



# Powell

— OHIO —

## Zoning Code Rewrite

June 11, 2025 – Review Process

# Zoning Code Rewrite Goals

- **Zoning code is outdated and needs updated** (some regulations were established in the late 1980's, early 1990's).
- **Updates have been approved in the past – piece by piece** (this has led to discrepancies or conflicting regulations).
- **Goals for this effort are to:**
  - Modernize the Code to align with best practices.
  - Address changes in law and reflect community standards.
  - Streamline processes for development applications.
  - Align and consolidate definitions throughout the Code.
  - Avoid ambiguous or technical language.
  - Include graphics and diagrams to illustrate requirements.
- **Code rewrite will create new standards to regulate development.**
  - The entire code will be revised meaning there will not be a redlined version to visualize changes from the existing code.
  - Comparisons with the existing code can and will be provided to demonstrate the differences between current and future regulations.

# Work Session Intent

- **Work sessions are not intended to review the code line by line but rather discuss high level intent for regulations.**
  - Staff and the consultant will incorporate feedback into specific regulations.
- **Work sessions will follow the same approach for each topic:**
  - Introduce the discussion topic and intent within the zoning code.
  - Provide background on Powell's current regulations and development history.
  - Share recommendations and benchmark examples from the code assessment.
  - Discuss specific questions and future intent for regulations.
- **Draft sections will be shared at milestones to ensure regulations address community, Council, and board / commission feedback.**

## **Important to remember the new zoning code will not be perfect!**

- This effort will provide a strong foundation and structure for future regulations.
- Following adoption, Staff will conduct regular reviews of the zoning code and propose amendments to maintain alignment with community goals.

# Discussion Topic(s)

Background, recommendations, and key questions



# Review Process: Introduction

- Review process describes the required steps for zoning approvals based on a proposed project.
- Outlines both administrative approvals (staff) and public hearing approvals (City Council, P&Z, BZA, and HDAC).
- Typically includes the following code sections:
  - Application Types – description of the purpose, intent, required submission documents, and notification requirements for each review step.
  - Review Criteria – list of specific criteria to evaluate applications for compliance with the zoning code and identification of which staff member or board / commission has the final decision authority.
- Powell has seven (7) base zoning districts, six (6) are considered planned districts.
  - Planned districts allow zoning for a property to have tailored or customized regulations based on the proposed project.
  - Typically, planned districts have more public hearing reviews and approvals than a standard zoning district.

