



STAFF REPORT
PLANNING AND ZONING COMMISSION
Powell Village Green Council Chambers
February 11, 2009
7:00 p.m.

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provided to the Commission from Staff to date, Staff recommends that the currently adopted Section 1147.16 be repealed in its entirety.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.

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.

ZONING MAP AMENDMENT

Applicant: P&P Real Estate, LLC
Location: 3434 Sawmill Drive
Existing Zoning: Liberty Township PC, Planned Commercial and Office District
Proposed Zoning: City of Powell PC, Planned Commercial District
Request: Zoning Map Amendment for 6.94 acres of property proposed for Annexation into the City of Powell for the existing Urban Active Fitness and undeveloped land.

This application comes to us along with an annexation petition. The applicant wishes to annex their property into the City of Powell and zone the property within our PC, Planned Commercial District. The property consists of 6.94 acres of land, of which over two-thirds is currently developed with the Urban Active Fitness center. The adjoining property, which they propose to split from the rest, is proposed for a commercial retail development. The plan that has been submitted to the City of Powell is the same plan that has already been approved by Liberty Township with two exceptions at this time:

1. The property where the retail development is proposed for a lot split so that it can be placed into a separate LLC for the purposes of developing a strip retail shopping center.
2. The applicant wishes to connect an internal parking lot driveway with the adjacent CVS driveway.

These two exceptions can be found in Tab B of the submittal binder within your packet. All other development standards and requirements as approved by Liberty Township will be allowed with this proposal.

The future retail center includes 14,250 square feet, single story with a maximum of 20 feet in height. An initial color elevation is located at the end of Tab 5. The applicant will come back to the Commission and City Council with a Combined Preliminary and Final Development Plan for this retail center at a later date. The basic site plan works very well and Staff does not see any reason to change it, except for what is proposed by the applicant.

The annexation includes the rights-of-way for the interior streets, Sawmill Drive and Bunker Lane. This is being done in order to provide City services to the property, including street maintenance and snow plowing.

Since the annexation of the Golf Village area, the entire southeast quadrant of Sawmill Parkway and Seldom Seen Road makes sense to be annexed into the City as our border is on all three sides of this quadrant. This is one small part of this quadrant and the property owner wishes to receive City services at this time. The zoning for the property is in essence no different from that which is already approved by Liberty Township except for two small changes, which we feel is more desirable anyway.

The annexation hearing is going before the County Commissioners sometime next week, although this has not yet been shown on any agenda at this time. Pending the outcome of the annexation hearing, Staff recommends that action be tabled on this application until the outcome of the annexation petition by the County Commissioners is known. Otherwise, Staff recommends approval of the Zoning Map Amendment as requested and approval for the owner to submit a Combined Preliminary and Final Development Plan at a later date, with the condition that the annexation petition be approved by City Council.

ADJOURNMENT

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