



STAFF REPORT
PLANNING & ZONING COMMISSION
Powell Village Green
March 24, 2004
7:30 PM

ADMINISTRATIVE REVIEW

Applicant: Signcom
Location: 546/556 West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Approval of exterior wall signs, shared free-standing sign, and miscellaneous directional signs for Graeter's Ice Cream and City BBQ

This development plan for this site was recently approved by the Commission. The site is located at the northwest corner of Galloway Drive and West Olentangy Street. As approved, the site will soon be the home of Graeter's Ice Cream and City BBQ. This request is for the signage of the property.

The applicant is proposing monument ground sign with a brick base matching the brick used on the surrounding buildings as part of the Big Bear Farms development. The sign itself will be an internally illuminated cabinet sign. Although Staff and the Commission typically recommend against cabinet signs with internal illumination, this type of sign makes sense in this location as First Citizens National Bank next door and the remainder of the Big Bear Farms development have similar type signs. Each tenant will have a 25 square feet panel on the cabinet making the sign 50 square feet in area per side. This would be a divergence as the sign code allows a maximum of 25 square feet per side based on the setback from the public right-of-way. Staff recommends the applicant adjust the sign to be within the 25 square feet requirement. Other developments, even retail centers with many tenants, have been held to this standard and Staff sees no reason for a divergence in this case. The Township Zoning Code, in which the surrounding signs were built, allows a maximum of 24 square feet per side. First Citizens National has a ground sign meeting the Township requirement.

However, given the fact this is a corner lot, with a significant amount of street frontage, deep setbacks along Powell Road, and there are only two tenants, Staff would support a divergence to allow a second ground sign. This would allow both Graeter's and City BBQ to maintain the 25 square feet of sign area requested. Staff is more comfortable with a second sign in this area, given the circumstances listed, rather than an oversized sign. This may also help distinguish the varying architecture even more. In other areas with shorter setbacks, not as much street frontage, and more than two tenants, this would not make sense as it would produce sign clutter. With the bank sign and a sign for each of these tenants there will only be three signs, setback at least 50 feet from the road, along this 400 feet stretch of Olentangy Street. Attached is site plan showing possible locations for the signs.

The applicant is showing landscaping around the base of the sign. This should include plantings providing year round coverage with seasonal color mixed in.

White is being used as a background color on the ground sign. The sign code does not allow backgrounds to be illuminated. It appears from the sign design spec sheet the background is opaque. The applicant should clarify that the only the logo and lettering will illuminate. Overall, Staff is in support of the sign design.

As alluded to in the development plan the applicant is proposing several wall signs for the building. Two will be located on the West Olentangy Street façade, two more on the rear (parking lot) façade, and one on the east elevation (Galloway Drive) for City BBQ. On the Olentangy Street façade, Graeter's will be mounting their sign in the gable and City BBQ on the entry tower. To the rear, both signs will be mounted in respective gables. City BBQ will have a sign on the east side of the entry tower. All wall signs will be a 25 square feet maximum. This seems like a lot of wall signage but it is permitted by the sign code as long all other requirements are met, which they are in this case. The wall signs are made of HDU, which is believed to be high density foam, with raised lettering and graphics. Each sign will be lighted by the decorative exterior building lighting.

As suggested by Staff and the Planning and Zoning Commission the applicant along with First Citizens National Bank are proposing directional signs to be placed at two locations along the service drive. The first location is at the intersection of the access drive with Sawmill Parkway. This sign will contain the business names served by the access drive with directional arrows. The second location is at the intersection of the access drive with Galloway Drive. This sign will have directional information on how to access Sawmill Parkway and Powell Road. Staff feels this signage is necessary for convenience and traffic flow and supports its approval. Although not as important as the main ground sign, it would be good to add plantings to the base of the sign similar to as requested for the ground sign. This will draw attention to the sign and provide aesthetic appeal to the sign.

