

**The following items are additional criteria that are intended to further define permitted planning, design, signage and use requirements within The Market at Liberty Crossing. Each item is in addition to, or modifies the Liberty Township approved zoning package and text dated April 4, 2008 and approved lot split site plan dated July 3, 2008.**

**Anything contained in any applicable provision of the City of Powell Zoning Code, (Chapter 11, Titles One, Three and Five of the Codified Ordinances), notwithstanding, this development text is intended to be and shall be construed as the sole source of zoning and development standards for the Market at Liberty Crossing PC, Planned Commercial District as adopted by the City of Powell. In particular, the City recognizes that upon adoption, the uses specified herein are sufficient to address the standards, procedures and requirements of the City of Powell Zoning Code, and Codified Ordinances, and that all uses herein are approved as permitted uses in the PC district.**

### **SITE ITEMS**

1. Giant Eagle Expansion: The Giant Eagle store may be expanded to the west as illustrated in Exhibits E-1, E-2, E-3 and E-4. The existing building square footage shall be increased up to 40,000 SF on the north side of the existing retail shops. The total square footage of the building will exceed 65,000 SF. Provisions of Sections 1147.15 and 1147.16 of the City of Powell Codified Ordinances shall not apply.
2. Giant Eagle Pharmacy Drive-thru: As part of the Giant Eagle store expansion, a single lane pharmacy drive-thru shall be permit on the west end of the store as generally illustrated in Exhibits E-1, E-2 and E-4 or to the southeast end of the store as illustrated in Exhibit E-3. These exhibits are options that can be chosen from by the Owner with final approval by the City of Powell Zoning Administrator.
3. East Retail Shop Drive-thru: A single lane drive thru pick-up canopy and lane may be permitted at the north wall of the existing east retail shops as generally illustrated in Exhibit E-5.
4. Exterior Coolers: Exterior cooler units may be permitted on the rear of the buildings. No limit as the number of coolers is established. Each exterior cooler unit shall be constructed of permanent materials and shall be screened as approved by the City of Powell Zoning Administrator.
5. Additional building areas to the north side of Buildings 3 and 4 have been previously approved by Liberty Township and shall be permitted as indicated in the approved site plan dated April 4, 2008.

### **EXTERIOR STORAGE, SALES AND DINING**

The following items are in addition to the approved 1997 Development Plan for The Market at Liberty Crossing (formerly know as the Market at Big Bear Farms). As illustrated on the Liberty Township approved Development Plan dated April 4, 2008, exterior storage and sales is permitted in association with the proposed hardware store.

1. Exterior storage and sales shall be permitted with a retail use when accessory to a permitted use [i.e. garden centers and garden products, equipment or home improvement

- products], provided the materials are located at the side or rear of the principle building and contained within a screened enclosure. All exterior storage and sales areas must be screened with permanent masonry walls to a height of one foot above the products stored. The design of the masonry screen wall shall be consistent in materials and details of the building to which it is attached.
2. Live seasonal sales items, such as flowers and plants may be offered for sale in the public sidewalk areas along the front façade of the retail center. All sales must be directly in front of the business that is selling the merchandise. At least eight (8) feet of clear passage along the sidewalk for pedestrian travel must be maintained. No display area for a single tenant may exceed one hundred fifty (150) square feet.
  3. No exterior vending machines shall be permitted.
  4. Designated seating and dining areas adjacent to Buildings 3 and 4 have been previously approved by Liberty Township and shall be permitted as illustrated on the approved site plan dated April 4, 2008.
  5. East Retail Shop Exterior Dining Area: An exterior seating and dining area shall be permitted at the east end of the main retail building as illustrated in E-5.
  6. Additional exterior seating and dining areas shall be permitted within the public sidewalk areas along the front façade of the retail center as designated by the center's owner. All seating and dining areas must be directly in front of or adjacent to the business that they serve. At least eight (8) feet of clear passage along the sidewalk for pedestrian travel must be maintained.
  7. Architectural and furniture details related to exterior seating and dining areas shall be reviewed and approved by the City of Powell Zoning Administrator. Text and/or logos on outdoor umbrellas should be permitted and shall not be considered signage.

## **SIGNAGE**

The following items are in addition to the approved 1997 Graphics Plan for The Market at Liberty Crossing (formerly know as the Market at Big Bear Farms) and the following signage types shall be permitted with the shopping center. If a sign type or condition is not addressed in the 1997 Graphics Plan or within this outline, then the current City of Powell Signage Code shall be used as the standard.

1. Portable Signs/Sidewalk Signs: "A"-frame signs or other type of portable sign shall not require a Zoning Certificate to be issued by the Zoning Administrator. Each business will be allowed to use one portable sign located on their property for the advertising of a special event or sale for no more than one hundred eighty (180) total days per calendar year.
  - a. The maximum size of a portable sign shall be three and one half (3.5) feet high and two (2) feet wide.
  - b. There shall be no more than two (2) sides to each sign.

