



STAFF REPORT

PLANNING AND ZONING COMMISSION DECEMBER 12, 2001

AMENDMENT TO APPROVED DEVELOPMENT PLAN CERTIFICATE OF APPROPRIATENESS

Applicant: Vincent Margello
Location: Village Pointe Office Campus, East side of Village Pointe Drive (behind Village Pointe Shopping Center)
Zoning: PC, Planned Commercial District
Request: Review of tenant panel signs to be erected at access points along Village Pointe Drive on two separate parcels

The applicant proposes to install two commercial display signs in order to provide signs directing people to the location of the individual tenants within the office complex. At the time the original development plan was approved, no signs were considered along Village Pointe Drive. The two signs are proposed to be similar in design and located at the entrance to the parking areas off of Village Pointe Drive. The proposed signs are designed as a metal cabinet on top of a concrete plinth. The tenant panel area will be dark bronze in color with white back-lit copy. The cabinet is gray in color with the Village Pointe Office Complex copy in dark bronze.

Staff has reviewed the plans that were submitted and find that they do not conform to the Powell Planning and Zoning Code in the following manner:

- The signs are proposed to be set back eight feet from the curb of Village Pointe Drive. Village Pointe Drive has a public right-of-way of 46 feet, which begins along what was the original west property line of the property you developed. As shown on the attached drawing, that would place a portion of the signs within the public right-of-way. Section 1151.08 (b) (4) requires a minimum setback of 15 feet from the right-of-way.
- The signs are 49.5 square feet as measured by the entire cabinet, including the tenant panels and the Village Pointe Office Complex name. Section 1151.08 (b) (2) requires that the maximum display area of all surfaces shall not exceed 15 square feet if the sign is located at the minimum setback of 15 feet. As the setback increases, the sign can increase in size up to a maximum of 25 square feet.
- It is unclear from the submitted drawings what the material of the plinth will be and the exact colors of the sign, except that the lettering is a bronze color.

In order for the signs to be approved in their present proposed locations, the Planning and Zoning Commission and City Council will need to approve them. The City Council approval is necessary due to the proposed location of the signs within the public right-of-way of Village Pointe Drive.

Village Pointe Drive was originally conceived as a street that could be extended north and connect to the Scioto Ridge School site and Big Bear Avenue. It appears as though the street would never be extended to this extent, however there still is a possibility that the School District may utilize an easement over the property to the north for a secondary access, although that is unlikely. The City has a plan, yet to be funded or prioritized, to extend West Case Avenue to Industrial Park Drive, thus completing an improved "loop" of Lincoln Street, West Case Avenue and Industrial Park Drive. Village Pointe Drive can be seen as a critical part of this loop in that it will provide a signalized intersection with Powell Road that will easily handle safe left turning movements. Because of this, it is important that the sign design and locations be carefully considered.

Staff recommends that the signs be re-designed so that they will better fit the site so that they do not encroach within the public right-of-way. There is a potential for 8 tenants utilizing the northern entrance and 21 tenants utilizing the entrance to the south of that. The signs as designed can hold up to 20 tenant panels. Staff recommends that the signs be re-designed to be a maximum of 25 square feet or minimized in order to accommodate the number of tenants within each area of the complex, and located outside of the right-of-way and located as far away from the right-of-way as possible. Staff also recommends that the plinth be designed with the stone look to match the stone on the buildings and the existing signs in front of Village Pointe. It is also recommended that the signs say "Village Pointe Office *Campus*" to be consistent with the existing sign in front of Village Point.

ZONING MAP AMENDMENT

Applicant: Jeff Voss
Location: 10136 Sawmill Road
Present Zoning: Liberty Township Planned Commercial District
Proposed Zoning: Planned Commercial District (recently annexed)
Request: Approval of Zoning Map Amendment to the PC, Planned Commercial District

The property was recently annexed into the City of Powell. The current zoning within Liberty Township is Planned Commercial District. The proposed zoning within Powell is also Planned Commercial District. The applicant has provided a site plan that indicates the current development on the property, as well as what they see as proposed new structures that will complement their business. The existing business is an outdoor power equipment sales and service facility. The business also sells outdoor playground equipment and propane gas. Other uses on the site include a cellular transmission tower and switchbox and a rental home.

The proposed zoning of the property to the Planned Commercial District is consistent with the majority of the uses on the site. New cellular transmission towers would only be a permitted use within the PI, Planned Industrial District. However, this existing tower is being requested as a permitted use within this zoning as it is a permitted use within the Liberty Township zoning and has been approved. Residential uses can be permitted per an approved plan.

The site plan shows that a new storage building is proposed to be located at the rear of the site. Although this building could fit within the standards of the zoning code toward the north side of the site, the applicant is showing a location which is preferred in order to accomplish internal circulation of equipment and vehicles on the site. The proposed building is presently shown with no setback from the west property line. Minimum setback required is 30 feet. Staff feels that some setback is necessary, but a variance to the setback requirement seems logical in order to provide some distance between the buildings and the fact that the property to the west will perpetually remain open space, owned by Liberty Township, that contains a large pond. Staff recommends a minimum setback of five to ten feet in order to build and maintain the building without trespassing on the property to the west. This structure is planned to be constructed to look similar to the existing product inventory building. Another new structure, a two car garage, is being proposed near the existing house. This garage is intended to be utilized by the occupants of the home and be constructed to match the home in materials and color. When the applicant wishes to construct the new buildings, they will be required to go through the development plan process.