Overall Staff is in support of the proposed sign plan for 546/556 West Olentangy Street and recommends approval with the following conditions,

1. That the ground sign be a maximum of 25 square feet in area.
2. That a divergence is granted allowing two ground signs to be placed on the property at locations approved by Staff.
3. That the landscaping shown around the base of the ground sign includes plantings providing year round coverage with a mix of seasonal color.
4. That the applicant is encouraged to add plantings providing year round coverage with a mix of seasonal color to the two directional signs located along the access drive.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN / ZONING MAP AMENDMENT

Applicant: Centex Homes
Location: 5.125 acre tract on the north side of Rutherford Road between Trail Lake Drive and Flagg View Drive (Parcel 31924013015000)
Current Zoning: I, Industrial District, Liberty Township
Proposed Zoning: PR, Planned Residence District, City of Powell
Request: Approval of Combined Preliminary and Final Development Plan and Zoning Map Amendment for three (3) single-family lots on 5.125 acres with 4.16 acres of open space

The property was recently approved for annexation by the County Commissioners and was approved by City Council on Tuesday.

The property is totally surrounded by Golf Village single family residential and was purchased by Centex Homes in order to make the property more compatible with the subdivision development. The plan calls for the development of three home sites at the north end of the property with access from Trail Lake Drive. These home sites will be compatible in size with the rest of the lots and homes that are already offered within the subdivision will be built there. The remainder of the property will be common open space that will be owned and maintained by the Golf Village Homeowner's Association.

At the Sketch Plan, the plan proposed the construction of some pathways connecting the loop street entrances on Rutherford Road and coming into the open space and looping around. Based on the comments of Staff and the Commission, the applicant has revised the bikepath alignments to extend to the railroad along Rutherford Road and removed all paths from the open space. This allows for a more flexible open space that can be used for pick-up games by the children in the area. Although Staff appreciates the revision shown, the bikepath should be extended to Sawmill Parkway. This will require some engineering as the cart path and tunnel under Rutherford Road serving the golf course must be intersected. This way, the neighborhood will be connected to the overall Powell pathway system. The applicant can work with Staff to implement this portion of the bikepath.

Converting this property from Industrial District zoning in Liberty Township to Planned Residence District zoning in the City is a benefit to the residents of Golf Village surrounding this site. While this does add lots to the Golf Village area, it does reduce density of this section and Golf Village overall by being largely open space.

Staff is in support of this application and recommends approval of the Combined Preliminary and Final Development Plan and Zoning Map Amendment with the following condition,

1. That the applicant work with Staff to connect the bikepath shown along Rutherford to Sawmill Parkway.

SKETCH PLAN

Applicant: 3 Pillar Homes, Zenios Michael Zenios
Location: 50 South Liberty Street
Zoning: OPPCR, Old Powell Planned Commercial and Residence District
Request: Review of a Sketch Plan for a mixed-use development consisting of approximately 4,555 sq. ft. restaurant, 14,040 sq. ft. retail, and 17,905 sq. ft. office on the second story in the first phase, and 12 residential condominium townhomes in the second phase. Applicant would like approval to submit a Combined Preliminary and Final Development Plan for the first phase.

This application was reviewed at the February 11, 2004 meeting. Based on the comments at that meeting, especially regarding the architecture, the applicant has resubmitted for a Sketch Plan. Below please find the Staff Report from the February 11, 2004 Sketch Plan meeting followed by the minutes from that same meeting. An updated Staff Report then follows.

Staff Report – February 11, 2004

There have been several layouts for the development of this property and the current owner has worked with Staff and the consultant throughout the Downtown Revitalization Plan process to come up with a plan that tries to fit with the recommendations within the plan. The proposed plan goes a long way toward providing useful retail space opportunities with the inclusion of some downtown housing opportunities. There will need to be a lot of discussion, however, as to how exactly this plan will get implemented and the details that need to be provided.

The first phase of the proposal includes just over 14,000 square feet of retail, a 4,555 sq. ft restaurant, and 17,900 square feet of office space above the retail and restaurant. The second phase includes 12 townhouse residential dwelling units. The proposed retail development is designed utilizing the architectural guidelines for the Historic District and making the work within a proposed development that is more urban in scale. The buildings transition from a more commercial look at the north end to a more residential look toward the south. There is an entry point in the middle of the property and one at the southern end. The applicant is working with the property owner to the south in creating a unified common driveway access instead of having two adjacent to each other. Parking is proposed totally to the rear of the retail buildings and is well landscaped.

The proposal pushes the buildings right up to the edge of the sidewalk along the street. Currently, that only happens right at the four-corners. As one goes south on Liberty Street the buildings tend to be setback a greater distance. Staff recommends that there be designed a front lawn into the front of the building a distance of at least 10 feet. This will need to be decided early in the process because as currently designed there is not much room to accommodate a much larger setback.

