



STAFF REPORT
PLANNING AND ZONING COMMISSION
Powell Village Green Council Chambers
January 14, 2009
Note time: 7:00 p.m.

ZONING MAP AMENDMENT

Applicant: Golf Village Self Storage, Ltd.
Location: Southeast corner of Home Road and Woodcutter Avenue
Existing Zoning: PI, Planned industrial District
Proposed Zoning: PC, Planned Commercial District
Request: Approval of a Zoning Map Amendment Application for approximately 6.249 acres from PI, Planned Industrial District to PC, Planned Commercial District.

This application consists of property within the Golf Village area that was annexed and is part of the Pre-Annexation Agreement and CEDA. The proposal includes a Zoning Map Amendment for a portion of the property that is allowed by both agreements to be zoned to the PC, Planned Commercial District with the same requirements as Golf Village Sub-Area F, which is located directly across Woodcutter Drive. The application booklet describes the proposal and includes all of the information necessary from the Golf Village Development Plan Commercial standards and Sub-Area F Standards. A proposed site plan is provided as reference to indicate how this site could be developed with retail center type development, at least for Sub-Area A. Due to the configuration of the property, this style of commercial development, or individual type retail buildings, such as a restaurant, can be accomplished.

The proposed retail development includes two buildings, one of just under 17,000 sq. ft. and another just over 14,000 sq. ft. on the northern Out Lot A consisting of 4.341 acres. Out Lot B does not yet have a conceptual site plan for its 1.908 acres.

The property is currently zoned PI, Planned Industrial District with the Liberty Township Industrial Zoning District requirements applying, as required by the CEDA and the initial zoning of the property when annexed into the city. This zoning district allows for light manufacturing, storage, warehousing, distribution and other heavier types of uses. About half of the property has been developed for the Security Self Storage facility which does provide a needed service within the community. It has always been envisioned, and was necessitated within the CEDA and Pre-Annexation Agreement, that this property could at some day be desirable for commercial development purposes, and so it was agreed upon at that time that a rezoning of this property could happen utilizing the same development standards as Sub-Area F.

This property is across the street from the proposed Target retail store development. This Target store should attract many local shoppers to the area, so the inclusion of additional retail or service related businesses here makes a lot of sense. The initial traffic studies done for the entire Golf Village development contained within it assumptions that this area would develop as retail, so the change to retail will not have any adverse impact other than what has already been predicted and planned for. The County's Home Road Overpass project, slated to begin soon, as well will drastically affect the northern part of the existing property, making it less attractive to office/warehouse users. We know of one such user that backed away from potentially locating at this site due to the Home Road Overpass project.

As part of the CEDA and the Pre-Annexation Agreement, the Liberty Township Trustees have been notified about the application. They have decided not to provide any comments or recommendations.

As proposed, all of the Golf Village Development Standards will become effective upon approval. This also includes architectural requirements and review and approval authority by the overall developer of Golf Village, and Staff's review of the site plan and building design to meet these requirements at the time prior to issuance of the Zoning Certificate. This system has worked very well in Golf Village so far.

Staff recommends approval of the proposed Zoning Map Amendment application.

COUNCIL RESOLUTION 2008-16

Continuation of Public Hearing related to amending Section 1147.16, pursuant to Ordinance 2008-23. This is in regard to regulations related to Large Non-Residential Retail Establishments in the Sawmill Parkway Corridor.

Since the last public hearing on this item, Staff has not put a lot of effort into preparing detailed economic modeling as we were originally intending to do. Based upon the public input and the Commission members' statements at the public hearing, Staff is preparing some minor text changes to the current Section 1147.15 and other related sections that we have discussed. The proposed zoning code changes are attached within the packet, and Staff has proposed these to "tighten" the language within the existing code.

Based upon all of the testimony provided so far, the comments from the Commission to date, as well as all information provided to the Commission from Staff to date, Staff recommends that the currently adopted Section 1147.16 be repealed in its entirety. Staff also then recommends that the Commission adopt, and recommend to City Council, the zoning code amendments proposed by Staff. We are happy to add more amendments as the Commission finds necessary as well.

Next Meeting: February 11, 2009 @ 7:00 pm.