



## STAFF REPORT

### PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers  
47 Hall Street  
Wednesday, November 11, 2020  
7:00 P.M.

#### 1. SKETCH PLAN REVIEW

Applicant: Good Night Investments LLC  
Location: 80 E Olentangy St  
Existing Zoning: (DB) Downtown Business District  
Request: To review a sketch plan for a proposed private social club on a 0.464-acre site.

Aerial Site Image: <https://goo.gl/maps/3cVTir5m1v3A573z6>

#### Project Background

This is a new submittal for the property at 80 E Olentangy St, which is situated at the northwest corner of the Grace Drive and East Olentangy St intersection. Previously, this site was approved for the Day Dream Inn Development that never came to fruition. Good Night Investments is now proposing the renovation and expansion of the building in order to convert the existing home into a private social club.

#### Proposal Overview

The applicant is proposing to redevelop the 0.464-acre lot, which is currently used as a single-family residence. Work would include site improvements and an addition of ±1750 square feet to the back of the existing building. The applicant intends to preserve and enhance the natural features of the site including the ravine, natural drainage course, and trees. Entry access is proposed off Grace Dr, leading to a parking lot with 14 spaces. The newly renovated space will be used as a private social club, named The Venerly, which will serve unique wines and liquors in an intimate setting.

#### 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 Comprehensive Plan's Land Use chapter guides development in the downtown with the intent to protect the quaint village scale and Midwest architecture. It states, "The traditional village character of Powell's historic heart should be preserved, while also accommodating sensitive infill and redevelopment in certain locations." The plan also encourages commercial businesses to locate along arterial roadways and collector streets. Good Night Investment's proposal is consistent with these guidelines. The location at E Olentangy Street and Grace Drive is a prime spot for commercial redevelopment that will help to enhance the vibrancy of our downtown, while also providing a unique service to the community.

#### Staff Comments

The existing home is located in the Downtown District Overlay, and as such, alterations will require a Certificate of Appropriateness by the Historic Downtown Advisory Commission (HDAC) outlined in [Section 1143.18\(j\)](#). The proposed new addition should match the architectural character of the original house and new design elements should adhere to the Downtown Architectural Guidelines.

Staff urges the applicant to think carefully about circulation in and out of the site, as the proximity of the entry access to the intersection is a safety concern. The project will also need to be carefully designed with the property's existing environmental conditions in mind (such as the topography and floodplain).

Overall, staff is in support of this project. It will upgrade an existing home, bring more people into the downtown core, and help to promote Powell as a destination.

#### Staff Recommendation

Staff recommends the applicant move forward with a Preliminary Plan Review, addressing the Commission's comments and continuing to work with City staff.