That the City Engineer approve the stormwater plan for the new parking area.
2. That the applicant provide fence details to Staff, with the recommendation of a black metal fence consistent with other fences provided in the Historic District commercial area.
3. That the parking plan submitted is consistent with code requirements, and any additional parking provided off site is not required, however could be useful for their use.

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

End of 12/13/17 report

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.

The applicant took the proposal before P&Z on December 14, 2016. At this meeting, the P&Z members were favorable of the proposal but suggested that the applicant obtain a shared parking

agreement with the neighbors and bring the proposal before HDAC before an approval would be considered. As a result, the applicant has submitted their proposal for architectural review and comments from the HDAC to be provided back to P&Z. Following the next P&Z meeting, the applicant was given approval of the proposal.

Since that time, the applicant did his cost estimates and determined that the project needed to be scaled back. As such, the applicant is back before P&Z and HDAC for review and approval of the revised elevations and site plan.

The proposal has minor changes and as a result, the previous HDAC staff report from January 19, 2017 will be used again.

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~~ (now in the future)
 - Addition of 14 Parking Spaces
 - Addition of front "porch" with columned parapet
- Interior Renovation
 - New Restrooms
 - New Kitchen
 - Remodeled space for bar and dining area

Staff Comments

The report provided to P&Z members at the December 2016 meeting provides a thorough overview of the project with specific mention of the architectural guidelines. As such, it is provided below for HDAC review.

It should be noted that many of the questions that were asked during the P&Z review have been answered in the submittal to HDAC. For instance, the color of the building is now shown in the architectural renderings.

P&Z Staff Report

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.

(No longer relevant)

~~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:

5. Acceptable answers to the questions mentioned above are provided.
 6. 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.
 7. The applicant work with the city's Public Service department to rearrange public seating adjacent to the structure.
 8. Mock-ups of the signage are provided, however staff recommends allowing revisiting sign approval at a later date by Staff.
 9. Design of the exterior of the walk-in cooler on the north elevation is provided.
 10. The Architectural Advisor comments are incorporated into the plan.
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Ordinance Review

The application is in line with the zoning code and the Powell Comprehensive Plan.

The [City of Powell Architectural Guidelines \(PAG\)](#) were reviewed and used in the creation of the staff review below.

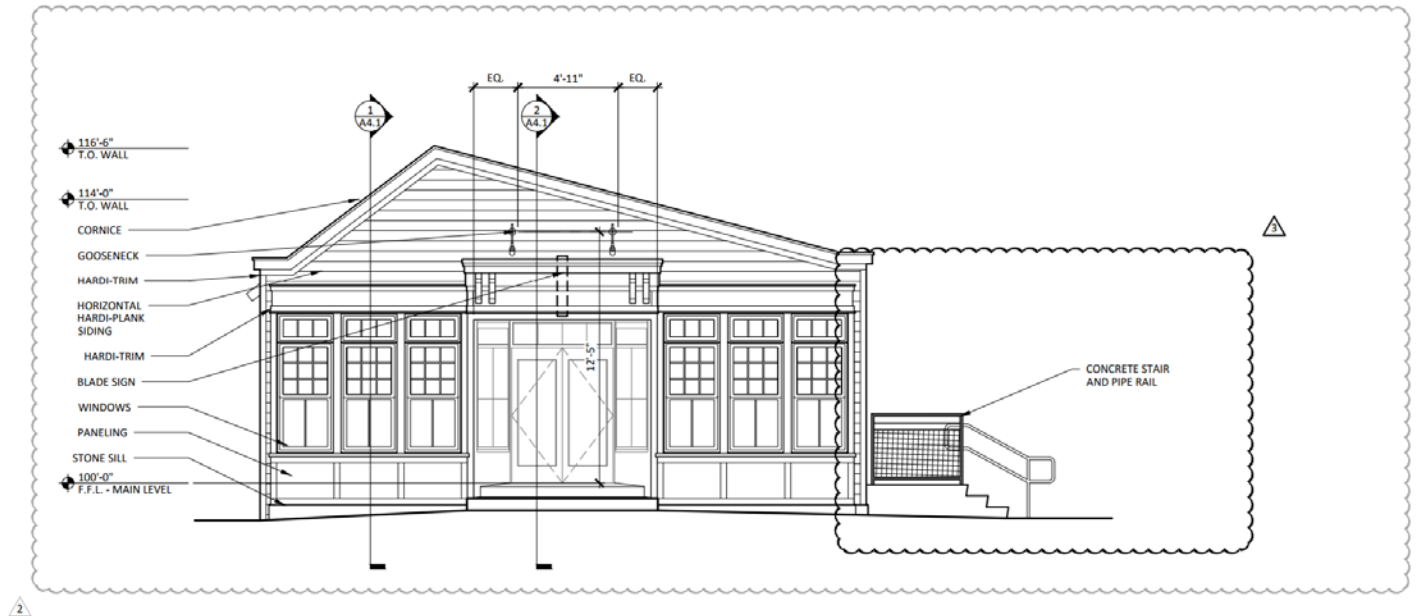
Staff comments follow the organization of the PAG. The structure of the comments below are as follows:

