

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, April 8, 2019

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Wildenthaler, seconded by Brad Richey that Mike Vasko be excused. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Wildenthaler, Caulk & Richey

Excused: 1 – Vasko

Approval of Minutes

March 11, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Brad Richey, seconded by Joe Donahue, that the March 11, 2019 Minutes be approved.

The motion failed by the following vote:

Yes: 3 – Donahue, Christensen & Richey

No: 2 – Wildenthaler & Caulk

Public CommentPublic OathPublic Hearings**SDP-19-002**

Property Owner: City of Canal Winchester

Applicant: Trine-Fairfield LLC

Location: 18-26 West Waterloo Street

Request: Final Site Plan for a new mixed use building.

Mr. Moore presented the application for Trine-Fairfield LLC for property located at 18-26 West Waterloo Street. The applicant is requesting approval for a final site development plan for a new mixed use building.

Staff presented a brief history of the site noting that 18 West Waterloo Street was a former Marathon gas station. The gas station was constructed around 1930 and was condemned by the building department in 2000 and then condemned again in 2006. In 2010 the structure was removed by Central Ohio Community Improvement Corporation and the site was environmentally remediated from contamination. The City of Canal Winchester purchased the property from the Central Ohio Community Improvement Corporation in 2018.

26 West Waterloo Street was constructed in 1922 as a single family home. The Canal Winchester historic inventory form states that it was a residential home

constructed in the commercial section of West Waterloo Street. The City of Canal Winchester purchased the property in 2018 to move forward with future economic development opportunities identified in the Old Town Plan adopted by City Council in 2017. The City has entered into a demolition agreement with the Central Ohio Community Improvement Corporation to demolish this structure. The City and the COCIC have determined the structure has a blighting influence on the surrounding properties and supports its redevelopment with the adjacent lot that has been remediated for redevelopment. This property was constructed as a residential dwelling and was converted in 1996 for commercial use. Due to the interior layout, it is limited to what types of commercial uses can operate inside.

The applicant is requesting approval for a new +/- 20,000 sq. ft. three-story mixed use commercial building along West Waterloo Street. The building would feature 6,835 sq. ft. of commercial space on the first floor and 14 residential apartments on floors 2 and 3. The mix of residential units are six (6) two-bedroom units and eight (8) one-bedroom units. The existing lots of 18 and 26 West Waterloo will be combined with portions of 16 and 24 North High Street to achieve 0.72 acres for the building and parking configurations as shown on the plans.

Through 2016-2017 the City of Canal Winchester went through a comprehensive planning process for the Old Town District. The Old Town Plan was completed and adopted by City Council in 2017 via ORD-17-011. In the plan it was identified by public stakeholders and local residences that some of the most important goals for future were to extend the commercial area, increase all forms of connectivity and diversify housing opportunities within the Old Town area. It was also identified that the two highest rated housing opportunities to be capitalize on were strategic infill and new mixed use products. These goals were set to increase the livability of the Old Town, promote commercial growth and enhance the public space while retaining a sense of local charm and character. One of the areas identified for future redevelopment opportunities include the subject parcel as the Old Town Plan identified West Waterloo Street as the next logical step towards commercial and mixed use growth within the community.

The applicant has designed a three-story mixed-use building for the subject site fronting West Waterloo Street and parking located behind. The setbacks for the district is an average of all adjacent buildings on the same side of the street which results in 8.5 feet. The district allows structures to be +/- 3 feet from the average. The subject building is setback 10.5 feet away from the right-of-way line meeting this standard.

Staff discussed that utility plan takes all on site drainage and collects it in the parking area, then to the public storm system. The applicant shows tapping water and sanitary service from West Waterloo Street.

The ground floor area will be commercial space and take up approximately 6,835 sq. ft. This building is designed to be flexible to allow between two and five commercial tenant spaces on the ground floor. Future commercial tenants have not been determined at this time but the space is being designed for retail and or restaurant uses. The building is designed to have primary commercial entry from the front of the building, and depending on the layout of the user a secondary public access may be available at the rear of the building facing the parking lot.

The second and third floors are designed for 14 residential apartment units. All of the units will have ground floor access from the rear of the building via internal stairwells and will have a central shared corridor in the middle. The two-bedroom units will face West Waterloo Street and the one-bedroom units will face the parking in the rear.

