



City of Powell, Ohio
Powell Planning & Zoning Commission

Donald Emerick, Vice Chairman
Kevin Futryk

Tom Counts, Chairman
Roger Coville
Don Grubbs

Richard Fusch
Eric Ireland

MINUTES
December 14, 2005

A regular meeting of the City of Powell Planning and Zoning Commission was held on December 14, 2005 and called to order at 7:32 p.m. by Vice Chairman Don Emerick. Also present were Roger Coville, Kevin Futryk, Don Grubbs, and Eric Ireland. Tom Counts and Richard Fusch were absent. Also present were Dave Betz, Director of Development; Eric Fischer, Development Planner; Susie Ross, Clerk to the Planning and Zoning Commission; and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

There were none.

APPROVAL OF MINUTES

The minutes of November 9, 2005 were amended and approved.

SKETCH PLAN

Applicant: McDonald's Corporation
Location: Southwest corner of Murphy Parkway and West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Review of a Sketch Plan for a new 4,300 sq. ft. restaurant with drive-thru

David Warren, agent for McDonald's Corporation, was present to address the Commission. He described the restaurant design as brick with clapboard above and an asphalt shingled roof. He said there are several color palates acceptable. Mr. Warren said the elevations have been upgraded for this restaurant and the Staff report states they are acceptable. He said the architectural review elements in the report can be complied with. He described the site layout proposed includes a right-in and right-out off of Powell Road. He said this will dramatically improve circulation. He said they will have a traffic study done to confirm their plan is the best way to proceed. Mr. Warren said there are several large trees on the lot and this plan allows them to save the two that are in the best condition. He said this plan proposes a double drive-thru lane which improves the ability to stack cars on the property by providing two order points. He said it is their intention to save the large pin oak tree on the west side of property by using products which will allow them to create a driveway over the area around the tree. He said it is an open grate system that allows the tree roots to be unaffected. Mr. Warren said the hours of operation are typically 6 am to 11 pm although some are open 24/7. He said he can't guarantee the hours of operation. He said the interior seating will be around 75-80 customers. He said there will be 12-15 employees per shift, with a total of 50-60 employees for the entire restaurant.

David Betz, Director of Development, indicated the location of the proposed site. He indicated entrance drives to Murphy Park and the location of surrounding commercial and residential development. Mr. Betz said the topography and tree survey have been done. He said the trees at the southwest corner and western area are the two better trees to save. He presented photographs indicating a view of the site from Powell Road. Mr. Betz reviewed the site plan including the traffic circulation and access drives. He said the right-in, right-out is not a part of the traffic study done for the original zoning. He said Staff has asked the applicant to provide a report to tell the effect this plan will have on traffic for the preliminary development plan. Mr. Betz said Staff feels the right-in, right-out may be a benefit in the case of a more intense use of such as this proposed drive-through restaurant. He said the building is set back further than other buildings in this area in order to allow circulation and drive-through stacking. Mr. Betz said although the applicant has proposed two, Staff recommends only one ordering station. He said it will not

be a benefit to have two and will prevent damage to the pin oak tree. He said the Staff Report mentions moving the building closer to the west to provide a seating area up front with fencing added. Mr. Betz said this would create additional outdoor seating rather than having all of the seating at the park. He said it will be very attractive for people to use the park and this would address concerns about overuse and litter at the park.

Mr. Betz said parking out front is not a concern if there is a good landscape plan. He said they also mentioned in the Staff Report that it would be nice to have an opening to the bikepath at Murphy Parkway. He said it could all shift over several feet to accommodate the parking and add a hedge and landscaping between the parking lot and fencing. Mr. Betz said the proposed access points are directly across from those of the park parking lot. He said the trees at the edge of the park would have to be moved. He said they also recommend the access drive be toned down to a minimum. It was recommended a pedestrian access off the pathway from Murphy Parkway and Olentangy Street. He said there are two ground signs planned, with one on West Olentangy Street and one on Murphy Parkway. Mr. Betz said the code allows for two, but Staff recommends only one identifier monument sign similar to HER on Olentangy Street. He said it might be appropriate for the businesses to get together and have one directional sign to identify how to access the properties.

Commissioner Ireland asked how pedestrians get back and forth to the park from this site. Mr. Betz said there is a pathway leading from the Murphy Parkway back into the park but they may want a connection to the parking lot.

Mr. Betz said Staff is pleased with the attempt by the applicant to try to fit into the community. He said the proposal exceeds code by 10 sq. ft. for wall signs so it needs to be scaled down. He said they are working on alternate sign plans. He said the Architectural Advisor will have recommendations and the applicant will be asked to meet those requests.

Vice Chairman Emerick opened this item to public comment.

