



STAFF REPORT

**PLANNING AND ZONING COMMISSION
AUGUST 29, 2002**

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Signcom for M/I Homes
Location: The Fairways at Golf Village
Zoning: PR, Planned Residence District
Request: Approval of Minor Amendment to the Township Zoning Plan for Golf Village for permanent subdivision entrance features.

The proposal includes the construction of three sets of entry features located off of Village Club Drive. Each entry feature will have a stone column on each corner as well as a small stone wall and landscaping all within a landscape easement. All of the features are planned to be maintained by the Homeowner's Association and/or the golf course maintenance personnel. The original Township Zoning Plan identified certain locations for landscape entry features and these are in addition to the ones previously approved by the Township.

This proposal fits within the overall landscaping requirements of Golf Village. The CEDA language indicates that this proposal is a Minor Modification to the Township Zoning Plan and requires the Commission's approval if the Commission thinks the proposal is a good idea. There are sanitary sewer lines and manholes in the general areas of a few of these features, so Staff recommends approval with the condition that the applicant coordinates the approved location with the Delaware County Sanitary Engineer's office.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Signcom for Newbury Homes
Location: The Estates at Golf Village
Zoning: PR, Planned Residence District
Request: Approval of Minor Amendment to the Township Zoning Plan for Golf Village for permanent subdivision entrance features.

The proposal includes the construction of one entry feature located off of Village Club Drive. Each entry feature will have a stone column on each corner as well as a small stone wall and landscaping all within open space areas of the golf course. All of the features are planned to be maintained by the Homeowner's Association and/or the golf course maintenance personnel. The original Township Zoning Plan identified certain

locations for landscape entry features and this one is in addition to the ones previously approved by the Township.

This proposal fits within the overall landscaping requirements of Golf Village. The CEDA language indicates that this proposal is a Minor Modification to the Township Zoning Plan and requires the Commission's approval if the Commission thinks the proposal is a good idea. There are no utility locations that may conflict with the location of this feature so Staff recommends approval.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant:	Triangle Properties
Location:	Along both sides of Sawmill Parkway
Zoning:	PR, Planned Residence District PC, Planned Commercial District
Request:	Approval of Major Amendment to the Township Zoning Plan for Golf Village revising the landscaping plan for Sawmill Parkway to include fencing and landscaping within the Sawmill Parkway right-of-way.

The proposal includes a change in the location of the fencing and landscaping that is proposed to be located along Sawmill Parkway. The approved plans call for sections of 3-rail fencing that will be installed along the outside edge of the right-of-way, and tree plantings to occur between the sections of fencing. All trees and fencing are to be located outside of the right-of-way per the approved Golf Village plan for Sawmill Parkway.

The CEDA agreement requires that any modification to the Township Zoning Plan that affects Sawmill Parkway shall not occur unless the legislative bodies of both the Township (trustees) and the City (City Council) approve of the change. Council and the Trustees are to consider the amendment at their September 3 meeting.

The proposal shows the fencing and landscaping to be placed within the right-of-way. The fencing is proposed to be about 13 feet inside the right-of-way, with the tree plantings to be about nine feet from the curb. This will create more of a streetscape appearance along this stretch of the parkway. The original Township plan for the parkway is to keep a wide open feel as you drive along the parkway. This proposal would bring the trees closer to the street and therefore creating less of an open feel.

Staff believes this is a good proposal for a number of sound engineering and planning best practices. Sawmill Parkway is going to be the major north-south artery in the area. There is going to be a lot of traffic on this roadway which is designed for the speed limit of 45 mph, which means one can comfortably drive this road at 55 mph. Safety has already come up as an issue for certain areas of the parkway. Of course, the introduction of street trees along the road should be done in a careful manner. It is recommended that placement at the intersections of streets and driveways be done at current AASHTO site distance standards. However, the introduction of street trees along this roadway will act as a traffic calming device. As things are introduced along the roadway closer to the traveled path, those who are driving think they are in a more confined space and have a tendency to slow down. Now, we do not want to change the

design speed of the roadway itself...it should be 45 mph and stay that way. However, many improvements can be made to help slow the heavy speeders and the introduction of street trees is one good way to do it. The City of Powell has always promoted the introduction of street trees along our parkways, and they really have worked well in places that trees have been introduced, like along Bennett Parkway in Liberty Hills. Also, with curb and gutter along its length, there is less of a tendency for a vehicle to run off the road and hit a tree or the fence. It is also Staff's opinion that this proposal will enhance the aesthetics of the area.

The Planning and Zoning Commission is being asked to make a recommendation on the Major Amendment to the Golf Village Plan that will be forwarded to City Council for their September 3 meeting.

OTHER COMMISSION BUSINESS

Goddard School – Brick and stone samples

The Goddard School has submitted the brick color, stone and mortar color for review by the commission. This is a necessary step for their final approval. The applicant has picked a dark red brick and light colored stone, with the mortar to match the stone color. Staff will bring the samples to the meeting. Staff recommends approval.

