

**1143.09 PLANNED DISTRICTS: PURPOSE.**

There are hereby created the following districts, designated as "planned districts." It is the purpose of these districts to promote the public health, safety, and welfare by providing for the regulation of planned developments. These districts are so created in order to permit the careful and coordinated physical planning and development of the land, to provide flexibility in the location of land uses, housing types, and their intensity, and to provide incentives for provision of public parkland and private environmental conservation easements, public access pedestrian/bicycle/jogging paths and equestrian paths, the private construction of public parkways, and the construction of lower-to-middle income housing through provision of housing density bonuses for the provision of such amenities, while simultaneously protecting and preserving the natural environment, providing for surface drainage runoff control, limiting the buildup of residential and through traffic on already congested access points into the area between the two rivers and on existing and future major streets, and conserving and enhancing the community and regional character as a green, open, rural setting, permitting development yet constraining the tendency to overbuild the region. It is the intent of these regulations to provide maximum opportunity for orderly large-scale development that benefits the community as a whole by offering a greater choice in living environments and a wider range of development plans featuring a more complementary blending of land uses and community facilities, and a more unified approach with respect to the mixture of uses and their adaptation to topological and geological features, recreational and natural environment preservation opportunities, and transportation needs.

- (a) Interpretation. Whenever the requirements of Sections [1143.07](#) to [1143.16](#) on Planned Districts appears to be in conflict with other sections of this Zoning Ordinance, or with those of other existing codes, the provisions of these sections shall prevail, except where otherwise noted.
  
- (b) Planned District Location. The location and extent of Planned Districts shall be as described herein or as designated on the Official Zoning Map.
  
- (c) Conditions Applicable to all Planned Districts.
  - (1) Required compliance with Comprehensive Plan: Each approved Planned District Development Plan must comply with the requirements of the Comprehensive Plan in all manners, including land uses, the general location of trafficways and their character, the provision of equestrian and/or pedestrian/jogging/bicycle pathways, etc., and any other feature or quality specifically noted in the Comprehensive Plan. In addition to the requirements of the Comprehensive Plan and as specified elsewhere in this Zoning Ordinance, all pedestrian/jogging/bicycle pathways shall be developed in conformity and in compliance with the standards and goals set forth in the Recreation/Transportation Access System Master Plan. Each new planned

development shall be linked in conformity with said Access System Master Plan, unless circumstances prohibit this linkage. Circumstances must be specifically approved by the Planning and Zoning Commission.

(2) Uses. Uses in planned districts shall be as approved by the Planning and Zoning Commission as selected by the Commission from the specific lists of permitted uses and conditional permitted uses presented herein relative to the planned district category in question. Large non-residential establishments, as defined by Section [1147.15](#)(b)(1), shall also be reviewed through the special use permit process established within Section [1147.15](#), and shall meet the requirements within that section or those of the planned district where the large non-residential establishment is located within, whichever requirement is more restrictive.

(Ord. 2004-69. Passed 12-7-04.)

(3) Religious, cultural and educational uses. Religious, cultural, and educational land uses and facilities are permitted uses in every Planned District, provided that:

A. They are designed and intended to serve just the immediate and nearby residents of the district, or, if designed, intended, or projected to serve a larger area of the community or of the region as a whole, they must be located in such proximity to a major thoroughfare as to permit access without travel along streets that primarily provide a residential service function; and

B. Each such use shall have a net site area of no less than five (5) acres, plus one (1) acre for each 100 permanent seats over 300 in the main assembly area.

(4) Open space; recreational facilities. Common open space and recreational facilities: requirements and disposition:

A. No less than twenty (20) percent of the land in any approved Planned District Development Plan shall be designated common open space or permanently natural scenic preserves, arranged and restricted by easement, covenant, deed, or dedication to assure that such open spaces shall be permanently preserved and maintained. Such open spaces shall not include publicly dedicated streets, land in the right-of-ways of private streets, off-street parking areas, or loading areas;

B. Planned residence developments of 200 dwelling units or more shall provide, as a part of the parkland dedication requirement of subsection (c)(4)A., at least one five (5) acre relatively flat grassed common area for neighborhood field recreation, preferably integrated with a neighborhood pedestrian/jogging/ bicycle path system, or system of common areas, tot lots, or other similar areas at least five (5) acres total in area.

