



**STAFF REPORT
PLANNING AND ZONING COMMISSION**

AUGUST 14, 2002

CERTIFICATE OF APPROPRIATENESS (Tabled from the July 10, 2002 meeting)

Applicant: William and Pouneh Alcott, Village Academy School
Location: 525 Village Park Drive
Zoning: PC, Planned Commercial District
Request: Approval of Free-standing Signs for Private Schools (Preschool and Jr. Academy)

Staff has previously issued Temporary Sign Permits for the applicant in anticipation of review of permanent signs to be proposed for this location. Waiting for the submittal of plans for the permanent signs, the Commission has tabled this application the past two meetings. The applicant has submitted three optional proposed sign designs that can be utilized for the site. The applicant has not indicated a priority for which sign that they would prefer.

The applicant is proposing to locate one sign at the southeast corner of the pre-school building and the other at the north entrance to the site near Seldom Seen Road. Staff is not opposed to the locations, provided the north sign is south of the access point, but questions the need for two signs, especially since it appears the two signs will be identical. The applicant requested two signs based on the fact these are two separate schools. If so, there should be two unique signs.

The Commission recently approved a permanent ground sign for Powell Prep Academy. Based on comments from the Commission, Staff, and the property owner, Powell Prep was required to have a brick base matching that of the existing marquee sign and the building brick. In telephone conversation with Claire Jolliff, representative of the property owner, she expressed a desire to have the same requirements placed on this application. Also, the applicant has not shared their plans with Ms. Jolliff. Staff has requested the applicant contact the property owner and will require, if Ms. Jolliff is not present at the meeting, the applicant submit an approval letter from the property owner.

The proposed signs will be wood with vinyl lettering. Although different than the materials existing and approved for Wolf Commerce Park, wood is better than an internally lighted steel cabinet sign. Staff is concerned with the use of vinyl lettering and the quality of such a sign. With the development and annexation of Golf Village, Seldom Seen has a new meaning to the City and should represent high quality design. If wood is to be used, it should be sandblasted lettering and stained or painted. This is a much higher quality than vinyl.

Staff feels landscaping should be added to the perimeter of the signs. This softens the appearance of the signs and attempts to tie them into the landscape. The Commission has consistently made this requirement in the past.

Staff recommends approval of the Certificate of Appropriateness for 525 Village Park Drive with the following conditions,

1. That the north sign be moved to the south side of the access drive.
2. That a brick monument sign be utilized with the brick matching that of the buildings and existing marquee sign.
3. That the sign be wood sandblasted lettering.
4. Landscaping be added to the base of the signs and be approved by Staff.
5. That a letter of approval from the property owner be submitted to Staff.

SKETCH PLAN

Applicant: Powell United Methodist Church
Location: 825 East Olentangy Street
Current Zoning: PR, Planned Residence District/FR-1, Farm Residence District (Liberty Township Zoning)
Proposed Zoning: PR, Planned Residence District
Request: Review of Proposed 23,667 sq. ft. Addition and 204 Parking Space Addition of Parking Area on Additional 2.06 acres

The Powell United Methodist Church has had expansion plans from the time the original development plan was approved in 1989. A few years ago, the applicant received approval for an expansion to the building and parking area which provided classroom space, parking and another access drive off of East Olentangy Street. That plan also showed additional expansion space for the sanctuary, a bell tower and other items. Since that time, the Church has acquired the property next door to it to the east. This property, a 2.06 acre parcel, contains a house, some trees and a large yard area. The proposal is to expand the church in a manner that is considerably different from the original plans and to add a lot of additional parking on the property that they recently acquired. This 2.06 acre parcel is currently in Liberty Township and will need to be in process of being annexed into the City in order for the Commission to act upon the development plan.

The proposal includes the removal of the house from the 2 acre parcel, construction of a new sanctuary and expanded narthex, additional administrative office space, a bell tower and an expanded parking lot. The sanctuary and narthex addition has a total of 23,667 square feet with a basement containing 8,090 square feet, the first floor office, sanctuary and narthex containing 14,125 square feet and the second floor balcony containing 1,452 square feet. The proposed parking lot expansion provides for an additional 204 parking spaces creating a total parking number of 347 parking spaces for the site.