Tom Ritchie, owner of Best Friends Veterinary Hospital at 275 W. Olentangy and homeowner of 230 Hopewell Court, said he approves of the idea of having a McDonald's in Powell. He said he does have concerns with parking in front of the building. He said if they can rotate the plan it would be much more in line with the other development in the area. He said they have all tried to keep the buildings closer to Powell Road and parking on the side or in back. He said he is also concerned about the sign at the back entrance. Mr. Ritchie said his business was told that was not allowed and if this is allowed, he would want the same consideration.

Dick Wolfram, President of Murphy Park Condo Association, said he wanted to remind Mr. Betz about their conversation about taking away parking spots on the east corner of the lot. Mr. Betz said it was mentioned in the Staff Report that there are four parking spots in the corner which could be removed. He said that area could then be made into green space, with the fencing stepped back. He said it would be a nicely landscaped corner that would enhance the intersection. Mr. Wolfram said he is concerned about the trash blowing into their properties and the patrons parking in the park, bringing the trash even closer. Mr. Wolfram said he goes to bed earlier and would like to see the restaurant close at 10 p.m. and have the lights off to keep the glare away from the condo residents. He asked about the landscape plan. Mr. Betz said the applicant will have to submit a detailed landscape plan. Mr. Wolfram said he would oppose a sign at the street going back to the park.

Commissioner Emerick closed the public comment session.

Gust Mecera, Regional Construction Manager for McDonald's, said many of the items in the Staff Report make sense. He said relocating the pathway to the southern entrance is fine. He said although they were unaware of the idea about eliminating the parking spaces in the corner, they can make it happen. He asked for architectural comments from the Commission and Staff. Mr. Betz said he will make revisions and when it comes before the Commission again the Architectural Advisor will be present. Mr. Mecera said a sign along Murphy Parkway would be nice to have, and they would work with other businesses. He said they intend to meet whatever the City wants.

Mr. Mecera said the double drive-thru is a new, important feature at McDonald's. He said their customers want speed in drive-thru service and this would eliminate delay. He said they have tried to make it work around the tree as they know it is important to the City to keep it. He said that placing a patio in the middle of a parking zone will not be inviting. He said they want to create an attractive, safe environment. Mr. Mecera said the lighting used does not create glare lighting beyond their property.

Mr. Betz clarified that he is not strictly recommending a patio, but it may be an alternative way to prevent litter in the park. He said the drive-thru is only a few feet away from the center of the trees as identified on the plans. He said it would be best to stay away from the area to save the tree. He said it is possible to have success in avoiding a deep tap root tree, but he does not think a double drive-thru is a benefit to the community.

Commissioner Grubbs asked if the only concern with the double drive-thru is the tree. Mr. Betz said it is and he thinks how quickly they move cars through the drive-thru matters in the overall traffic scheme. He said it is more of a site planning issue and if the right-in, right-out is done, there could be stacking backing up onto Powell Road. Mr. Betz said Staff would like to see a single drive-thru with an eyebrow landscape aisle that would prevent people from coming directly off the right-in, right-out. He said stacking on Powell Road would be a big concern for him. Mr. Grubbs asked if there is a way to turn the building so it is north/south. Mr. Betz indicated the options on the site plan and said the location of entrances, conflict of traffic and stacking of vehicles must be considered. Mr. Grubbs asked if moving the building to the north and the parking to the south takes everything away from the tree. Mr. Betz said it would be in pavement and the site plan would not work out. Commissioner Coville asked if the stacking could move to the north. Mr. Betz said they could flip the building so the pick up is on north side and order on the south side. Discussion continued.

Mr. Mecera noted that traffic could be helped by the addition of a landscape island at the entrance. He said a 16' single lane would allow it. Mr. Grubbs asked to confirm there is no play land planned at this site. Mr. Mecera said there is not. Mr. Grubbs said in terms of the trash issue, would McDonald's be willing to locate and maintain additional trash receptacles off-site at the park. Mr. Mecera said that could be done. Mr. Grubbs said he favors no sign at all at Murphy Parkway as he does not want to encourage access to the various businesses from that area. Mr. Mecera asked if a sign would be allowed on the building off of Murphy Parkway. Mr. Betz said no signs are allowed on the roof but can be accommodated on the building. Mr. Mecera asked how such a dramatically different building will be recognized as a McDonald's. He said a ground sign at Murphy Parkway is not necessary but they do need a sign on that side of building. Mr. Betz recommended placing some sort of alternative type of sign on the Olentangy Street and Murphy Parkway sides. Mr. Grubbs asked if there is a design like this at Maxtown and Polaris Parkway. Mr. Mecera said there is and the design is more of a coffee shop interior with wireless capabilities.

