



STAFF REPORT
PLANNING AND ZONING COMMISSION
Powell Village Green Council Chambers
July 16th, 2008
Note time: 7:00 p.m.

COMBINED PRELIMINARY/FINAL DEVELOPMENT PLAN REVIEW

Applicant: KAD LLC (David Carmendy)
Location: 233 South Liberty Street
Zoning: DB, Downtown Business District
Request: Review of Combined Preliminary & Final
Development Plan for a proposed Phase I of
Carmendy Station Development - 2578 sq ft Office
Warehouse Structure

This application is for the first phase of development on this site, which will include one section of parking lot and the applicant's office warehouse for his electrical contracting service business. This use is a permitted use within the DB, Downtown Business District. The outbuildings will be demolished, as well as the existing house once the applicant moves his company into the new building. Once the first phase is complete, one will see the loop driveway, small parking area in front of the proposed building, and the building itself. In keeping with the rural nature of this first phase, no curbs are proposed along the driveways. With some of the existing large trees remaining on the site, this will have a nice setting for the first phase. Future phases include another smaller office building in the back, and two possible retail/office/restaurant mixed use possibility buildings out front.

At the Sketch Plan meeting, some discussion ensued regarding stormwater control, landscaping, handicap access to the building and architectural details for the proposed building. The applicant has had further engineering done for the site, and is showing the proposed utility locations as well as a dry detention basin for the first phase. There probably is not enough space on the plan to provide a wet retention pond. The landscaping plan fits well with the proposal, however they are lacking the number of trees needed due to the removal of treed and new trees required for the development itself. This can probably wait until a later phase of the development.

It may be desirable for the applicant to provide a walk path that will eventually reach his building from the front. This is probably a good thing to achieve over time as the phases occur,

but is not necessarily that crucial from the start due to the nature of his business.

The building is proposed as in prior meetings, and this time the building and trim dimensions are shown. The roof-top sign is also shown, but Staff believes that the applicant doesn't like that either and he will present something else at a later date. No dumpster pad screening has been proposed so this will have to be shown with details of its design. The current house is provided with electric & cable overhead. The utilities for the proposed plan should be all underground.

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

1. Show screening of proposed dumpster pad and design as required by the zoning code to be approved by Staff.
2. That tree replacement for trees removed with this phase can happen with a later phase of the development.
3. That the new utilities provided for this proposal be located underground.
4. The existing 40" tree shown where a future parking phase is shown should be examined for health and if possible protected from removal. This may mean adjusting water and sewer service locations.
5. That new signage plan be submitted to the Historic Downtown Advisory Committee at a later date.
6. That the handicap accessible route from the parking to the building meets code requirements and is approved by Staff.
7. The applicant repair and pathway damage done during the course of construction.