

City of Powell
47 Hall Street
Powell, Ohio 43065

Re: Verona Landscape Changes

To: Mr. David Betz
Mr. Steve Lutz

Gentlemen,

Joe Looby with Stantec and Chuck Orth have reviewed the City of Powell's code as to the amendment or alteration of an approved Development Plan.

The code Section 1143.11 outlines Substantial Change and lists the following:

R)) Amendment or Alteration of Approved Planned District Development Plans. Once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator, that results in:

(1) Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;

(2) Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;

(3) Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than 30 feet;

(4) Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;

(5) Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;

(6) Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

'Substantial', in general, refers to large scale changes to the overall Plan including density, roadways, open space allocation, and lot sizes. Revisions to individual elements within the overall framework of the project, such as landscaping and signage, are not mentioned: specifically or implied. Romanelli and Hughes is not requesting any changes in these areas of development. Rather the changes are to the style of the landscape features.

Since annexing to the City of Powell, working with the staff/city officials to bring the Parade of Homes in 2016 to the area and the City of Powell, changes were implemented to promote a European style. (Photo of those changes attached)

Please review the attached: site photos of the landscaping, entrance features and overall site development. These changes promote the European style of the development.

With the design change the decision to remove the crossbuck fence was necessary, for crossbuck board fence is viewed as a rural style element. Therefore an increased/additional landscaping, mounding, larger/ and increased number of street tree promoted the current design, (175 trees planned and 349 trees were planted). Romanelli and Hughes also made a decision to improve the appearance of the pump station at the southwest corner of the project (as shown on the attached plans, original structure was split faced concrete block).

Upon your review of the attached we would like to schedule a meeting to discuss these changes and the acceptance of those changes to the landscape plans/elements by the City of Powell. These landscape changes are not listed as substantial per the code, we would ask for administrative approval to the landscape features within the Development Plan.

Cordially

A handwritten signature in black ink, appearing to read "Vince Romanelli", with a stylized flourish at the end.

Vince Romanelli



Proposed entry drive landscape from FTP



Verona Drive looking north



Street Trees



Street Tree, evergreen buffer in background

Summary of Changes:

1. Eliminate the wood cross buck fence from the design
2. Increase buffering through the use of mounds, evergreens and deciduous trees

Reasoning: The Parade of Homes, as well as annexation to Powell, required a different approach to the overall style of Verona Drive than that proposed on the Final Development Plan. It was important to screen the patio homes during the Parade and the developer sought to create a more immediate impact than what could be achieved with the approved plan. This was accomplished by installing larger plants, constructing larger, continuous mounds, and more landscaping than shown on the Final Development Plan. 97 evergreens, 20 deciduous trees, and 28 street trees were shown on the FDP; 124 evergreens, 94 deciduous trees and 38 street trees were installed representing a substantial increase over the FDP.

ENTRY DRIVE

**Final Development Plan
Amendments
Verona Village**

Summary of Changes:

- 1. Eliminate the wood cross buck fence from the design
- 2. Eliminate brick pavers in the street as well as the brick walks , colonial benches and coach lights
- 3. Modify the column design and location

Reasoning: The Parade of Homes, as well as annexation to Powell, required a different approach to the overall style of the development's site features than that proposed on the Final Development Plan. Wood crossbuck fencing, brick walks, brick columns and colonial benches gave way to a European, Tuscan style. In addition, the developer desired to emphasize the Parade of Homes sites and de-emphasize the patio homes.

As a result, the columns are now primarily stone with brick used as an accent, precast concrete caps with large overhangs replaced the slate roofs, a logo was added to the plaque and the columns were moved closer to the road. In addition, the columns proposed at the north end of the patio homes were not installed to minimize the visual impact of these secondary entrances.

The ornamental trees at each entry were installed per the FDP as well as evergreen trees along the sides of homes, shade trees were increased in size and quantity from the FDP and plants were added to the column's bases: 14 perennials, 7 ornamental grasses and 8 shrubs were installed at each column.



