

March 11, 2015

City of Powell  
Powell Council  
47 Hall Street  
Powell, Ohio 43065

Dear Councilmen:

I am unable to attend tonight's planning and zoning meeting and therefore am forwarding my comments for the record regarding the preliminary proposal for the Lincoln Street office warehouse complex. I was, however, able to review the latest submittal in the Planning and Zoning office earlier this week.

Firstly, I must commend the improvements that have been made in both the building and site plan in the current submittal. Upon reviewing page five and six of the proposal, however, I note that truck access on to Lincoln Street remains a tremendous unresolved issue. The perspective of the condominium owners across the street looking out their front door at a truck loading dock is unsettling.

According to Section 1143.16.12 of the Powell Zoning Code, Downtown Business District, under (g), Supplemental Regulations, item 11 states that it is preferred that all services and deliveries be made to the rear of the structure. Given the size of trucks making deliveries, may I suggest a rear loading dock would be more in conformance with the zoning code. Additionally, a rear situated loading dock would greatly improve the view for Lincoln Street residents.

Both the permitted and conditional uses stated in the code stand in stark contrast to what is proposed here. Again, and as I have previously stated, my overriding belief is that a warehousing business of this scale is not an appropriate use for any site in the Downtown Business District. Thank you.

Sincerely,



Theresa E. Doodan  
146 West Olentangy Street  
Powell, Ohio 43065