The access, parking layout and circulation and pedestrian access to and from the residential portion of the property is very well done. Overall the site layout is very appropriate.

The major concerns Staff has are the following:

- The buildings should be set back about 10 feet to provide some front yard space. This will also provide for the extension of the streetscape cross section that has been started to the north.
- The office portion over the main entry drive should be deleted. This will reduce the overall scale of the buildings to something more appropriate. Also, Staff believes that there may be too much office space that is included as it related to the proportionate amount of space already available in town and the amount of space provided for on this site. We would like the applicant to consider upstairs apartments in one building and offices in the other.
- The building designs are overall done very well, however this does create a lot of flat roof area. All mechanicals will need to be designed to be hidden if this is allowed.
- The dumpster areas should be angled to provide for easy accessibility for the trash trucks.
- This is the largest project we have had for the downtown and is the one most likely we would want to emulate for future projects.

There will be several variances needed for this development to be approved as submitted, however Staff cannot analyze them all due to the plans as submitted being on smaller sheets and cannot be scaled. However, things included are front setbacks, size of space provided (greater than 1500 sq. ft. per floor), and minimum number of parking spaces required. We are going to get full size prints and have a full list available at the meeting.

Overall, Staff is excited about the project however the devil is in the details. This is something that could really be a boost to the downtown area and provide for much needed space. A new restaurant, offices for 3 Pillar Homes (the applicant) and a Design Center are all potential early known tenants. I believe, however, through all of this excitement we need to be careful that this is right for the community. Certainly, with some of the comments above, we can make this a very successful addition to the community.

Minutes – February 11, 2004

Brian Kinzelman, Kinzelman Kline, was present representing the applicant. He described this as a mixed-use development with first floor retail/restaurant and second floor office/residential. He described the open space, parking lot, and second phase of residential development behind. He said this is consistent with the downtown revitalization report. He reviewed the site plan and the intention to start with the retail/office portions first. He described a second story connection over the entry drive. He described the public square, and feel of a walkable street. He described a pedestrian connection to higher-end town homes. He said this allows for a future roadway connection consistent with the downtown plan. It also includes on-street parking. He said the applicant is working with an adjacent property owner to share access. This will allow more retail space, more parking, and one less curb cut on Liberty Road. He said the streetscape will be continued to the south.

Craig Grossman, Kinzelman Kline, reviewed the building foot print and architecture. He said that there has been discussion that the current common foot print in the old City has limited the types of retail uses that can go in there. This provides flexibility of sizes of commercial development as units can be combined or split apart. He said that it has been suggested that only one large, sit-down (3,000 sq. ft.) restaurant be allowed so that the parking, trash maintenance, and available space be manageable. He described a similar flexibility in office space. He described the proposed building materials. He noted that the connection over the drive provides cover for inclement weather and an elevator.

Commissioner Wiencek asked about areas that seem to be three stories. Mr. Grossman said that those are the places that the exit stairs have been located. Commissioner Futryk asked if they provide roof access also. Mr. Grossman said they do.

David Betz, Director of Development, gave his Staff Report on this item (Exhibit). He reviewed the adjacent properties and an aerial photograph of the area. He noted the proximity to Bartholomew Run subdivision. Mr. Betz said that this development has a

considerable amount of square footage in commercial and office as well as the necessary parking. He suggested considering removing the second floor connection of the two sections and designing it as two buildings. He said that this development really follows the downtown plan recommendations, but the size and amount of the development needs to be considered.

Commissioner Emerick opened this item to public comment.

Ken Harris, 218 Briarbend Boulevard, said that he is excited about this commercial prospect in Powell, but he has some concern about the density. He said he believes what will revitalize the downtown is a broad mix of retail. He said that people will come downtown if there is an attractive mix. He said he is concerned about phase 2 and the transition to Bartholomew Run. He said he would like a buffer and transitional green space between this development and his subdivision. He asked how many units are proposed. He said he would prefer household ownership, not rentals. Mr. Betz said they are proposing 12 units.