Patio Homes Entry - Plan from FDP



Patio Homes entrance without column



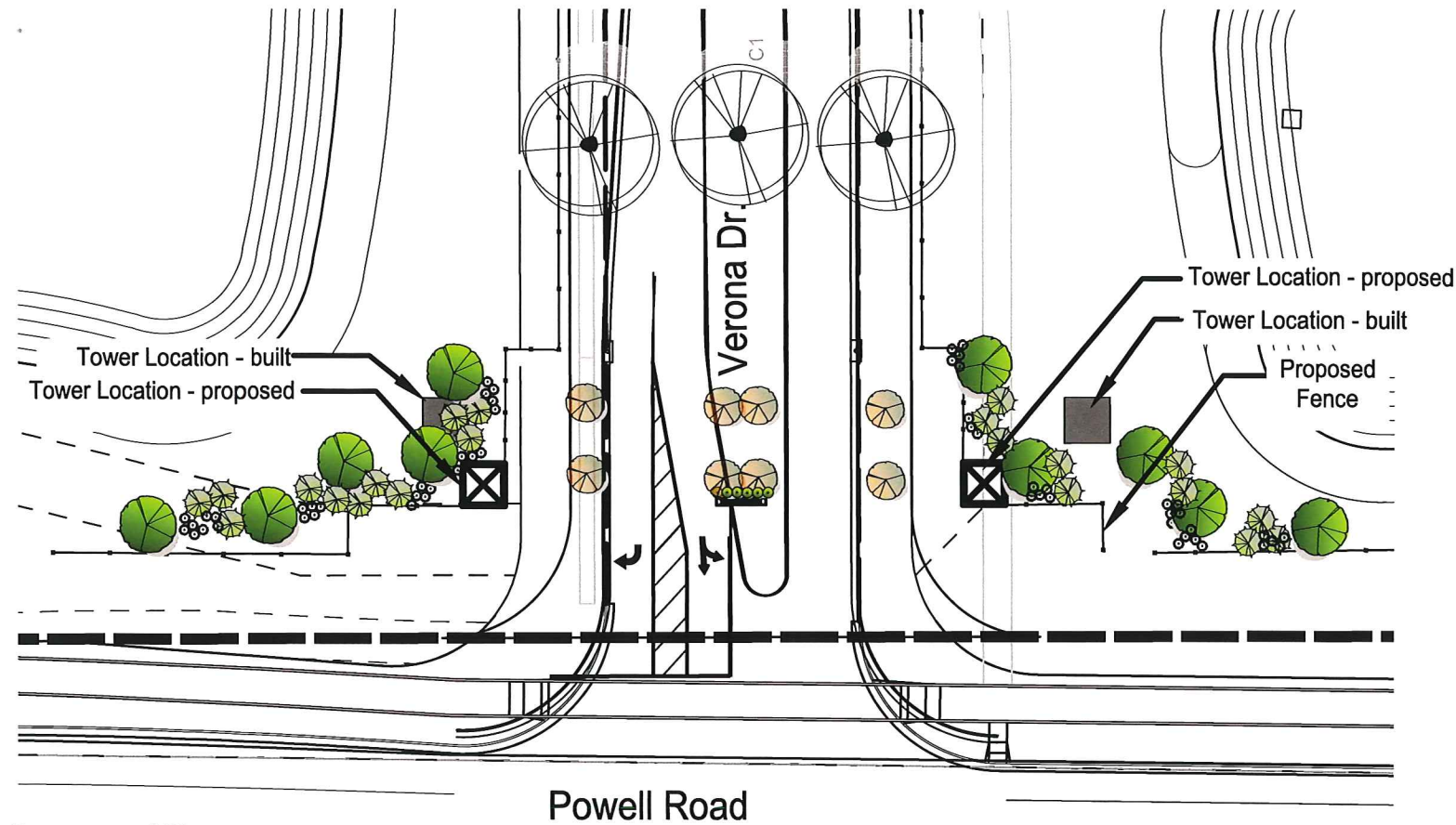
Patio Homes Column - proposed



Patio Homes Column - constructed



Patio Homes entrance with column



Summary of Changes:

1. Relocate sign from median to lift station building
2. Modify style of towers
3. Modify plant types and locations

Reasoning: The Parade of Homes, as well as annexation to Powell, required a different approach to the overall style of the main entrance than that proposed on the Final Development Plan. The median was refined during the engineering phase resulting in an island more narrow than originally planned. This made placement of the sign difficult. Plus, the addition of the lift station at a highly visible location along Powell Road presented a better location for the sign. Thus, the sign was moved to the lift station and, along with other architectural enhancements, provided an opportunity to greatly improve the appearance of the building.

