



POWELL COMPREHENSIVE PLAN UPDATE



08.25.15





The Planning Process

PLANNING PROCESS AT A GLANCE





Public Participation

PLAN POWELL - ONLINE DISCUSSION FORUM



TOTAL TRAFFIC

Unique Visitors

 3,037

Page Views

 11,324

YOUR AVERAGE PARTICIPANT IS...

Female



46 Years Old

Living in these Postal Codes:
43065, 43015, 43215

Demographic information may not be provided on 100% of participants.

SHARING

 **19**
Facebook

 **5**
Twitter

 **5**
LinkedIn

 **4**
Google+

 **2**
Email

Top Shared Item
<http://planpowell.mi>

Engagement

DETAILS

17
Closed Topics

ACTIVITY

815
Interactions

128
Comments

25
Shares

Participants

TOTAL

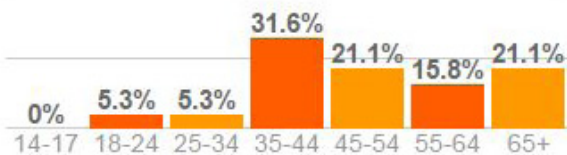
115
Participants

GENDER

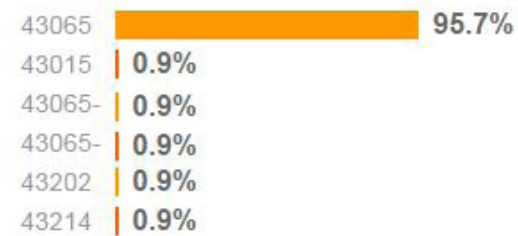
 **51%**
Male

 **49%**
Female

AGE



POSTAL CODE



CONNECTING WITH THE RESIDENTS...

- February 5, 2015
- April 15, 2015
- June 17, 2015



WHAT WE HEARD...

► Downtown & Adjacent Areas

Redevelop downtown single family north of Olentangy

Do we really need off-street parking?

Don't replace Downtown

Want specialty shops Downtown

Encourage Mixed-Use & Senior Housing

Concern with Downtown development traffic but need patrons in walking distance

Develop at Seldom Seen - path connections to Downtown

► Growth & Annexation

Should there really be another center to the north?

Stop development moving south

Merger with the Township

Annex existing Sawmill to Zoo

Northward expansion - traffic impacts

Business/Innovation District - Between Delaware, Powell & Marysville

► Issues affecting Powell

Aging community

Fewer single family units

Preserve school system

Senior living - but no income tax

Preserver character

- i.e. Bexley, UA Grandview

Community feel

Control quality of Sawmill commercial

Greenspace / Usable open space

YOUNG RESIDENTS PUBLIC WORKSHOP

WHAT DO YOU LIKE ABOUT POWELL?

WHAT WOULD YOU CHANGE ABOUT POWELL?

WHAT IS YOUR FAVORITE PLACE IN THE WORLD? WHY?





Vision Statement & Guiding Principles



The City of Powell is **one of Central Ohio's premier communities**, sought after for its high quality of life, unique community character, and vibrant business environment.

Situated in a significant growth corridor in southern Delaware County, Powell has planned for continued growth and development in a responsible and strategic manner.

It has retained the **charm of a small town** with rural roots while **responding to changing trends** and development pressures in a way that is uniquely Powell.

Guiding Principles



Preserve and enhance historic Downtown Powell



Improve traffic at the Four Corners, and also improve pedestrian mobility



Encourage diverse housing options of high quality and aesthetic character



Increase access to public open space



Preserve and reinstate rural character



Plan cooperatively with nearby communities



Expand pedestrian and bicycle connections



Encourage mixed use, walkable development to minimize traffic impacts



New development should contribute to both the the economic and fiscal well-being of the City



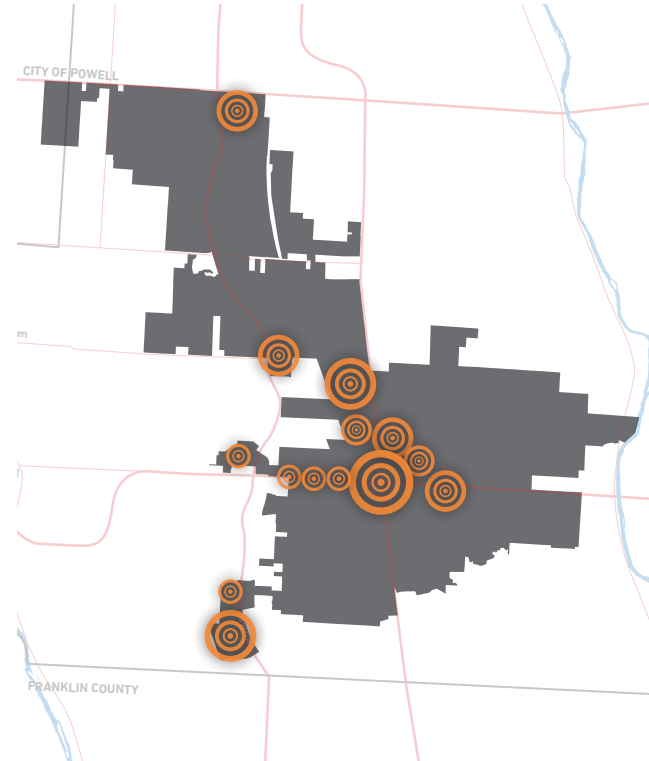
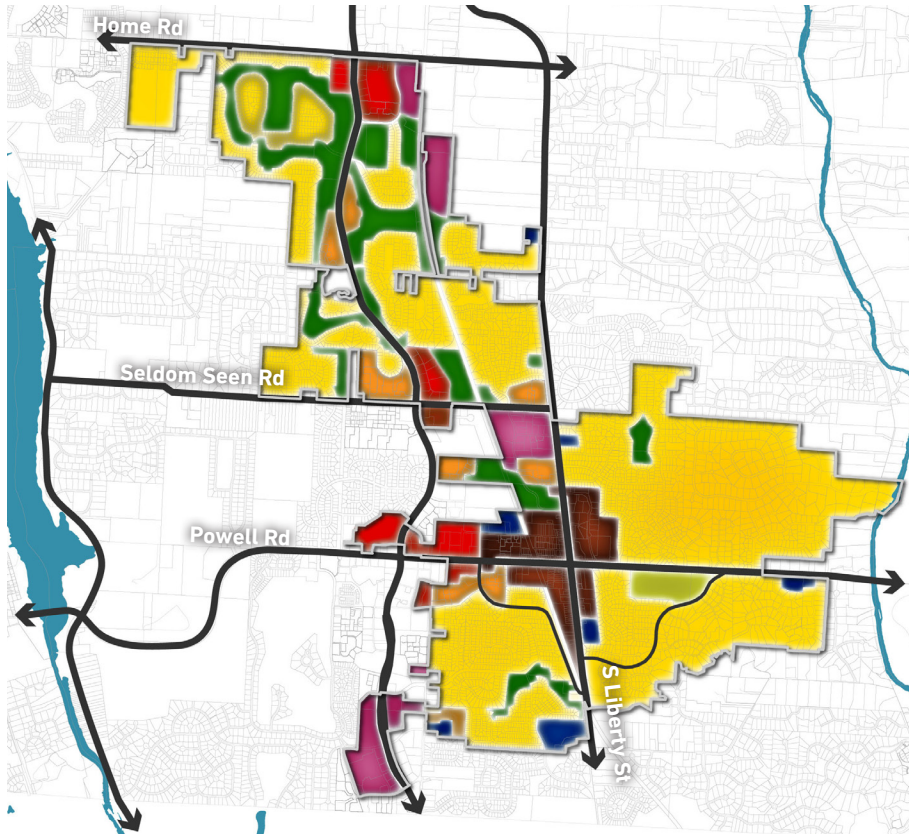
Explore opportunities to expand transportation options



