



**STAFF REPORT**  
**PLANNING AND ZONING COMMISSION**

Powell Village Green Council Chambers  
June 13, 2007  
7:30 p.m.

**FINAL DEVELOPMENT PLAN**

Applicant: Stavroff Interests LTD  
Location: 8 North Liberty Street  
Zoning: DB, Downtown Business District  
Request: Approval of a Final Development Plan for the demolition of an existing 4,063 sq. ft. retail structure and the construction of a 5,665 sq. ft. retail or retail/office structure located at the northeast corner of Olentangy Street and Liberty Street.

The Commission approved the Preliminary Development Plan according to the Decisions and Findings found in the packet. The applicant has made great efforts in order to work with Staff and submit a Final Development Plan that follows the Commission's requirements set forth in the Preliminary Development Plan approval. Below, Staff will review what the Applicant has changed in the plans and provide recommendations that may make these changes even better.

The following are the conditions set forth in the Preliminary Development Plan approval:

**MOTION:** *Commissioner Little moved to approve the Preliminary Development Plan (A1.1a), and the associated Certificate of Appropriateness for 8 North Liberty Street with the intent to move forward with a Final Development Plan and taking into account the following recommendations:*

1. *Incorporate the Architectural Advisor (Chris Meyer) suggestions.*
2. *Mechanicals should be hidden as best as possible.*
3. *That a Landscaping Plan be submitted to incorporate creative approaches to maximize or create greenscape including consideration of slightly smaller footprint.*
4. *Incorporate a continuation of the streetscape taking into account the EMH&T Preliminary Engineering image for the intersection.*
5. *Provide a parking plan approvable by this Commission given the most intensive use of the building.*
6. *Demonstrate that the height of the building is consistent with other buildings in the Four Corners area.*
7. *Attention to detail on the east elevation needs to be satisfied as discussed.*
8. *Re-evaluate the traffic flow including consideration of planning for the future, possibly functioning as a one-way initially, including consideration of a right-in/right-out on Olentangy Street.*
9. *Identify the variances clearly.*
10. *Work with Staff on Historic District requirements.*

*Commissioner Wiencek seconded the motion.*

The applicant has addressed the above conditions in the following manner:

1. The main comments from the Architectural Advisor included the location of the utilities, the materials of the trim on the building, increasing ability for foundation plantings and utilization of valet parking for most intensive uses such as a restaurant. The revised drawings show the electric and gas service meters on the north side of the building and an electric transformer at the rear property line. There may be a chance that the transformer can be a pole mounted type. The building trim is also identified on the elevation drawings and Mr. Myers can provide his comments with regard to this.

2. The revised drawings do not yet show the mechanicals that may be included within the building, however the design of a flat roof and a parapet will provide screening for the roof mounted mechanicals.
3. The size of the building has been slightly reduced and its position slightly moved so that additional areas of landscaping can be incorporated around the perimeter of the building. The bump-out island can also accommodate streetscape tree plantings. The proposed benches should be removed from this bump-out area and moved to a location along the building facing the street, the way the benches are placed in our existing streetscape.
4. The site plan does show the extension of our streetscape east in terms of curbing, paver sidewalks, benches, etc. This allows an additional 5% density of development on the property, and will be a welcome addition to the four-corners. The applicant has coordinated the site plan with the EMH&T Preliminary Engineering plans.
5. Within the text, for a full service restaurant or drinking establishment, the applicant has indicated that they will develop a parking plan be presented to be approved by the Zoning Administrator, with the inclusion of valet service if parking is not provided immediately adjacent to the property. The Commission may want to have review authority over this issue.
6. The applicant has shown the total height of the proposed building on the plan elevation drawings. That height is just over 30 feet to the top of the parapet. This is consistent with the building on the opposite corner.
7. The east elevation is now showing windows and a spot for tenant signage.
8. The site plan shows the initial construction of the drive aisle at the rear of the building to be one way out. It also shows that in the future this drive can be expanded to two way (at 16 feet wide) if the property to the north and east allows for and is developed into parking.
9. The following are the variances proposed with this project:
  - Reduce the front setback (along Liberty and Olentangy Streets) from 20 feet to zero.
  - Reduce minimum drive aisle width from 22 feet to 16 feet if the rear aisle becomes two-way.
  - Increase maximum lot coverage by building from 2,025 sq. ft. to 3,464 sq. ft. This does take into account the 5% credit for streetscape improvements.
  - Increase total lot coverage building and pavement from 80% to 90%
  - Increase maximum wall sign size from 12 sq. ft. to 14 sq. ft.
10. The applicant has discussed other Historic District Architectural Guidelines with Staff and is clear on the requirements. The applicant is willing to discuss all materials with the Architectural Advisor.

