



**STAFF REPORT
PLANNING AND ZONING COMMISSION**

Powell Village Green Council Chambers

August 9, 2006

7:30 p.m.

ADMINISTRATIVE REVIEW

Applicant: Triangle Properties, Inc.
Location: 17.3 acres near the southeast corner of Sawmill Parkway and Home Road
Zoning: PC, Planned Commercial District (Golf Village)
Request: Approval of Amendment to Development Plan changing sign requirements for Sub-Area F Golf Village, Lot 3161 of Golf Village Commercial Section 2

Sub-Area F of Golf Village is the commercial area at the southeast corner of Home Road and Sawmill Parkway. Within the original zoning and development plan as approved by Liberty Township, the proposed signage for this sub-area, as well as other areas of Golf Village, is to meet the requirements of the Liberty Township Zoning Code in effect at that time. Both the approved development plan and zoning code are included in your packet.

The property owner has been marketing the larger site for some time. This site is the only site in Powell that can accept a large non-residential user. The development plan and Development Agreement, along with the CEDA Agreement, requires Powell to allow what the Township approved prior to the annexation into the City. The property owner has indicated that in marketing the parcel, the larger users indicate that the sign requirements are much too restrictive in terms of the overall maximum size of any one sign. There is not a problem with the number of signs that are allowed, as can be seen from the graphic that has been submitted. This shows that there can be several (dozens) of signs installed all over the building per the existing code requirements. Although Staff feels that this would be a ridiculous way to sign a business and is not likely to happen, it is possible for this to occur.

The current proposal will revise the requirements that allow for a few larger signs, but reduces the total overall square footage. Because it is not yet clear how the property will eventually develop, the applicant has submitted a way to calculate maximum sign size utilizing a formula system similar to the existing code. Staff feels that this way may end up being too complicated and we may not end up with what we are looking for. So, in order to simplify this a bit, Staff has devised a way which accomplishes almost the same thing (See Figure 1 next page). The size signs for the major retail user have stayed about the same. However, it was Staff's opinion that the minor retail tenants should utilize the same requirements that are used for all of the other retailers in Golf Village.

It does appear that the sign requirement for larger users does make it difficult to market a site. Larger retail users seem to have this marketing need for larger signs and it may be more appropriate and more to scale with the development of a larger building. Generally the building built on this site will be well set back from Home Road and Sawmill Parkway creating a need for a larger sign to be visible from those main roads. It is yet unclear what the main identifier sign will be like located at Sawmill Parkway and O'Connell Street but there is approval for a sign at this location. That sign will be made to meet zoning code requirements in size and setback. It is only the wall signs that we are reviewing here.

Staff recommends that some amendment to existing development plan be made and our proposed chart in Figure 1 makes some sense as an option.

FIGURE 1 – GOLF VILLAGE COMMERCIAL SECTION 2, LOT 3161 WALL SIGN REQUIREMENTS

- 1. If the development consists of a single large user:
 - Main Frontage:
 - Total signs allowed = 525 square feet
 - Maximum size primary sign = 400 square feet
 - Maximum size single secondary sign = 60 square feet
 - Secondary Frontage:
 - Total signs allowed = 260 square feet
 - Maximum size one larger sign = 200 square feet
 - Maximum size single secondary sign = 30 square feet

- 2. If the development consists of a large user with minor retail tenants:
 - Main Frontage:
 - Total signs allowed = 525 square feet
 - Maximum size primary sign = 400 square feet
 - Maximum size single secondary sign = 60 square feet
 - Main Frontage:
 - Total signs allowed = 375 square feet
 - Maximum size single tenant sign = 25 square feet
 - Secondary Frontage:
 - Total signs allowed = 260 square feet
 - Maximum size one larger sign = 200 square feet
 - Maximum size single secondary sign = 30 square feet
 - Secondary Frontage:
 - Total signs allowed = 150 square feet
 - Maximum size single tenant sign = 25 square feet

SKETCH PLAN

Applicant: Discovery Land Limited
Location: 4.148 acres on the east side of Village Park Drive just north of Brookehill Condominiums
Existing Zoning: PI, Planned Industrial District
Proposed Zoning: PR, Planned Residence District
Request: Review of a Preliminary Development Plan and Zoning Map Amendment for a proposed 40 unit senior (age restricted) apartment complex, and amending the Zoning Map from PI, Planned Industrial District to PR, Planned Residence District.

The subject property is located to the north of Brookehill Condominiums on the east side of Village Park Drive. Across the street is an office warehouse development consisting of an electrical contractor and an internet car sales business. To the north is vacant property that is being reserved by Aeroflex Lintek for a future office research center. To the east is vacant property and a private residence. The subject property is currently zoned PI, Planned Industrial District. The property will be required to be re-zoned as part of this development plan review process, probably to the PR, Planned Residence District.