PAG topic area

- Whether the proposed application meets PAG guidelines or not.
 - Generally, Staff feels the project is consistent with the Powel Architectural Guidelines as described below, with additional input by the Architectural Advisor.

Architectural Style and Elements (Page 6)

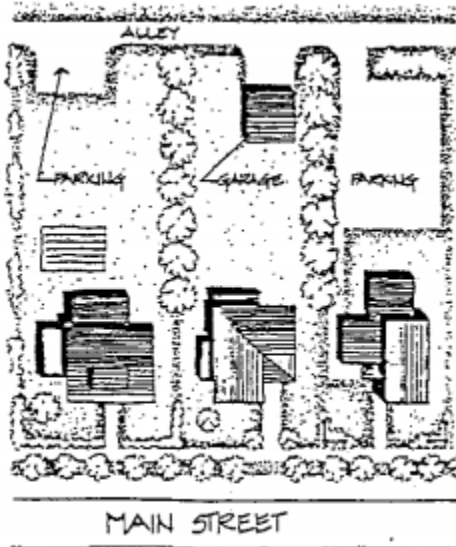
- The proposed project is generally in line with the architectural style recommended in the PAG.
 - The proposed building is in the general Midwestern rural aesthetic.
 - The existing building was added onto over time and although the building does not fit perfectly into the styles of the historic district, Staff feels that the improvement to the existing building using historic colors and materials. Furthermore, the building as it stands, has historic value as it is one of the older building in the downtown core.



1
A2.1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

Site Considerations (Page 10)

- The proposed project is in line with site considerations of the PAG.
 - Access to rear yard parking lots and storage or garage buildings should be from alleys whenever possible.
 - The proposal has designed their parking lot in this fashion.
 - Commercial lots should be paved with asphalt, brick, concrete, or tar and chips as required in the Powell Zoning Code.
 - Renderings show an asphalt type of pavement.



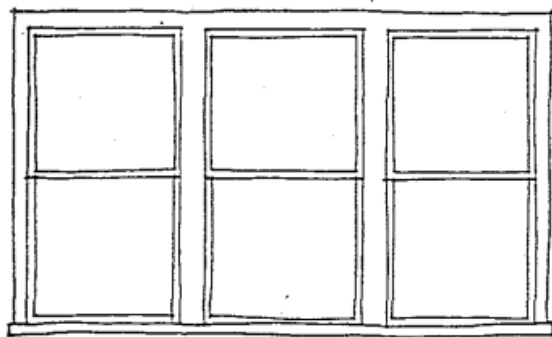
Building Materials (Page 21)

- The proposed project is in line with the building materials recommended by the PAG.
 - Most of the buildings in Powell are sheathed in some form of wood siding. Beveled, shiplap, and rustic sidings are used commonly. (Page 27)
 - The proposal has a cement fiber siding similar in style to wood. The style of wood siding pattern is unknown though.
 - Every effort should be made to retain and repair existing tin roofs. Metal roofs other than batten or standing seam types are not appropriate for use in the district. (Page 34)
 - The proposal includes the patching and repair of the existing metal roof, and the existing roof is standing seam style, which will remain.

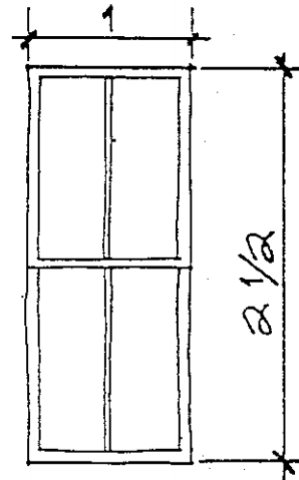


Architectural Elements (Page 46)

- The proposed project is somewhat in line with the PAG.
 - The front elevation of the proposal displays the Ribbon style, one of the three historically correct window styles with a 2-over-2 pattern. (Page 48)
 - Further examination by the Powell Architectural Advisor and HDAC is needed to determine whether the panels above the front windows are appropriate.



