



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, May 12, 2021
7:00 P.M.

FINAL DEVELOPMENT PLAN REVIEW

Applicant: Good Night Investments LLC
Location: 80 E. Olentangy St
Zoning: DB – Downtown Business District
Request: Review and approval of a Final Development Plan for a proposed private social club on a 0.464-acre site.

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

Project Background

This project is located at the northeast intersection of Grace Drive and East Olentangy Street. Currently the property is residential in use, and Good Night Investments is proposing to renovate and expand the existing home to accommodate a commercial use. Planning and Zoning Commission reviewed this project as a Sketch Plan on November 11, 2020 and as a Preliminary Development Plan on March 24, 2021. It was requested that the Historic Downtown Advisory Commission review the proposal and provide comments back to Planning and Zoning Commission prior to submission of a Final Development Plan. HDAC reviewed the proposal on April 15, 2021, and minutes from the meeting are included in the packet.

Proposal Overview

The applicant is proposing to restore and maintain the original residential structure including the front porch, and remove the garage structure and rear porch. A new $\pm 1,817$ square foot addition is proposed to the north with a roofline that will mimic the existing. A transitional architectural component is proposed between the two buildings with a flat roof to allow the original north-facing roof soffit to remain uninterrupted. This transitional component will also be the new main entry. The existing building and new addition is proposed to house a new private social club named "The Venerly".

Changes since the Last Submission

The applicant has made a number of design improvements to address comments made by Staff, Planning and Zoning Commission members, and Historic Downtown Advisory Commission members. Please see the April 15, 2021 meeting minutes included in the packet to review comments made by HDAC.

Since the March 24, 2021 Preliminary Development Plan review, the following changes have been made:

1. The building addition footprint is now smaller in size.
2. The applicant's architect worked with the City's Architectural Advisor to improve the design of the connector/atrium.
3. The applicant has provided a Grading Plan.
4. The applicant has provided a Tree Survey.
5. The applicant has provided a Landscape Plan.
6. The applicant has provided detailed information on the retaining wall system.
7. The applicant has provided a Parking Plan and Project Membership Attendance.
8. The applicant has provided a letter from Liberty Township Fire Department.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(k), in approving a final development plan, the Planning and Zoning Commission shall adhere to the steps below:

Recommendation by the Planning and Zoning Commission. Within thirty (30) days after the Public Hearing on the final development plan the Planning and Zoning Commission shall recommend that the

final development plan be approved as presented, approved with supplementary conditions, or disapproved, and shall transmit all papers constituting the record and the recommendations to Council.

Before making its recommendation, the Planning and Zoning Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

(1) The proposed planned district development phase can be initiated within two (2) years of the date of approval and can be completed within five (5) years;

Staff acknowledges that materials are expensive and difficult to acquire at this time. However, given the small scale of this project, Staff is confident that construction will be initiated within two years of approval, and will be completed within five years.

(2) The requirements of the Comprehensive Plan relative to the site at issue have been fulfilled;

All Comprehensive Plan requirements have been met. The Comprehensive Plan states, "Commercial and mixed use building types will be most successful when located along arterial roadways, such as Olentangy Street and Liberty Street, and collector streets such as Grace Drive."

(3) The streets proposed are suitable and adequate to carry the anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned district plan area;

No new public streets are proposed as part of this application. The entrance off Grace Drive into the site is the best entrance location available. However, with the new addition of the traffic light at the intersection, there will be cases where Grace Drive has cars backed up heading south towards Olentangy Street. This would make left turns in and out of the site difficult. The City Engineer has requested only right-in and right-out access. Left turns could be restricted by the installation of a mountable "pork chop" at the driveway entrance, and "No left turn" signage. Additionally, the commercial drive should have appropriate radii for commercial drive access. The applicant will be required to continue working with Engineering to ensure the existing public street network can adequately serve access to this site.

(4) Proposed non-residential developments can be justified at the location and in the amounts proposed;

The proposed land use is appropriate with the location. A commercial use as a private social club serving drinks and catered food is appropriate for the downtown area, and the proposed commercial use is permitted in the Downtown Business District Code. The private social club will be compatible with surrounding bars, restaurants, and shops.

(5) Housing densities are warranted by amenities and conditions incorporated in the final development plan and are in accordance with these planned district development requirements;

No housing is proposed for this development.

(6) Lands to be dedicated to public use are of acceptable and usable size, shape, and location;

No lands are being dedicated to public use.

(7) The area surrounding the development can be planned and zoned in coordination with and in substantial compatibility with the proposed development;

As this site is being redeveloped, the surrounding area is already established. The site and all adjacent properties are zoned as Downtown Business District, which helps to create a variety of compatible uses within the downtown.

(8) The existing and proposed utility services are adequate for the population densities and uses proposed, and

Yes. This will be confirmed by the City's Engineering Department and private utility providers.

(9) Adequate provision has been made for the detention and channelization of surface drainage runoff.