The proposal includes the construction of 40 elderly household dwelling units within an age restricted community. The units include 20 downstairs and 20 upstairs units with a one car garage available for each unit. The buildings are designed with an English townhouse look however the units themselves are flats. There is one proposed entrance off of Village Park Drive and an emergency access only drive, which will actually be a grass paving system, off of the private street Brookehill Drive. Some sort of agreement will be required for this latter drive from the Brookehill Condominium owners. It appears as though the Brookehill development is in favor of this request.

The Comprehensive Plan map identifies this property to be office and office warehouse uses. When Brookehill Condominiums came through the process, it was decided then that some transition of housing was appropriate between the Wolf Commerce Park and Adventure Park and the commercial further south on Grace Drive. This proposal can be seen as a continuation of this transition.

The applicant initially reviewed a sketch plan with the Commission late in the hour of our meeting in June. They wished to submit a Preliminary Development Plan package for this meeting however their submittal was incomplete. Staff told the applicant that we can do another Sketch Plan meeting as the last discussion probably fell short for providing good feedback and that will also give time for the applicant to provide a complete application for a preliminary development plan.

The property is currently zoned PI, Planned Industrial District. It is Staff's main concern about this project that converting land which could be developed in the future for much greater income producing land for the City than age restricted apartments. Our research into other communities review of similar (but much larger scale) projects show that much less tax generation is produced by this type of development. Retirement income is not taxed like earned income is. With 40 apartments with a maximum of 80 people living here, and assuming only half are producing earned income at \$50,000 per year (which is being very generous), the City would see an income stream of \$10,000 per year. As a contrast, 4 acres of office development could create 35,000 to 50,000 sq. ft. of office development and 200 employees. If they have an average salary of \$40,000 per year, the income tax generated could be \$60,000 per year.

This type of residential living option is needed within Powell. The applicant has made the upstairs units accessible from the garage and has provided for many additional site amenities and appropriate layout and parking. There is connectivity now with a pathway connection to the south and possible future connection to the east. They have also left the ability to preserve a buffer surrounding the site with existing vegetation and the ability to improve areas not as thickly grown. This could be developed in a

manner that would be a transition to the offices to the north. It is still unclear what may happen with the vacant land to the east, however our Comprehensive Plan indicates office uses there like this property.

At this time, Staff recommends that the applicant submit a complete Preliminary Development Plan application along with the needed Zoning Map Amendment application.

SKETCH PLAN

Applicant: Nick Cua
Location: 80 Clairedan Drive
Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a new 9,414 sq. ft. office condominium building.

The applicant's plan for an additional ~9400 sq ft, 6 unit office condominium off Clairedan Drive within the Wolf Commerce Park continues the growth of this area within a manner that fits the character of the development as a whole. The layout of the building on the site conforms to code. There is 18.4% building coverage and the overall site coverage is at 66.2%.

The parking layout shows 58 spaces whereas the code only requires 48. Due to being under the overall lot coverage, staff does not have an issue with maximizing spaces around the building, as there is plenty of green space. There needs to be one more handicap space to meet the code on required handicap spaces.

The façade of the building will also match well with other buildings around this site. The proposed structure is entirely brick, and the structures to his east, south, and south east, all contain brick, along with some other materials, such as stucco or siding.

Overall, staff feels that the applicant has a solid plan, and the new structure will continue the development of this area in a positive manner.

CERTIFICATE OF APPROPRIATENESS

Applicant: Church of Jesus Christ of Latter Day Saints
Location: 450 North Liberty Street
Zoning: PR, Planned Residence District
Request: Approval of an addition to an existing church of approximately 3,900 sq. ft., and additional parking following the previously approved Development Plan.

The LDS church had originally planned the possibility of this addition when they first came through the planning process some time ago. This included the possibility of adding pavement to the east of the existing parking lot that would accommodate additional spaces, in this case a total of 51 were added. They also took into account that the additional impervious surface would add to their storm water retention needs. Engineering has verified that the retention area as shown on the plans is large enough to accommodate the additional structure and parking area.

The landscaping plan includes additional trees for the parking islands. There is a minor problem with far rear (eastern) two parking islands – they are actually ~2 ft smaller in width than the rest of the parking islands around the site. We would recommend that these be enlarged to be consistent with the rest of the islands on the site. This will end up losing two parking spaces in the rear, but will be consistent and be better for the trees planted in them long term. The pavement on the north and south sides of the curbing can then be moved in a few feet to even out the look (otherwise you'll end up having a couple parking spaces that would be oversized).

The perimeter landscaping around the structure and the addition is also slightly lacking. Although the applicant has noted on the plan that the landscaping meets the 70% requirement, staff finds that this is not the case. It actually comes in around 60%. This can be easily rectified by continuing the perimeter landscaping along the north and south walls of the new addition.

Staff also assumes that the new addition will simply continue the existing façade.

Staff recommends the conditional approval of the Certificate of Appropriateness based on staff comments in regards to the landscaping.

OTHER COMMISSION BUSINESS

Zoning Code Changes Discussion

At this time, Staff is still working on some language for changes. We may have some things ready for the meeting however at this time we do not. We are planning on being able to have more extensive discussion for the September meeting.

Next Meeting: September 13, 2006 @ 7:30 pm.