The building has been designed with four-sided architecture in mind. The front elevation will be primarily red brick and dimensional stone with accents of fiber cement paneling on the storefronts and EIFS on the wall returns. All windows are proposed to be a dark bronze finish, with vinyl two-over-two windows for the 2nd and 3rd floors. The commercial storefronts are proposed in the same dark bronze finish and will feature a mix of larger metal canopies in the center of the building and fabric awnings for the end tenants. The rear elevation has been designed with the same mix of materials, however with EIFS being the primary material and the dimensional stone and red brick as accents.

Landmarks Commission reviewed the application CA-19-010 during the March 25, 2019 meeting. During the meeting, it was discussed that the site layout and massing along with the general scheme of architectural elements meet their desire for the site. Landmarks Commission recommended the Site Development Plan application SDP-19-002 to Planning and Zoning Commission for approval while they tabled the Certificate of Appropriateness Application CA-19-010 to the April 22, 2019 meeting so the applicant can gather more information as to the specific window locations and brands, specific wall lighting style and brands, and other misc. elevation related and front patio related details for review.

The conceptual landscape plan shows a mix of deciduous and ornamental trees around the site and within the parking area. A hedge row is shown on the east end of the parking lot to screen the parking from the rear of the adjacent properties along North High Street. The front of the building features several patio areas with brick pavers and ornamental metal fencing with brick pillars. The patio areas are buffered from the public walk with landscaping elements. The applicant is working on changing this design based on feedback from the landmarks commission as they indicated a more commercial design would be more encouraged to increase the pedestrian activity in the area.

Staff discussed the material package that was put together for Landmarks Commission. The brick color that is shown in the package was discussed during

the meeting and has been changed out to a pattern that correlates with Town Hall's brick color.

Staff had asked the applicant to put together some street view renderings to get a sense of scale. The proposed building is 39.8 feet tall from grade to top of the roof. The architectural parapet wall in the center of the building is an additional +/- 4 feet tall. Staff went out and measured some adjacent structures with an Omni-level to give some perspective on existing building heights in the area. 26 West Waterloo is 33 feet tall. 29 West Waterloo is 33 feet and 9 inches tall. 3 West Waterloo is 37 feet and 10 inches tall. 10 North High Street is 32 feet and 4 inches tall. The tallest building in Old Town is Fitness Firm at 19 East Waterloo at 42 feet tall. Fitness Firm is also the only full three story building in Old Town. Staff noted that Fitness Firm would remain the tallest building as the proposed structure is 39 feet and 10 inches tall. Another main visual difference between the two structures is Fitness Firm is right against the sidewalk and the proposed building would be 10 feet away from the sidewalk.

Staff discussed the landscape plan for the property. The parking lot is being screened from the subject properties along North High Street. The isle width has been designed to work with EMS access requirements. The proposed parking lot will feature room for 38 parking spaces, 7 of the spaces being tandem. The city has been working with the applicant to reserve several spaces for the sheriff's department. Code requires a total of 7 parking spaces for the commercial space and 14 parking spaces for the residential units, totaling a required 21 parking spaces.

The patio plan in the application is one of the items that is undergoing changes by the Landmarks Commission. The current plan shows brick paver patios separated from the sidewalk with an iron looking fence and decorative brick piers. Landscaping is heavy in this area to buffer the public and private portions. Preliminarily, Landmarks has asked for this area to be more commercial in context with a wider sidewalk and more maneuverability. Access from the parking lot to the front of the building is being provided by walkways on either side of the building.

The plans show a six foot privacy fence on the eastern property line. The fence is installed to keep people from wondering off the sidewalk onto the adjacent residential property. Bike parking is also located in the southeast corner of the parking lot. A dumpster enclosure similar in style to the fence is located in the southwest corner of the parking lot.

The parking lot will be lit by one parking lot light. The light will have a historic bell fixture and has been designed to meet our commercial development standards, which has the strictest regulation on parking lighting in the city.

Staff recommends that application SDP-19-002 be approved as presented. This project follows the concepts of the Old Town Plan while respecting the architecture and style of the Old Town District. Staff has been working hard with

the applicant and the Landmarks Commission to ensure that the proposed structure fits the unique character being preserved in Canal Winchester. Additionally, the applicant plans on returning the Landmarks Commission during the April 22, 2019 meeting to work out the final details on the architectural design.