The Land Use Plan

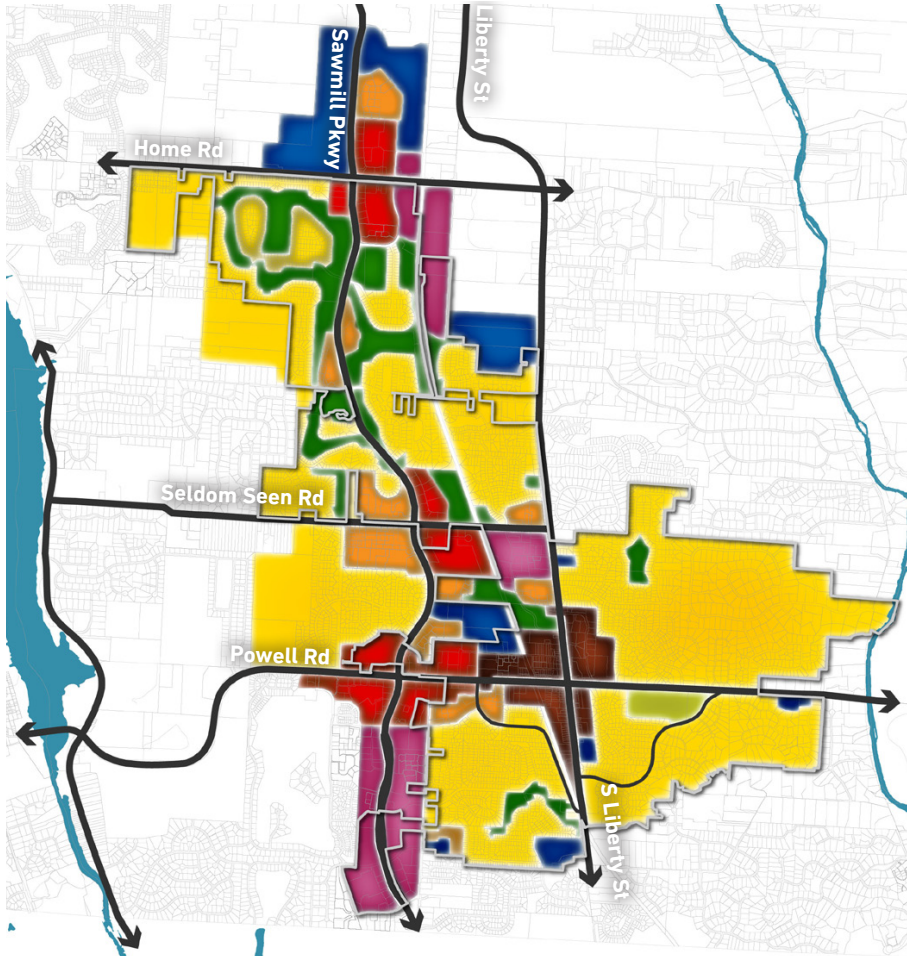
PROPOSED FUTURE LAND USE

SCENARIO 1 - INFILL & REDEVELOPMENT



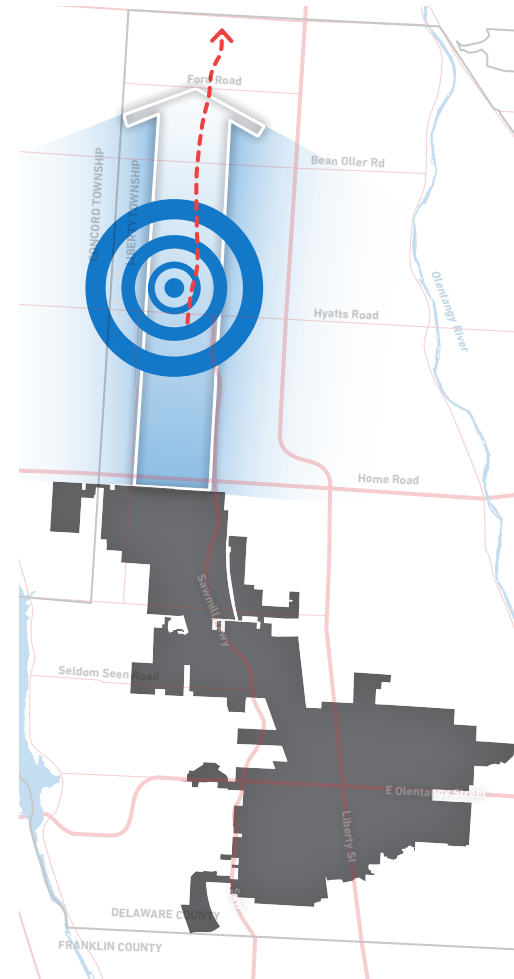
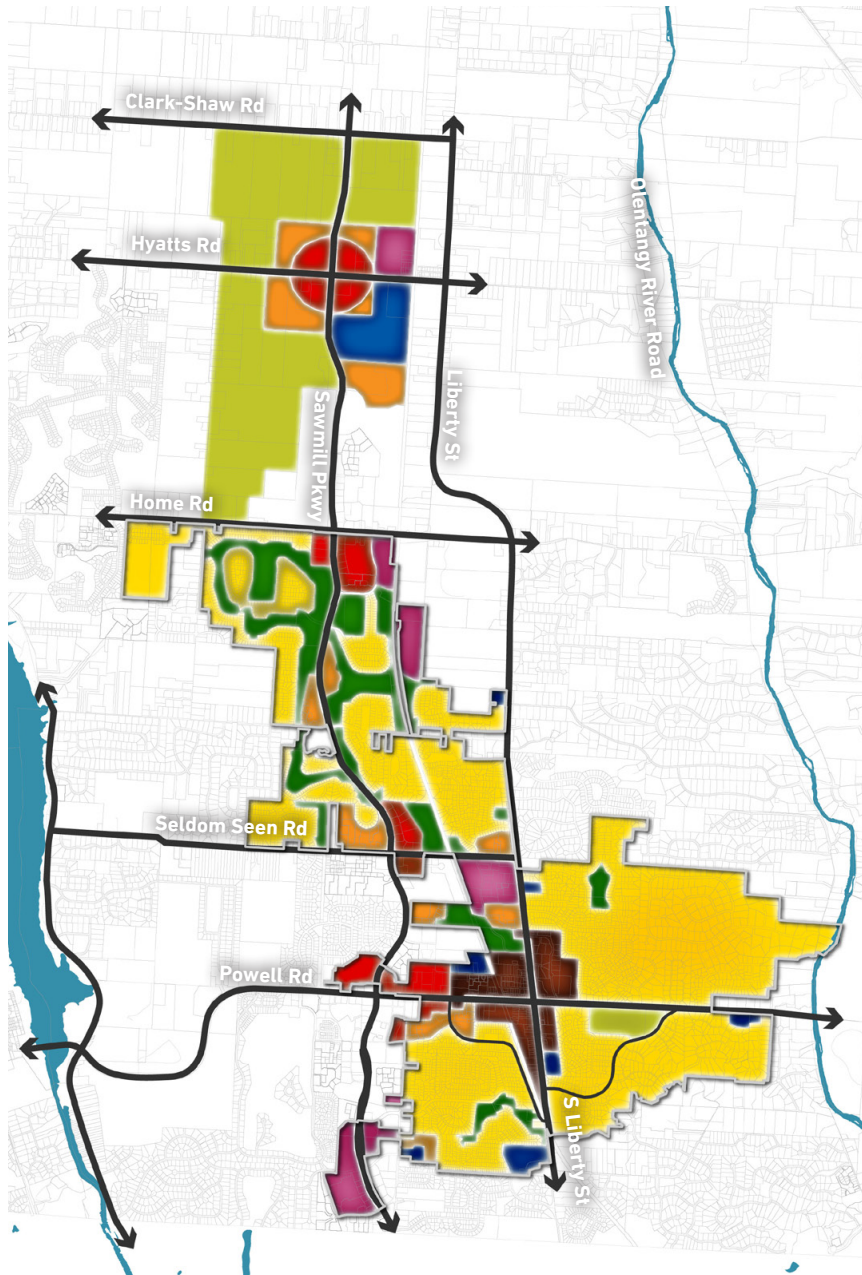
PROPOSED FUTURE LAND USE

