



**STAFF REPORT**  
**PLANNING AND ZONING COMMISSION**

Powell Village Green Council Chambers

April 14, 2010

7:00 p.m.

**AMENDMENT TO APPROVED DEVELOPMENT PLAN**

Applicant: The Village at Murphy Park Condominium Association  
Location: Northwest corner of Murphy Parkway and Grey Oaks Drive  
Zoning: PR, Planned Residence District  
Request: Approval of an Amendment to Approved Development Plan to allow the installation of cement fiber siding to replace existing cedar siding.

The Condominium Association is wishing to replace the cedar siding on the whole condominium complex with cement fiber siding. They are currently having a bad experience with the existing cedar siding, much of which stems from both a poor quality cedar siding and installation problems. The utilization of cedar siding was a requirement of the approved development plan, and requires the Planning and Zoning Commission to approve this proposed change.

We have not had a bad experience with cement fiber siding at this time, as long as the installation is done as we have required within the code. Staff does not have a problem with this request.

**FINAL DEVELOPMENT PLAN**

Applicant: Katz Real Estate Partnership, c/o Randy Katz  
Location: Southeast corner of Sawmill Parkway and Galloway Drive  
Existing Zoning: Liberty Township PC, Planned Commercial District (annexed land)  
Proposed Zoning: PC, Planned Commercial District  
Request: Approval of a Final Development Plan for the development of 2.73 acres of land annexed in 2005. The proposal is for the first phase of development, to include a 6,047 sq. ft. Midas Automotive service shop.

Since having the Preliminary Development Plan approved in February, the applicant has now filed a Final Development Plan for the first phase of developing the property, to include the Midas shop. Within the submitted three ring binder, Tabs 1 and 2 show the submitted Sketch and Preliminary Development Plan materials. Tab 3 is the submitted Final Development Plan maps, plans, text and images. The applicant has had a chance to discuss the Preliminary Development Plan approval and needs for the Final Development Plan submittal with Staff, including extensive discussion with the City Engineer with regard to traffic analysis and recommendations for the intersection of Galloway Drive and Sawmill Parkway.

As a reminder to the Commission, the Preliminary Development Plan was approved as follows (Bold indicates a brief Staff Review of what was submitted) :

**MOTION:** Commissioner Little moved for approval of the Preliminary Development Plan for the property located at the southeast corner of Sawmill Parkway and Galloway Drive, as submitted by Equity Land Investments, LLC and Randy Katz, with the following conditions:

1. That an overall site plan concept/image along with appropriate development text shall be submitted with the Final Development Plan.

This item has been met with the submittal of a text that explains allowable uses, setbacks, landscape concepts, signage, lighting and overall architectural concepts and images for the future phases.

2. That the recommendations of the Architectural Advisor shall be met with the Final Development Plan submittal.

The applicant has made every effort to comply with recommendations provided by the Architectural Advisor.

3. That the phasing plan shall be updated with a building design/material palette to the approval of the Planning and Zoning Commission.

The architectural palette for the Midas building has been submitted. Also, architectural concepts have been submitted for the other phases of this development.

4. That further storm water feasibility shall be accepted by the City Engineer at the Final Development Plan.

The applicant's engineer has submitted further analysis to the City Engineer.

5. That the Landscaping Plan shall be revised to upgrade the screening and buffering of the property along the curve of Galloway Drive.

A revised and upgraded Landscape Plan has been submitted and exceeds our code requirements, except for a variance to the foundation planting requirements due to the need for overhead doors.

6. That the pedestrian pathway connection shall be enhanced as described by Staff.

This will need to be provided with the plans for future phases.

7. That the access point to the common street at Sawmill Parkway (the pork-chip) shall be upgraded as required by the City Engineer.

The City Engineer has recommended a wider turning radius on the outside and a reconstruction of a "pork-chop" meeting current standards.

8. That the applicant shall perform further traffic analyses of the intersection of Galloway Drive and Sawmill Parkway be done to indicate whether this development impacts the intersection enough to warrant a traffic signal.

The City Engineer has provided a recommendation for this intersection that will be described below.

9. That the applicant shall have further discussion with Staff to find opportunities to mitigate noise impacts.

Staff has discussed this issue with the applicant, and we have come to an agreement as to how to handle noise issues. We recommend that the applicant comply with recommendations provided by the Zoning Administrator if, at the discretion of the Zoning Administrator, there are noise issues.