The materials and proportions of the towers were modified to fit the desired European Tuscan theme and plaques with the name and logo were added. 8 ornamental trees, 20 deciduous trees, 20 evergreens and 54 ornamental grasses were shown on the FDP at the entry; 23 tall evergreens and 15 deciduous trees as well as decorative river wash gravel were installed.



Lift Station with sign and architectural enhancements



Sign on Tower



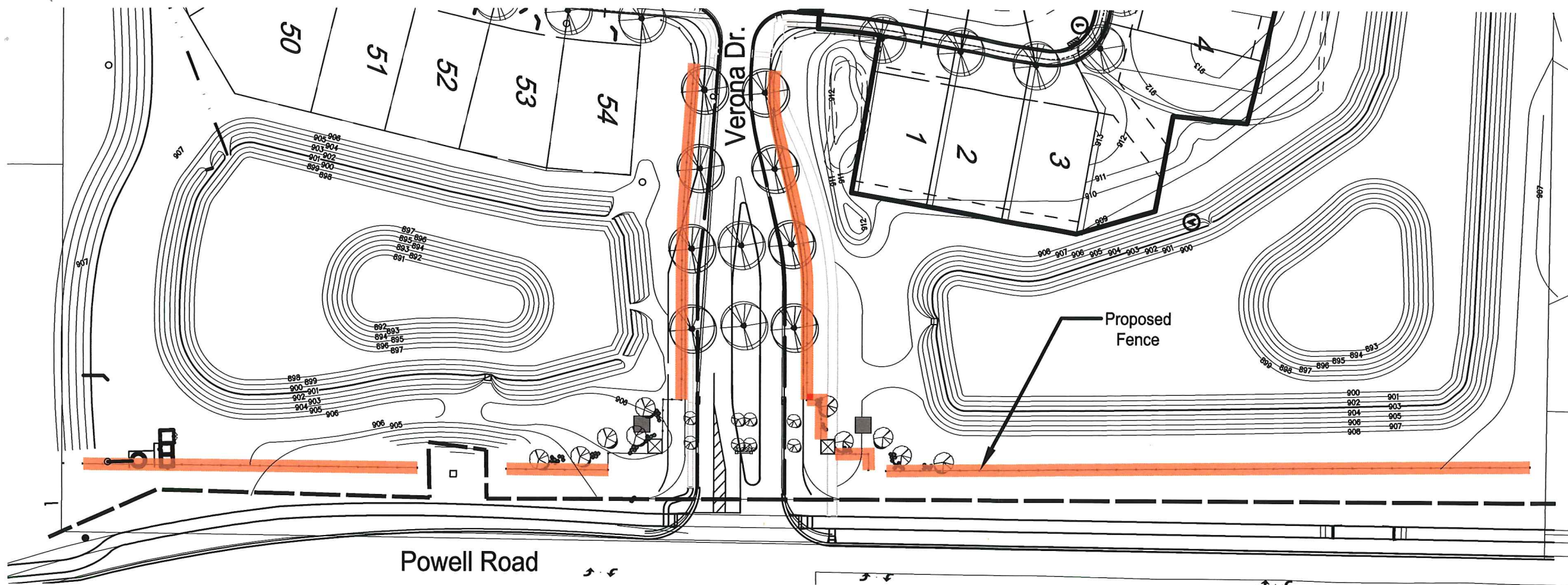
Entry Tower - constructed



Entry Tower - proposed



Sign in median - proposed



Powell Road Frontage - Plan from FDP



Powell Road Frontage east of entrance

Summary of Changes:

1. Eliminate the wood cross buck fence from the design
2. Increase buffering using mounds and a mix of evergreen and deciduous trees