Phil Eskes, Briarbend Boulevard, said the downtown area attracted him to Powell. He asked why it has to be developed so differently with high density housing. He said if he wants to go to Max and Erma's, he goes to Polaris or Sawmill, and doesn't need it in his back yard. He questioned changing the "whole atmosphere of the village." He said people moved here for the semi-rural way. He said he is in favor of developing downtown but not at this scale. He said that the post office will become overtaxed with such a development.

Vince Margello, 1900 Powell Rd. said he has owned the pizza place and Saturday's in Powell for 22 years. He said that this development needs to happen, and this type of atmosphere needs to be created. He expressed concern about the impact of this development on the four corners given that this project is 1/3 larger than Village Pointe shopping center. He said that when Bartholomew Run was developed, it was considered too dense, as was Olentangy Ridge. He said that if people like what they see in its current state they should buy it so it can stay as it is. He said that many structures in downtown are falling apart and need fixed up, but no one will do so with the downtown in its current state. He noted that he now owns the bank building and they are working to create a coffee shop/drive through at that location. He said that changes need to be made to the four corners intersection. He said that the no left turn restrictions are a problem. He said that there needs to be an area in Powell where police officers, firemen, and teachers can afford to live. He said that people who leave Powell to go to college should have a place to live in town when they are done. He said this is not like the multi-family developments on Sawmill Parkway, but nice condominiums with a historical design that can house another entity in the community. He said that it is possible to lose some of the parallel parking downtown and provide turn lanes at the four corners, and he will be happy to cooperate with the corner where the gazebo is located.

Larry Coolidge, 78 W. Olentangy St., said that he is one of the property owners to the south, and he met with the applicant to discuss joining the driveways, which he thinks is important. He said he would like the applicant to work toward putting the utility lines underground for this development and continuing the villagescape on that side. He said that 2- 3k sq. ft. of first floor space is a valuable commodity in Powell. He said he thinks this footprint fits a need here. He said there is a lot of office space, but the applicant will take up much of it. He said that this is a good project, and if phase 2 happens, the architecture will be key.

There being no further comment, the public comment session was closed.

Commissioner Murphy said this is exactly what Powell needs. It is a large commercial development with a lot of variety that provides a lot of parking for other businesses. He said that the streetscape is desirable. He said it reminds him of a similar development in Dublin. He said he likes that it sits on the street. He said he likes that it is an alternative to a bunch of houses on the street that have been turned into businesses like the rest of Powell. He said he thinks a higher density use is necessary to get investment in this project. He said the Commission needs to think of new options for downtown as it is apparent the old ideas haven't worked. He said that he is strongly in favor of this development and doing whatever can be done to see that it happens.

Commissioner Counts asked how the flexibility for tenant space is identified in the text. He asked if there is any Zoning Code prohibition from a user wanting to use 5,000 sq. ft. Mr. Betz said that the code currently has a 1500 sq. ft. per floor maximum in the historic district. The downtown plan recommends changing this to allow for larger users. He said that consideration needs to be given to how to prevent one user in the whole development, but he identified a desirable tenant would be a drug store that might take up the whole first floor of one side of this development.

Commissioner Wiencek said he thinks the 1500 sq. ft. maximum limitation was based on free standing buildings, and the goal was to prohibit something like one large CVS downtown. Commissioner Counts said he likes that this is flexible. He said he is concerned with the aggregate either way that allows a larger tenant or someone that takes the entire space.

Commissioner Counts asked if the intent is that the traffic circle will continue on through to the east. Mr. Betz said there would be an access drive for the property to the east. He said having the traffic circle, on street parking, and calming helps slow down traffic for those wanting to cut through. Commissioner Counts asked about the buffer between this and Bartholomew Run. Mr. Betz identified the tree line. He said the specifics related to this plan haven't been determined, but a buffer is important.

Commissioner Counts asked if anything has been determined regarding the traffic impact on Liberty Road. Mr. Betz said that needs to be discussed, as well as the turn lanes at four corners. He said those issues were last discussed 8 years ago with Villagescape and the idea of another turn lane needs to be considered.

Commissioner Counts said while there may be some disagreement the desirability of high density is desirable, this commission is going to make sure that whatever kind of housing may go in here is of high quality and owner-occupied.

