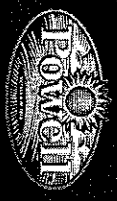


EXHIBIT 2 12/8/02

Downtown District Zoning

**Planning and Zoning Commission
Powell
12-8-04**

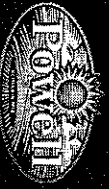


PLANNING AND ZONING COMMISSION City of Powell, Ohio

Why Change Current Regs and Process?

• Downtown Revitalization Plan

- 1. Found Current Process to be Difficult and Cumbersome**
- 2. Some Land Use and Design Concepts Not Possible with Current Code**
- 3. Suggested Zoning Code and Guidelines be Amended as Necessary**
- 4. Proposed Other Changes as Well**



Current Zoning Code

•Four Base Zoning Districts (establish basic site/use requirements)

- 1. OPR – Old Powell Residence District**
- 2. OPC – Old Powell Commercial District**
- 3. OPPCR – Old Powell Planned Commercial/Residential District**
- 4. PC – Planned Commercial District**

•Overlay District (establish special requirements)

- 1. Historic District Overlay District**
- 2. Requires Historic Architectural Design and Site Planning**
- 3. Establishes Historic District Commission (HDC) and Certificate of Appropriateness**

•Process

- 1. OPR and OPC Require Only HDC Review**
- 2. OPPCR and PC Require HDC and Planning and Zoning Commission Review**



Current Development Plan Review Process

Historic District Commission

Concept Review

Certificate of
Appropriateness

Planning & Zoning Commission

Sketch Plan

Preliminary Development Plan

Final Development Plan

City Council



Proposed Zoning Code

•Retains Base Zoning with Overlay District

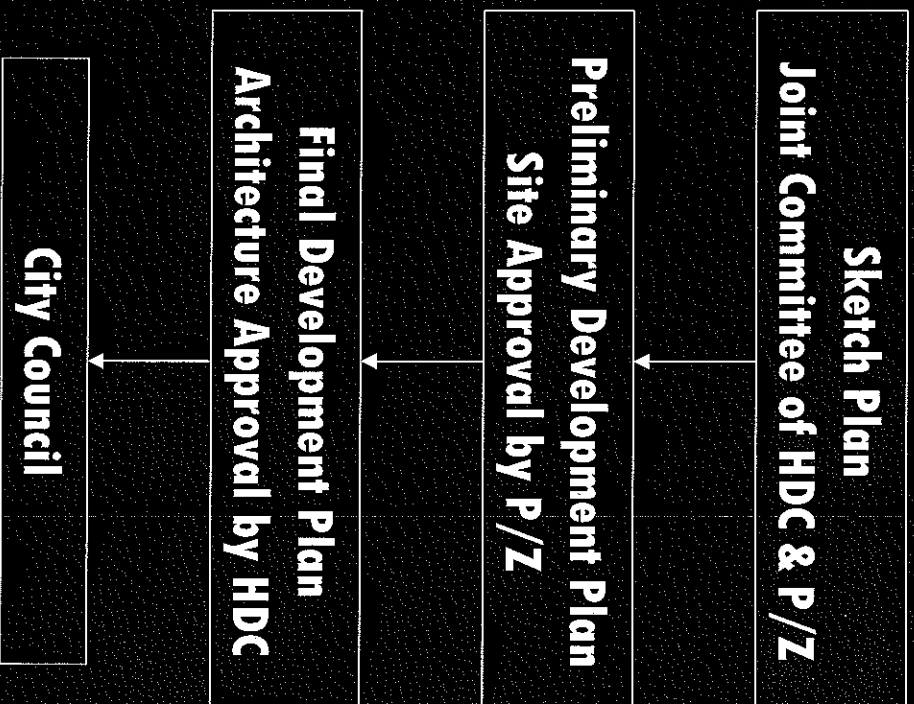
- 1. OPR, OPC, and OPPCR Removed from Zoning Code**
- 2. PC Removed from Downtown (suburban commercial zoning)**
- 3. Replaced with DR – Downtown Residence and DB – Downtown Business**
- 4. Historic District Overlay Replaced with Downtown District Overlay**