RIBBON WINDOW



2-OVER-2



- A palette of generally darker colors with a few of the earlier, lighter colors persisting. More vivid contrast, and “picking out” of details is prevalent. (Page 73)
 - The selected green color were selected from a historic color palette and match other buildings within the downtown.

Staff Recommendation

Staff recommends that the revisions be approved.

2. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW

Applicant: BJ Artrup/Gallo's
Location: 240 North Liberty Street
Zoning: PC, Planned Commercial District
Request: To amend a final development plan in order to allow for a different design from the previously approved outdoor patio.

Aerial Site Image: <https://goo.gl/maps/p9ryDT9Dcu52>

Project Background

The applicant took over the space from the former Yukon Steakhouse & Saloon on North Liberty Street a little over a year ago. They are now wishing to construct an outdoor patio that differs from what was previously approved.

Proposal Overview

Unlike the [previous design](#) which was far more elaborate (two canopies, outdoor bar, fire pit, TV's, and large outdoor deck) this proposal has one large canopy with smaller deck area and shows no amenities for outdoor patronage.

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;

Comprehensive Plan Consistency

The proposal of the patio and restaurant is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to the guiding principle that 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. This development will provide residents with another restaurant option and also bring others from outside the community to come and spend their money. Bringing others into the community can lead to multiplicative effects which in turn, will help Powell's fiscal state. Also, as stated in the Comprehensive Plan, high quality materials are favored, which are provided in this proposal.

Staff Comments

Staff is pleased with the outdoor patio. It will provide residents with another opportunity to frequent the downtown core and create a more vibrant downtown core. In addition, as noted in the sections below, another commercial use in the city adds to the tax base but also helps create an area where people will want to come. This can lead to other businesses in the core benefiting from spill-over.

However, the design and proposal is less than impressive. A trellis facing west provides very little protection from the sun and as it stands, is basic in design and concept. Staff is not aware of the number of seats and amenities that will fill the space. Staff is not opposed to the patio and trellis but would like much more information and detail. As well, staff would like to this area to be of high quality and materials that Powell residents and visitors are accustomed to frequenting. Also, no additional landscaping is shown, how might that be handled?

Staff Recommendation

Staff recommends approval to amend the final development plan to allow the two phase construction of the outdoor patio with the following conditions:

1. All City Engineer comments are adhered to (e.g. stormwater drainage accommodation).
2. The applicant has provided more detail about the materials and outdoor amenities.

Amendment to a Final Development Plan Review – April 13, 2018

Project Background

The applicant took over the space from the former Yukon Steakhouse & Saloon on North Liberty Street. They are now renovating the existing building and want to also add an outdoor patio space.

Proposal Overview

The applicant is proposing an outdoor patio area to supplement their restaurant business. The patio will serve as an extension of the restaurant, providing customers with outdoor seating, a full service outdoor bar with TV's and a future fireplace with shade structures.

The applicant is requesting approval of two phases of construction for the proposed patio. The nature of the two phase request is due to the goal to have the patio open at the onset of the grand opening of the restaurant which is anticipated to be in late spring (late April/early May). The second phase would be anticipated to be completed with the first year of operation of the restaurant. Staff would like more detail about what exactly would be completed at each phase of the project.

Staff Comments

Staff are very pleased with the design and scale of the outdoor patio. It will provide residents with another opportunity to frequent the downtown core and create a more vibrant downtown core. In addition, as noted in the sections below, another commercial use in the city adds to the tax base but also helps create an area where people will want to come. This can lead to other businesses in the core benefiting from spill-over. Furthermore, the design and materials proposed are in-line with the high quality materials suggested in the comprehensive plan that new development should have. Simply put, this is the type of development that Powell residents are likely to frequent and enjoy.

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;

Comprehensive Plan Consistency

The proposal of the patio and restaurant is in line with the city's 2016 Comprehensive Plan. Specifically, in regards to the guiding principle that 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. This development will provide residents with another restaurant option and also bring others from outside the community to come and spend their money. Bringing others into the community can lead to multiplicative effects which in turn, will help Powell's fiscal state. Also, as stated in the Comprehensive Plan, high quality materials are favored, which are provided in this proposal.

