



## STAFF REPORT

### PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, October 14, 2020

7:00 P.M.

#### 1. SKETCH PLAN REVIEW

Applicant: Randall Woodings  
Location: 147 West Olentangy Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review possible alterations to the Dr. Campbell House and site for future use.

Aerial Site Image: <https://goo.gl/maps/peyG3WSvEMoGyKbN6>

#### Project Background

This is a new submittal for the property at 147 W Olentangy St, also known as the Dr. Campbell House or the “yellow house”, just west of the CSX railroad tracks. The building and site were included in the approved Final Development Plan for Powell Crossing, and the home had been set aside for use as the administrative offices for the development’s apartments. The structure was gutted for renovations, which never came to fruition, and the building has sat vacant for several years.

#### Proposal Overview

The applicant is bringing forth some options for potential use and renovations of the building and site. As stated in the project narrative, “The current development group envisions the following future use as commercial, retail or restaurant. Possibly even second floor apartments above the retail or commercial use.” They are still considering final plans and would like this sketch plan to start the discussion for future options. The proposed building alterations include removing the existing back addition, and replacing it with a larger addition. Interior build-outs are also proposed to bring the structure up to current building code standards.

#### 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

One of the guiding principles of the Comprehensive Plan is that 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.” The Campbell house has been a historic landmark in the community for decades, and its preservation will help to maintain the City’s small town charm. Restaurant and/or commercial use of the building will help to increase the vibrancy of the mixed-use Powell Crossing development, and the downtown business district.

#### Staff Comments

The Dr. Campbell House is a historic structure located in the Downtown District Overlay, and as such will require a Certificate of Appropriateness by the Historic Downtown Advisory Commission (HDAC) outlined in [Section 1143.18\(i\)](#). The proposed new addition should match the architectural character of the original Dr. Campbell House and new design elements should adhere to the Downtown Architectural Guidelines. As the building currently sits on the site, staff is concerned with the grade of the home in comparison to the surrounding buildings. We believe that the redesigned porch and stairs will help to soften the grade issues, making the home fit better with the existing development.

Staff also has some concerns about the size of the proposed new addition. The proposal includes taking out existing parking, while also increasing the building's square footage, which may require a new parking calculation for the site. The larger addition would also require streetlights, sidewalks, and landscaping to be relocated.

Overall, staff is pleased with the submission and believes that a restaurant or retail use will be a good fit. It is exciting to see plans to revive one of the City's historic homes.

#### **Staff Recommendation**

Staff recommends the applicant move forward with either a Minor or Major Amendment to the approved Powell Crossing Final Development Plan, whichever the Commission sees fit.