



STAFF REPORT
PLANNING AND ZONING COMMISSION

Powell Village Green Council Chambers

June 24th, 2009

7:00 p.m.

CHANGE OF USE

Applicant: Crystal Joyce
Address: 120 South Liberty Street
Zoning: DB, Downtown Business District
HD, Historic District Overlay
Request: Approval of a Change of Use as required by Section 1143.16.2 (g) (13), to allow a business activity within a building designed for residential use.

The property has seen recent renovations both inside and out and the owner should be commended for her cooperation with Staff related to the exterior renovations and meeting the Architectural Guidelines. The Change of Use proposed includes the utilization of the building for an office and for rental meeting space. A company who wishes to utilize the interior for temporary office space and/or a place to have business meetings can rent the space from who owner, who will also maintain her office here. This is a very appropriate use for the property.

The applicant wishes to pave the existing driveway and install a parking area to the rear of the building. She has met with the adjacent property owner to discuss the possibility of providing a shared access point and sharing some paving costs. That owner does not wish to participate at this time. Therefore, the applicant is proposing to pave her own driveway and parking area. As drawn, the parking area should be able to work well, and provides more than the required spaces for the proposed use.

The representative for Dr. Chen has indicated that he will either widen the existing gravel drive for his tenant, or in all likelihood have a new driveway created that utilizes his existing paved driveway to the north where his dentist practice is, which would be the preferred alternative and consistent with his overall development plan for his office and 110 South Liberty Street.

The Engineering Department has indicated that there will be a need to provide some storm water detention. Staff recommends approval with the following conditions:

1. That the applicant meet the City Engineer's requirements for storm water detention.
2. That the curb along the north side be a minimum poured concrete extruded curb, rather than the parking blocks as proposed.
3. That any new landscaping be reviewed and approved by Staff.

Next Regular Meeting: July 8, 2009 @ 7:00 pm.