The City's Engineering Department will ensure that adequate provisions for drainage runoff have been made during the Engineering Plan review.

Comprehensive Plan Consistency

This proposal is consistent with the Comprehensive Plan. The property at 80 East Olentangy Street is located in the "Mixed Use Village Center" land use type under the Comprehensive Plan. The applicant is proposing to renovate the existing historic building and add a commercial use, which is consistent with the intent of the Mixed Use Village Center. The Plan states, "Commercial and mixed use building types will be most successful when located along arterial roadways, such as Olentangy Street and Liberty Street, and collector streets such as Grace Drive." This new development will protect the quaint village scale and Midwest vernacular architecture present in downtown Powell. The intent that, "The traditional village character of Powell's historic heart should be preserved, while also accommodating sensitive infill and redevelopment in certain locations" is met.

Staff Comments

Staff has determined that this proposal is consistent with the City Code and Comprehensive Plan. Renovating the historic home, expanding the structure, and adding a commercial component to this property will help it to reach its potential and bring people to the downtown area.

Staff defers architectural comments to the Architectural Advisor.

Staff Recommendation

Staff recommends approval of the Final Development Plan with the following conditions:

1. The City Engineer review and approve how to address access in and out of the site, and that the applicant implement his recommendations.
 2. That the City Engineer review and approve final stormwater drainage plans, grading plans, and utility plans.
 3. That the applicant procure additional parking to meet the required number per the zoning code prior to requesting a Certificate of Occupancy.
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PRELIMINARY DEVELOPMENT PLAN REVIEW – March 24, 2021

Project Background

This project is located at the northeast intersection of Grace Drive and East Olentangy Street, and is currently used as a single-family residence. Good Night Investments is proposing to renovate and expand the current building, converting the existing home to a private social club. The Planning and Zoning Commission reviewed this project as a Sketch Plan on November 11, 2020.

Proposal Overview

The applicant is proposing to restore and maintain the original residential structure including the front porch, and remove the garage structure and rear porch. As stated in the application submission, a new addition is proposed to be added to the north with a roofline that will mimic the existing. A transitional architectural component is proposed between the two buildings with a flat roof to allow the original north-facing roof soffit to remain uninterrupted. This transitional component will also be the new main entry. The existing building and new addition is proposed to house a new private social club named “The Venerly”.

Alternative stormwater management strategies are being explored for the site, and new landscaping is proposed in addition to a new parking lot and entry location.

Changes Since the Last Submission

The proposal remains similar to the Sketch Plan, however the applicant has provided much more site and architectural details.

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;

80 East Olentangy Street is zoned Downtown Business District, and will be regulated by the Codified Ordinances of Powell, Section [1143.16.2 – DB-Downtown Business District](#). This property is also included in the Downtown District Overlay [Section 1143.18](#).

According to Code ([1143.09](#)), Planned Districts:

“are so created in order to permit the careful and coordinated physical planning and development of the land, to provide flexibility in the location of land uses, housing types, and their intensity, and to provide incentives for provisions of public parkland and private environmental conservation easements, public access pedestrian/bicycle/jogging paths and equestrian paths, the private construction of public parkways, and the construction of high quality housing through provision of housing density bonuses for the provision of such amenities, while simultaneously protecting and preserving the natural environment, providing for surface drainage runoff control, limiting the buildup of residential and through traffic on already congested access points into the area between the two rivers and on existing and future major streets, encouraging inclusion of pedestrian scale design elements, and conserving and enhancing the community and regional character as a green, open, rural setting, permitting development yet constraining the tendency to overbuild the region.”

Use:

The proposed private social club is a permitted use in the Downtown Business District. Retail uses primarily engaged in the selling of merchandise for personal or household consumption, or uses deemed to be substantially similar, shall be permitted in this district, including drinking places. The first floor of all structures

facing a public street must be occupied by a non-residential use per Code. This requirement is met with a proposed commercial/retail tenant.

Principal Building Setbacks:

The Code requires a front setback of a minimum of 20 feet and a maximum of 25 feet, side yard setback of 5 feet, and a rear yard setback of 5 feet. This proposal is consistent with Code.

Lot Coverage:

Maximum lot coverage is 20 percent. The Planning and Zoning Commission can set density bonuses up to an additional five percent lot coverage for development that includes the expansion and/or creation of public amenities such as streetscape improvements, public gathering space, park improvements, and other notable public amenities as determined by the Planning and Zoning Commission. Lot coverage is not specified in the submission, and will need to be clarified at the next step.

Min. Distance between Buildings:

Code requires a minimum building separation of ten feet. This requirement is met.

Min. Building Height:

Maximum building height is 35 feet for principal buildings per code. The ridge of the proposed building is 19 feet.

Parking:

The parking provisions set forth in [Chapter 1149](#) shall be met; provided, however, the Planning and Zoning Commission, through an Administrative Review, can consider reductions to those requirements provided it is sufficiently demonstrated through data, applicable standards, and/or other materials and information that the minimum requirement is not necessary, in accordance with subsection (h).