SCENARIO 2 - STRATEGIC ANNEXATION POLICY

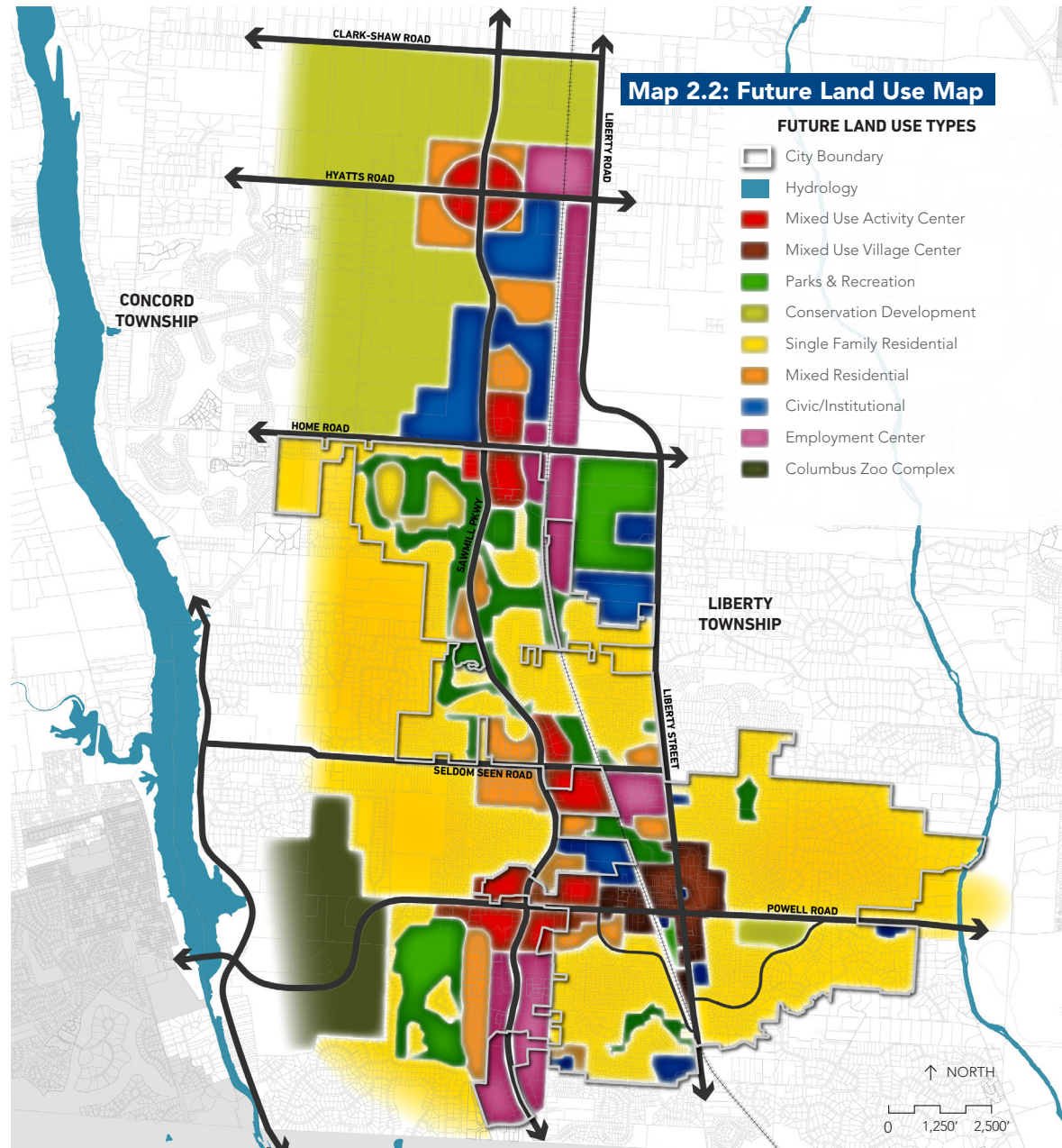


PROPOSED FUTURE LAND USE - SCENARIO 3

SCENARIO 3 - NORTHWARD GROWTH CORRIDOR

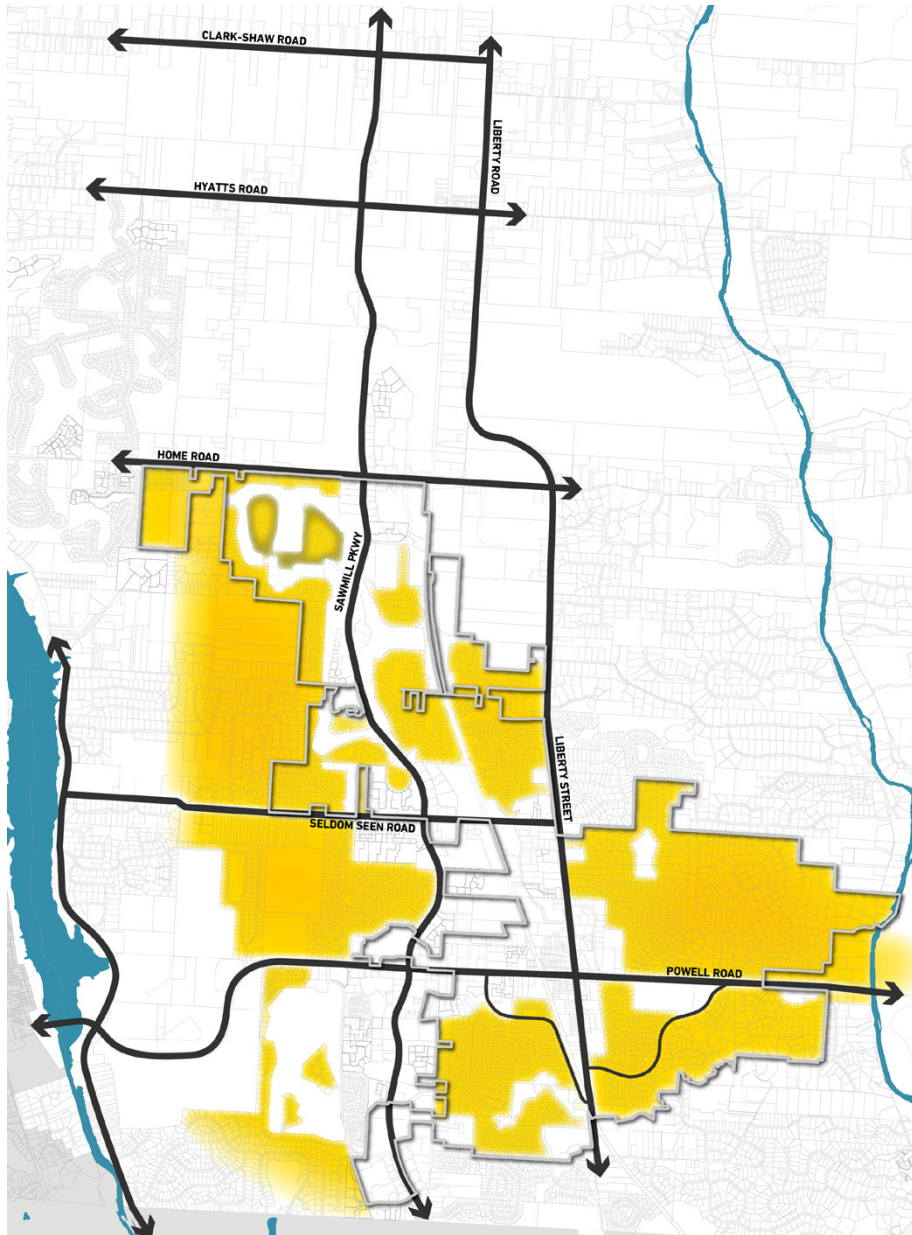


RECOMMENDED LAND USE PLAN



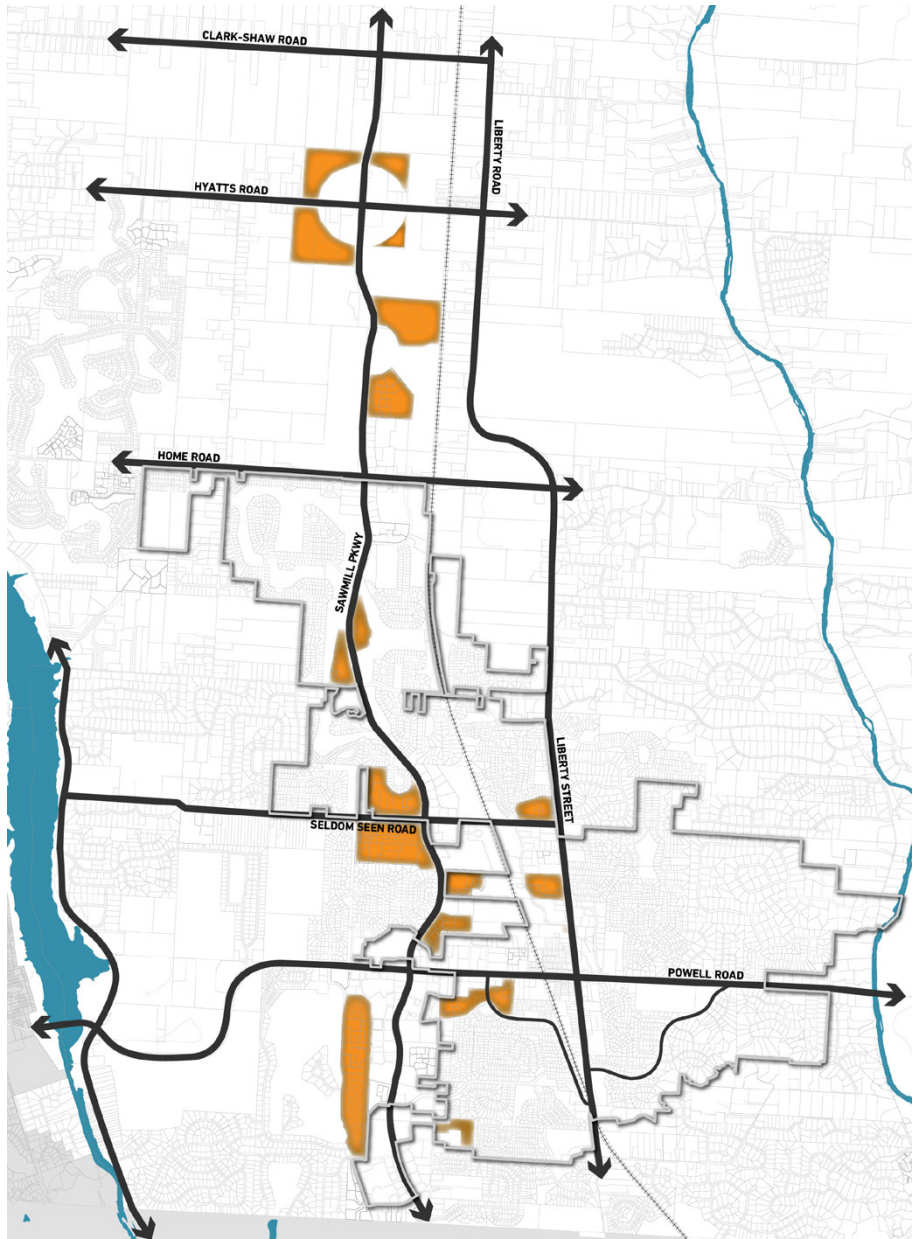
PROPOSED FUTURE LAND USE

CONVENTIONAL SINGLE FAMILY



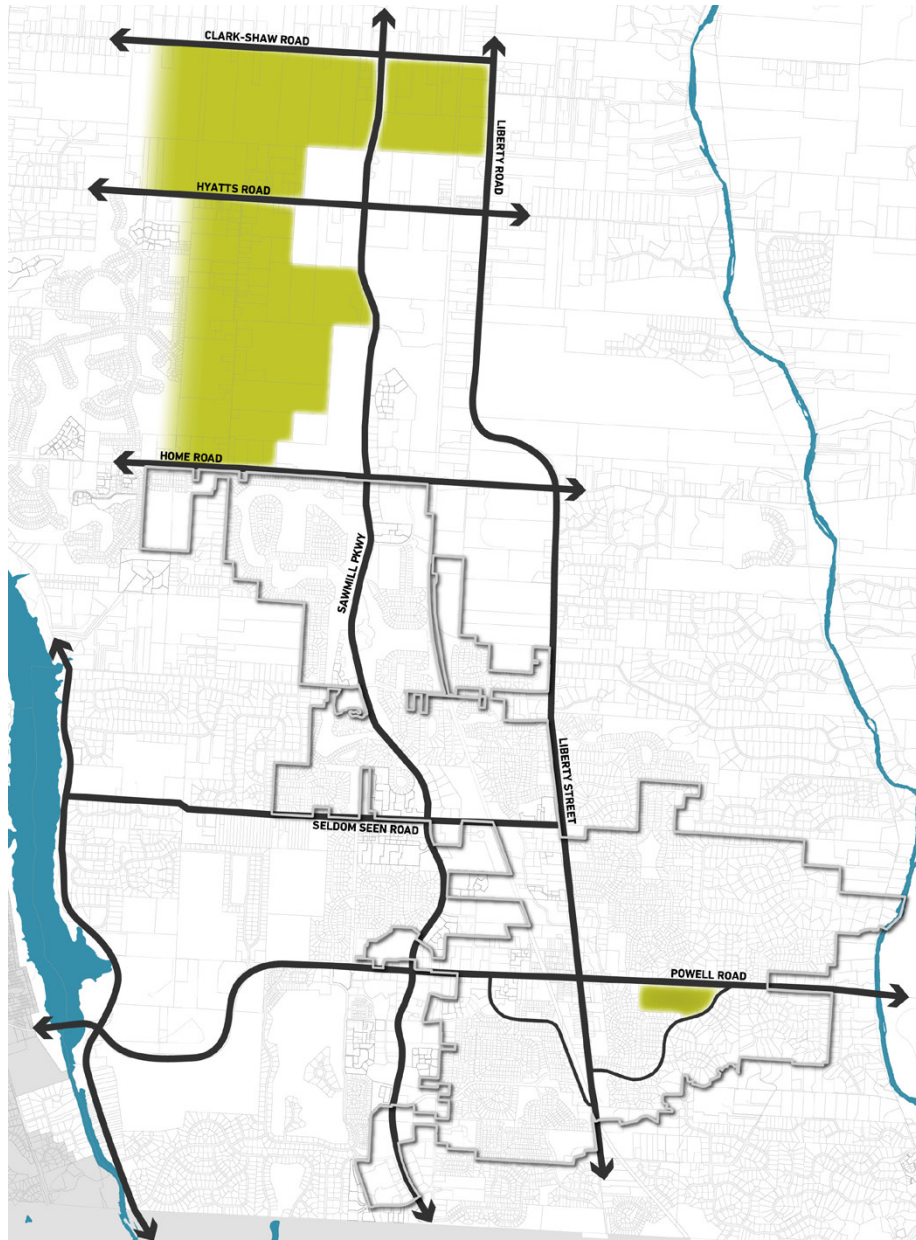
PROPOSED FUTURE LAND USE

MIXED RESIDENTIAL



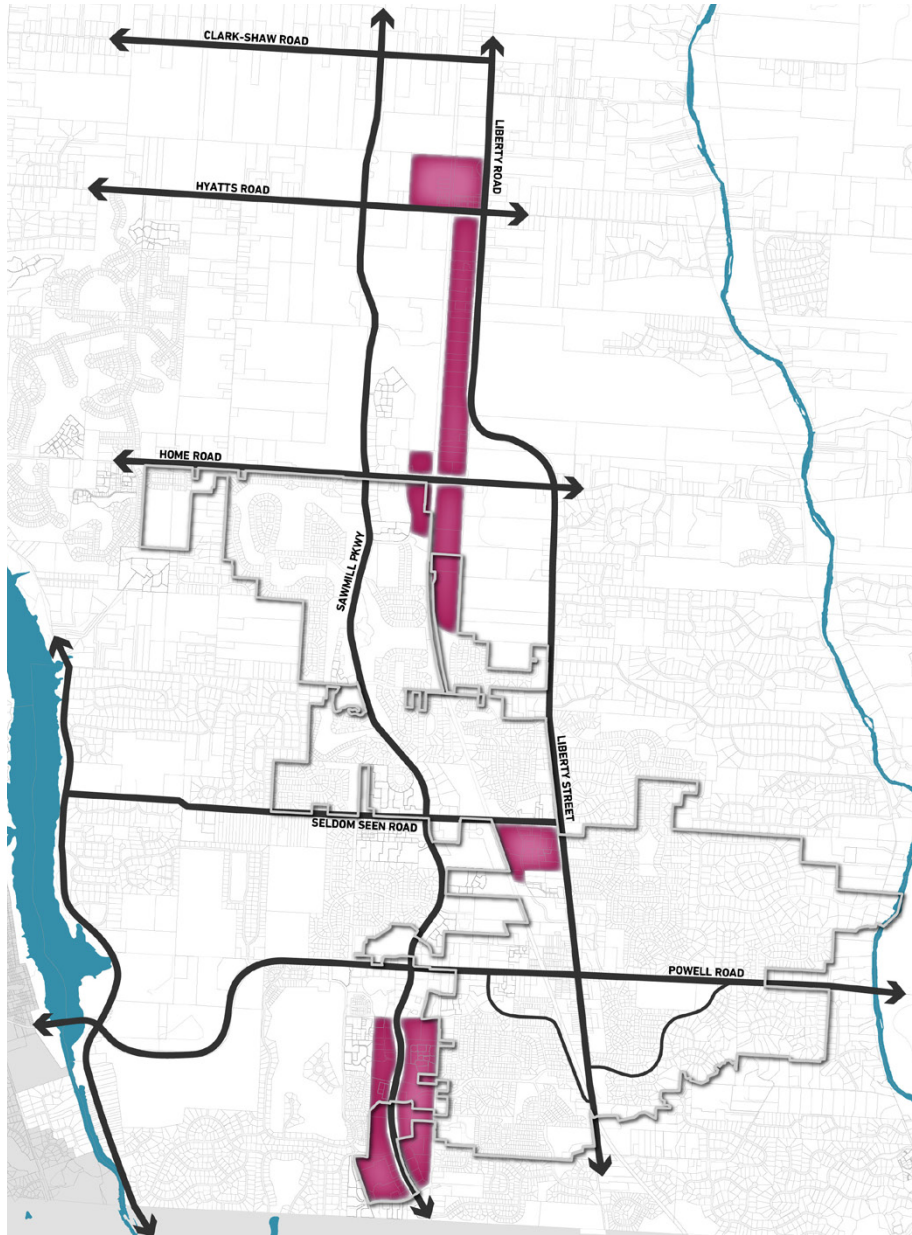
PROPOSED FUTURE LAND USE

CONSERVATION DEVELOPMENT



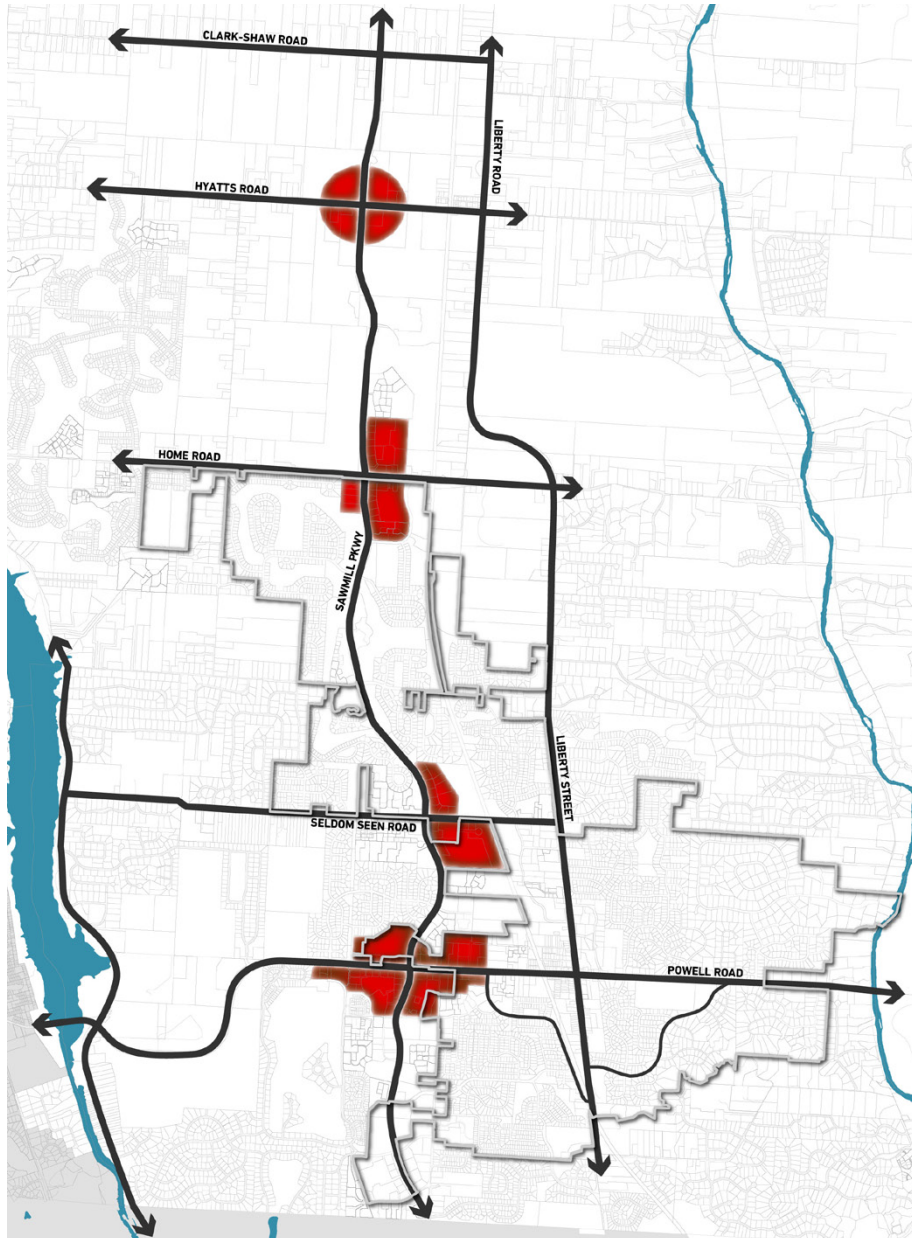
PROPOSED FUTURE LAND USE

EMPLOYMENT CENTER



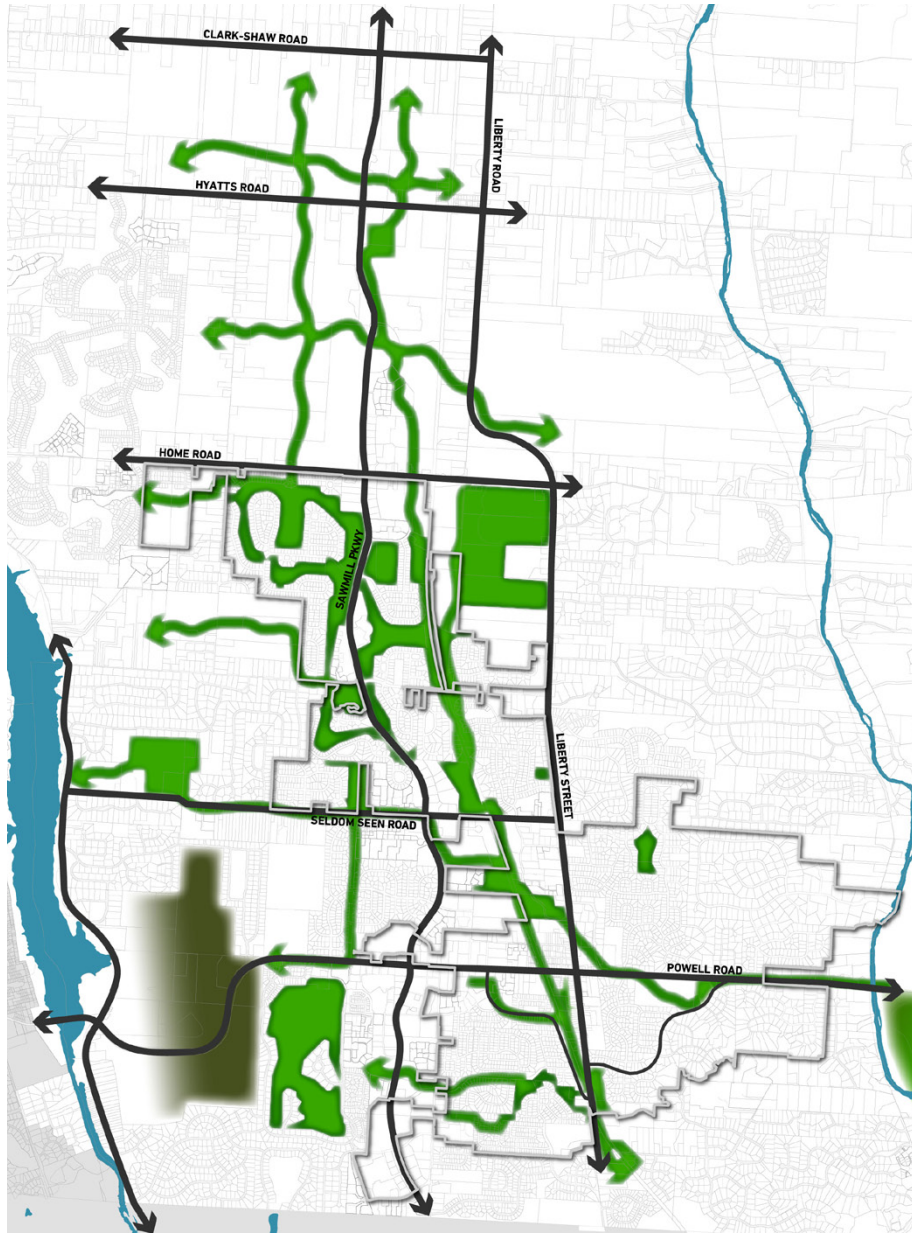
PROPOSED FUTURE LAND USE

MIXED-USE CENTER



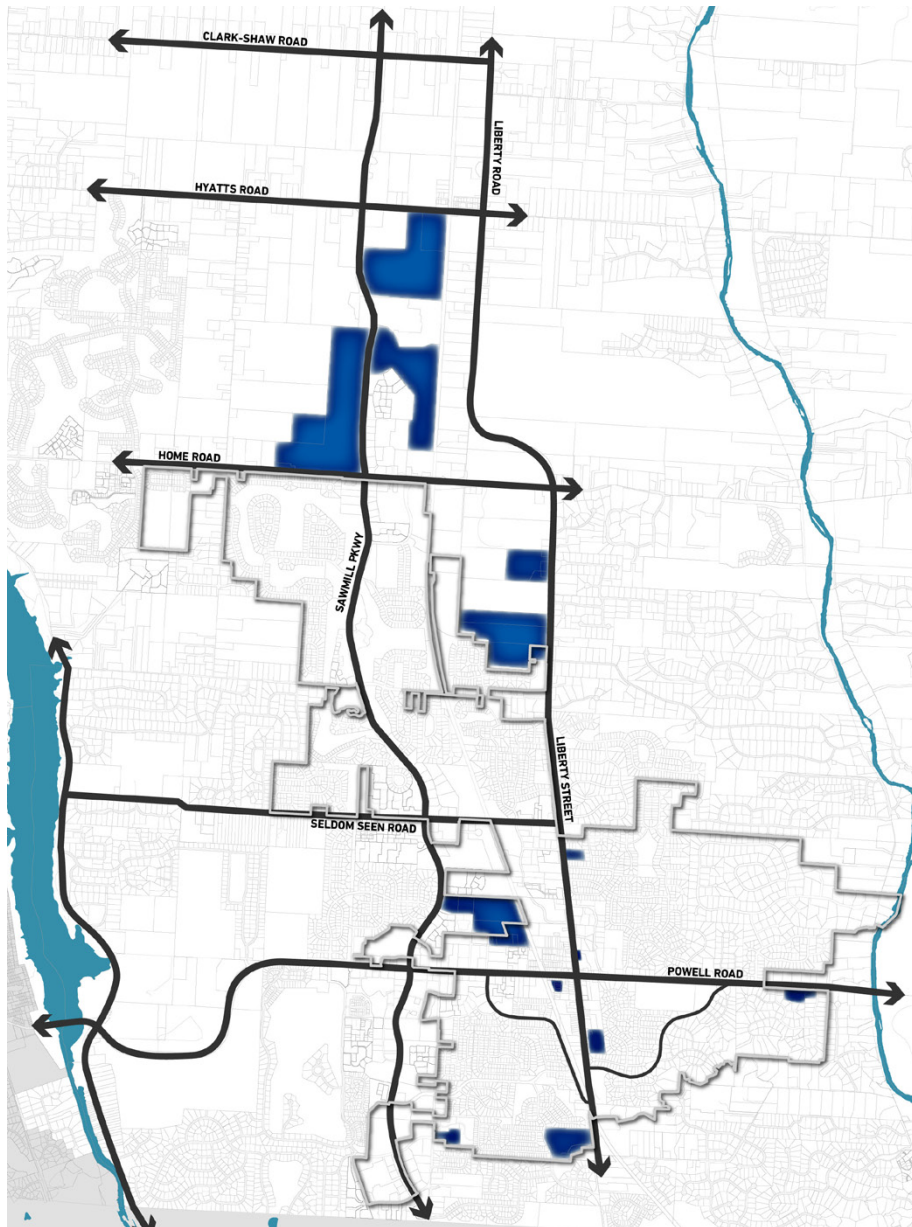
PROPOSED FUTURE LAND USE

GREENWAY SYSTEM



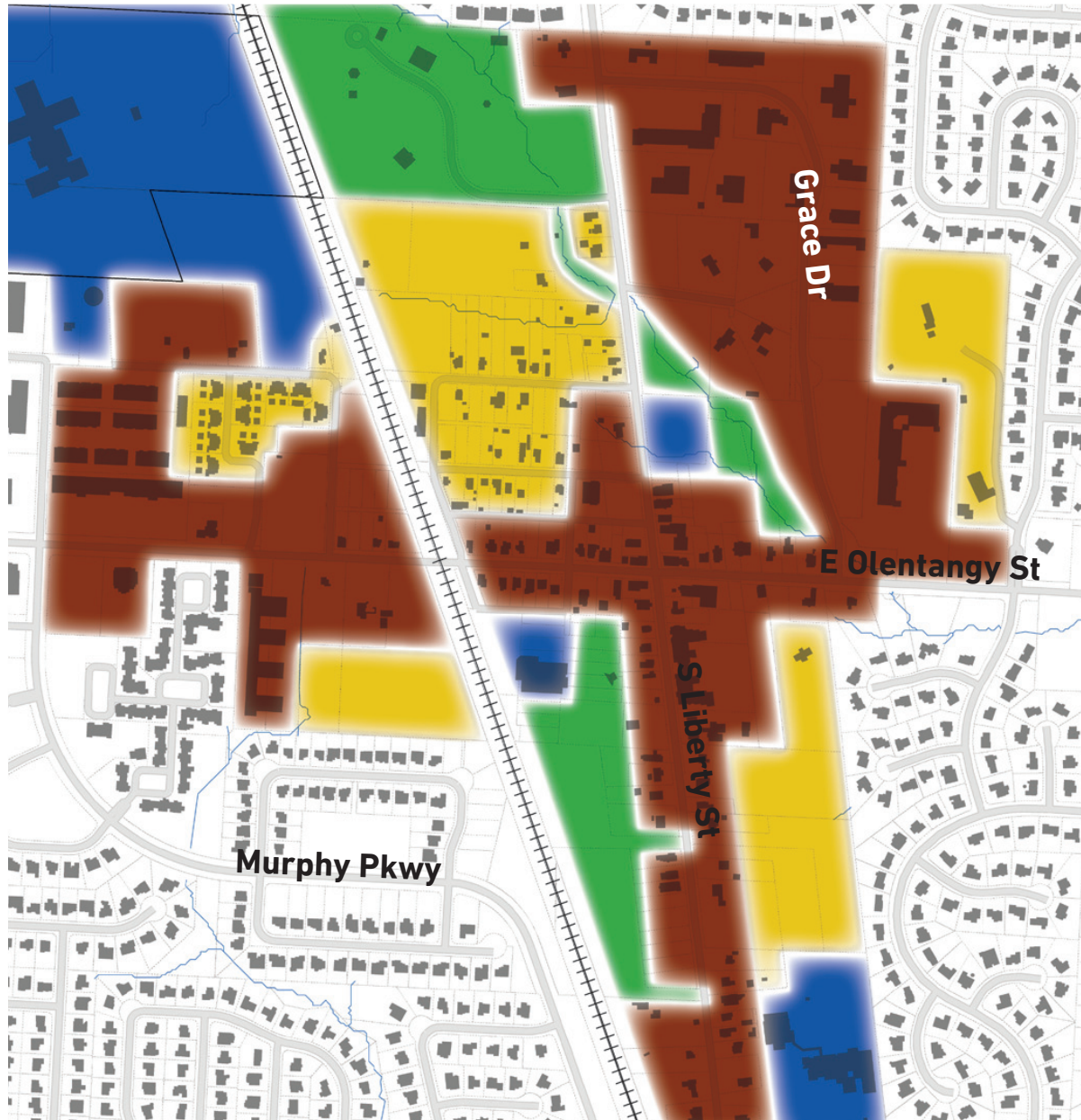
PROPOSED FUTURE LAND USE