C. Where parkways are projected in or adjacent to the Planned District area, such required open spaces as in subsections (c)(4)A. and B., shall be located immediately adjacent to the parkway right-of-way to the degree and in the manner approved by the Planning and Zoning Commission.

D. All natural drainage courses, flood plain areas, ravine-bottom areas, and lands with slopes in excess of six (6) percent shall be retained, with their vegetation in its natural state, in natural scenic open space preserves.

E. Required common open space areas reserved in a Planned District Development Plan shall either be held in corporate ownership by owners of the project area, for the use of each owner who buys property within the development, or shall be dedicated to a homeowner's association who shall have title to the land which shall be retained as common open space for parks, recreation, and related uses, or shall be dedicated to public ownership and use for such purposes.

F. Legal articles relating to the organization of a homeowners' association are subject to review and approval by the Planning and Zoning Commission and shall provide adequate provisions for the perpetual care and maintenance of all common areas and facilities. Covenants assuring perpetual maintenance of private properties as permanent natural preserves are equally subject to review and approval by the Planning and Zoning Commission.

G. Public utility and similar easements and right-of-ways are not acceptable for common open space dedication in a Planned District Development Plan unless such land and right-of-ways are to be used for trail or other purposes. Alternative systems of providing common open space must be specifically approved by the Planning and Zoning Commission.

H. The ownership of, and responsibility for the maintenance of, all open spaces in a Planned District Development Plan shall be specified by the developer before approval of the final development plan.

(5) Maximum multi-family dwelling units.

A. In any Planned District Development Plan the maximum number of multi-family dwelling units shall in no case exceed a number equal to twice that of the number of acres in the planned district tract. This maximum number shall be increased to two-and-one-half times the number of acres in the planned district tract where the tract has immediate access to a major thoroughfare.

B. In any Planned District Development Plan the maximum number of multi-family dwelling units, on any single acre, shall not exceed twelve (12) per acre.

(6) Circulation system. The circulation system and parking facilities provided in a Planned District shall be designed to fully accommodate vehicular, pedestrian, bicycle, and, where applicable, equestrian movement with safety and efficiency; innovative roadway design is encouraged to insure the preservation of natural features, the creation of a variety of vistas and views, and retention/creation of a natural rural, green and open- space-focused environment. The circulation and parking systems shall show points of access and egress from properties, all public and private drives, parking areas, pedestrian/jogging/bicycle paths, and equestrian paths if applicable. Planned District Plans shall be designed to minimize circulation conflict points between vehicular, pedestrian, bicycle, and equestrian traffic.

(7) Utilities. Underground utilities, including telephone, cable television, and electrical systems are required within the limits of all Planned District developments. Appurtenances to these systems which can be effectively screened may be exempted from this requirement if the Planning and Zoning Commission finds that such exemption will not violate the intent or character of the proposed Planned District development.

(8) Special provisions for lower or moderately priced housing in Planned Districts. In order to provide for the availability of lower and moderately priced rental and sale residences within Planned Districts, the Planning and Zoning Commission may permit the following:

A. A Planned District Development Plan proposing the inclusion of no less than ten (10) percent lower or moderately priced rental or sale dwelling units may reduce the minimum lot, street frontage, distance between buildings, and yard requirements in the Plan area as specified for the Planned District within which it is located, provided that such reductions shall not exceed ten (10) percent of the standards set for such conditions in the District and that buffering and screening devices are deemed by the Planning and Zoning Commission to be adequate.

B. A Planned District Development Plan proposing the inclusion of no less than ten (10) percent lower or moderately priced rental or sale dwelling units may entail a dwelling unit count ten (10) percent in excess of the dwelling units otherwise permitted in the district, and/or ten (10) percent in excess of the maximum number of dwelling units permitted on any one acre in subsection (c)(4), above.