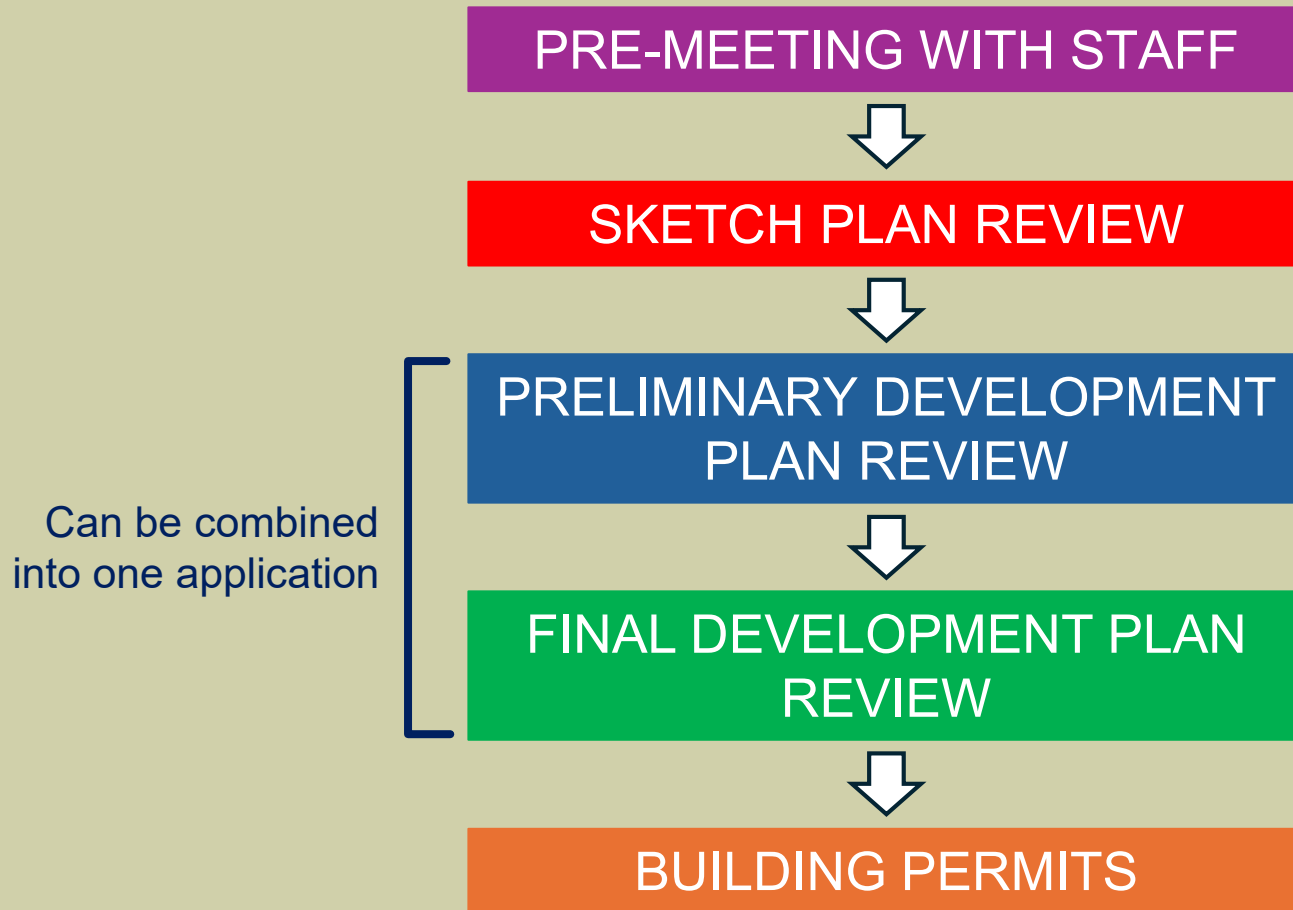
# Review Process: Recommendations

- **The following recommendations were identified in the zoning code assessment for consideration:**
  - Have a **uniform procedure** for each development process (p. 27) including:
    - Applicability, initiation and completeness, decision making, appeals, and scope of approval.
  - Establish **governing bodies** and their specific **roles** in the development process (p. 29).
  - Increase **staff-level approvals** for development applications (p. 29).
  - Provide **regulatory relief tools** to increase flexibility and expedite the development process (p. 30).
    - Alternative compliance, minor modifications, special exemptions, etc.
  - **Clearly define** the site planning process (p. 31).

*Note – Page numbers listed refer to the Zoning Code Assessment & Diagnostic Report.*

# Planned District Development Process

This graphic outlines the required review steps for developing in a Planned District.



# Waddell House Development Process

**Project Description** – Proposal to split the 60 E. Case Avenue parcel. The existing home and garage structures remained on the southern portion of the lot, and the northern portion merged with the vacant parcel to the west. The newly merged flag-shaped lot was for a new 5,650-square-foot single-family home.

PRE-MEETING WITH STAFF



SKETCH PLAN REVIEW

11.10.2022: Planning & Zoning Commission – Informal Review



CERTIFICATE OF APPROPRIATENESS REVIEW

11.18.2021: Historic Downtown Advisory Commission

Specific to  
Downtown



COMBINED PDP / FDP REVIEW

5.3.2022: City Council – 1st Reading

5.17.2022: City Council – 2nd Reading



BUILDING PERMITS



# Campbell Development Process: Part 1

**Project Description** – Proposal to demolish an existing structure and construction of a new 4,600-square-foot, two-story commercial structure at 147 W. Olentangy Street.

PRE-MEETING WITH STAFF



SKETCH PLAN REVIEW

10.14.2020: Planning & Zoning Commission – Informal Review



CERTIFICATE OF APPROPRIATENESS REVIEW

6.15.2023: Historic Downtown Advisory Commission (Feedback)

3.27.2024: Historic Downtown Advisory Commission (Feedback)



SKETCH PLAN REVIEW

5.8.2024: Planning & Zoning Commission – Revised Plan Review



Specific to  
Downtown

# Campbell Development Process: Part 2

Specific to  
Downtown

## CERTIFICATE OF APPROPRIATENESS REVIEW

8.22.2024: HDAC recommendation to Planning & Zoning



## COMBINED PDP / FDP REVIEW

5.14.2025: Planning & Zoning Commission

TBD: City Council - 1st Reading

TBD: City Council - 2nd Reading



## BUILDING PERMITS

# The Venerly Development Process

## PRE-MEETING WITH STAFF



## SKETCH PLAN REVIEW

11.11.2020: Planning & Zoning Commission - Informal Review



## PRELIMINARY DEVELOPMENT PLAN REVIEW

4.9.2021: Planning & Zoning Commission



## CERTIFICATE OF APPROPRIATENESS REVIEW

4.15.2021: Historic Downtown Advisory Commission



## COMBINED PDP / FDP REVIEW

5.12.2021: Planning & Zoning Commission

6.1.2021: City Council – 1st Reading

6.15.2021: City Council – 2nd Reading



## BUILDING PERMITS

**Project Description –**  
Proposal to renovate and expand an existing structure with a new 1,817-square-foot addition for a private social club on a 0.464-acre site, located at 80 E. Olentangy Street.