Mr. Christensen asked staff if the alley is going to be upgraded with the project. Staff indicated that at a preliminary look, staff thinks that the alley will be signed for one-way-only traffic. The traffic tentatively will be one way heading east bound.

Mr. Caulk asked if the Landmarks Commission has discussed the vinyl windows on the building. Staff indicated that the windows are another item that landmarks requested more detail on during the April meeting. There were no details provided to discuss during the March agenda.

Mr. Caulk asked staff if the Landmarks Commission commented on the amount of EIFS on the building. Staff discussed that Landmarks reviewed the building materials and did not discuss any concern with the product as it was being used on the building in strategic areas and the patterns were different depending on the application.

Mr. Caulk asked staff about parking for the site in regards to commercial tenant uses and a possible restaurant user. Staff indicated that code would require 21 parking spaces for the building but they are not required to be dedicated per residential or commercial use. At a preliminary level, we are looking at switching the on-street parking in this immediate portion of West Waterloo Street to provide more parking in front of this site. Caulk explained his concern that a restaurant would need more parking than what is available. Mr. Haire elaborated that staff has done a parking utilization study and during peak hours the parking for public and private lots is 68% utilized on average. It is typically the on street spaces that are most widely available.

Mr. Wildenthaler asked about changing the traffic pattern for the businesses to the west along Cherry Alley. Staff indicated that with the current width of the right-of-way and existing structures there is no way to widen the alley for two-way traffic. The existing commercial users to the west have the ability to get from West Waterloo to the alley through their sites.

Mr. Donahue asked staff about resurfacing the alley. Staff indicated that they are not intending on resurfacing the alley at this time as it is not a highly traveled street and it is not rated as in poor condition at this time. The current gravel area is an unregulated parking lot with 16-20 parked cars at all times and a lot of the businesses along North High use that as their primary parking area.

Mr. Caulk asked staff what kind of commercial tenant is being targeted for the space. Staff indicated the building at this time is designed to be flexible. Caulk commented on rent will determine the end user. The traffic impacts based on

the site location will be important. Mr. Haire indicated the traffic on West Waterloo is about 9,000 cars a day and traffic on High Street is about 4,000 cars a day, which would be considered low volume.

Mr. Christensen invited the applicant to come up to speak about the application.

John Oney with Architecture Alliance spoke about the application to the commission.

Mr. Christensen asked how they do not have an elevator. The applicant noted that based on the unit type and number it is not required.

Mr. Oney discussed that they are going back to Landmarks Commission at the end of April for further architecture review.

Mr. Caulk asked the applicant how many commercial tenants can go on the ground floor. The applicant indicated that the breakdown could be as many as five or as few as one or two. The space is a typical 60 foot x 20 foot blocks for the interior layout.

Mr. Donahue asked if there could be any office space on the first floor. The applicant indicated that there could be.

Mr. Christensen opened up the application for the Public Hearing.

Nancy Wright, property owner to the east asked a question in regards to the privacy fence being installed on the east property line. Mrs. Wright discussed that people walk from the current gravel parking area through her property to get to High Street and wanted to see what the plans were to keep people from cutting through her property in the future.

Mr. Weiser stated he has asked the landscaping company to come up with a solution to keep people from cutting through adjacent properties to get to High Street by adding additional fencing.

A motion was made by Joe Donahue, seconded by Mark Caulk to close the public hearing.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Wildenthaler, Caulk & Richey

A motion was made by Joe Donahue, seconded by Brad Richey that Application #SDP-19-002 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Wildenthaler, Caulk & Richey

Old Business

Mr. Moore commented that the 7th member of the Landmarks Commission has been appointed and there is still one position left to be on the P&Z Commission.

Staff updated the commission on the status of current projects including Hampton Inn, Nifco, Milltech and Crossroads Church.

Staff provided an update on the Middletown Farms Planned Residential Development proposed by Westport Homes.

New Business

Adjournment

Time Out: 7:50 pm

A motion was made by Joe Donahue, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Wildenthaler, Caulk & Richey

Date

Bill Christensen - Chairman

Joe Donahue - Secretary