Commissioner Futryk said he cannot support the building as it is proposed on the lot. He said it should be reoriented so there is less massing on Powell Road. He stated he is interested in the results of a traffic study, especially in regards to the right-in, right-out area. Mr. Futryk said the roadway is not very wide, with lots of traffic from surrounding businesses and there are lots of choke points around the park. He asked if Staff believes any other curb cut is appropriate on Murphy. Mr. Betz said it is too close to the intersection for a curb cut. Mr. Futryk said there are horrendous traffic flow problems at nearby restaurants in the township. He said this restaurant, if not laid out right, could contribute to the traffic east from the four corners. Mr. Warren stated he is working with ODOT at this time to include a redesigned "pork chop" for the right-in, right-out area. He said a lot of engineering is going into McDonald's sites to stack traffic on their properties and off of the highways. Mr. Futryk said he is intrigued with Staff's idea of outside seating as there is not much seating at the park. He said he does not want City Staff emptying receptacles for McDonald's. Mr. Warren said it may be possible to add outside seating and more receptacles on the south side of the building. Mr. Futryk asked if there is a tree replacement plan since they are only preserving two trees. Mr. Betz indicated there is. Mr. Futryk asked if they could be required to use downlighting with canister lights in the eaves and limit pole lights. Mr. Betz said the lighting approved in the area is similar to the street lights within the City. Mr. Warren said there are likely only 6 poles on this site and it is designed so no light leaves the lot. Mr. Futryk asked to see diagrams of the dumpster enclosure and the order boards at the next submission. He asked if the applicant could provide a color rendering of the site at that time as well.

Mr. Betz said that in regard to changing the direction of the building, it can be done, but would require a totally different building that is shorter and fatter. He said as designed, it would not work. Mr. Futryk asked about the percentage of drive-thru customers. Mr. Warren said about 60-70% is drive-thru, but they will have 70-80 seats inside. He said they can't put the kitchen on the opposite side of the building. Mr. Futryk asked about a plan to try to hide the service doors. Mr. Warren said the deliveries happen at 5-6 a.m. twice a week but they can make the service doors blend in well.

Commissioner Ireland said he echoes the desire of others to see a traffic study. He said the amount and varying types of traffic is a concern. He said it is important to use the landscape plan make this look as nice as possible as it is the entrance to downtown. He said it is an appropriate use for the site.

Commissioner Coville asked about the transformer pad. Mr. Warren said there will be lots of landscaping to screen the transformer. Mr. Coville asked if there is a menu sign back there. Mr. Warren said it may be shown out of scale. Mr. Coville said those two items coupled with the drive-thru will disturb the root system of the tree. He said he likes the other elevation with other stacking on the back of building. He said there may be a way to make that elevation look better by removing the parking on Powell Road. He said it may be a solution to stack the traffic around the back of the building, shift the building to the north a little and create a larger green space to protect the tree. He asked Staff about the amount of lot coverage. Mr. Betz indicated it is fine with lots of green space on this plan. He said the HER building is about 60% coverage and this site is about 80%. Mr. Coville said there are lots of reasons to reduce the scope of this parcel. He asked if there is adequate parking for 70/80 customers. Mr. Betz said there would be 40-45 spaces required for code. Mr. Mecera said there are 45 on the plan. Mr. Coville asked if there is a way to figure the ratio. Mr. Futryk said if they don't see the need for 80 seats, make it smaller and then there is not the need for so much parking. Mr. Betz asked if the design has a ten-foot addition added. Mr. Mecera said they did that to accommodate the pitch/roof line. Mr. Mecera said this allows 28/30 tables with 70-80 seats. He said each restaurant is unique to the operation skills needed and knowledge of the surrounding community. He said the 40 parking spaces accommodate employees and customers.

Vice Chairman Emerick said he is concerned with the double drive-thru and what happens when two cars are pulling out at same time. Mr. Mecera said there are cameras involved and orders are staged and not released until car is past pinch point. Mr. Emerick said he is concerned with the survival of the tree. He said the applicant may be able to accomplish same thing with different sized building situated differently on the site. Mr. Warren said they will return with other options.

Tim Spencer, Executive Vice President, DR Kenney Company, Site Developer said each applicant has made a conscious effort to preserve the trees to the west. He said they dedicated trees back to the City, have made a number of accommodations and this is the last lot sold. He said this lot is much larger than the others and this is the twelfth elevation presented to Staff. He said as a developer he is quite pleased with this design.

Mr. Betz said since this is a Sketch Plan Review, the applicant will now work with Staff to address the comments made.