•Key Changes

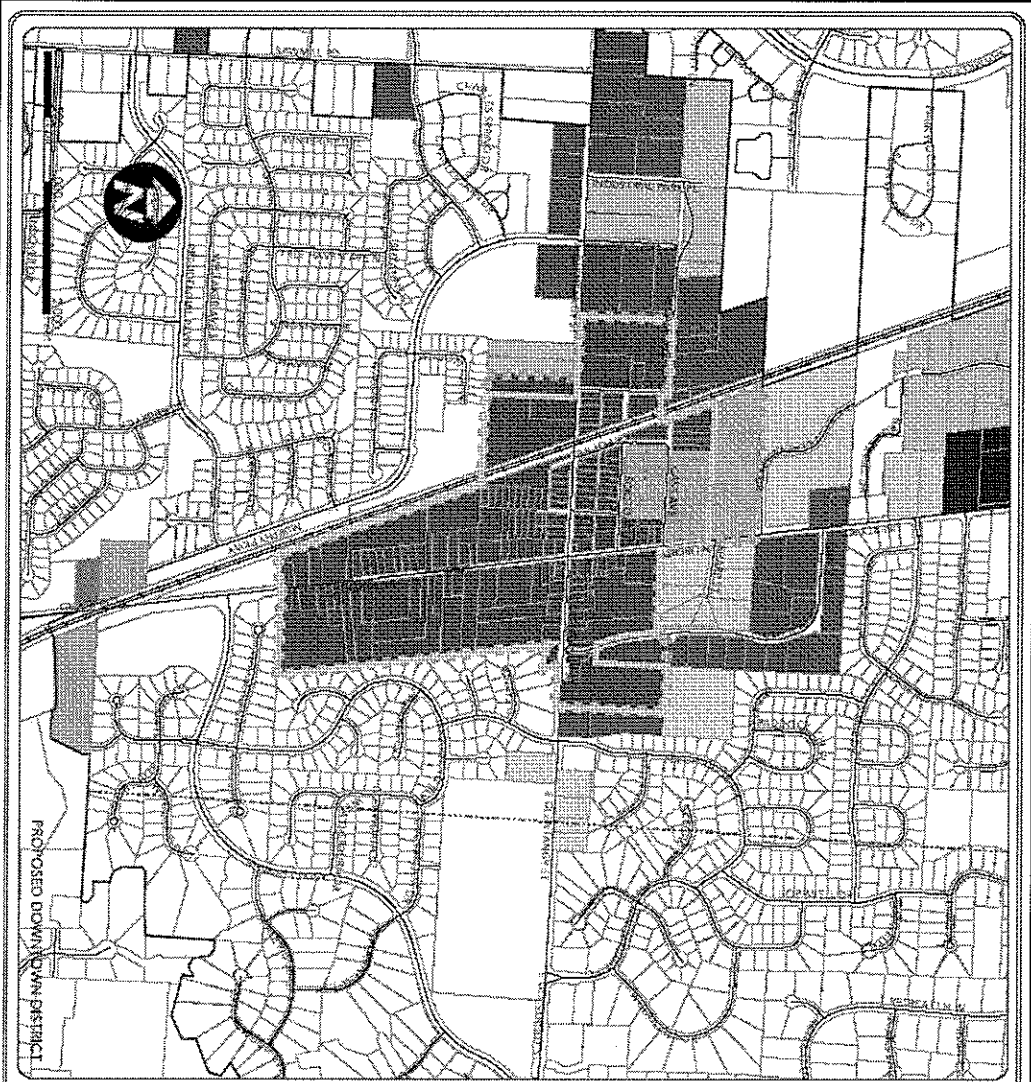
- 1. Simplifies Process**
- 2. Downtown Becomes Entirely a Planned District**
- 3. Retains HDC but as Historic Downtown Commission**
- 4. Requires Qualified Persons to be Appointed to HDC**
- 5. Retains Favorable Portions of OPR, OPC, and Some OPPCR**
- 6. Adjusts Site/Use Requirements to Allow Concepts of the Downtown Revitalization Plan**
- 7. Revises Zoning Map**



Proposed Development Plan Review Process




Zoning Map Changes










PROPOSED DOWNTOWN DISTRICT













City of Powell, Ohio

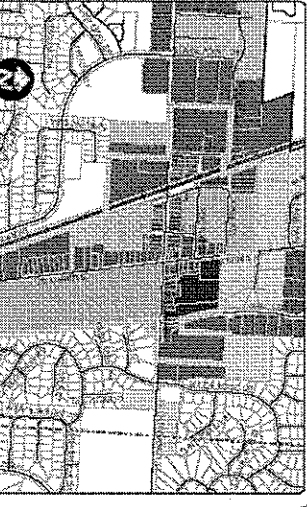


Legend

-  Municipal Boundary
-  Township Boundary
-  Historic District Overlay
-  Powell Boundary
-  Road Centerline
-  CSX Railroad
-  River

Zoning District

-  H1 - Liberty Top Farm Residential
-  M1 - Liberty Top Nonconforming Use
-  O1C - Old Powell Commercial
-  O1R - Old Powell Residential
-  PC - Planned Commercial
-  PI - Planned Industrial
-  PO - Planned Office
-  PR - Planned Residence
-  R - Residence
-  Community Environmental Overlay
-  Historic Preservation District
-  Design District



City of Powell

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 Powell, Ohio 43065

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PLANNING AND ZONING COMMISSION City of Powell, Ohio

Proposed Zoning Code

.Pros

- 1. Two Commission Process is Simplified**
- 2. Concepts of Downtown Revitalization Plan Become Possible**
- 3. As Planned District, City Has More Control Over Development**
- 4. Places Qualified People on the Commission**
- 5. Divergences Not Tied to Hardship with Board of Zoning Appeals**

.Cons

- 1. Still Two Commission Process**
- 2. Former OPR (2+ dwellings) and OPC Requires Approval of Two Commissions**



Questions



PLANNING AND ZONING COMMISSION City of Powell, Ohio