Specific to  
Downtown

# Liberty Reserve Development Process

## PRE-MEETING WITH STAFF



## SKETCH PLAN REVIEW

12.9.2020: Planning & Zoning Commission – Informal Review



## PDP REVIEW & REZONING

2.24.2021: Planning & Zoning Commission

8.3.2021: City Council – 1st Reading

8.17.2021: City Council – 2nd Reading



## FINAL DEVELOPMENT PLAN REVIEW

12.15.2021: Planning & Zoning Commission

2.1.2022: City Council – 1st Reading

2.15.2022: City Council – 2nd reading



## BUILDING PERMITS

### Project Description –

Proposal for a development plan and deviations at 4026 Home Rd, for a residential subdivision of 42 twin-single units in 21 buildings on an 8.6-acre site.

# Review Process: Discussion



## What's not working:

- City Council is the final authority on most applications, uncommon for most communities.
- Review process is long, requires multiple public hearings and can include multiple boards / commissions.
- Minor projects / amendments have no administrative option, required to complete the entire process over.
- No process differences between a preliminary and final development plan (require same number of hearings).
- Deviations (variances within planned districts) have no review criteria or guidance.



## What's working well:

- Planned district process is supported, only needs clarification on a few steps.
- Applicants trust and appreciate staff guidance and communication on the development process (submission materials, community concerns, and process expectations).

# Next Work Session Considerations

## Next Topic:

Site amenities (fencing, accessory structures, pools, patios)

## Questions:

### 1. Are there specific items you'd like to cover or discuss?

Opportunities for Powell, concerns in the community, unique or distinct areas

### 2. What information would be helpful for the discussion?

Maps or exhibits, regional or national trends, previous development history

### 3. Anything else you'd like to share?

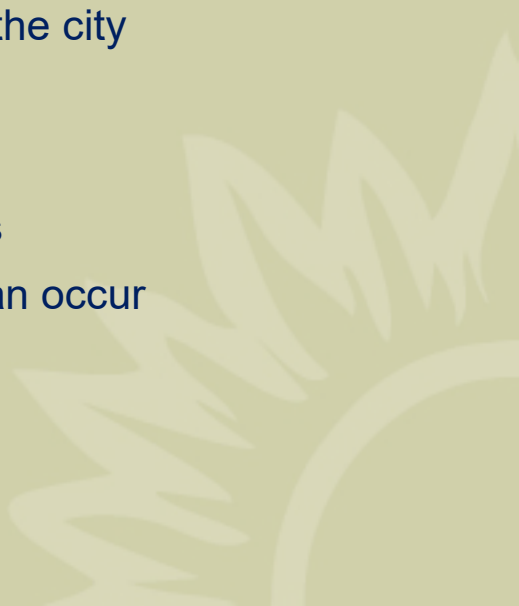


# Zoning Code Background

Additional information on the zoning code rewrite



# What is the Zoning Code?

- **Laws and regulations that determine how each property can and cannot be used, codes are unique to most communities.**
  - **Dictates permitted land uses, building types, and development characteristics** (setbacks, height, landscaping, design, etc.).
  - **Establishes zoning districts and governs the use, placement, spacing, and size of land and buildings on a property.**
  - **The purpose of the Zoning Code is to:**
    - Protect health, safety and welfare of the public
    - Ensure the orderly, manageable, and predictable growth of the city
    - Assist with the implementation of community planning goals
    - Separate conflicting land uses
    - Regulate land uses to achieve and maximize public benefits
    - Influence growth by guiding where and how development can occur
- 