[Section 1149.07 – Parking Space Requirements](#) states that private clubs and lodges must provide one parking space for each ten members. The applicant does not state the estimated number of members in the submission to determine if enough parking is provided. This information will need to be provided in the future.

(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 land use is appropriate with the location. A commercial use as private social club serving drinks and catered food is appropriate for the downtown area, and the Comprehensive Plan states, “Commercial and mixed use building types will be most successful when located along arterial roadways, such as Olentangy Street and Liberty Street, and collector streets such as Grace Drive.” The use should not be any more intense than a bar or restaurant, and customers are limited to memberships.

(3) The relationships between uses, and between uses and public facilities, streets, and pathways;

The relationship between uses is compatible. The proposed commercial use at 80 E Olentangy is bordered by other commercial properties to the west, east, and south. The parcel to the north is vacant. Many restaurants, retail shops, and service businesses are located in walking distance. 80 E Olentangy St is located within the DORA boundaries, this location is ideal for a business that serves alcohol.

(4) Adequacy of provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems;

A traffic analysis was not provided with this submission. However, the proposed new parking lot will help circulation on the lot, and moving the curb cut farther north on Grace Drive will help circulation in and out of the site.

(5) Adequacy of yard spaces and uses at the periphery of the development;

Yard spaces at the periphery are adequate to meet requirements of the zoning code.

Principal building setbacks are as follows:
Front: Minimum 20 feet, Maximum 25 feet
Side: 5 feet
Rear: 5 feet

Accessory building setbacks are as follows:
Front: 35 feet
Side: 5 feet
Rear: 5 feet

(6) Adequacy of open spaces and natural preserves and their relationships to land use areas and public access ways;

As stated in the Sketch Plan, the applicant intends to preserve and enhance the natural features of the site including the ravine, natural drainage course, and trees. However, the total lot coverage is not included in the Preliminary Development Plan submission.

(7) The order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase;

The development will occur in one phase.

(8) Estimates of the time required to complete the development and its various phases;

A timeline was not provided for this development.

(9) Improvements to be made by the Municipality, if any, and their cost;

The City of Powell does not anticipate making any infrastructure improvements.

(10) The community cost of providing public services to the development, and

The cost of providing services to this development will be minimal. Everything anticipated is typical for a new development of this type, intensity, or use.

(11) Impacts of the development on surrounding or adjacent areas.

This development will have a positive impact on the downtown area. The creation of new and unique uses in the downtown core will help bring more people into Powell. The development will also be very compatible with neighboring uses.

Comprehensive Plan Consistency

This proposal is consistent with the Comprehensive Plan. The property at 80 East Olentangy Street is located in the "Mixed Use Village Center" land use type under the Comprehensive Plan. The applicant is proposing to renovate the existing historic building and add a commercial use, which is consistent with the intent of the Mixed Use Village Center. The Plan states, "Commercial and mixed use building types will be most successful when located along arterial roadways, such as Olentangy Street and Liberty Street, and collector streets such as Grace Drive." This new development will protect the quaint village scale and Midwest vernacular architecture present in downtown Powell. The intent that, "The traditional village character of Powell's historic heart should be preserved, while also accommodating sensitive infill and redevelopment in certain locations" is met.

Staff Comments

Staff has determined that this proposal is consistent with the City Code and Comprehensive Plan. Renovating the historic home, expanding the structure, and adding a commercial component to this property will help it to reach its potential and bring people to the downtown area. However, Staff requests more detail and/or clarification on certain issues, including:

- Estimated membership numbers for parking counts
- A parking plan
- Lot coverage calculations

- A landscaping plan
- A signage plan
- A lighting plan
- Building Materials

In addition, Staff recommends that this proposal be reviewed by the Historic Downtown Advisory Commission to determine whether the architecture is consistent with the Downtown Architectural Guidelines, and provide comments back to P&Z before a Final Development Plan is submitted for review.

Architectural Advisor Comments

The City's Architectural Advisor has provided the following comments:

- The addition appears to attempt to mimic the existing's aesthetic, however the proportions do have a much bigger scale
- More detail is needed to understand the exterior building materials and any site lighting
- All materials are required to be detailed, particularly to understand the approach to blending with the existing buildings palette
- This will be a significant increase to the occupant load, the anticipated numbers will need to be provided
- Parking requirements and parking counts need to be clarified
- Stormwater remediation needs to be addressed and pre-reviewed with Engineering

Staff Recommendation

Staff recommends approval of the Preliminary Development Plan with the following conditions:

1. The applicant work with Staff to address the staff comments within in this report, including but not limited to lot coverage, parking, as well as the architectural and engineering comments.
2. HDAC reviews the proposal before submission of a Final Development Plan.

SKETCH PLAN REVIEW – November 11, 2020

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.