Commissioner Wiencek said that this is a good start, but he has concerns. He said that he would look for guidance on the bridge connecting the two buildings. His initial thought is that it creates a long expanse unlike anything in Powell. He said it also looks more "old west" than "Midwest." He said that he would like some staggering of the buildings, stepping the fronts back and forth by lengths of feet rather than inches. He said that he is also concerned if it is pushed back from the street, it could restrict the design of phase 2. He suggested moving the two rear most sections because he would like to pull the eastern-most parking island in to allow more flexibility for whatever is coming next.

Commissioner Wiencek said that he is supportive of Mr. Coolidge's comments regarding the utilities. Mr. Kinzelman said they will look into that. He said that streetscape is also desirable, but the financial impact of all of these needs to be discussed. Commissioner Wiencek encouraged the applicant to work with Mr. Margello and bring forward adjacent developments at the same time so that the impact can be fully understood.

Commissioner Futryk said he is also concerned about the western design Commissioner Wiencek commented on. He said he likes the cross over, which he thinks is architecturally desirable. He asked if there are any liquor licenses available to accommodate a restaurant downtown. Mr. Betz said that the number of licenses available increases with population and there are other provisions available. He said that there are under-utilized permits in the City. Commissioner Futryk asked what kind of tenants are anticipated. Mr. Zenios said that they have been working with a specific restaurant. He said that the users will vary. Rather than drug stores, it will be smaller users, i.e. dry cleaners, design centers, etc. Commissioner Futryk asked about the second floor offices. Mr. Zenios said his business, a title company, and a mortgage broker are all potentials.

Commissioner Futryk asked about the connector road from Powell Road. Mr. Betz said that would be desirable for access to the commercial development, but that needs to be considered in relation to the four corners.

Commissioner Futryk expressed a desire to work toward regulating large users in the development. Mr. Betz said that can be considered as the process moves forward.

Commissioner Grubbs said he thinks phase 1 is a very good start. He echoed the comments regarding design. He said the footprint is good. He noted that the downtown plan has 4 buildings toward the front and four toward the back for this parcel of land. He asked why the applicant got away from the 8 building retail complex. He said as one drives through downtown Powell, the look is "too spaced out" but the feel is a rural town growing up. He said he would like to keep that feel and avoid developing it like Dublin. He said that there is nothing like this currently in Powell. Mr. Kinzelman said that the recommendation in the plan didn't contemplate the whole block being developed as retail. When it was determined that the applicant had more interest and retail and restaurant space, it was determined that street frontage is more desirable. Mr. Kinzelman said that they understand comments about the architecture that have been made, and agreed it needs to be refined.

Mr. Grubbs asked about the size of each "wing" of this development compared to the building at 5 S. Liberty Street. Mr. Coolidge said that building is about 6,000 sq. ft. Commissioner Grubbs asked what is the purpose of the town square. Mr. Kinzelman said that one reason is to slow traffic coming through the main entrance and terminate the view of the parking area. It will allow people to access the pull in parking on the back side and the parking lot and possibly access Mr. Margello's property. He said it allows more green space amenities on the "back" of the buildings. He spoke favorably of the plan for the rear elevation.

Commissioner Grubbs said he agrees with comments regarding not moving the development back. He said that there are other areas right downtown that are pretty close to the sidewalk, and this positioning provides greater flexibility. He asked if there is any way to make retail work in phase 2. Mr. Kinzelman said that anything is possible with the addition of the road to the east, but he wouldn't advise his client to put retail on the rear portion without it. He said that the town homes would be a perfect transition from the retail frontage and the single family homes behind. Commissioner Grubbs asked about putting nothing between the retail and the subdivision. Mr. Betz said that the property owner of the land on phase 2 has the ability to develop the property. Commissioner Grubbs said that town homes is not the preferred use of the residents of Bartholomew Run, so the question needs to be asked. Discussion ensued.

Commissioner Wiencek said that signage needs to be carefully addressed. He said that the current downtown guidelines will need to be met. He said that regarding the impact on Bartholomew Run, he said he thinks it is important to include Mr. Margello's development when considering this so that the entire plan is understood.

Commissioner Wiencek said that density means the number of units per acre, but when most people talk about it, they are talking about the impact rather than the actual density. He said that the condominiums at 3.5-4.0 d.u./acre are high density compared to

the rest of Powell, but their impact is actually positive. There is a greater revenue stream yet they don't put as many children in the schools, and don't provide the types of traffic that commercial and retail development do. He said when people say they want low density, he thinks they mean low impact.

