

AREA PLAN & SKETCH PLAN TEXT
25 Acres North and West of Woods of Powell Subdivision

City of Powell Initiated Zoning Map Amendment & Development Plan

Current Owner: M/I Schottenstein Homes, Inc. and GFS Chemical Company
Contractual Owner 1: City of Powell (Woods of Powell Development Plan Requirements)
Contractual Owner 2: GFS Chemical Company (Per Ordinance 2004-51)

The City of Powell is currently in contract with GFS Chemical Company (GFS) for a property exchange that is to the benefit of the City of Powell and Liberty Township residents. In order to meet contractual obligations on the City's part, the City is initiating an Area Plan for the property due to a significant amount that is yet to be annexed into the City. The remaining portion that is currently within the City is designated as Open Space on the Woods of Powell approved Development Plan. City Council adopted Ordinance 2004-51, indicating that a portion of this Open Space is surplus property and also adopted an Agreement with GFS to trade adjacent lands. The reasoning behind this trade is that significantly better open space is available to the City if the property trade occurs, directly connecting two existing publicly owned properties that are intended to remain as parkland in perpetuity. This Area Plan, Zoning Map Amendment and Development Plan is proceeding as authorized by the Ohio Revised Code and Section 1141.08 and 1131.03 (b) of the Powell Zoning Code.

The development of the property will consist of an office and office/warehouse corporate park. There will be individual buildings built on separate lots consisting of a minimum of 1 acre in size, however if larger lots are needed to accommodate a business compatible with the City then that will be allowed to occur. Access to the site will occur via a new street that is developed from Home Road, which will be directly across from Liberty Road, on the north side. An emergency access way will be provided that will connect this new road with the Liberty Township YMCA Park to the east. Also, a bikepath easement will be granted along the east property line the entire length in order for the construction and maintenance of a bikepath.

Once the Final Development Plan is approved for the entire property, each use and site plan will also be required to be approved by the City Planning and Zoning Commission and City Council through the development plan approval process. Uses are proposed to be office and office warehouse uses. This will include professional offices, warehousing associated with office uses, and some associated light assembly and manufacturing uses. The development of the parcels will be done in a manner meeting the City of Powell Zoning Code requirements and the PI, Planned Industrial zoning district. The Powell Planning and Zoning Commission may utilize flexibility in building and parking lot layout to maximize the efficiency and compatibility of the proposed development with the community, and to minimize effects on the physical and environmental aspects of the property.

Buildings will be developed in a quality fashion utilizing materials as allowed by the Powell Zoning Code. The intent of the site development is to allow for the construction of the buildings and parking lots associated with the uses in a manner that preserves the existing trees on the

property as best as possible following proper building placement and grading best practices to accomplish this. There shall be scenic easement buffers to the south and east sides as best as practical in order to buffer this development from the residential nearby to the south and the schools nearby to the east.

Utilities, as they become available, will be brought to and within the site by the developer. Because of this, the owner has the opportunity to begin to develop the property within three years of sanitary sewer availability to the property. Proper storm water detention/retention facilities will be provided by the developer and reviewed and approved by the City Engineer.

The following represents the minimum development requirements for the site:

Proposed Uses of Site:

PI – Planned Industrial District Permitted Uses. In addition, Outdoor Storage will be allowed on those lots backing to the Railroad.

Minimum Lot Size: 1 acre

Minimum Street Frontage: 175' at Building Line

Minimum Setbacks:

Front: 30'
Side: 25' each side
Rear: 30'

Parking areas are permitted within the setback areas, except within the front setback unless the building is setback at a minimum of 60 feet. Shared and connected parking areas, between two or more lots, are permitted and encouraged. Parking areas may be located on any side of the principal structure, including between the public street and the building. Landscape screens and buffers are not required around parking areas and storage areas. Tree replacement standards shall not be required within this proposed development.

Perimeter buffers/setbacks are not applicable on the Site, except as defined above within the Minimum Setbacks.

Maximum Lot Coverage (including all impervious surfaces, including gravel): 80%

Maximum Building Height:

Principal Buildings: 35'
Accessory Buildings: 18'

General Notes:

General layout and design for subdivision of lots and general development scheme for the Site is reflected on attached Preliminary Development Plan (See Exhibit A).

Underground utilities will be provided throughout the proposed development. Exterior lights shall be oriented downward to minimize off-site pollution. Exterior lighting off-site requirements will comply with current City of Powell standards.

GFS shall receive a variance from the City of Powell for the length of the cul-de-sac shown on the attached Preliminary Development Plan. This cul-de-sac shall serve as the only access point for the Site, unless the City of Powell and/or an adjacent property owner extends another means of access to the Site. The property owner and/or developer shall be responsible for coordinating the development of this roadway with the County Engineer and Liberty Township for that portion outside of the Powell Corporate limits. If, in the future, the entire GFS property is annexed into the City of Powell, the City will coordinate the location of the intersection of this roadway at Home Road with the County Engineer

There shall be no Dedicated Open Space requirements of GFS-owned properties.

On-lot storm water detention shall be permitted on each site, including on pavements. No regional storm detention facilities shall be required.

The approval of the Preliminary Development Plan for the Site shall not be subject to expiration. Nor shall there be an expiration of the approved Final Development Plan or text for the Site.