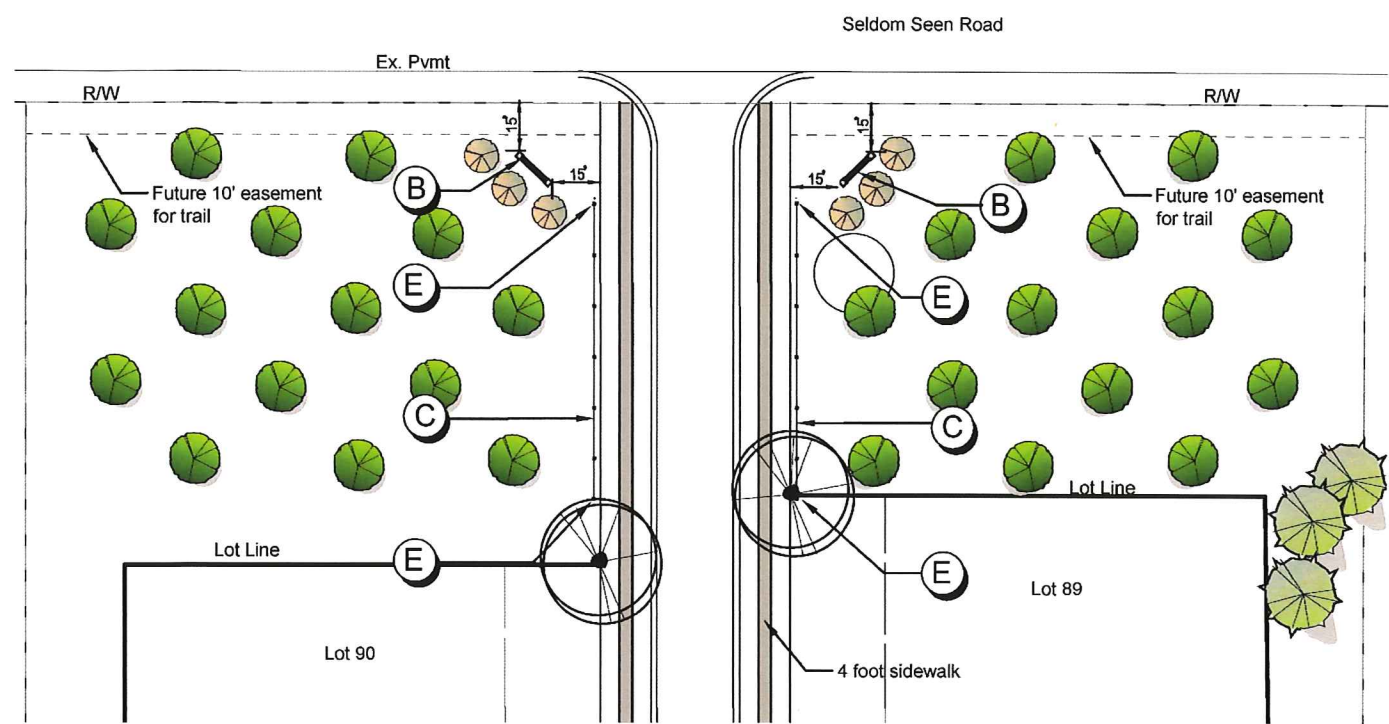
Reasoning: The Parade of Homes, as well as annexation to Powell, required a different approach to the overall style of the Powell Road frontage than that proposed on the Final Development Plan. The wood crossbuck fence was replaced as the primary frontage element in favor of continuous grass mounds and trees. This created an image that reinforced the European, Tuscan style of the entry towers and columns. This also created a much stronger visual and sound barrier between the widened roadway and proposed homes. 63 evergreens, 63 deciduous trees and 27 ten-foot tall arbovitae were installed along the frontage where no plants were previously proposed: representing a substantial increase over the FDP.



