












LAND USE DESIGNATIONS

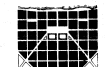
-  SINGLE FAMILY HOUSING
-  VILLAGE LOT HOUSING (CLUSTER; HIGHER THAN S. F. DENSITY)
-  PARKLAND OR DEVELOPMENT OPEN SPACE
-  PLANNED OFFICE DEVELOPMENT
-  PLANNED COMMERCIAL DEVELOPMENT
-  PLANNED INDUSTRIAL DEVELOPMENT

CIRCULATION

-  RAILROAD
-  EXISTING STREETS
-  PROPOSED STREETS
-  EXISTING BIKE PATHS
-  PROPOSED BIKE PATHS

MISCELLANEOUS

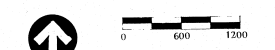
-  HISTORIC DISTRICT
-  VILLAGE LIMITS
-  TOWN CENTER LIMITS
-  SCENIC EASEMENTS
-  RECOMMENDED CORPORATE LIMITS



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






NORTH SCALE 1" = 600' - 0"

DATE REVISIONS:
 JUNE/95

PROJECT NAME
COMPREHENSIVE PLAN VILLAGE OF POWELL, OHIO

PLAN SYMBOLS

-  STRATEGIC DEVELOPMENT SITE
-  SCHOOL
-  COMMUNITY FACILITIES
-  LANDMARK LOCATION
-  CHURCH

PLAN COMPONENTS

- 1. ACHIEVE THE IDENTITY OF A RURAL GREENBELT TOWN.**
 - Obtain and preserve wood lots, ravines, farmsteads and open space as permanent boundaries for Powell.
 - Obtain and preserve landmark sites at entries to the town. Seek sites with barns, stone walls and other historic/agricultural "artifacts".
 - Preserve and create fence lines to highlight village roads and neighborhoods.
 - Obtain scenic easements to control natural access and roadway access to developable sites.
- 2. REDEVELOP THE TOWN CENTER.**
 - Restore historic buildings for new uses.
 - Seek new office and business development which is in scale with historic buildings.
 - Implement the new structure plan.
 - Seek new town center housing development at historic old village lot densities.
 - Relocate municipal offices to the town center and preserve the opportunity for a future commuter rail transit stop.
 - Provide a village green.
- 3. INSTITUTE AN ACCESS MANAGEMENT PROGRAM**
 - Maintain a roadway network of low speed two-lane roads.
 - Limit the scale of development and control access to maintain high ADT capacities at low speeds.
 - Plan new roadways to shift demand for through-town travel to a north and south pattern.
 - Work to shift traffic generated by non-residential development to the west and James Swallow Parkway.
 - Work to shift the residential traffic of Village residents to the scenic roadways.
 - Restore parkways for in-village neighborhood access.
 - Provide and improve at grade rail crossings.
 - Integrate community gateway parks, historic landmark sites, and similar civic design elements with primary Village roadways to maintain low speeds and to establish the greenbelt town identity on through streets.
 - Achieve internal street connections within and between neighborhoods to facilitate "in-village travel" for Village residents. Discourage cut-thru street plans.
 - Implement a bikeway (sidewalk) plan connecting neighborhoods and parks to the town center, creating options to vehicular travel for residents within the town.
- 4. ACHIEVE BALANCE IN LAND USE MIX.**
 - Seek to decrease the proportion of land in the Village which could be developed for non-residential uses.
 - Encourage developers to "build out" sites zoned for non-residential uses with project types that generate lower levels of traffic generation.
 - Support petitions for annexation of residential lands to the north and south, which are located on the valley wall.
 - Encourage developments which mix various land uses.
 - Provide new development controls to limit the size of non-residential projects to a village scale. Discourage developments which require regional markets.
- 5. SHAPE A SMALL TOWN ECONOMIC DEVELOPMENT PROGRAM.**
 - Encourage the development of home-occupations in Powell.
 - Facilitate marketing assistance to developers to attract specialty businesses to Powell which support home occupations or which complement the life style of Village residents.
 - Work to retain existing businesses and assist their expansion and/or relocation needs in conformance with this plan.
 - Target small, "upscale" companies seeking quiet, scenic, "out-of-the-way" office locations and strategic sites in Powell, which could attract them to the community.
 - Target small entrepreneurs.
- 6. LIMIT VILLAGE SERVICES.**
 - Limit services to the present mix, but work to improve delivery.
 - Be strategic in planning future community facilities.
 - Acquire park land, for example, which can accommodate a location for economic development eorum adequate to support acquisition.
 - Support self-financing facilities sponsored by community groups.
 - Seek viable sites and sources of community support for historic barns or similar landmarks which may be acquired for community identity purposes. An art league or historic group may form, for example, to "adopt" a project.
 - Structure a scenic easement acquisition program which provides documentation and review supportive of donors receiving tax credits.
 - Continue to assist developers in their efforts to plan developments to preserve resources and/or provide components of this plan as part of their projects.