The applicant has submitted a text describing the site and proposed uses, new proposed buildings, signage and development standards. A few items are worth noting for discussion for possibly limiting or conditioning their use. The storage of recreational vehicles, boats and trailers is stated as being permitted. If this were to occur, the site could end up being littered with vehicles and turn into an eyesore. Staff recommends some limitation to this to a very few vehicles and that they are only allowed inside an enclosed structure. The display of playground equipment for sale should also not occur beyond or in front of the front of the sales building. Also, the text refers to the approval of five neon signs inside the sales building visible from Sawmill Road. Our current regulations were recently amended to prohibit the use of neon signs. A signage plan has not been submitted. There are currently a number of existing signs on the site. It is recommended that the applicant submit a signage plan that

would be approved by the Commission in order to provide for the orderly communication of the company's business name and products offered in a manner that is not unduly cluttered.

Staff recommends approval of the zoning map amendment application with conditions satisfactorily addressing the concerns stated in the above report.

CERTIFICATE OF APPROPRIATENESS

Applicant: Triangle Real Estate Services
Location: Villages of Murphy Park, Murphy Parkway and Grey Oaks Drive
Zoning: PR, Planned Residence District
Request: Review of entry features for Villages of Murphy Park

The applicant is proposing to place an entry sign for the condominium development within the center median of the private street at the entrance from Murphy Parkway. The sign consists of a brick base with two columns and the sign panel in the center. The sign is made out of routed stone. The sign will be located at least 15 feet behind the right-of-way of Murphy Parkway. This sign is consistent with the originally approved sketch of signage within the development plan. Staff recommends approval with the condition that year-round landscaping be added to the base of the sign.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: AVALON SWIM KLUB
(ASK WATER SPORTS)
Location: Murphy Property Commercial, West Olentangy street, West of Murphy Parkway
Zoning: PC, Planned Commercial District
Request: Review of a Combined Preliminary and Final Development Plan for an 9,540 sq. ft. indoor swim club with office and retail space on .99 acres

Based on the comments of the Commission and Staff at several Sketch Plan reviews, the applicant has successfully addressed most comments in the Combined Plan. There are several outstanding issues that the applicant will address with the Commission in the near future. The applicant has met with Staff to discuss those issues.

After meeting with an arborist to discuss the attempts made by Staff to save numerous trees at the rear of this property and the property to the east (HER), Staff has slightly modified the parking arrangement of the HER site and modified the alignment of the access drive as it enters this site. Specific to this site, the access drive entered the site at a northwesterly direction. Staff has revised this to be nearly a due north entry. Staff is recommending the access taper to a minimum 20 feet width as it enters the site. Also, Staff will be working with the project engineer to hold the grade at its existing level. Doing so, will mitigate the impact of the development on the trees.

At the site level, the applicant needs to add one additional handicapped parking space to meet the requirements of the Zoning Code. Currently, 41 spaces are provided with 42 being required. With the modifications made to the access drive/entrance, it may be necessary to lose one to two additional spaces, however there are locations to possibly add some parking. Staff would not be concerned if two spaces are lost. Also a landscaping plan needs to be submitted. Staff has recommended to the applicant to place the required 70% landscaping around the south, east, north, and the northern portion of the west side of the building.

The application is lacking most engineering detail. This information is to be submitted before the meeting but after the distribution of packets. Staff has requested the service lines to the building be moved to the west property line. This location will avoid the existing trees located in the right-of-way.

Architecturally, there are several details not yet addressed. At the previous meeting, the Commission requested a cost analysis of using metal for the roofing material versus dimensional asphalt shingle on the second story roof; this information will be provided once bids are received. Although the applicant has discussed colors schemes with the Commission, the applicant has not made a final decision. The

same is true for exterior building and site lighting and signage. Staff requests these items to come back to the Commission at a later date.

The building will be stucco, stucco stone, and cement-fiber siding mix. The cement-fiber siding is being requested due to the high humidity levels of the building. Wood siding has a tendency to warp in these situations and vinyl is not an accepted siding material. Staff supports this request for cement-fiber siding.

Finally, Staff recommends the double steel doors shown on the rear of the building be made more decorative, such as paneled doors. This elevation faces Murphy Park and will be difficult to screen from view with landscaping.

Staff recommends approval of the Combined Preliminary and Final Development Plan for Avalon Swim Club with the following conditions:

1. The applicant work with Staff to coordinate the alignment of the rear access drive.
2. The color scheme, roof material, lighting, and signage be submitted to the Planning and Zoning Commission for approval.
3. The required 70% landscaping around the foundation be located around the south, east, north, and the northern portion of the west side of the building.
4. The double steel doors shown on the rear of the building be made more decorative, such as paneled doors, and be approved by Staff.