Staff will be meeting with the adjacent property owner to discuss the possibility of cross access easements and ability to possibly provide an agreement for parking. This will occur prior to the meeting. The applicant has indicated that they are willing to consider any proposal that makes good business sense.

Staff believes that this proposal is about the best type of redevelopment plan the City could ask for with regard to this property. As long as the applicant can provide for some off-site parking for the most intense uses, then this should be a welcomed addition to the downtown. The City Engineer has indicated that there are a few considerations for storm water control, however nothing that cannot be overcome.

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

1. That the City Engineer approve all engineering related issues on the Final Engineering Plans.

## SKETCH PLAN

Applicant: Brad Yates/Manor Homes for Solihull/Airport LLC  
Location: 60 Clairedan Drive  
Zoning: PC, Planned Commercial District  
Request: Review of Sketch Plan for a 7,722 sq. ft. office condominium building.

Mr. Yates has proposed another office/condominium for 60 Clairedan Dr. This particular structure is similar to Mr. Yates' other office condos directly to the south. The only minor architectural difference is that they have added a 3<sup>rd</sup> hipped porch roof over the middle door. The elevations are otherwise the same. This structure has a maximum of 7,722 sq ft, which can be subdivided with up to five users.

The proposed site meets all of the setback requirements. There is plenty of parking planned: They would need 39 spaces per code and they show 43. They are at 19.8% building coverage on the lot, and the building plus the parking lot cover a total of 66.3% of the lot. They also have enough space to exceed the perimeter landscaping requirements for the building.

Staff has one suggestion concerning the proposed dumpster location. We are concerned that the dumpster location will cause issues with a garbage truck trying to maneuver back out of the lot if there is no parking spaces open for it to turn around in. Staff suggests that the applicant shave 3 spots off the northeast corner and place the dumpster in that location. That will allow a large truck to get to the dumpster, then back in into the northern driver isle to turn around and then proceed forward out of the lot.

Overall, staff finds this design to be completely appropriate to the character and function of the Wolf Commerce Park. We recommend that the applicant be allowed to submit a Combined Preliminary and Final Development Plan.

## PRELIMINARY DEVELOPMENT PLAN

Applicant: Traditions of Powell, LLC  
Location: 180 West Olentangy St  
Zoning: DB, Downtown Business District  
Request: Approval of a Preliminary Development Plan for a new 9,000 sq. ft. retail center in two buildings.

At the previous Preliminary Development Plan meeting, there was much discussion regarding the proposed layout and architecture of the two buildings being proposed. The applicant has met with Staff several times and has developed a plan that we believe is moving along in a positive manner based upon the discussion held by the Commission the last time this plan was reviewed.

The site plan, as far as the buildings are concerned, is about the same as the previous plan. The front building is as far west as it can be in order to open up views to the rear building. The parking in front has been removed and that area is now shown as grass and landscaping. This can also be a potential outdoor patio area as needed for a tenant, such as a restaurant or coffee shop. There is a need for a short 2' retaining wall along two portions of the front of the site due to the grading necessary for the rest of the site.

The front building is proposed to look like an old farm house with a shed addition that, when viewed from the east side has been converted to commercial use. The rear building has an appearance of a horse barn and has been detailed to have an appropriately good look from all 4 sides. The applicant's text has indicated a need for a slight height variance for this building due to the need to create the long clerestory on top.

The buildings are mostly stone with lap siding and detailed trim work. The roof of the front building is proposed as shingles whereas the larger building is standing seam metal. The design

of the store fronts resemble where barn doors could have been. Detailing of the sides and back are also taken from this type of design.

The original development plan anticipated a restaurant site at this location. That could still happen here, however the site has been marketed for some time with no success. A retail use for this site is appropriate considering the zoning and surrounding uses. If done is a correctly design building or buildings, it should be quite successful at this location and act as an extension of our downtown to the west. Staff believes that this proposal now is an appropriate way of doing just that.

Staff recommends approval subject to the following conditions:

1. That if a patio is ever proposed in the future, the applicant is required to submit proposed furniture design, fencing and the like to the Planning and Zoning Commission for review and approval.

ADJOURNMENT

Next Meeting: July 11, 2007 @ 7:30 pm.