C. Where such reductions are provided for, each such lower to moderately priced dwelling unit in a Planned District shall abut common open space or similar areas, provided, however, that any such residential property not abutting such uses shall have well designed and convenient access to, and shall be located no more than 500 feet from, such uses.

D. For the purposes of this Zoning Ordinance, "lower and moderately priced rental and sale residences" shall be interpreted as meaning:

New dwelling units priced for sale or rent that are no more than seven (7) percent above the average price/rental for such new dwelling units in the Columbus metropolitan area as reported by the U.S. Department of Housing and Urban Development for the latest calendar year prior to the submission of the planned district proposal.

(9) Arrangement of Commercial, Office, Industrial, and Warehouse/Wholesale Uses. Where planned districts include commercial, office, industrial, and/or warehouse/ wholesale uses, such buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential conflict points and accident locations at intersections with streets. Planting screens or fences shall be provided on the perimeter of the development areas consisting of these uses where they abut residential areas, church sites, or public lands. The plan of the project shall provide for the integrated and harmonious design of buildings, and for internal

traffic circulation, landscaping, coordinated signage, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas all as determined and designated by the Planning and Zoning Commission. All areas designed for future expansion or not intended for immediate improvements or development shall be landscaped or otherwise maintained in a neat and orderly manner as may be specified by the Planning and Zoning Commission.

(10) Residential Subareas in Planned Office (PO), Planned Commercial (PC) and/or Planned Industrial Districts.

A. Where new residential uses are to be provided for in a planned district plan of development other than for Planned Residence (PR) and such uses occupy more than one acre or total more than nine (9) dwelling units, the subarea shall be designated as a PR - Planned Residence District in the development plan and shall therefore meet all of the requirements specified for the PR - Planned Residence District, including those regarding housing density and physical arrangements.

B. Multifamily residential units located in planned districts other than PR - Planned Residence Districts shall be clustered around woodland, lake or stream bed features.

C. The area for calculation of the permitted number of dwelling units in nonresidential planned districts shall include the area in the total planned development that is in dedicated parkland, scenic easements, setback open spaces in excess of fifty (50) feet, runoff retention basins, other water areas, and the area designated specifically for residential use.

D. Approval of development of such residential units shall be contingent upon or include completion of the associated parkway or bypass systems serving these sites.

(11) Development Phasing. The first phase of development of a Planned District, according to an approved Planned District Development Plan and development timetable, shall in no case be less than five (5) acres or the entire tract, whichever is smaller. The Planning and Zoning Commission may require larger first phase commitments where it deems this necessary. All sections of the planned development tract not planned for development in the phase submitted shall be clearly designated as to future intended sub-district use, area and density.

(12) Additional Requirements. The Powell Planning and Zoning Commission and/or the Council may impose special additional conditions relating to the development of a Planned District Development with regard to the type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open spaces; and any other pertinent development characteristics.

(13) Pedestrian Scale Design Guidelines. The Powell Planning and Zoning Commission and City Council finds *and determine that it important to articulate* ~~implement~~ pedestrian scale design principles *for incorporation into Planned District Development Plans in order to meet the purposes of Planned Districts set forth above* ~~as stated at the beginning of this chapter.~~ *Toward this end* ~~To accomplish this goal,~~ a Pedestrian Friendly Design Guidelines Manual *has been* ~~is hereby~~ adopted by City Council *as recommended by Planning and Zoning Commission, pursuant to Ordinance \_\_.* ~~reference in this Zoning Ordinance.~~ This ~~m~~Manual shall be utilized by a property owner as a guideline for developing proper Pedestrian Scale Design *features* within a Planned District Development Plan. The Planning and Zoning Commission and City Council may utilize this manual as a guideline to *ensure that proposed Planned District Development Plans create pedestrian friendly developments.*

(14) Required approval of Planned District Development Plan. No development shall be undertaken, no construction and/or earth moving of any kind shall be begun, and/or no new land uses shall be initiated in a Planned District unless consistent with an approved Planned District Development Plan.

(Amendment by Ordinance 91-40)

(Amendment by Ordinance 92-01)