Staff Recommendation

Staff recommends approval to amend the final development plan to allow the two phase construction of the outdoor patio with the following conditions:

1. All City Engineer comments are adhered to (e.g. stormwater drainage accommodation).
2. The second phase of the patio be completed within the first year of operation of the restaurant.

3. SKETCH PLAN

Applicant: Chris Bradley/The Camber Company
Location: 185 N. Liberty Street (rear)
Existing Zoning: Residence District (R)
Proposed Zoning: Planned Residence District (PR)
Request: To review a proposed single family subdivision consisting of 21 residential units on 5.36 acres.

Aerial Site Image: <https://goo.gl/maps/L4vYV5R2EwA2>

Project Background

The applicant is in contract to purchase the back half of property located at 185 N Liberty Street. Of the total 8.381 acres, 3.015 will remain with the existing owners and 5.366 acres will be purchased by the applicant.

Proposal Overview

The proposal is to construct 21, 1 and 2 story, fee-simple single-family homes on lots sized 50' wide by 100' deep. The proposal is also providing a public road right-of-way of 50 feet that also goes south for a future connection. The proposal shows an entry sign and entry into the site from Adventure Park Drive.

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

In terms of the overall land use and items related to our Comprehensive Plan, this proposal has the ability to meet the general thoughts and ideas, but it needs a lot of work to get there. This property is zoned R, Residence District and has been zoned in this manner since the Village began having zoning. In fact, the current owners are the second generation of people who originally signed the petition to form the municipal government of Powell. Development of Powell has happened all around this acreage. Now that it appears to be time to consider development on this parcel, it makes sense to rezone the property to a category which makes sense for the owner and the community.

The property to the south is zoned DB, Downtown Business District and has historically been zoned this way since the Depot Street Antiques came to town in the 1970s. The current owner is a commercial real estate owner in the downtown, is part of the new Nocterra Brewery going in, and plans to develop his property as currently zoned. Other adjacent zoning includes DR, Downtown Residence District with the properties along Case Avenue. To the west is the CSX railroad, and to the north is Adventure Park. In terms of land use, single family residential fits this property and the overall densities of this neighborhood.

Our comprehensive plan anticipates the extension and connection of Depot Street from the south to Adventure Park. The proposed plan does allow for this connection to occur, but only in an indirect manner. Some thought on the part of the Commission needs to happen with this connection. Although Staff does see it as being a necessary thing to help relieve Scioto and Case from cut-through traffic (it provides an alternative) residents there have expressed concern and we also do

want to keep speeds down, especially through a new residential/mixed use area. It would be nice to be able to plan this out together with both properties. Maybe this applicant and the owner to the south can sit down together to come up with a good effort on roadway design due to any land use proposal that they seek.

Staff Comments

There are several items that this developer will have to consider with the current design and layout of this proposed subdivision. They are as follows (in no particular order):

1. The City received a grant for the development of the park and with that we placed what is called a Section 6(f) restriction on it that means it can only be utilized for park purposes. The street connection takes some value away from that park. In order for a road connection to attach to Village Park Drive, additional park land has to be added from an adjacent parcel that has twice the value. We recommend a strip along the north side of the subject property be dedicated to the park for this purpose. There are many very nice oak trees within this area. The lots are deep enough and the street location can be adjusted to allow for this. Probably a 50 foot wide strip should do it.
2. Roadway alignments are going to have to be worked out.
3. Utilities are going to be a bit difficult. The sanitary sewer will need to be extended from a manhole along the south side of Village Park Drive and run west to this site. This will require approval of an easement by City Council. Water will need to come from a line that exists south of the swimming pool on the park property, also requiring an easement to be approved by City Council. Storm detention requirements are going to be south of where it is shown on the plans at a lower part of the property. It might be wise to work with the property owner to the east about making a pond on their property at the entrance to the subdivision which makes a nice amenity to this development, the park and that owner's property.
4. Planning should be done to provide the remnant parcel to the east an access point off of the new road, allowing the ability to place a common access driveway and possibly split that lot into two or three lots. Access cannot come from Liberty Road due to the extensive floodway there.
5. The buildings near the railroad are old pump houses when the Village had its own water system. Confirmation of proper closing of the well occurred or this will need to be verified prior to construction.
6. No housing designs have yet been brought forward. Staff recommends that the applicant come in with very specific housing types utilizing our Historic District Guidelines.

Staff Recommendation

The applicant take into account this information and work closely with Staff in preparation of the Preliminary Development Plan. Also, we recommend the applicant meet with the property owner to the south to coordinate development ideas.