



STAFF REPORT
PLANNING AND ZONING COMMISSION

Powell Village Green Council Chambers
September 12, 2007
7:30 p.m.

ZONING MAP AMENDMENT

Applicant: West Lane Columbus LLC
Location: 3313 Home Road & 3301 Home Road
Existing Zoning: Liberty Township FR-1, Farm Residence District
Proposed Zoning: City of Powell PC, Planned Commercial District
Request: Review of Sketch Plan and submittal of a Zoning Map Amendment application for property in process of being annexed into the City of Powell.
Public Hearing to be scheduled for September 12, 2007.

The property in question is in the process of being annexed into the City. City Council will review the proposed annexation at their September 18 meeting. The property is located on the south side of Home Road between Woodcutter Drive and Sawmill Parkway. Golf Village Sub Area F surrounds the property on three sides. The proposal includes zoning the property into the PC, Planned Commercial District utilizing the same text that has been approved for the Golf Village Sub Area F. The applicant has submitted a text that includes the same development standards that have been approved for Golf Village.

Staff has reviewed the proposed development plan text and we have several comments:

1. Normally, we require a site plan submittal for zoning property within a Planned District. We feel, however, in this particular case that a specific site plan should be encouraged to come later. The applicant does have a contract to purchase the adjacent property which is already within Sub Area F. This creates the ability to bring in a cohesive site plan for the entire site.
2. The applicant has already addressed changes within the text that Staff requested last meeting.
3. On page 3 Section 5, specific access points shall be reviewed and approved by the County Engineer if provided directly from Home Road. Also, the only ROW needed to be dedicated by the applicant is Home Road, which will need 50 feet from the centerline.

A meeting of the CEDA Plan Review Committee will occur prior to this P&Z meeting so non-binding recommendations will be forthcoming from that meeting.

The subject property is surrounded by Planned Commercial on all three sides and across the street in Liberty Township. It makes sense from a land use standpoint that this property develop commercially and within a cohesive plan that brought forth at a later date.

Staff recommends approval of the Zoning Map Amendment to the PC, Planned Commercial District subject to the following conditions:

1. That the property be added to the Liberty Community Infrastructure Financing Authority.
2. That the subject property, along with any adjacent lands that the applicant will later control, simultaneously be brought forth with a cohesive plan of development as set forth in the Powell Zoning Code and the Golf Village Development Plan. Any adjacent lands will be subject to the Township Zoning Plan and CEDA requirements.
3. Access points from Home Road will be determined at the time of the development plan and subject to approval by the County Engineer.
4. Specific uses for the property will be determined through the development plan process.

DISCUSSION REGARDING REGULATION AND USE OF TEMPORARY SIGNS

Staff is still working with the Architectural Advisor to prepare sketches of recommended temporary sign designs. We have included within the packet material for your review. We may just want to pick and choose from these examples.

Next Meeting: October 10, 2007 @ 7:30 pm.