- c. The signs shall be placed near the front of the business establishment. The signs shall be moved to the interior of a tenant space when the tenant is not open for business.
  - d. A total of ten (10) portable signs shall be permitted at any given time within the center.
2. Window signs: No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than fifty percent (50%) of the window surface and not more than thirty (30%) of the glass on any one elevation.
3. At each business door message areas addressing the entrance or exit instructions, business hours and/or discount or credit systems accepted shall not exceed a combined total of two (2) square feet.
4. Temporary signs or banners to announce the “grand opening” of business may be permitted. Each sign shall be a maximum of twenty-four (24) square feet in area and shall not exceed six (6) feet in height. Multiple banners may be permitted within the retail center at the same time.
5. Directories: Multiple exterior ground mounted tenant directories may be provided assist shoppers in locating retailers and services within a shopping center.
6. Broker Signs: Broker and leasing signs shall be permitted within each vacant tenant lease space as well as ground mounted signs located along the perimeter of the site. No ground sign shall exceed forty-eight (48) square feet in area and 10 feet above finish grade. Broker signs may be installed within a lease space for a period of ninety (90) days prior to the space being vacated or from the date the tenant delivers notice to the landlord that they are terminating the lease, which ever is greater, and may remain until the space is occupied. One (1) sign shall be permitted per tenant space frontage.
7. Silo signs: Permanent signs to identify the anchor tenant, Giant Eagle, and the City of Powell, if so desired, may be installed onto the face of each of the existing silos. The text may be a maximum of ~~thirty-six (36)~~ forty (40) inches in height, 250 square feet in area, and shall be installed at a maximum elevation above grade of twenty-eight (28) feet or higher if so determined by the Owner and the City of Powell Zoning Administrator. The design of the sign shall be similar to that of the current or future Giant Eagle and/or Get Go logo.
8. Blade Signs: Each tenant may be permitted one (1) blade sign projecting from the storefront or underside of the storefront canopy. Signs may not be larger than three (3) square feet in area and shall not be lower than eight (8) feet above the finished sidewalk or higher than fifteen (15) feet above grade.
9. Primary Identification Ground Signs: Two (2) additional primary identification ground signs with electronic reader boards shall be permitted. One sign shall be located at the southern most entry drive from Sawmill Parkway (E-11) and the second sign shall be located at the main entrance drive from Powell Road (E-10). See Exhibits E-1, E-2, E-3 and E-4 for locations.
  - a. The maximum height of the sign structure shall be fifteen (15) feet above finish grade and shall not be greater than twelve (12) feet in length.

- b. The sign structure shall be constructed of the same materials as the retail building [i.e. brick and stone].
  - c. The primary identification ground signs shall be set back from the right-of-way a minimum of fifteen (15) feet.
  - d. The center identification text/logos graphic area shall not exceed sixteen (16) square feet.
  - e. The maximum electronic text area shall not exceed twenty (20) square feet.
  - f. Messages on the electronic reader board signs shall be limited to tenant names, tenant logos, tenant specific messages or to identify seasonal events within the shopping center. In addition, the City of Powell may reserve time on the reader board for public event announcements and Amber Alerts. Messages shall not flash, show movement and shall not change in message more than six (6) times per hour. For daytime programming the average illumination is limited to 2,000 nits with a maximum daytime illumination of 5,000 nits.
  - g. For nighttime programming the average illumination is limited to 500 nits with a maximum nighttime illumination of 25 percent of the daytime illumination, but can be adjusted up or down, in one percent increments, with photocell software for incremental dimming.
10. Secondary Identification Ground Signs: Two (2) additional secondary identification ground signs shall be permitted. One sign shall be located at the middle access drive on Sawmill Parkway and one sign shall be located on the middle access drive on Farmington Avenue, See Exhibits E-1, E-2, E-3 and E-4. Each sign shall meet the following conditions (See E-12):
- a. The maximum height of the sign structure shall be eight (8) feet above finish grade and shall not be greater than fifteen (15) feet in length.
  - b. Each secondary identification sign shall be constructed of the same materials as the retail building [i.e. brick and stone].
  - c. The secondary identification ground signs shall be set back from the right-of-way a minimum of fifteen (15) feet.
  - d. The maximum text area shall not exceed twenty (20) square feet.
  - e. The graphic area may contain specific names and/or logos.
  - f. Each sign shall be externally illuminated.
11. Seasonal Sales Signage:
- a. The seasonal sales area may utilize up to two (2) two signs. One sign may be portable and of the "A"- frame type. No "A"-frame type sign shall exceed sixteen square feet in surface area per side. A second banner sign may be permitted on one the existing silos.
  - b. ~~Temporary banner signs shall be permitted to be affixed to the face of the existing silos as follows:~~
    - i. ~~Sign shall be no high than fifteen (15) feet above finish grade.~~
    - ii. ~~Banner shall be twenty (20) square feet maximum.~~
    - iii. ~~One banner per silo will be permitted (maximum of two at any given time).~~
    - iv. ~~Maximum length of time permitted per sign to be forty two (42) days.~~
12. Awning Signs:

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- a. A tenant may submit to the Planning and Zoning Commission for review and approval for the installation of Awnings for signage. Such submittal shall also have approval of the shopping center owner.

**End of Text**