



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, September 9, 2020
7:00 P.M.

1. MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Jeffrey A. Sackenheim, SHP
Location: 7468 Steitz Rd
Existing Zoning: (PC) Planned Commercial District
Request: To review the comprehensive design package for the new Powell branch of the Delaware County District Library at Middlebury Crossing.

Aerial Site Image: <https://goo.gl/maps/QNNEHrCvyaC2>

Project Background

This application proposes to amend the Final Development Plan for Middlebury Crossing, which is a project to construct a mixed-use development of commercial, residential, and library uses on 11.555 acres at the northwest corner of Home and Steitz Roads. At the time of Middlebury Crossing's submission, the library was identified and noted on the plan, however, specific design and details for the library were not yet developed. The Final Development Plan was passed by City Council in July of 2019, with a condition stating, "That all plans for the new library shall be brought before the Planning and Zoning Commission for final review and approval." As such, the new Powell branch of the Delaware County Library is now requesting the review of their compressive design package, with the hopes to begin construction in early 2021.

Proposal Overview

The applicant is requesting the review of the provided site plans, building elevations and renderings, proposed exterior material finishes, landscaping plans, and electrical exterior lighting plans for the new Powell branch of the Delaware County District Library.

The library proposes building a structure of 41,000 square feet over three floors, containing two stories above grade and one below. Major components of the building include a central courtyard, two outdoor lawns for reading and event space, and a drive-thru drop for book return. The parking areas and drives in front of the library remain largely unchanged from prior Middlebury Crossing plans.

Additionally, the library's proposal seeks to amend the list of divergences included in the Final Development Plan for Middlebury Crossing. Two additional divergences are listed for the library building:

- 1) 1143.15 states the maximum building dimension is to be 150'; the proposed building is 158'-4" in length.
- 2) 1143.15 states the maximum building height is to be 35'; the proposed building is 45'-11" from grade to the highest point of the building.

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;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;

3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

Staff Comments

Staff will rely on the Architectural Advisor for comments relating to the library building. Overall, staff believes the new library branch will be a great institutional amenity for the City and establish a new character for the corridor.

Staff Recommendation

Staff recommends approval of the minor amendment to the final development plan, with the following conditions:

- 1) The library addresses all comments made by the City's architectural advisors.
- 2) The developers work with the City Engineer to review the construction sequence of the library with the entire Middlebury Crossing development.