

P&Z.  
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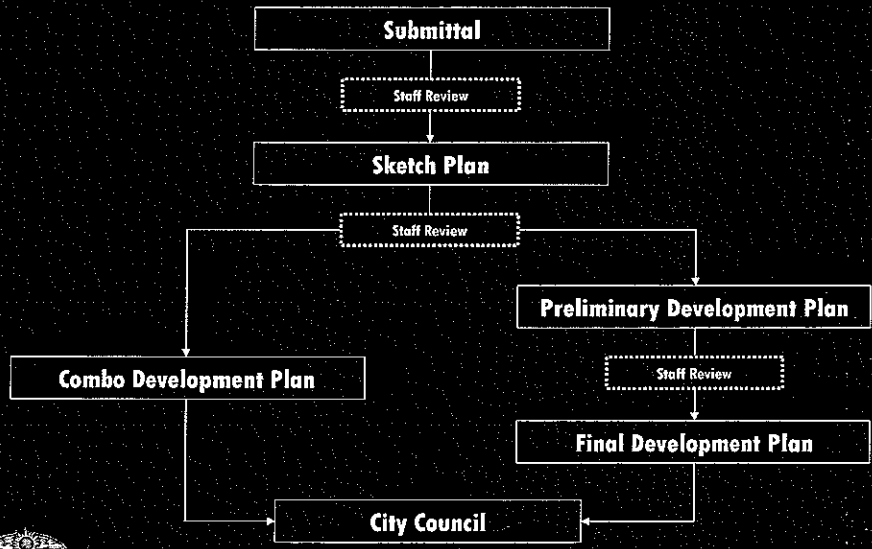
# Downtown District Zoning

Planning and Zoning Commission  
Powell  
02-09-05



PLANNING AND ZONING COMMISSION City of Powell, Ohio

# Current Plan Review Process for Planned Districts



PLANNING AND ZONING COMMISSION City of Powell, Ohio

## *Revisions to Process*

### **Follow Planned District Process with Advisory Committee**

- 1. Downtown Remains a Planned District as Proposed**
- 2. Existing Planned District Process is Followed**
- 3. Historic District Commission Becomes Advisory Committee to Planning & Zoning**
- 4. Planned District Process is Only Applicable with Certain Applications**
  - a. New Non-Residential
  - b. Any Added Space to Non-Residential (Amendment to Development Plan)
  - c. Residential with 2 or more Dwelling Units
  - d. Zoning Map Amendment / Divergence Request
- 5. All Other Applications Require Only Architectural Review by Advisory Committee**

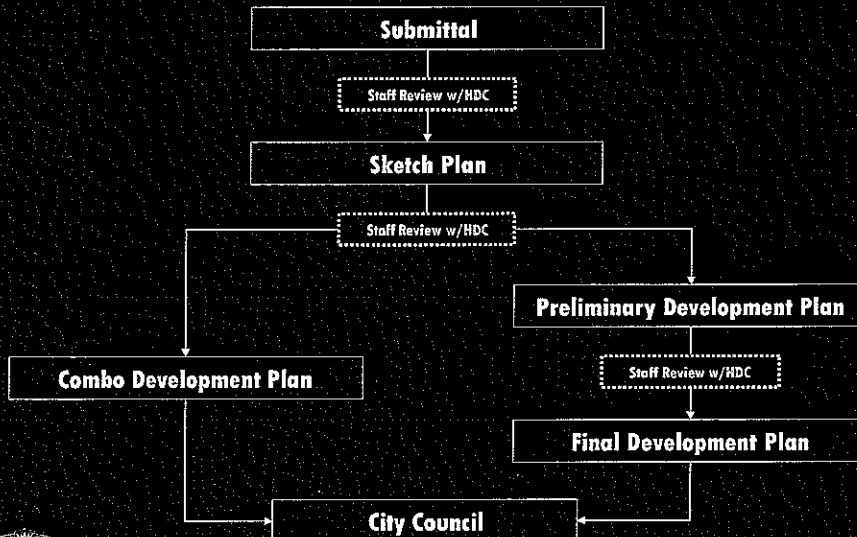
### **Advisory Committee Interjected into Existing Process**

- 1. Advisory Committee Review as part of Staff Review**
- 2. Comments Made Part of Staff Recommendation in Staff Report**
- 3. Planning & Zoning Commission Meeting Serves as Public Meeting**
- 4. Architectural Advisor for Advisory Committee Present at Planning & Zoning Meeting**



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## *Proposed Plan Review Process for Planned Districts*



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## *Process for Other Applications*

### **Proposing to Generally Model After HOA Architectural Committees**

- 1. Meetings are Open to Public and Posted but No Notification Cards**
- 2. More of a Workshop Discussion/Staff Review Rather Than Formal Meeting**
- 3. One Step Process for Most Applications**
  - a. Concept Plan only Required for Changes that Add Space
  - b. All Other Changes Simply Apply for Certificate of Appropriateness
- 4. Architectural Advisor Present at Meeting**
- 5. Other Applications Addressed at Time of Staff Review for Any Planning & Zoning Items**



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## *Membership Changes*

### **OPTION 1: Reduced to Five Member Board**

- 1. Resident in District Boundaries**
- 2. Business Owner in District Boundaries**
- 3. Person with Historic Preservation, Design, or Construction Experience**
- 4. Elector of the City of Powell**
- 5. Planning & Zoning Commissioner**

### **OPTION 2: Reduced to Three Member Board**

- 1. Resident in District Boundaries**
- 2. Business Owner in District Boundaries**
- 3. Planning & Zoning Commissioner**

### **In Both Options Staff Support Provided by City Staff and Paid Architectural Advisor**

- 1. Application Fees will Cover Cost of Architectural Advisor**
- 2. Important that Architectural Advisor Specializes in Historic Design**



PLANNING AND ZONING COMMISSION City of Powell, Ohio

## *Analysis of Revised Changes*

### **Benefits**

- 1. Still a Planned District**
- 2. Utilizes Existing Planned District Process**
- 3. Communication Between Advisory Committee and Planning & Zoning Is Direct**
- 4. Representation is Still Provided to Residents and Business Owners**
- 5. Overall Process is Streamlined and Conflicts 100% Eliminated**
- 6. Quality of Review Remains Intact**

### **Drawbacks**

- 1. Planning and Zoning Commission Receives Additional Workload**
- 2. P&Z Members Must Be Trained on Architectural Guidelines and Historic Design Principles**



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