



**STAFF REPORT  
PLANNING AND ZONING COMMISSION  
OCTOBER 8, 2003**

**ADMINISTRATIVE REVIEW**

*Review of Golf Village Development Plan Architectural Design Criteria for the Planned Residence District with Regard to Chimneys*

An issue has arisen with regard to the design of fireplaces within Golf Village. The Golf Village Development Plan that was approved by Liberty Township and adopted by the City of Powell as part of the CEDA indicates that architectural design criteria within the Planned Residence District, all residential structures shall have masonry fireplaces. What that means has been a topic of some debate between City Staff and Liberty Township officials. Therefore, Staff feels there is a need to have an administrative review of this issue by the Planning and Zoning Commission to determine how it is best to move forward with this issue.

In your packet you will find some material sent to us from Liberty Township. Our understanding is that if a fireplace is built on a house, it must be masonry and have that type of cap at the top or similar depending upon the manufacturer specifications. Also, if the fireplace penetrates through the roof, then the vent pipe needs to be boxed in and applied with masonry (brick, stucco stone, stucco, cement fiber siding), and have a cap on the flue as earlier described. This is not at all described in any detail in the Golf Village Development Plan.

Some houses started to be built not having the cap, with just the regular flue pipe and standard cap on them, and we received a complaint from a Liberty Township Trustee that it was not being done correctly.

Staff is requesting your review of this requirement and a determination as to what is pertinent to the enforcement of the development plan as Golf Village continues to develop.

**CERTIFICATE OF APPROPRIATENESS**

Applicant: Daryl Designs  
Daryl Cheng  
Location: 389 - 399 West Olentangy Street, Shoppes on the Parkway  
Zoning: PC, Planned Commercial District  
Request: Approval of Ground Sign and Sign Graphics Package for a Retail Center

This property is known as the Kenney Retail Center. Since the recent approval of the Final Development Plan, the property has changed ownership and names; now known as the Shoppes on the Parkway. This is the future home of Handel's Ice Cream, which has already received approval of their sign plan.

The applicant is proposing a permanent ground sign and sign graphic standards for the tenant's wall signs. Including Handel's there are six tenant spaces. The ground sign is proposed as a post sign with the name of the retail center, addresses, and six tenant signs. It appears to be the maximum 25 square feet in area, although the applicant has not provided the square footage of the arched top. The materials being used for the sign is painted metal with coped letters, plastic letters and is internally lit. The wall signs are individual channel letters with a plastic face internally illuminated, much like the wall signs at Village Pointe.

Staff feels that the design of the ground sign as proposed does not fit and is not appropriate with the design of the building. As an alternative, Staff sketched something that might be more appropriate and that is included in the packets.

With regard to the wall signs, the Commission indicated through the development plan process that signs other than what was designed at Village Pointe may be preferred for this location. However, the proposed signs do meet maximum size requirements and can be located at locations that make sense. The applicant has indicated that the signs shown are to be blue in color to match those of Handel's Ice Cream, which does make sense as well.

Staff recommends that a different design scenario as described above be implemented in the sign plan.

#### **ADMINISTRATIVE REVIEW**

Applicant: Ron Calhoun  
Crown Hill Development  
Location: Brookehill Condominiums, Intersection of Brookehill Drive and North Liberty Street  
Zoning: PR, Planned Residence District  
Request: Approval of Removal of Age Restriction for Brookehill Condominium Development

This development was approved with an age restriction that intended to aim the purchase of the condo units by empty nesters and those with no children. This restriction has drastically limited the market and the number of sales within the area (only two have been sold) are indicative of this. The proposal is to remove the age restriction requirement.

The packet contains the entire covenants and restrictions, the second amendment (to add the second phase) and the proposed third amendment that would remove the age restriction. Although discussed and approved as an age restricted community when the development plan was approved, that was not a major issue in the overall realm of why the project was approved. Because of this, and the fact that the units will still likely be sold to empty nesters and young professionals, Staff does not see a problem with this request.

#### **SKETCH PLAN**

Applicant: DLS Development, Inc  
Olentangy Meadows  
Location: East side of Steitz Road, Approximately 0.5 mile North of Rutherford Road  
Current Zoning: FR, Farm Residential (Liberty Township)  
Proposed Zoning: PR, Planned Residence District  
Request: Review of Proposed 14 Lot Single-Family Subdivision on 10.862 acres (1.28 dwelling units per acre)

The developer has approached the City about the possibility of annexing the property to the City and developing single family lots as shown on the plans within the packet. There is one street and 14 lots developed on the 10.8 acres which is located just south of Golf Village Section 7 off of Steitz Road south of Home Road. Photos of the types of homes being planned on this parcel is also part of the packet.

The property is located within the area planned in conjunction with Liberty Township several years ago as the Northwest Area Plan. This plan recognizes single-family uses in this area with a density of no more than 1.5 dwelling units per acre. The property is relatively small to plan out a subdivision, however the applicant has done so in keeping with the general character of the area as it is developing and being planned. To the north and east is Golf Village with lot sizes that are smaller than proposed. To the south is vacant undeveloped land and individual home sites that front Steitz Road. To the west across Steitz Road is a planned development for single-family homes in the Liberty Township portion of that property and condominiums in the Concord Township portion of the property. It appears as though this proposal is very much in keeping with the Comprehensive Plan and overall development patterns within the area.