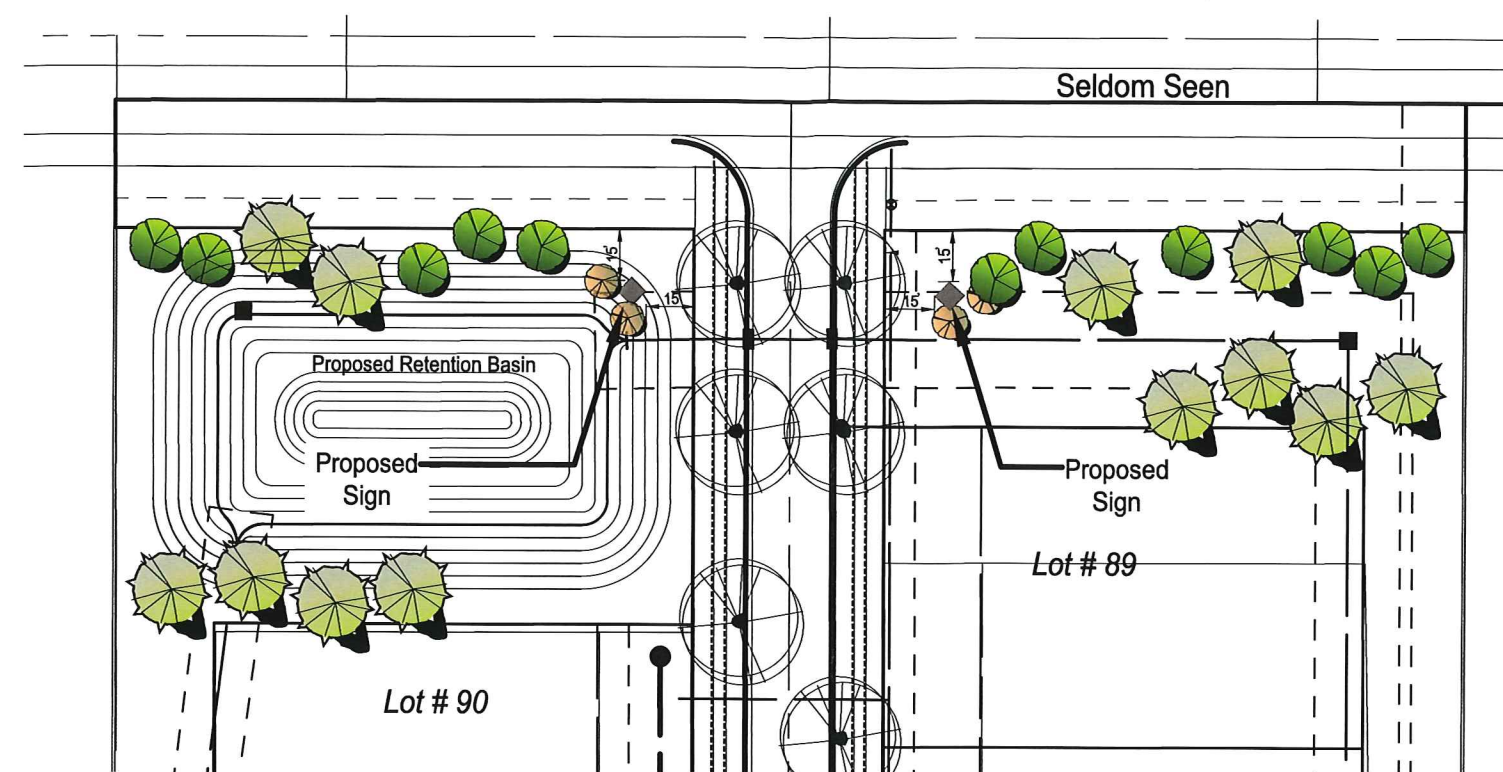
Powell Road Frontage east of entrance



Powell Road Frontage west of entrance



Seldom Seen Entry - proposed on FDP



Seldom Seen Entry - Revised

Summary of Changes:

1. Eliminate the wood cross buck fence from the design
2. Revise placement of trees
3. Revise sign location and style

Reasoning: Plant and sign locations need to be modified in order to avoid a retention basin and other utilities that have been added to satisfy engineering requirements. Other changes to this secondary entry are the result of matching the European Tuscan style of the other site features in phase 1 and 2. A mix of evergreen and deciduous trees are proposed along the Seldom Seen frontage to match the landscape along Powell Road.



Seldom Seen Entry - Sign Option