The Sketch Plan currently contains the following variances to the requirements within the zoning code:

1. The sanctuary addition is proposed to encroach a total of ten feet two inches over the front building line, which is required to be 130 feet. The architects have advised us that the design of the sanctuary allows for the pitched roof ridge line of the addition to line up with the ridge line of the existing classroom wing. The Church also needs a much larger narthex for the gathering of people between services.
2. The parking lot expansion is proposed to encroach sixty-three feet over the building line. Section 1149.05(c)(2) prohibits parking in a required front yard. In a previous development plan, a divergence of fifty-three feet was granted for the existing parking off the west access point.
3. The parking lot expansion will be located twenty-six feet from the side property line of 50 Valley Run Drive. Section 1145.13 prohibits non-residential uses from occurring within forty feet of residential uses unless landscaping or screening approved by the Zoning Administrator allows that distance to be reduced up to twenty feet. A maximum divergence of twenty feet was granted in previous development plan for the rear property line of the same residence. This is not a divergence provided the applicant meets the screening requirement, which they have not done at this time. Heavier landscape evergreen plantings will be needed to meet this requirement.
4. The building height of the sanctuary addition is proposed at thirty-seven feet. Section 1143.13(a) limits building heights to thirty-five feet, measured as the mid-point between the eave and the ridge lines. Lowering the ridge line would result in a roof pitch less than 7:12, which would also be a divergence (Section 1147.12(2)).

- The total site acreage, based upon 5 acres plus one acre for every 100 permanent seats over three hundred (Section 1143.13 (a)) is required to be nine acres. The total proposed site acreage is 7.6 acres.

Staff has the following concerns with the proposal:

- Access to the site is already difficult. On Sundays, the church has contracted with the Powell Police Department to direct traffic out of the site. There are significant sight distance issues with the hill down to State Route 315 and the applicant is proposing to move the east access sixty-four feet further east, or closer to the crest of the hill. The church has informally set up a system that left turns out use the west exit and right turns out use the east exit. Following discussions with the City Engineer, a traffic study has been requested to study the two access points. Based on the findings of this study, Staff may recommend to require a left turn lane on Powell Road and/or restrict the east access to a full entrance/right exit or possibly a right-in/right-out point.
- The proposed parking lot is enormous. To determine the required parking the greater of two calculations is used. One involves the number of **permanent** seats plus the number of classrooms and the other involves the square footage of the main **assembly area**, Section 1149.07(d)(1). On sheet two of the submitted plans the applicant shows the required parking to be 287 by the seat method and 340 by the square feet method. Staff calculates the following:

<i>Seat Method</i>		<i>Square Feet Method</i>	
Permanent Seats:	662	First Floor Assembly:	8,090
Classrooms:	20	Balcony Assembly:	1,452
Seats / 3:	221	Total Square Feet:	9,542
Plus Classrooms:	20	Total / 45:	
TOTAL	241	TOTAL	213

Since the greater number applies, the required parking for the site with the expansion is 241 spaces, of which seven must be handicap. The applicant is proposing 347 spaces; a significant increase over the required spaces. In a conversation with the applicant earlier this year, the church membership was approaching 1,800. The applicant has stated they currently offer three services on Sunday. Using a membership of 2,400 (maximum capacity) Staff calculates the following parking demand:

Members:	2,400
Number of Services:	3
Members per Service:	800
Persons per Household (2000 Census):	3
Members per Service / Household:	267 (vehicles with 3 persons per vehicle)
Vehicles per Service at 100% Attendance:	267
80% Attendance:	214
60% Attendance:	160

Staff recognizes that the attendance at each service will not be exactly one-third of the total membership but also realizes that attendance is not 100% every Sunday. Therefore, in theory, the required parking amount is a fairly accurate representation of the parking demand on a regular Sunday.

Staff proposes to eliminate 45 spaces at the north and east row of parking and one space at the southeast corner of the proposed parking expansion (see proposed plan in packet), leaving 302 spaces remaining. This will decrease the building setback divergence from sixty-three feet to forty-three feet. Removing the

entire south row will leave 272 parking spaces and eliminate the screening divergence. Staff feels 302 is sufficient for the future growth of the church.

