



STAFF REPORT
PLANNING AND ZONING COMMISSION

Powell Village Green Council Chambers
November 14, 2007
7:30 p.m.

SKETCH PLAN

Applicant: Armbruster Bros. Real Estate Co. LLC
c/o Carney Ranker Architects, LTD.
Location: Southwest Corner of Sawmill Parkway and Galloway Drive
Existing Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a proposed retail center with 16,065 sq. ft

The property at the southwest corner of Sawmill Parkway and Galloway Drive has been subject to several proposals for drive through restaurants that, after review, were not favorably received. This proposal brings us a proposed retail strip center being designed to accommodate a lot of the comments that have been received to date about any proposed development on this site.

Staff has met with the applicant a few times and we have requested that they submit a Sketch Plan that shows a retail center done in a fashion similar to the Powell Retail Center currently under construction at Murphy Parkway and West Olentangy Street. We thought that if this property were to develop in a positive fashion with more compatible uses, the impact to the residences to the north would be minimized. Therefore, the proposed building is shown with a reduced front setback along Sawmill Parkway in order to place the super majority of the parking to the rear of the structure. Also, with the center is going to be a proposed restaurant that will be located at the south end of the structure, so that the outdoor patio seating area is farthest away from the residences.

The site plan is all that has been submitted to date. The architect has indicated that elevation drawings or design ideas will be presented at the meeting. The site plan does show 112 parking spaces where 107 are required. There is plenty of room on this site to allow for more than required green space that can be landscaped in a desirable fashion, along with mounding along the north side abutting the condominiums. Two detention areas are shown, with the hope that they can be designed as wet retention ponds. Interior parking lot islands are designed to maximize green space and tree plantings, even though there may not be an island for every eight spaces. The proposed layout is much preferred. The dumpster locations are located on the south side of the property.

Access points are utilizing the existing private shared driveway to the south (shared with First Community Bank and Graeter's/City BBQ) and one access point on Galloway opposite the condominium access drive. Staff will review with the County Engineer the need for a traffic signal at the intersection of Galloway Drive and Sawmill Parkway. Staff has already asked the applicant to prepare a traffic study per the County Engineer's requirements, as they have the authority over Sawmill Parkway.

Pending an examination of the architectural part of this proposal, Staff is generally acceptable to the latest proposal for this property. The developer has been through our process in the past (office condos on North Liberty Street) and is willing to work with the City on details regarding this proposal.

CERTIFICATE OF APPROPRIATENESS

Applicant: Sign*A*Rama
Location: 72 Industrial Park Dr.
Existing Zoning: Planned Commercial
Request: Approval of a face change to a currently existing legal nonconforming sign.

The Powell Zoning Code allows for legal nonconforming signs to have a face change. Actually, a face change to this sign could be an improvement. The proposal includes painting the existing cabinet a light tan color, changing it from a dark bronze. There would also be a "crown" added to the top of the cabinet. The background and text for each panel sign is proposed to be changed to a white background with black letters. The code allows for a maximum of 5 colors including black and white and three letter sizes (not including logos). The sign meets these requirements. The sign is also proposed to be changed from a back lit sign to an externally lit sign.

The intent of this sign is to identify the users located back off of Industrial Park Drive. This area was developed in the 1980's, and the sign originally dates to that period. Over the past 15 years, tenants have changed, and although they have tried to match letter styles and colors, it has not been accomplished very well. At least with this proposal, we have a total makeover of the existing sign.

The paint color of the cabinet will be important. With a white background, a darker tan will look better. Also, there needs to be some permanent landscaping placed around the base.

Staff's understanding is that the intention of the user is to do up-lighting, and we would need to see how they intend to accomplish this, as far as the angle of the lighting and how it is situated within the landscaping. Staff can handle this administratively. If the intention of the user is to use the internal lighting, then the white background cannot be utilized on the panels, unless they are opaque.

Overall, staff feels that this current design with the aforementioned recommendations would be a definite improvement to this sign, and we recommend approval of the Certificate of Appropriateness.

Next Meeting: December 12, 2007 @ 7:30 pm.