CIVIC / INSTITUTIONAL



PROPOSED FUTURE LAND USE

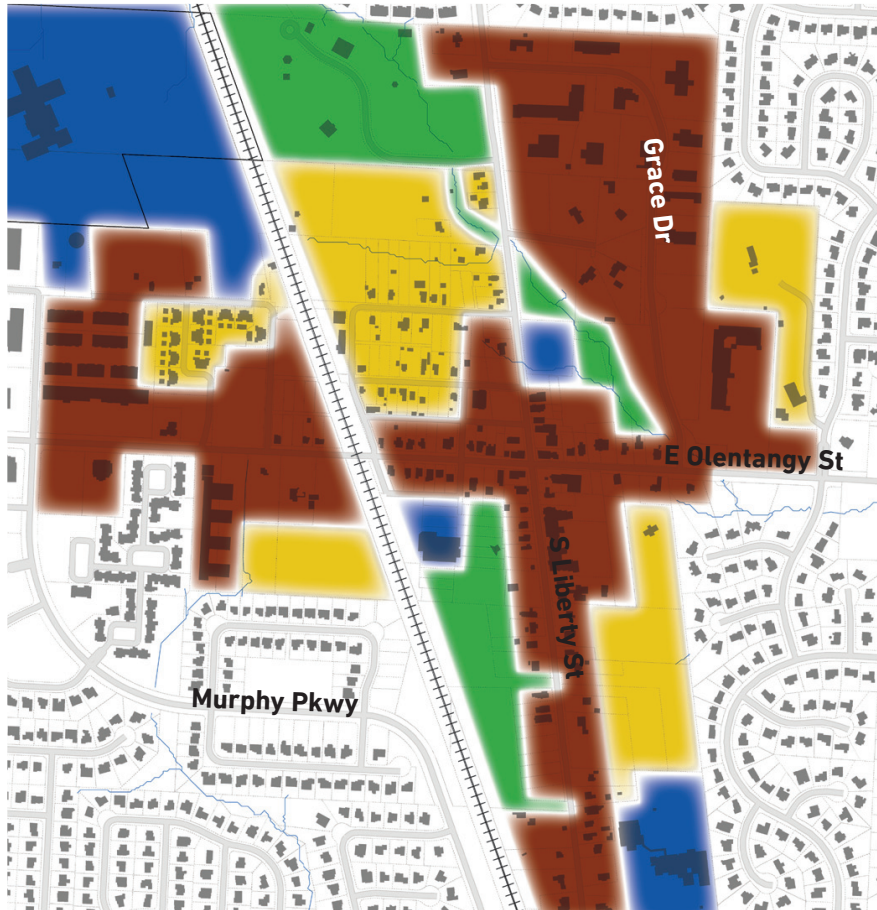
DOWNTOWN



- Mixed Use and Commercial Buildings
- Parks & Recreation
- Village Residential
- Civic/Institutional

PROPOSED FUTURE LAND USE

VILLAGE CENTER - MIXED-USE/COMMERCIAL



PROPOSED FUTURE LAND USE

VILLAGE CENTER - VILLAGE RESIDENTIAL



POLICY RECOMMENDATIONS

- 1. Use the Future Land Use Map as a guide in making development decisions**
- 2. Update zoning and development regulations to advance the goals of this plan**
- 3. Balance land use, community character, infrastructure, transportation and fiscal sustainability goals**
- 4. Coordinate with surrounding communities and jurisdictions**
- 5. Encourage mixed use development in appropriate locations, as designated in the plan**
- 6. Promote sensitive infill development and redevelopment**