SKETCH PLAN

Applicant: Distinctive Marble and Granite
Location: 210 N. Liberty Street
Zoning: PC, Planned Commercial District
Request: Review of a Sketch Plan for a two phase project:
Phase 1 is a 6,200 sq. ft. addition to an existing building for use as an office/showroom and shop/warehouse.
Phase 2 is a 6,500 sq. ft. retail shopping building.

Ed White, 4740 Village Club Drive residence, 161 S. Liberty Street business, was present as a representative for the applicant. He said the applicant owns a business behind the Tria Restaurant and is a friend and supplier to Newbury Homes. He said the applicant wants to add a metal building on this site. Mr. White said the northeast corner is a future shipping building and showroom. He said the Goodwill entry will move to the south/central area of building and the existing sign will relocate to the south entrance. Mr. White said Phase 2, the addition of a retail center, will start after the business is up and running. He said the applicant has worked with Staff to design a transitional elevation which would

improve North Liberty Street as people enter Powell. Mr. White said in regard to Staff comments, it was recommended taking 6' off the proposed addition and the applicant would like to find a compromise. He said it takes 840 sq ft off of the space needed, allowing only 3' of landscape buffer. He said the applicant will work with Staff, but would like to continue the brick water table only on the western portion of the building. He said the landscaping would cover up the brick on the other side. Mr. White said they agree with Staff regarding the embankment at the north side of the shopping center. He said the comments of the Architectural Advisor are agreeable.

Mr. Betz reviewed the site and its history. He said Staff would like to get away from outdoor storage of slab marble with this applicant. He reviewed an alternative to the site plan submitted. He said by reducing the building size, it accomplishes the ability to meet parking requirements but will still be over lot coverage by about 1000 square feet. Mr. Betz said the site plan provides for circulation around the building and the entire site. He said there is a loading dock on the lot and an easement was granted for access for delivery vehicles to dock. He said with regard to accomplishing the work in two phases, it would be nice to know the timing of Phase 2 in regards to the exterior materials requested. He said Staff is in support of the new retail area out front as it extends the downtown area to the north. He said the addition extends the building beyond the 60' setback requirement however the landscape buffer has been moved to 10' instead of 15'.

Vice Chairman Emerick opened this item to public comment. Hearing none, the public comment portion was closed.

Mr. Ireland said he supports Staff's comments about the reduction of parking spaces as it is the north entrance into Powell. He said he supports the proposed retail center but doesn't want to limit what can be done out front. Mr. White said the compromise proposed maintains the parking spaces. Mr. Betz said it all relates to the lot coverage.

Mr. Coville agreed with Staff's comments. He stated he looks forward to seeing Phase 2 completed.

Mr. Grubbs asked if the lot coverage includes the retail. Mr. Betz said Phase 1 does not pose a problem with regard to lot coverage. He said the addition of Phase 2 takes it above the limit. Mr. Grubbs asked if the sketch plan includes an improved bikepath.

Mr. White said the applicant is working with Staff but is not sure of the plans of the existing bikepaths to the north and south. Mr. Betz suggested the paths be extended. Mr. Grubbs said he does not think it is necessary to have the wainscoting in the back. He asked why the parking for Phase 2 is not in the rear of the building. Mr. White said that was the first idea proposed, but marketability of products poses a problem. He said two entrances would be difficult, still allowing a place for trash and a storefront look from the road. He said it was considered, but they could not make it work. Mr. Grubbs suggested moving the parking to the building instead of to the curb. Mr. Betz said the parking at this site should be consistent with the existing parking lot to Liberty Plaza. He said the location is the best that can be done to allow access to the docking area. Mr. Grubbs said this is a very attractive improvement.

Mr. White provided a preliminary color rendering. Mr. Betz said the proposal has not accommodated storm water management control.

Commissioner Futryk said he would like to see the timing of Phase 2. He said he supports the 3' compromise. He asked if improvements will be done to the existing building such as painting the siding. He also asked about the value of the courtyard. Mr. Betz said the building has two roof lines and the existing is being extended and cannot attach. Mr. Futryk asked if there is an opening on the other side for Goodwill. Mr. White said there is one there. Mr. Futryk said he would like to see a very detailed landscape plan as they are taking away a lot of green space. Mr. White presented a rendering of a preliminary plan. Mr. Futryk asked if this is within the TIF district. Mr. Betz said it is.

Vice chairman Emerick agreed with the Staff comments. He said Staff recommends allowing a combined preliminary development plan for Phase 1. Mr. Futryk asked about the timing of Phase 2 as Phase 1 is dependent upon it. Mr. White said it will be important to get the business up and operating as it pays the bills. He said it is fair to say that within 1.5 years they would have detailed drawings for Phase 2. Mr. Futryk said there should be a timing condition on a phased project. Mr. Betz said they should at least bring back

