



**STAFF REPORT
PLANNING AND ZONING COMMISSION
Powell Village Green Council Chambers
April 9, 2008
7:30 p.m.**

SKETCH PLAN

Applicant: Benita, LLC (Ben Dougan)
Location: Southwest corner of Seldom Seen Road and North
Liberty Street
Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a proposed office
building and day care building.

The property at the southwest corner of North Liberty Street and Seldom Seen Road was annexed in 1990 and a Master Plan was created called the "Huffman-Hill Tract Master Plan" attached to this report. This was the approved master plan for the Wolf Commerce Park property, and what we have utilized as a guide for the development of this area. Overall, the Wolf Commerce Park has turned out quite well, so it is important that this corner property be done in a similar manner.

The applicant is currently in contract to purchase the property and wishes to review with the Commission the possibility of developing a 12,000 sq. ft. office building on the north lot and a 13,500 sq. ft. day care on the south lot.

Staff's initial reaction to the proposed uses is favorable. As stated in the master plan, office uses are allowed. Day care uses are not specifically mentioned, however as previously approved by the Planning and Zoning Commission, day care uses are appropriate within office areas. The initial simple site plan has the office building at the front corner of the property which is appropriate. The day care, however, is placed well back from Liberty Street, with the outdoor play area in front. Staff recommends that this be reversed. Continuation of the sidewalk along Liberty Street should also be accomplished, along with appropriate undulating mounding and landscaping. The applicant should consider the topography when location their storm water retention. It will probably have to be located on the south side of the property or they could design an underground system if necessary.

With the submittal of a Preliminary Development Plan, the applicant should submit a traffic study that analyzes the location of the drive access points and need for turn lane improvements if necessary.

Staff recommends that the applicant familiarize itself with the landscaping requirements, parking requirements, etc. The initial site plan seems to have enough parking and green space. It is unclear about the purpose of the loading zones. Some extra landscaping/screening may be necessary here.

The applicant has submitted color photos and renderings that reflect the building styles that they are going to propose. No specific building designs have been presented at this time.

The developer has built other office and day care developments and they seem quite capable of accomplishing what is proposed. Staff will work closely with them as they prepare a Preliminary Development Plan.

ADMINISTRATIVE REVIEW

Applicant: The Kenney Company LLC (Donald R. Kenney, Jr.)
Location: 7540 Sawmill Parkway
Zoning: PC, Planned Commercial District (Golf Village)
Request: Approval for use of a Temporary Banner for six Months.

The applicant is proposing to place a banner 32 square feet in size on the roof of his office building for a period of six months in order to promote the model office unit. At this time, the Liberty Township Zoning Code, which we enforce in Golf Village, does not permit the use of banners or temporary signs or signs on a roof of a building. There is currently a marketing sign mounted on posts at the front part of the property.

There probably is some alternative method for signage that people could see that would not be so distracting. Staff recommends a sign no larger than 12 square feet that can be placed closer to the entrance road from Sawmill Parkway that reads "Office Model Now Open 614-573-8688", and then they can put one in the window that shows where it is.

DISCUSSION REGARDING AMENDING CHAPTER 1151: SIGN REGULATIONS

Public Hearing (continued from March 26, 2008)

Staff has provided the Commission with an update based upon the comments from the previous meeting. We will be happy to make further updates if desired.

Next Meeting: May 14, 2008 @ 7:30 pm.