- 7. Create an interconnected open space system throughout the entire community**
- 8. Update the Downtown Powell Revitalization Plan**
- 9. Ensure development quality meets Powell's standards for aesthetic and community character**
- 10. Explore options for the creation of a community recreation center**

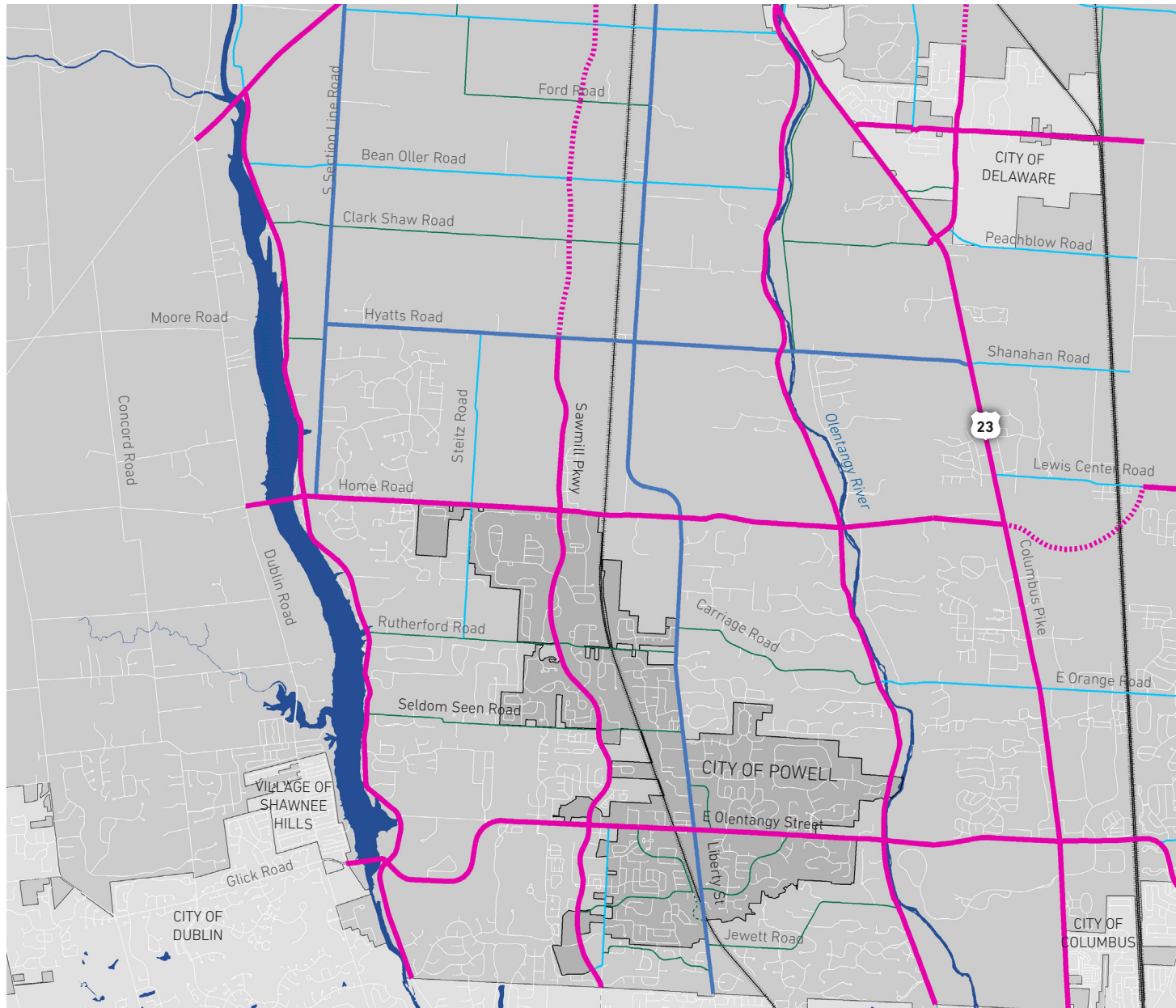
POLICY RECOMMENDATIONS CONT.

- 11. Preserve rural character by requiring conservation development patterns in growth areas north of Home Road.**
- 12. Ensure adequate development and use of utility infrastructure to support land use and development goals.**
- 13. Undertake more detailed plans and studies for specific focus areas and development corridors.**
- 14. Develop an annexation strategy to guide decisions about Powell's physical expansion.**