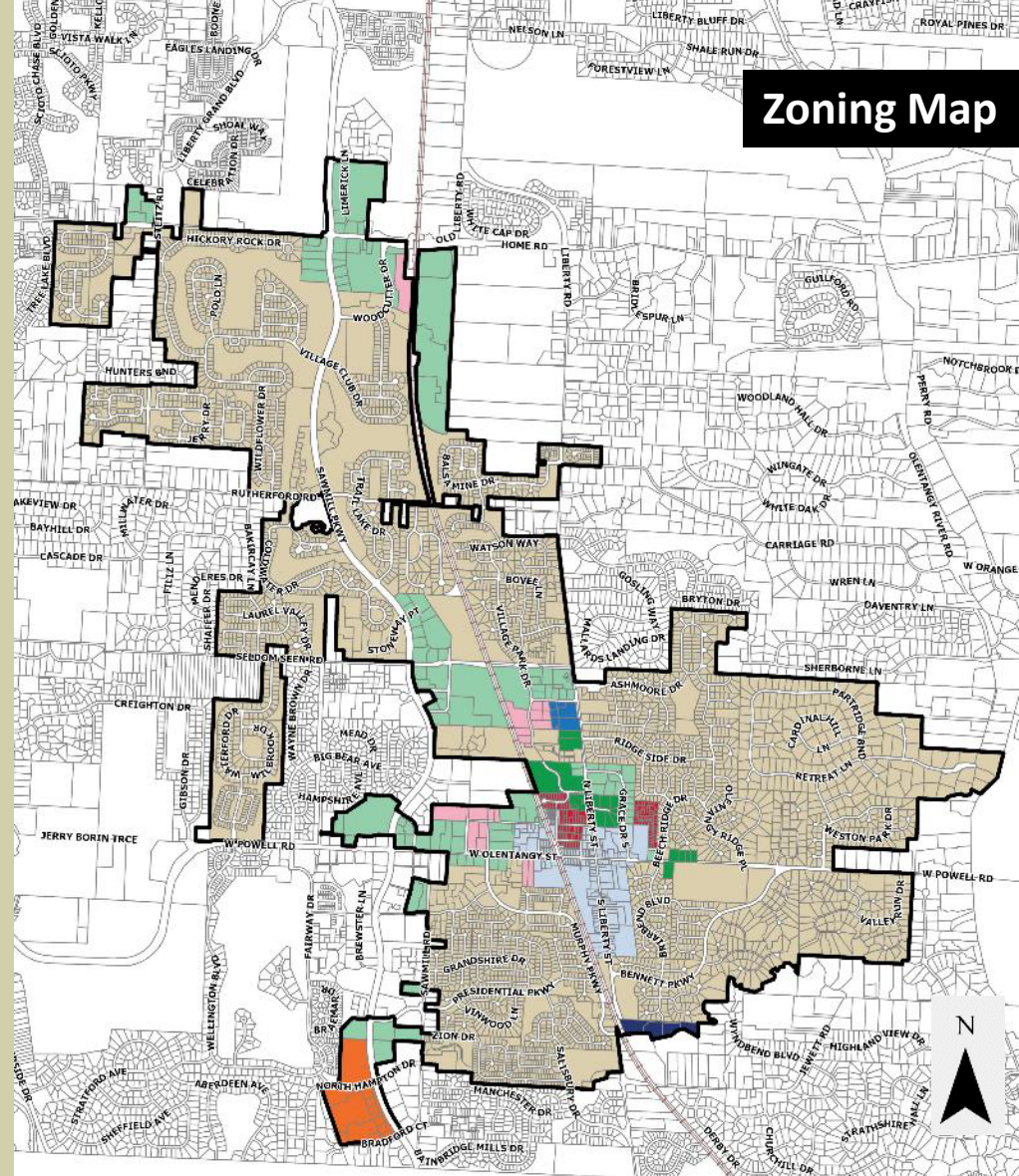
# What is the rewrite process?

- **Collaborative process between staff, the consultant (ZoneCo), the community, City Council, and City boards and commissions.**
- **Incorporate and achieve recommendations from existing plans and studies** (Comprehensive Plan, Shared Use Plan, etc.).
- **Address city and regional factors including:**
  - Population growth and diverse housing needs,
  - Community amenities and identity,
  - Business retention and expansion, and
  - Infrastructure and sustainability.



# Current Zoning Map

- Majority of the City is zoned for residential.
  - 80% of all land is residential, Planned Residence District.
  - 12% of all land is commercial, Planned Commercial District.
  - 4% is zoned within the Downtown District.



Zoning Map

## Legend

- |                    |                    |                                     |
|--------------------|--------------------|-------------------------------------|
| Powell Boundary    | Planned Residence  | Liberty Township Farm Residence-1   |
| Parcel             | Planned Commercial | Liberty Township-Planned Commercial |
| Downtown Business  | Planned Office     |                                     |
| Downtown Residence | Planned Industrial |                                     |
| Residence          |                    |                                     |



# What is Missing Middle housing?

- A range of buildings with multiple housing units that is compatible in scale and form with a detached single-family home.
- Created by Opticos Design, these are typically located in walkable neighborhoods and promote different housing options within a community.

