



## STAFF REPORT

### PLANNING AND ZONING COMMISSION

Village Green Municipal Building

47 Hall Street

Council Chambers

October 27, 2010

7:00 p.m.

#### FINAL LANDSCAPE PLAN

Applicant: Village Academy Schools  
Kevin Harrison, Harrison Planning Group, LLC

Location: 216 South Liberty Street

Zoning: DB, Downtown Business District  
HD, Historic District Overlay

Request: Approval of a Final Landscape Plan for a proposed new Preschool building containing 8,800 sq. ft. on 1.98 acres.

After review of the Development Plan at the last meeting, the Commission requested that the applicant come back with a final landscaping plan for review and approval. The applicant has prepared the landscape plan to address the issues of screening along the east property line that abuts the Bartholomew Run subdivision. The landscaping plan that has been submitted mixes Canadian Hemlock in a staggered row as well as Korean spice viburnum, which should make a wonder natural screen, especially as it matures. The trees will be planted upon a small mound of 2 feet in height, just enough grade change to allow for good drainage. The applicant also met with the homeowners adjacent to them, and have agreed to review the exact planting locations with them at the time of installation.

The issue of fencing along has come up in that some of the residents would like to see the current fence further south at Village Academy (at the building) extended north. It has been the policy of this Commission to try to achieve screening utilizing landscaping as best as possible and that fencing be utilized in only extreme cases as necessary. In the case of the Village Academy, this was seen as a necessity when the gymnasium was built to have fencing in this area. However, when the tennis courts were built, it was decided to allow for "natural fencing" to occur utilizing landscape material. Although this does act as a good screening material, it does not allow for a barrier where children cannot cross. If a barrier fence is desired, Staff recommends a split rail fence be utilized to allow for a barrier, yet keep as much as a natural look as possible.

The applicant has also made adjustments to the plan that will also comply with the other conditions set forth in the Commission's approval at the last meeting, including provisions of speed tables on the driveway and changing the building elevation per the Architectural Advisor's comments.

Staff recommends approval of the landscaping plan as submitted.

## COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN

Applicant: CVS  
Location: 3488 Seldom Seen Road  
Existing Zoning: Liberty Township PC, Planned Commercial District  
Proposed Zoning: Powell PC, Planned Commercial District  
Request: Review of Combined Preliminary and Final Development Plan for an existing pharmacy and store in the process of annexation into the City of Powell.

The Development Plan for the CVS includes a site plan and development text on the plan that reflects that which was approved by Liberty Township, as well as a sign plan that creates a new sign package for the site. The proposed building signage and new ground signs reflects that which was identified in the Pre-Annexation Agreement between CVS and City Council. From the previous meetings, it has been clear that the Commission is agreeable on all of the signs except for the main ground sign that includes the LED changeable copy sign. The applicant has made it clear that they are not able to make adjustments to their plan at this time, either to remove the LED portion of the sign or go to a higher technology sign. The main reason they would like to annex into Powell is to gain approval of these particular sign changes. The Commission does have the opportunity to allow for a restricted timing on when the sign can change. The applicant has indicated their willingness to agree to no animation, and that the sign will not change at a rate any more than once per half-hour. The applicant also agreed to allow for City of Powell public service announcements on this sign. Staff recommends approval with these conditions, mainly due to the previous City Council authorized Pre-Annexation agreement.

### OTHER BUSINESS

Staff recommends that the Commission ask City Council for the ability to be involved with future pre-annexation agreements.

Next Regular Meeting: November 10, 2010 @ 7:00 pm.