Transportation

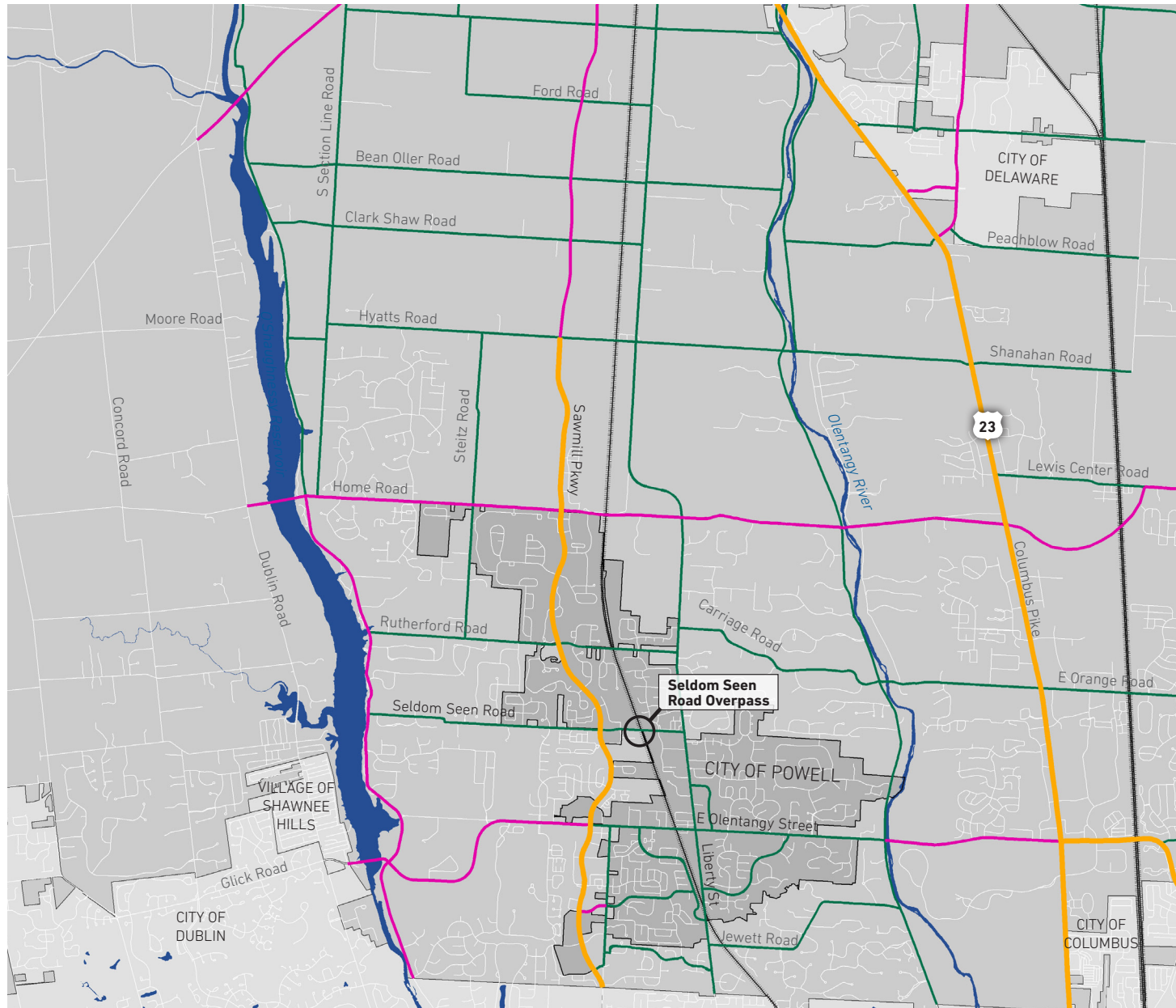
FUNCTIONAL CLASSIFICATION OF ROADWAYS



- Major Arterial
- Major Arterial (New)
- Minor Arterial
- Minor Arterial (New)
- Major Collector
- Major Collector (New)
- Minor Collector
- Minor Collector (New)

TRANSPORTATION - THOROUGHFARE PLAN

NUMBER OF LANES



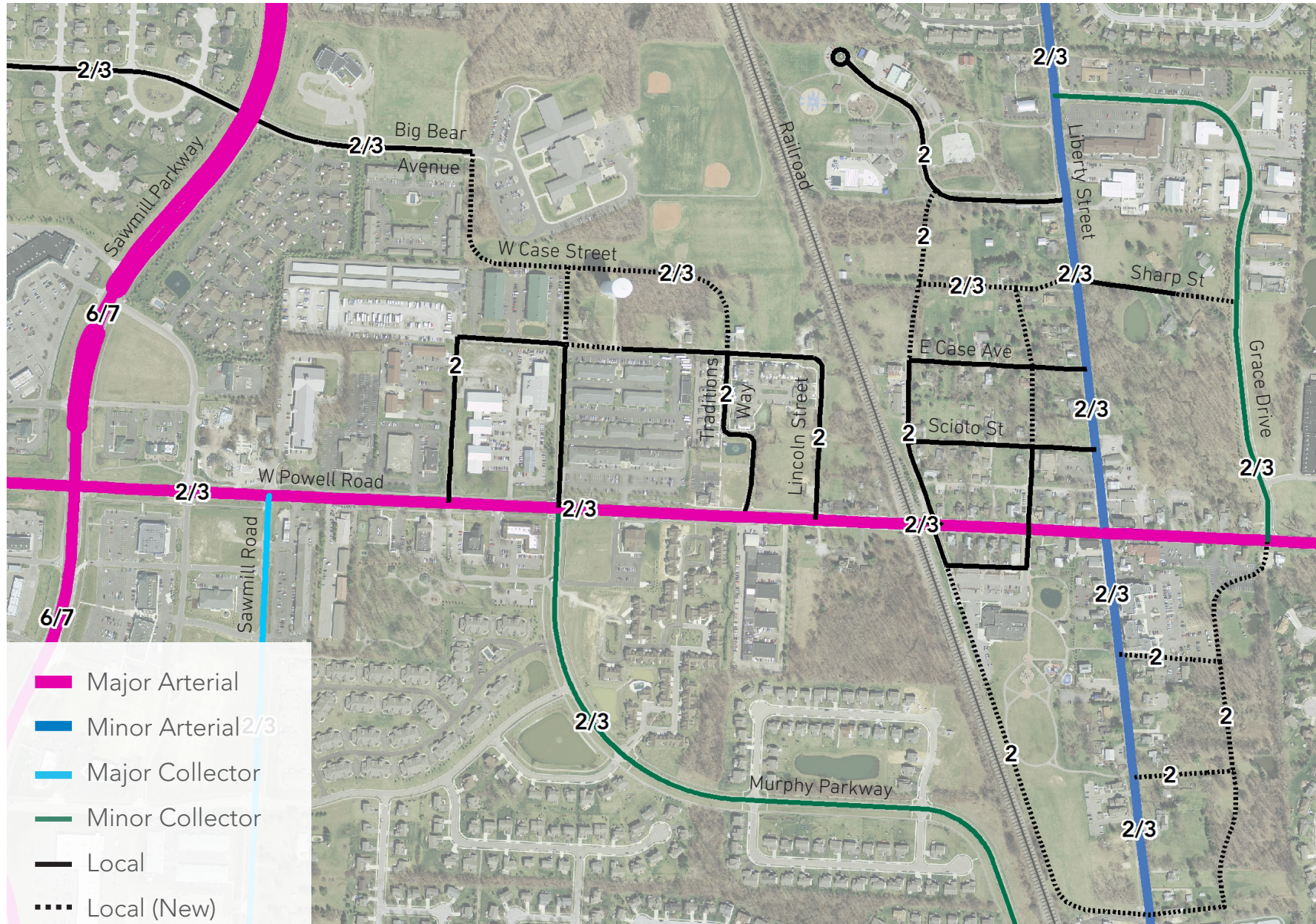
- 6/7 Lanes
- 4/5 Lanes
- 2/3 Lanes

TRANSPORTATION - THOROUGHFARE PLAN

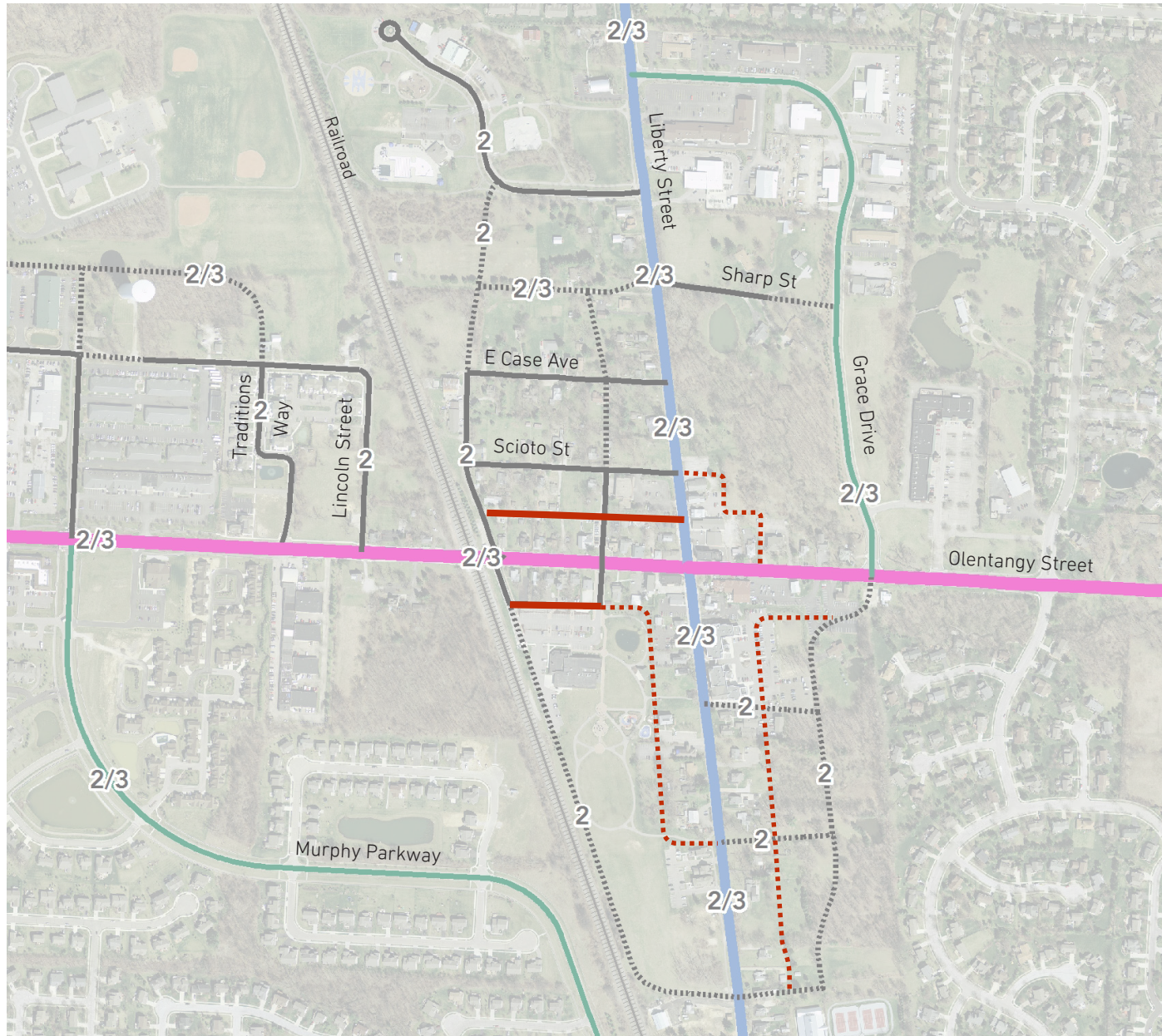
ROADWAY ELEMENTS


Roadway	Limits	Current Jurisdiction	Present Condition			Thoroughfare Plan			
			Number of Lanes	Pavement Width (ft)	R-O-W (ft)	Functional Classification	Number of Vehicular Lanes		Minimum R-O-W (ft)
							Technically Needed	Per Plan	
Bean Oller Road	SR 257 to Township Limits	Concord Township	2	21	60	Major Collector	2	2/3	80
Bean Oller Road	Township Limits to SR 315	Liberty Township	2	21	60	Major Collector	2	2/3	80
Clark Shaw Road	SR 257 to Township Limits	Concord Township	2	20	60	Minor Collector	2	2/3	60-70
Clark Shaw Road	Township Limits to Sawmill Parkway	Liberty Township	2	20	60	Minor Collector	2	2/3	60-70
Clark Shaw Road	Sawmill Parkway to Liberty Road	Liberty Township	2	20	60	Minor Collector	2/3	2/3	60-70
Hyatts Road	S. Section Line Road to SR 315	Delaware County	2/3	22	40/60	Minor Arterial	2/3	2/3	80
Home Road	SR 257 to SR 315	Delaware County	2/3	24-36	60 (min)	Major Arterial	4/5	4/5	100
Carriage Road	Liberty Road to SR 315	Liberty Township	2	20	60	Minor Collector	2	2/3	60-70
Rutherford Road	SR 257 to Township Limits	Concord Township	2	18	40	Minor Collector	2/3	2/3	60-70
Rutherford Road	Township Limits to Sawmill Parkway	Liberty Township	2/3	18	40	Minor Collector	2/3	2/3	60-70
Rutherford Road	Sawmill Parkway to west of Flagg View Drive	City of Powell	2/3	18	40	Minor Collector	2/3	2/3	60-70
Rutherford Road	West of Flagg View Drive to Liberty Road	Liberty Township	2/3	18	40	Minor Collector	2/3	2/3	60-70
Seldom Seen Road	SR 257 to Sawmill Parkway	Liberty Township	2/3	22	40	Minor Collector	2/3	2/3	60-70
Seldom Seen Road	Sawmill Parkway to east of Railroad	Liberty Township	2/3	22	40	Minor Collector	2/3	2/3	60-70