Kevin Knight, HDC, said that Steve Martin, representing this project, also is an attorney for some of his projects. Mr. Martin noted that he also has an interest in the property to the south. Mr. Knight said that he thinks it is great to have commercial development on the street to screen the rear parking. He cautioned the plan to propose this footprint and later address the architecture. He said that particularly in the historic district, the architecture needs to be considered as well. He asked that the applicant take a better look at the four corners to begin to create the design concept. He said that the applicant is suggesting a mini-Easton, and he is glad he is investing in the City. He said that he travels around Ohio and there are many good examples of what Powell could have been and what the applicant can create, particularly in northeastern Ohio. He said that someone compared the massing of the Saturday's building to this one, but he sees Saturday's as an example of what not to do. He said that the odd-fellows building is a much better example. He said the architecture needs a lot of work. When asked by Commissioner Wiencek, he said he has some concern about bridging the buildings.

Commissioner Emerick noted that the applicant has requested permission to submit a Combined Preliminary and Final Development Plan for phase one of the development. After a brief discussion, the Commission determined that the plan needs the extra step of a preliminary plan before the final plan.

Updated Staff Report – March 24, 2004

The applicant has spent a majority of his time focusing on the architecture of the development. This application has not yet been reviewed by the Historic District Commission (HDC). However, Kevin Knight, Architectural Advisor to the HDC, was present at the previous meeting and the applicant and his architect have met with Mr. Knight to review his comments regarding this proposal. Staff understands that Mr. Knight had not reviewed the revised architecture at the time of this report. He will be provided a copy and asked for his comments, if any, prior to this meeting.

Several key changes have been made to the architecture of the building. More brick is being used as the exterior material. The northern building, which is to be more commercial in nature, has been revised to draw more of the details (such as cornices, window size and proportion, massing, etc.) from the Odd Fellows Building at the southwest corner of the Four Corners intersections (JR Designs). The southern building, which transitions from retail to office use, retains much of the architecture it had previously. The most profound change is with the northern portion of this building where the mansard roof has been removed and made a flat roof similar to the northern building. The northern tower at the central entry has been removed to take the focus off the center of the building and the bridging between the buildings. Second story office space has been removed from the end units (easternmost), reducing the square footage by 1,765 square feet. Finally, the second story bridge between the buildings has been reduced to a covered walkway with a balcony facing Liberty Street.

Staff is appreciative of the effort the applicant has made to address the concerns of the Commission. However, Staff has several comments regarding the changes. Brick is not a widely used material in downtown Powell. While other communities' downtowns are mainly characterized with brick buildings, Powell has always largely been frame construction. Staff is not opposed to the use of brick, but would like to see a mix of materials and designs. We are not looking for a repeat of the downtown Dublin building so commonly referred to, but something that incorporates the traditional designs of Powell. It appears as though stucco is being used on several portions of both buildings. Stucco is not appropriate in the Historic District. Along those same lines, while it is important to draw from the surroundings for the design of these buildings, repeating the Odd Fellows details on this building to the extent that has been done seems to be overkill. Staff would like to see a gable added to the northern most space (restaurant use). This space seems awkward with a flat roof and a gable would break the monotony of the flat roof. Staff believes that the new bridge now works and the massing is broken up.

The site plan largely remains intact since the previous meeting. Entry to the site remains via a central access between the two buildings and a shared access with the Village Green office condominiums to the south. Staff has not been provided any documentation from the condo association stating such an access is agreeable. The applicant has indicated that creating a shared access has been verbally agreed upon. With the Preliminary Plan, we will want to have some form of written acknowledgement that this is the case. Also, the site plan needs to reflect how that parking area will be accessed and how the parking will layout. Staff recommends that parallel parking spaces be added to the south (condo) side of the drive. Sufficient parking has been provided by 130 parking spaces. Trash collection is shown being served by two dumpsters, one for each building. These pads need to be angled so that a trash truck is able access them. As shown they do not appear accessible.

The most notable change to the site plan since the previous meeting involves the removal of the residential component to the rear of the site. At this point the applicant would like to forego the residential plan in order to focus on the commercial/office aspect. Staff is agreeable to this request but the future land use of this area must be shown on the plans and the applicant must demonstrate this area is of sufficient size for residential to develop. Also, it is important that the plans make reference to the north-south connector proposed in the Downtown Revitalization Plan.