10. That the City Engineer shall provide a review of the Galloway/Sawmill intersection as to the feasibility of a traffic signal and when a warrant for a signal here may occur, and shall propose any phased improvements that may be needed prior to a signal.

The City Engineer has made recommendations for phased improvements that may be necessary. See below.

11. That the applicant shall provide a limitations text pertaining to the other uses for the site.

A limitations text has been provided.

12. That the submittal shall meet the requirements of a Final Development Plan such as signage and so forth.

A signage plan has been submitted. The site plan shows ground signs along Sawmill Parkway, one for each building on the site. It appears as though these signs do not meet the minimum 15 feet setback requirement.

13. That a detailed landscape plan, including species of plantings, shall be submitted at the Final Development Plan.

A detailed Landscape Plan has been submitted.

The City Engineer has reviewed this proposal and the associated traffic impacts and the current state of the intersection of Galloway Drive and Sawmill Parkway. In his opinion, the Midas itself, to be built as Phase 1, will not create enough traffic to even require a warrant analysis of this intersection. That can come later with the development of the future phases. It is important to note that the Market at Liberty Crossing across the street will be undergoing further development as well, and has more of an impact on the workings of this intersection than this site. However, the developer has agreed that when the future portion of this site develops, at that time a signal warrant analysis will be done, and improvements based upon that warrant analysis will be considered. There are other interim measures that can take place to further put controls on this intersection that may be required by the City Engineer. For example, the installation of a "Half pork-chop", that restricts left out and straight out movements, could be installed. This will still provide full access onto Galloway Drive from Sawmill Parkway, but will increase safety by only allowing right turns out onto Sawmill Parkway. An example of this type of intersection was installed in front of the Chipotle on Sawmill Parkway, south of Powell Road.

The landscape plan that has been submitted exceeds our code requirements in many ways, but as discussed in the Preliminary Plan review, there is a variance to the foundation planting requirements due to the need for overhead doors. However, over-planting in other areas makes up for it.

The signage plan is no different than we have seen, and provides details of the proposed monument sign that will be out front. It may look strange, however, if this sign is built without the fencing and landscaping out along Sawmill Parkway. The entire site should be considered when looking at the first phase. What Staff recommends is that the applicant install the white fencing and landscaping along it, and any other areas that can be done that do not affect the construction of the other two buildings, and where the future sites are, should be graded and seeded. That way, the whole property can be mowed at the same time and bring about a better appearance and the phased development occurs. Staff also believes that the sign above the overhead doors can be accomplished without the utilization of a raceway, so that only the letters are visible. The size of the "Midas" sign on the building (42 sq. ft.) and the "Auto Service & Tires" sign (52 sq. ft.) exceed the maximum 25 sq. ft. allowed by code, so this will require a variance as part of this approval. This building is proposed far back from Sawmill Parkway and is best suited to be at this location related to the other proposed uses for future phases.

The applicant has followed the requirements of the Planning and Zoning Commission with the submittal of this Final Development Plan, and Staff recommends approval with the following conditions:

1. That the applicant continue to work with the City Engineer as it relates to preparing a signal warrant analysis for the intersection of Galloway Drive and Sawmill Parkway with the development of future phases of this property or as required by the City Engineer.

2. That the applicant continue to work with the City Engineer as it relates to any temporary or interim measure, after the Midas is built, at the intersection of Galloway Drive and Sawmill Parkway, that would restrict left and/or straight movements leaving Galloway Drive for the purpose of public health and safety, as determined by the City Engineer.
3. That the applicant receives engineering plan approval from the City Engineer, regarding all engineering aspects, including storm water detention and utilities.
4. That the wall sign above the overhead doors be installed without a visible raceway.
5. That the owner adjust the conditions of the site and/or building in order to minimize any noise impacts on the nearby residences if, under the discretion of the Zoning Administrator, after the opening of the business a noise issue arises from the operations of the shop.

#### OTHER COMMISSION BUSINESS – Sustainability Guidelines

The City Council Development Committee has reviewed the Sustainability Guidelines that the City of Worthington has adopted. They has recommended that the Planning and Zoning Commission review what might be appropriate for adoption by the City of Powell, and make a recommendation to City Council for adoption. We have included the Worthington example in your packet, as well as a copy of the Sustainability Study that was completed last year for Powell by the OSU City and Regional Planning Department. We recommend that we discuss how we will want to address this issue.