DOWNTOWN POWELL DETAIL



DOWNTOWN POWELL ALLEY SYSTEM



-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Local (New)
-  Alley (Existing)
-  Alley (New)

WIDENING CONCEPTS

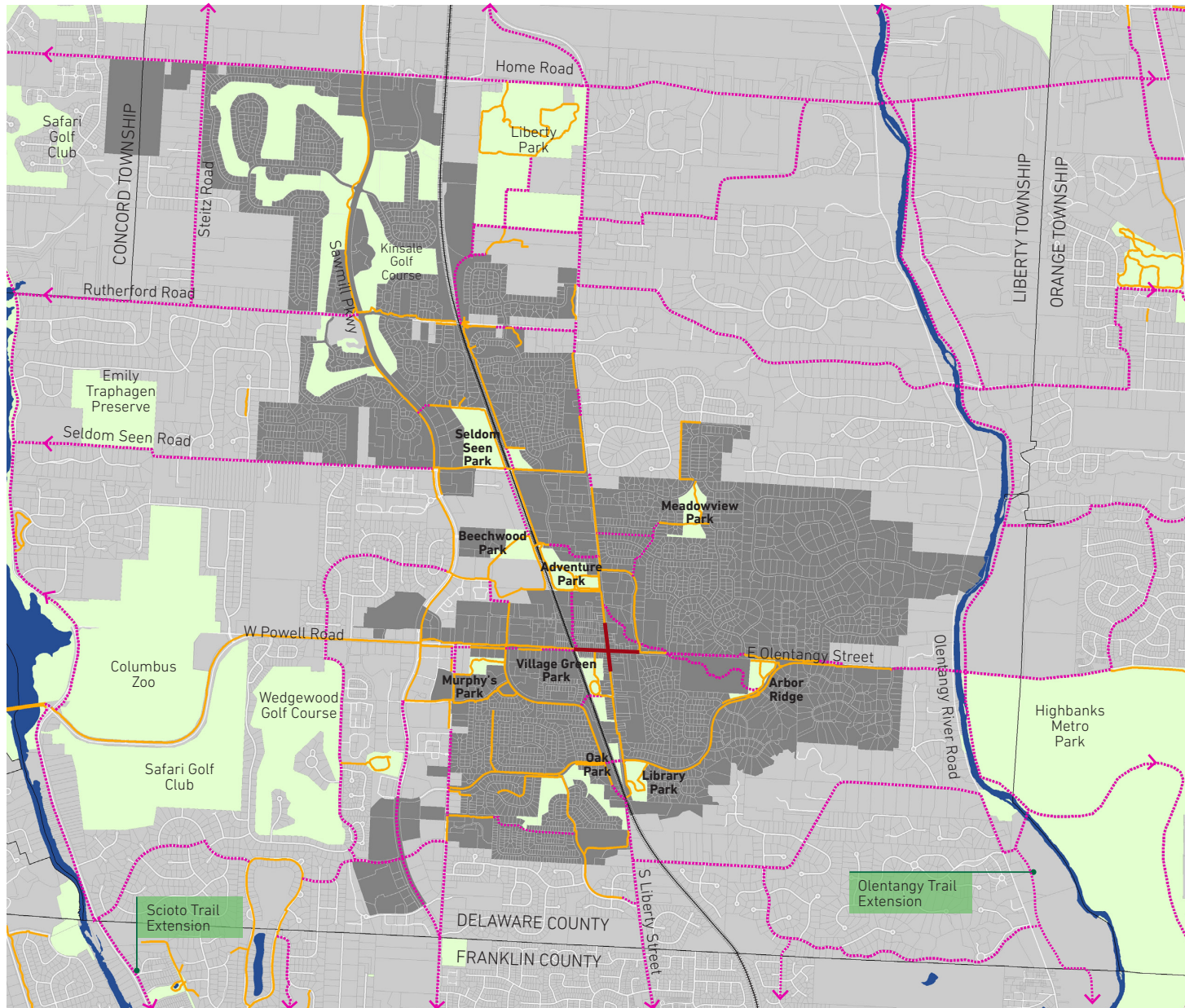
Olentangy Street Existing Conditions



Olentangy Street Concept:
Turn Lanes, Tapering to a Two-Lane Section at
the Four Corners



BIKEWAY PLAN



- ⚓ Railroad
- City of Powell Park
- Other Parks
- Commercial Golf Course
- Columbus Zoo
- Existing Multi-Use Path¹
- Proposed Bicycle Route²
- Downtown Sidewalks

POLICY RECOMMENDATIONS

- 1. Use the Thoroughfare Plan as a guide in the development approvals process**
- 2. Proactively address long-term transportation improvement needs**
- 3. Balance traffic capacity needs with community character impacts**
- 4. Coordinate roadway improvements and maintenance with surrounding communities and jurisdictions**
- 5. Implement access management programs to reduce congestion and improve safety**
- 6. Maximize roadway connectivity**
- 7. Promote multi-modal transportation options throughout the community**
- 8. Create a holistic design plan for the Four Corners intersection and associated downtown roadway improvements**
- 9. Implement a signage program to direct drivers to alternate routes around Downtown Powell**



