

Powell Grand

Sketch Plan Application

04/30/2015

City of Powell, Ohio

Prepared For:

SCHOTTENSTEIN
REAL ESTATE GROUP

MARGELLO
DEVELOPMENT CO.

Prepared By:



CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
SKETCH PLAN REVIEW APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00

Applicant: Thomas L. Hart for Margello Development Co. and Schottenstein Real Estate Group

Address/City/State/Zip: 117 Lazelle Rd., Columbus, OH 43235/2 Easton Oval, Ste. 510, Columbus, OH 43219

Email Address: margellodevelopment@gmail.com; bs@sregroup.com

Phone No: 614-848-4004/614-418-8900 Cell Phone No: 832-1667/406-3116 Fax No: 614-418-8920

Property Owner: Sawmill Seldom Seen LLC

Address/City/State/Zip: 4300 E. Fifth Avenue, Columbus, OH 43219

Email Address: dirk.greene@spgroup.co,

Phone No: 614-449-4298 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Jim Houk/Rick Fay, OHM Advisors (site planning)

Address/City/State/Zip: 580 N. Fourth Street, #630, Columbus, OH 43215

Email Address: jim.houk@ohm-advisors.com/rick.fay@ohm-advisors.com

Phone No: 614-418-0600 Cell Phone No: _____ Fax No: 614-418-0614

Property Address: 43.88 +/- acres at Sawmill Parkway and Seldom Seen Road, Liberty Township

Lot Number/Subdivision: 3414-3417 Existing Use: Commercial/Industrial Proposed Use: PCD Powell

Reason for Administrative Review (attach necessary documents): Request for review by Planning Commission
and staff of the general design, use and architectural standards for 308 residential units in three building types for the proposed mixed use, planned commercial district prior
to formal rezoning filings and annexation of the property.

Checklist:

- ☐ Preliminary Plan requirements set forth in Section 1109.06
- ☐ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☐ Attach **15 copies** containing all drawings, text, any other items, and application.
- ☐ Attach the required fee - \$400.00

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Appellant:



Date:

4-22-2015

Thomas L. Hart,

Agent for Applicants

Office Use

Received

Office Use

AMT

TYPE/DATE

RECEIPT #

PAYOR

Payment

City of Powell • 47 Hall Street • Powell, Ohio 43065 • (614) 885-5380 • (614) 885-5339 fax • www.cityofpowell.us

Powell Grand Project Description

Sketch Plan Submittal

The “Powell Grand – Resort Living” is an active adult, Class A, gated community proposed as a Planned Commercial District zoning under Powell’s Zoning Ordinance. The community will provide a comparable option in terms of aesthetics, amenities and architectural quality for many Powell residents wishing to downsize their current high-quality single-family home to a more active adult and/or senior living environment within Powell. Powell Grand will help facilitate “aging in place” for those Powell residents wishing to change housing options, without leaving the community that has been their home. There will be other residents, new to Powell, who will be attracted to this unique, incomparable central Ohio community.

The total site is made up of 39.02+/- acres. A proposed internal public road (+/- 1.2 acres) will connect from Sawmill Parkway to the intersection of Sawmill Drive and Bunker Lane. The residential component includes 308 units of leased dwellings with three distinct building types and housing options, a clubhouse and related open spaces and site amenities on +/- 32.9 acres. Five acres of commercial property are planned on two lots near or adjacent to Sawmill Parkway. The site includes:

- Four multi-story buildings with elevators, targeted to seniors and made up of 30 suites each (120 units total). These are 1 and 2 bedroom suites, with garages available and with additional surface parking. These buildings will be architecturally and visually attractive and unique to the Powell area.
- Fifteen buildings consisting of 4 units in a “pinwheel” ranch design (60 units total). These are 2 and 3 bedroom ranch homes with screened porches and 2-car garages, generally matching the architecture and design of similar housing in the Powell area and targeted to active adults.
- Sixteen buildings consisting of 8 two-story townhomes per building, with 2 and 3 bedrooms and one car garages with each unit. This housing product is targeted to active adults, who prefer a large 2-story design.

Amenities included with this plan are a bike path connection along Sawmill Parkway and the interior public streets leading to a pathway tunnel under Seldom Seen Road to the new Seldom Seen Park. A large club house in the east-central portion of the site, including a pool, fitness center, community gathering rooms, fire pit lounge area, community garden and golf putting green are available for use by the Powell Grand residents. The site will also include a gazebo overlooking the pond, and an enclosed dog-park.

There will be a site office open 7 days a week, 24-hour emergency services, and onsite staffing to provide special, outstanding services for residents.



- KEY:**
- ① Mail / Utility / Compactor
 - ② Clubhouse
 - ③ Patio / Entertainment Space
 - ④ Pool
 - ⑤ Putting Green
 - ⑥ Community Garden
 - ⑦ Dog Park
 - ⑧ Gazebo

CONCEPT PLAN

SITE DATA

Total Site Area:	+/- 39.1 ac
Public ROW:	+/- 1.2 ac
Net Site Area:	+/- 37.9 ac
Residential:	+/- 32.9 ac
<ul style="list-style-type: none"> • Building A: Large Senior 1 and 2 Bedroom Suites with Elevators, and Individual Garages: Parking Provided: 	4 BLDG. 120 Units 300 spaces (2.5 sp/du)
<ul style="list-style-type: none"> • Building B: 2 and 3 Bedroom Ranch Homes with 2-Car Garages: Parking Provided: 	15 BLDG. 60 Units 240 spaces (4 sp/du)
<ul style="list-style-type: none"> • Building C: 2 and 3 Bedroom 2 Story Townhomes with 1 Car Garages: Parking Provided: 	16 BLDG. 128 Units 480 spaces (3.75 sp/du)
Total Units:	308 Units
Density (Net Site Area):	+/- 8.1 du/ac
Parking Required (3 spaces/1 unit):	924 spaces
Parking Provided:	+/- 1,020 spaces
<small>*Parking provided includes garage spaces, driveway stacking spaces, and surface parking spaces.</small>	
Clubhouse Parking Provided:	95 spaces
Open Space	
Open Space Required:	+/- 6.6 ac (20%)
Open Space Provided:	+/- 10.5 ac (32%)
Commerical:	
Outparcels (2 Lots):	+/- 5.0 ac

- Pursuant to the requirements of City of Powell Zoning Code section 1145.29, (c) and (d), existing trees within the development footprint will be surveyed and trees that are unable to be preserved will be replaced per code.
- This property has been used for agriculture historically, therefore no natural watercourses traverse the site within the property boundaries. The headwater for Bartholomew Run is located at the southeast corner of the project and will be the discharge point for the site. A storm water basin will be located near this location to provide erosion and sediment control during construction and storm water quantity and quality control post a construction. The two man-made water-courses crossing the site will be filled and piped as part of the development process.

* Desired Sign Locations











