



## STAFF REPORT

## PLANNING &amp; ZONING COMMISSION

Village Green Municipal Building, Council Chambers  
47 Hall Street

Wednesday, September 15, 2021  
7:00 P.M.

### 1. SKETCH PLAN REVIEW (Case 2021-34SP Ivybrook Academy)

Applicant: Civil & Environmental Consultants, Inc. – Brian Burkhart  
 Location: Bunker Lane and Sawmill Drive  
 Existing Zoning: PC – Planned Commercial District  
 Request: Review of a Sketch Plan for a proposed daycare center and commercial building on a ±2.25 acre site.

Aerial Site Image: <https://goo.gl/maps/JC8gRXvVGysLt6eM6>

#### Project Background

This is a new submission for parcel number 31942302001006, located at the corner of Bunker Lane and Sawmill Drive. The site was previously approved as a commercial component (Subarea “E-1”) of the [Powell Grand Final Development Plan](#) in December 2015. According to the plan, the commercial subareas are permitted to be constructed as independent phases, based on separate approved plans.

#### Proposal Overview

The applicant is proposing a commercial project on a vacant lot located at the southwest corner of Sawmill Drive and Bunker Lane. The applicant is proposing to split the ±2.25 acre site into two separate parcels:

- Proposed Parcel 1, the northern half of the site is proposed for ±1.32 acres intended for a daycare use. This lot is proposed for an Ivybrook Academy branch, with a ±6,400-square-foot building and ±1,500-square-foot playground. The proposal includes 52 parking spaces and the Code requires 36 spaces.
- Proposed Parcel 2 is the remaining ±0.93-acre of the site. This parcel is proposed for retail space in a 5,500-square-foot building. Code requires 19 parking spaces and 30 spaces are proposed.

There is a proposed connection between the two parking lots, and a shared access point off Bunker Lane, which was recommended by Staff. Each parcel will have an additional access point, one to the north off Sawmill Drive, and another to the east off Bunker Lane.

#### 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. Further reviews by the Commission will be for a Preliminary and Final Development Plan, which may be combined.

#### Comprehensive Plan Consistency

While the proposed uses are consistent with the Code, the site is also designated as Mixed Use Activity Center in the Land Use chapter of the Comprehensive Plan. Stated in the plan, “This land use type responds to growing demand for walkable places that offer a wide variety of business services, amenities and housing options.” The goal is to create a more efficient development pattern, “that does not require automotive travel for all daily needs with helps to alleviate traffic.” The Powell Grand Development is consistent with the Mixed Use Activity Center development guidelines. Development of this site for a daycare and retail center will help to build up the existing commercial node at Sawmill Parkway and Seldom Seen Road. The proposed development will provide additional services and amenities in a walkable location for those living in Powell Grand and other nearby neighborhoods. However, the proposal does not include a pedestrian or bike path connection to the adjoining residential areas.

## Staff Comments

This property is zoned as Planned Commercial District, as regulated by [Section 1143.15](#) of the Codified Ordinances of the City of Powell. Retail sales and child daycare are permitted uses for this zoning district.

Applicable supplemental regulations for this district must be noted, including:

- 1143.15(b)(3) “Service areas, loading docks, and off-street parking/waiting stalls for all drive-in or drive-through businesses shall be located at the rear of the primary structure and shall be screened from view from surrounding streets and properties by walls, fences, or shrubbery.”
- 1143.15(b)(7) “Where non-residential building facades are visible from a residence, residential zone, residential area of a planned district, church site, public and/or private parkland, and/or public road, these facades shall be of natural materials: cement fiber, wood, brick, stone, or rough-split block.”
- 1143.15(b)(8) “All non-residential buildings in the planned commercial district shall follow the guidelines set forth within the City’s Pedestrian Scale Design Guidelines, and shall have pitched, gabled, or hipped roofs of natural slate, wood shingles, asphalt or fiberglass shingles or standing seam copper or other metal.”
- 1143.15(b)(10) “All parking areas are to be interior to building groups, or behind three-or-four rail natural split-rail fences, or three-or-four rail, white or black board fences, or otherwise hidden by earth mounding, screen walls, or dense shrubbery from sight from adjacent sites and from nearby public roads, and designed and located from minimum impact on adjacent residential areas.”

## Staff Recommendation

According to the Zoning Code, “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”.

Staff recommends the Commission provide the applicant with comments regarding the following questions and any other topics the Commission wishes to discuss:

- 1) Does the Commission support the proposed building location, site circulation, and pedestrian-oriented streetscape elements?
- 2) Does the Commission support the proposed architectural character and building materials?
- 3) Other comments by the Commission.