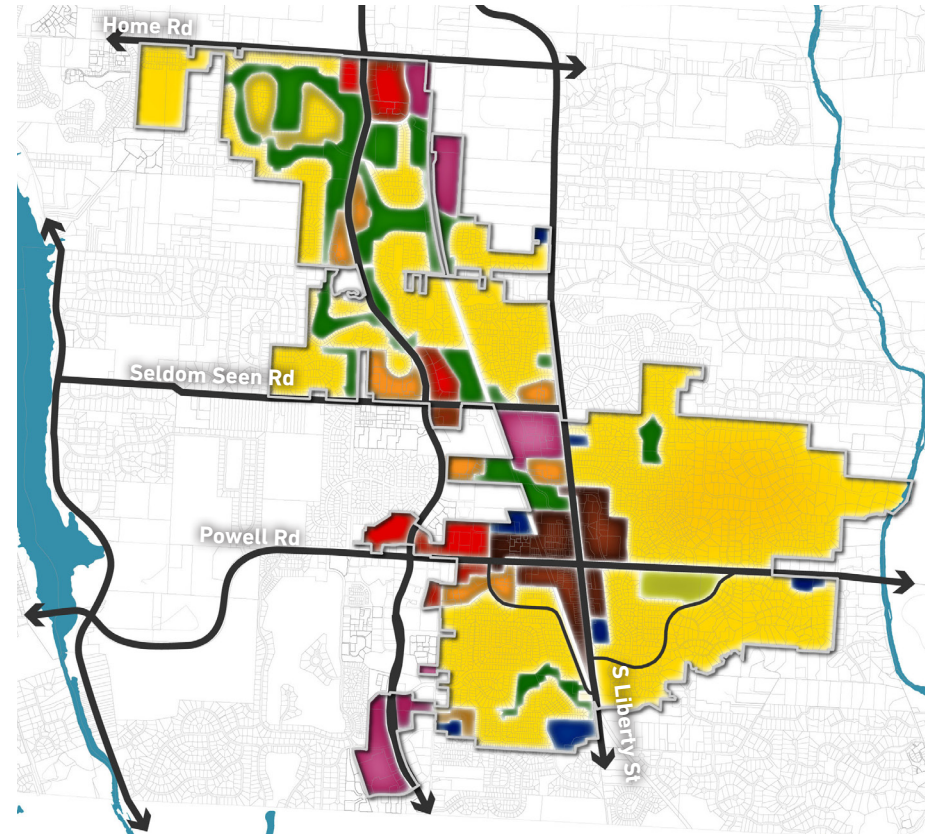
Fiscal Analysis

SCENARIO 1

Residential component: Negative
\$245,031 per year

Commercial component: Positive
\$536,302 per year

Overall: Positive \$291,271 per year



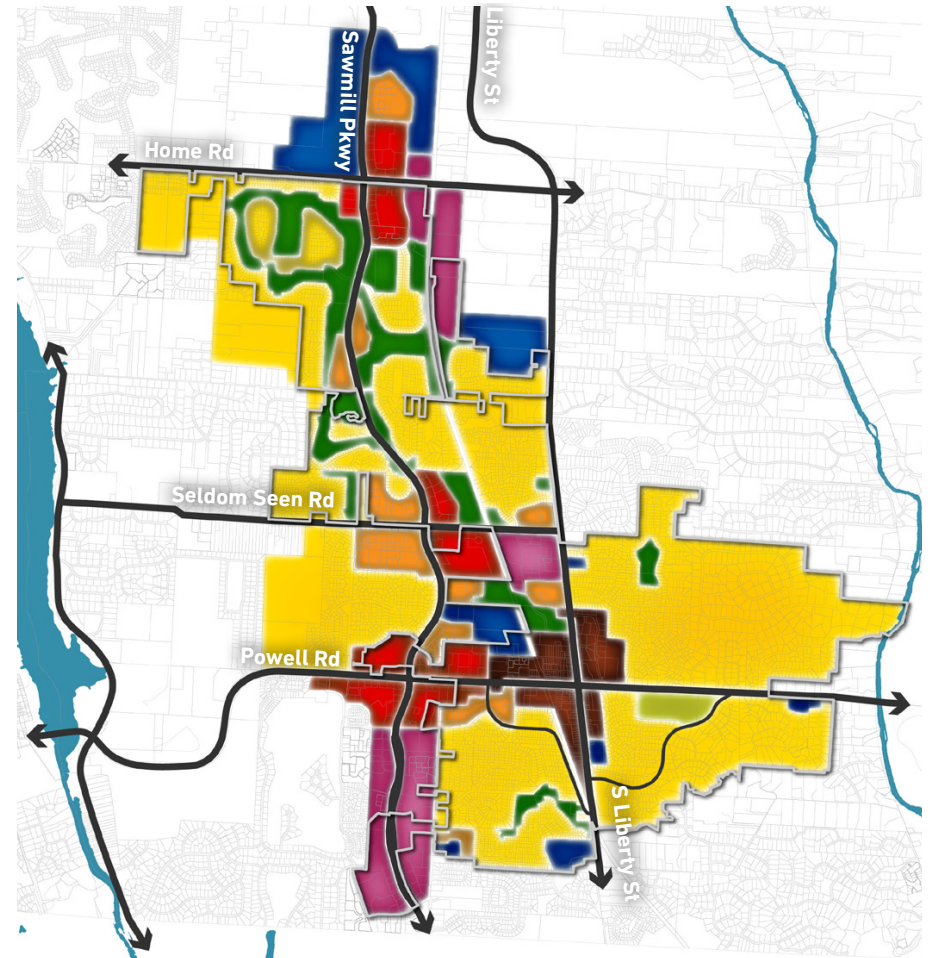
SCENARIO 2A - TARGETED ANNEXATION

Senior housing: Negative \$252,778 per year

Other residential: Negative \$113,507 per year

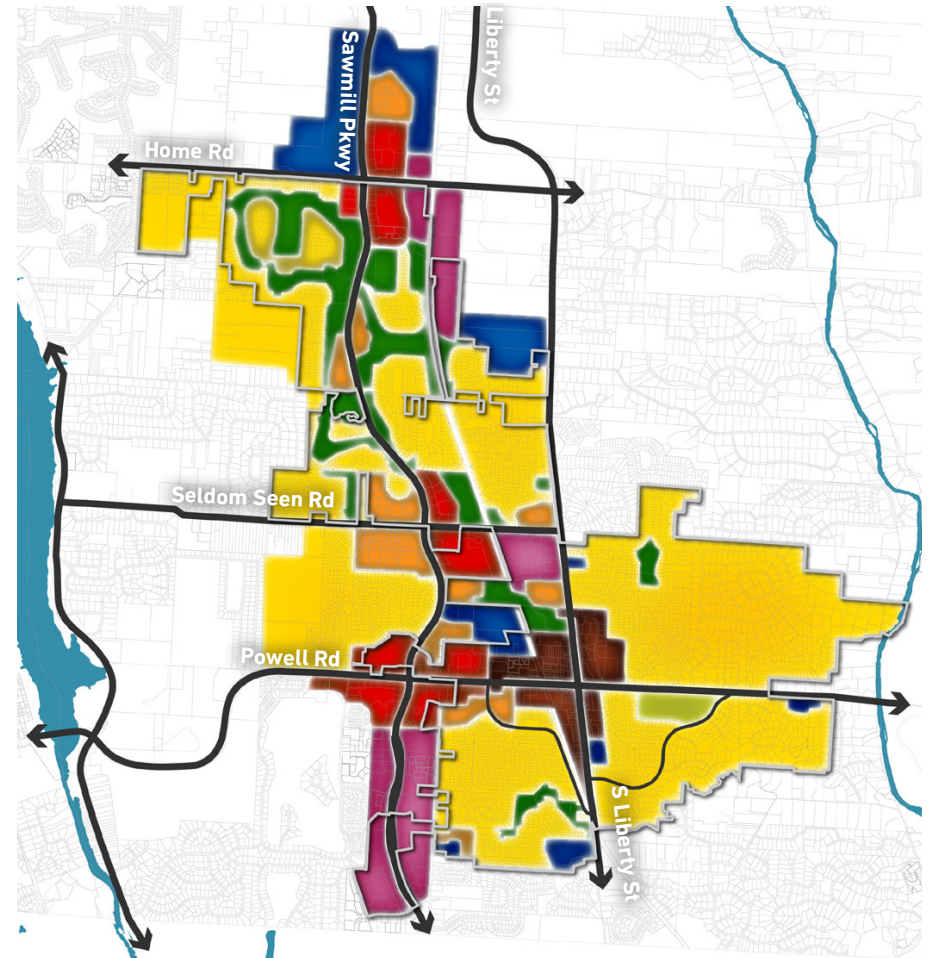
Commercial: Positive \$786,799 per year

Overall: Positive \$420,513 per year



SCENARIO 2B - EXISTING RESIDENTIAL

Overall: Negative \$758,077 per year



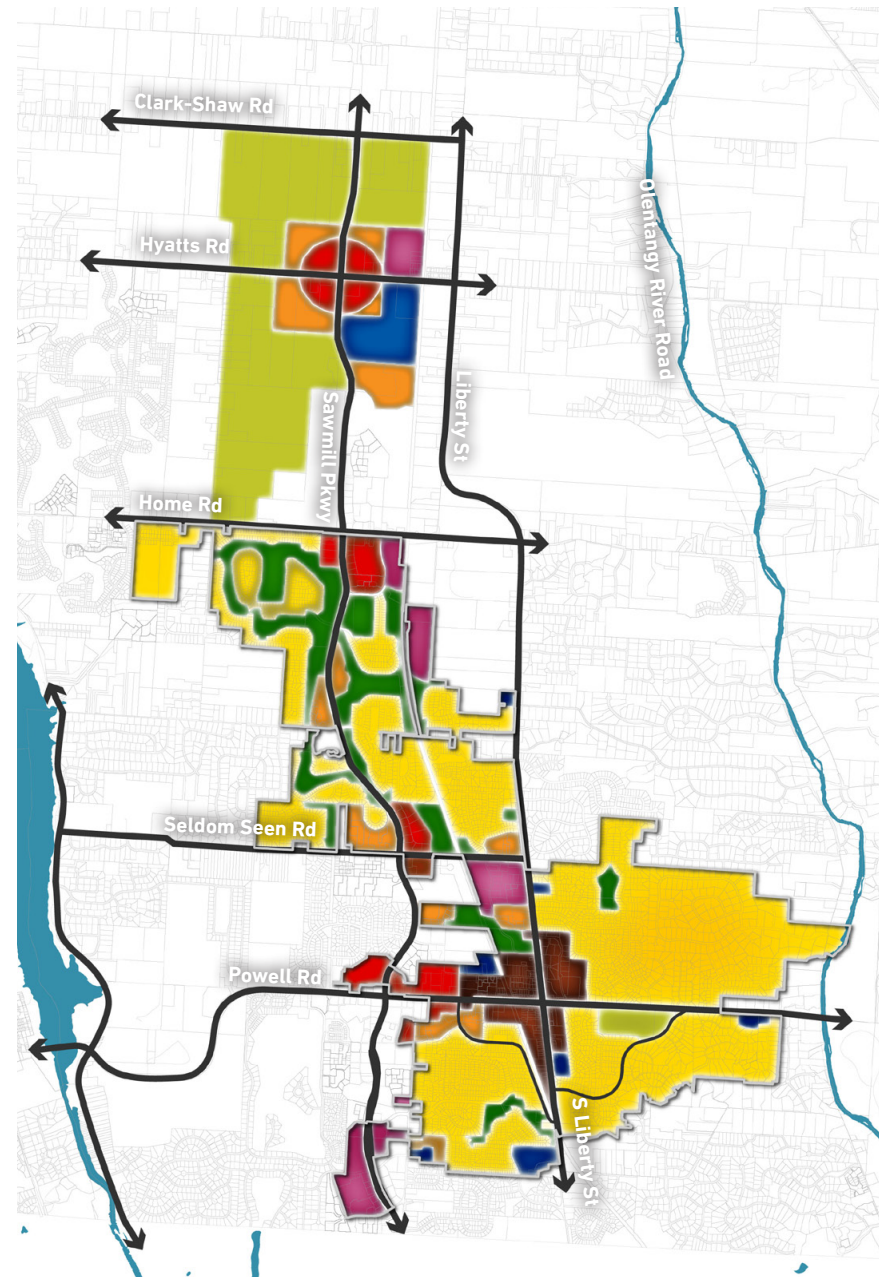
SCENARIO 3

Residential: Positive \$11,564 per year

Commercial: Positive \$953,545 per year

Total Arterials: Negative \$98,557 per year

Overall: Positive \$866,595 per year



SUMMARY

Scenario 1 – Positive \$291,271 per year

Scenario 2a – Targeted annexation: Positive \$420,513 per year

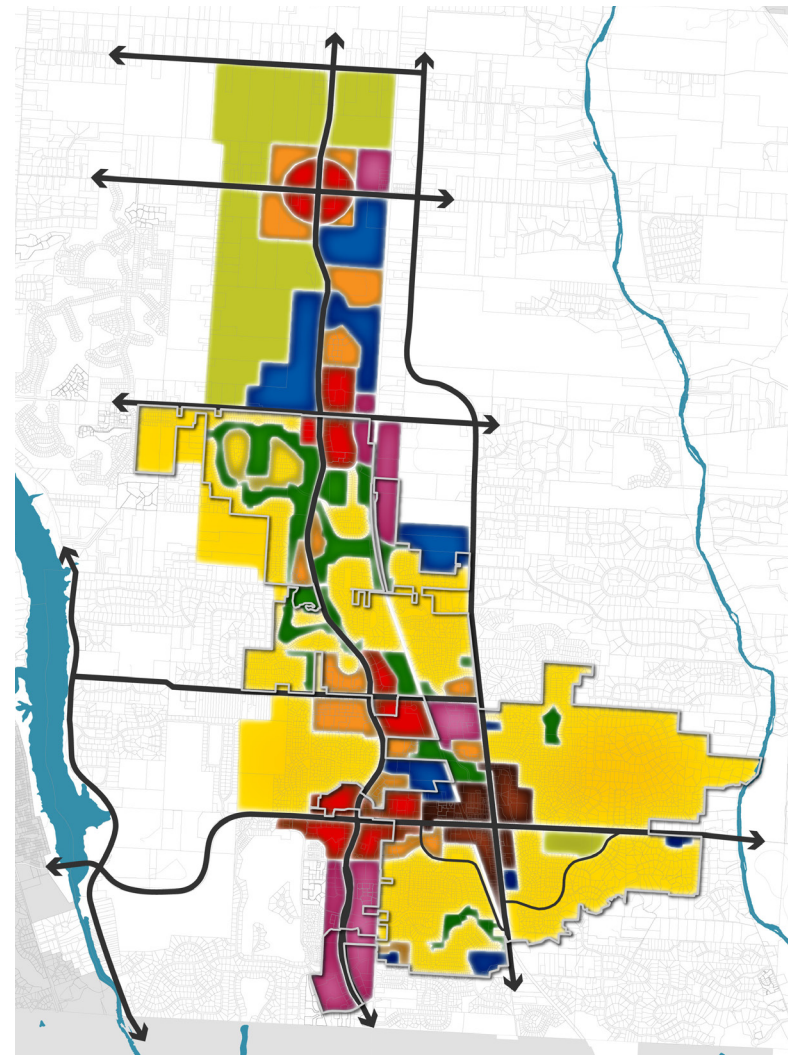
Scenario 2b – Existing residential annexation: Negative \$758,077 per year

Scenario 3 – Positive \$866,595 per year

Complete Plan – Positive \$820,302 per year

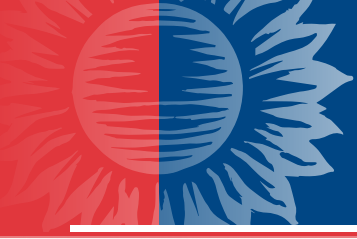
Complete Plan (Omitting Scenario 2b)

– Positive \$1,578,378 per year










POLICY RECOMMENDATIONS

1. **Closely monitor trends in revenues and expenses, particularly income taxes, and implement policies to address the fiscal gap.**
2. **Establish a dedicated fund for capital improvements, and communicate both funded and unfunded capital needs broadly.**
3. **Undertake a market study to assess the capacity for proposed commercial developments.**
4. **Prioritize the annexation of commercial and mixed use development over residential-only development.**
5. **Consider the impact of development holistically and strategically.**
6. **Evaluate the status of conservation areas as a strategic issue.**
7. **Understand the scale impacts of proceeding with the development scenarios.**



IMPLEMENTATION

GUIDING PRINCIPLES	LAND USE PLAN IMPLEMENTATION		LEADERSHIP
	Policy	Actions	Responsible Party
	Use the Future Land Use Map as a guide in making development decisions	Develop a standard procedure for including the Comprehensive Plan as part of the official development review and approvals process	Development Dept.
	Update zoning and development regulations to advance the goals of this plan	1. Conduct a "Code Diagnostic" by reviewing all zoning, subdivision and development requirements for consistency with the Plan	Development Dept. Engineering Dept. Building Dept.
		2. Revise regulations where necessary	Development Dept. Engineering Dept. Building Dept.
	Balance land use, community character, infrastructure, transportation and fiscal sustainability goals	1. Review policy and procedures	Development Dept. Engineering Dept. Finance Dept.
		1. Require new development to make fair share contributions to transportation and infrastructure improvements	Development Dept. Engineering Dept. Finance Dept.
	Ensure adequate development and use of utility infrastructure to support land use and development goals	Establish a joint policy between the City, Liberty Township, Concord Township and the Delaware County Sewer District to preserve sewer capacity for desired uses and development patterns	City Manager Development Dept.
	Undertake more detailed plans and studies for specific focus areas and development corridors.	Create a map of potential focus areas and corridors and establish a priority list and timeframe for planning initiatives	Development Dept.
	Develop an annexation strategy to guide decisions about Powell's physical expansion	Establish criteria for actively pursuing targeted annexations and/or accepting voluntary annexation requests	City Manager Finance Dept. Development Dept.
	Encourage mixed use development in appropriate locations, as designated in the plan	Create focus area and corridor plans for targeted mixed use areas	Development Dept.
		Adopt subdivision and development requirements that prevent the creation of isolated and disconnected developments	Development Dept. Engineering Dept.

KEY PRIORITIES

1. **Initiate a strategic urban design plan for Downtown Powell.**
2. **Create a sustainable revenue structure.**
3. **Establish a multi-jurisdictional working group.**



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