3. Although the proposed parking expansion will be depressed significantly below the elevation of East Olentangy Street, this is still a large parking area with the proposed Staff reductions. To soften this appearance for those entering Powell, Staff recommends the landscape bays, which are not shown at full parking space with, be made double bays. This will reduce the Staff proposed parking of 302 to 281. A revised plan is attached showing all of the Staff modifications to the parking area. Staff would not be opposed to leaving the east row of parking if the double bays are utilized, leaving 295 total spaces.
4. The applicant is showing twenty feet deep parking stalls. The zoning code minimum requires nineteen feet. Staff recommends the use of nineteen feet stalls to reduce the size of the parking area.
5. Staff is concerned with the request for a divergence to the building setback. The applicant has not addressed the physical hardship created by not having the divergence. As previously stated, the applicant wants to align the ridge line with the existing ridge line of the education wing. However, the narthex could be narrowed ten feet eliminate the divergence and still align the ridges. The narthex is simply a gathering space. Staff does not see a hardship be reducing this area and recommends it be reduced. This area is not part of the parking calculation.
6. Architecturally the building is attractive if viewed from the proposed parking area. However, from Olentangy Street the building is bland and lacks the character and detail of the east elevation. Staff has requested input from the Architectural Advisor regarding this matter. Comments were not available at the time of this report. Staff will be exploring possible architectural modifications to the education wing.
7. The applicant has shown an extension of the bikepath across the site to Valley Run Drive. The applicant also shows an extension of the white split rail fence across the two acre site but not in front of the church. During the previous development plan, the applicant did want to hide the view of the church. Staff does not share the opinion that three rail fence will hide the view of the church and requests that it be extended across the entire site with the bikepath.
8. Staff is working with the City Engineer to determine if any right-of-way will need to be dedicated to the City. At this time it appears the City will require the dedication of ten feet of right-of-way or enough to provide forty-feet of right-of-way from the centerline of Olentangy Street. This will be consistent with the existing right-of-way east and west of this site.
9. The Commission may also want to consider seeking an easement for the City to use at the northeast corner of the site for an entry sign to Powell. During the discussion of the Falcon Ridge subdivision sign, the Commission once considered that area for entry sign to Powell. Since this is the true entrance to Powell, this location would be better suited for that purpose. Once the right-of-way issue is resolved, Staff will examine the need for an easement or if an entry sign could be maintained in the right-of-way.

Although there are a number of significant issues that need to be addressed by the applicant, Staff can support this application provided those issues are resolved. The applicant may request permission to submit a Combined Preliminary and Final Development Plan; Staff recommends that request be denied given the depth of the outstanding issues. The applicant will need to file an annexation petition with the Delaware County Commissioners before the Commission can act on a Preliminary Development Plan.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Newbury Homes
Location: 3843 Village Club Drive
Zoning: PR, Planned Residence District
Request: Approval of a Minor Modification to the Golf Village Development Plan to allow for signs for model home locations.

This is a new type of item that needs to be reviewed by the Commission due to the recent annexation of Golf Village. The City and Township has entered into a Cooperative Economic Development Agreement (CEDA) that

allows for Minor Modifications to the Township Zoning Plan for Golf Village. The Township Zoning Plan indicates various development standards for the subdivision and if there are no standards that represents requirements for a particular item, then the Township Zoning Code is the effective regulation.

The proposal is for Newbury Homes to erect a sign for their model home. The plans within the packet contain the plot plan for the model home and the proposed sign design. There are no standards within the Township Zoning Plan for these types of signs so the Township Zoning Resolution takes control. The Zoning Resolution requires that their Board of Zoning Appeals approve these type of signs. That is a process that needs to be created within the City of Powell. Therefore, rather than cause any confusion, it was Staff's recommendation that a Minor Modification to the Township Zoning Plan for Golf Village be approved that establishes standards for the use of signage at model homes.

Staff is recommending that the following standards be established for signs at model homes within Golf Village. These standards will be consistent with the standards within the Township Zoning Resolution, therefore this is a Minor Modification as outlined in the CEDA Agreement. The standards that are recommended are:

- Maximum size: 15 square feet
- Minimum setback: 15 feet from right-of-way
- Maximum height: 8 feet
- One sign allowed per model home

The sign that is proposed by Newbury Homes conforms to these requirements.

Staff recommends approval of this Minor Modification to the Golf Village Township Zoning Plan as it relates to signs for model homes as stated above.

ZONING TEXT AMENDMENT (Public Hearing on September 11, 2002)

Review of City Council Proposed Changes to Section 1147.14 Recreational Structures

City Council has asked the Planning and Zoning Commission to re-examine Section 1147.14 in light of recent public comments regarding the enforcement of the ordinance. Council adopted Resolution 2002-15 asking the Commission to examine the code "...to provide for a review of the rear yard setback and to provide for "legal-nonconforming" status for those recreational structures installed prior to January 1, 2002, except for recreational structures in public rights-of-way and easements, which, because of public health and safety issues, should be prohibited for those areas altogether."

Staff has examined what Council has asked for and we have re-written Section 1147.14 and re-organized it in order to provide for a decrease in rear yard setback to five feet (5'). We also have a provision for legal non-conforming status to those recreational structures installed prior to January 1, 2002.

This proposal can be discussed at this meeting. A public hearing has been scheduled and advertised as required by code for the September meeting.

OTHER BUSINESS

- The next regular Commission meeting is scheduled on the one-year anniversary of September 11. For obvious reasons, Staff would like to reschedule this meeting for either the week after or utilize the fourth Wednesday meeting, September 25. Please be prepared to discuss this and pick an alternative date.
- The City Council will be holding a public hearing regarding the proposed zoning text amendment on the use of cement fiber siding on Tuesday August 20. They invited any Commission member to attend to speak on this issue.