Overall, Staff is satisfied with the plans submitted given the comments of this report are taken into consideration. Staff recommends the applicant proceed with a preliminary development plan. It is very important the applicant begin considering stormwater retention for this site. With the new NPDES requirements, the site could be impacted dramatically. Also, Staff will be interested in seeing the proposed streetscape for South Liberty. The applicant should review the Villagescape Plans on file with the City Engineer.

This is something that could really be a boost to the downtown area and provide for much needed space. A new restaurant, offices for 3 Pillar Homes (the applicant) and a Design Center are all potential early known tenants. We believe, however, through all of this excitement we need to be careful that this is right for the community. Certainly, with the comments above, we can make this a very successful addition to the community.

SKETCH PLAN

Applicant: Matthew Hwang
Location: 10331 Sawmill Road
Current Zoning: FR, Farm Residential District, Liberty Township
Proposed Zoning: PR, Planned Residence District, City of Powell
Request: Review of proposed condominium development with two (2) buildings containing three (3) unit in each on 1.52 acres

The site is located at the southeast corner of Zion Drive and Sawmill Road. Currently there is a single-family residence on the property. The applicant is proposing to develop condominiums on the site in the form of two, three-unit, buildings. Newbury Homes is presently developing the surrounding property with 17, two-unit, buildings. This proposal is not unlike the Newbury project.

In reviewing the submitted plans please see the attached sheets. The elevations are incorrect and the attachment clarifies the errors.

Entry to the site is off Sawmill Road approximately half the distance between the Newbury entrance and the Zion Drive intersection. As shown the drive aisle is 12 feet in width. Although this could be acceptable for fire access, Staff recommends a minimum 20 feet width.

As proposed the buildings will be setback 112 feet from Sawmill Road right-of-way, 20 feet from Zion Drive right-of-way, 37 feet from the south property line, and 59 feet from the east property line. Staff would like to see the Zion Drive setback increased. As proposed, the buildings are situated at an angle to Zion Drive. Although, we do not want the buildings to be parallel to Zion, each building can be turned slightly to increase the setback. Incidentally, this also allows for longer driveways since some driveway will be lost with a wider drive aisle. It is important to keep some angle to the buildings. If they are parallel the side garages become much more noticeable on an otherwise blank elevation.

With what is essentially a rear access, none of the garages directly face Zion Drive. However, the residents of the Newbury condos will be looking directly out their back windows to an access drive and the garages of these condos. It may be desirable for these residents to have some landscaping placed along the access drive. Each entrance to the condos is on its own elevation. The elevations facing the east property line and Sawmill Road do not have front entries. With the entries and garages planned as they are, each elevation facing public right-of-way gives the appearance of a single-family home. Along Zion Drive, this development will appear as two very large single-family homes.

There are two buildings proposed each with three units. The architecture is very similar to the Newbury product. As proposed, the condos will be sided with a mix of brick and lap siding. The elevations show a LP siding, which is a hardboard product. The applicant will be requesting the use of cement-fiber. Cement-fiber was approved for the Newbury condos. Staff is in support of this request. Staff is pleased with the building design.

With six units on 1.52 acres the density of this development is 3.95 du/ac. As initially planned, the Newbury project was approved for 30 units on 10.4 acres for a density of 2.88 du/ac. However, Newbury purchased the one acre property separating them and the Zion Church and was approved to construct four units (two buildings) on one acre. This is a density of 4.0 du/ac. Including this proposal with the Newbury development yields a density of 3.10 du/ac. With the Lakes of Powell Sections 1-4 net density of 3.56 du/ac, the Woods of Sawmill net density of 1.8 du/ac, the Wedgewood Place Section 2 net density of 2.9 du/ac, and the commercial/office development across Sawmill Road, Staff feels this is an acceptable density. The proposed development makes sense on this property given its location. This is a transitional infill piece of property and is better suited for residential development of this type than anything else. This is the reason Staff feels the density divergence is acceptable.

Overall Staff is satisfied with the proposed development given the comments above. This proposal will fit nicely with the surroundings and the Newbury development to the south and east. This property is not part of the City of Powell nor has an annexation petition been filed. For that reason, Staff recommends the Commission not allow a Combined Preliminary and Final Plan and simply provide feedback on the proposal.

