

## CITY OF POWELL

## PLANNING AND ZONING COMMISSION (P&amp;Z)

## AMENDING AN APPROVED FINAL DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00

**Applicant:** William Myers, Vex Connect

Address/City/State/Zip: 81 Mill Street, Suite 300, Gahanna, OH 43230

Email Address: william.myers@vexconnect.com

Phone No: \_\_\_\_\_ Cell Phone No: 614.499.2175 Fax No: 614.386.2626

**Property Owner:** TIA Real Estate Holdings LLC (Alex Alahakoon)

Address/City/State/Zip: 2503 E. Broad Street, Columbus, OH 43209

Email Address: alkoon72@gmail.com

Phone No: 740.408.3688 Cell Phone No: \_\_\_\_\_ Fax No: 866.452.2169

**Architect/Designer for Applicant:** POD Design (Todd Foley, Principal, Landscape Architecture)

Address/City/State/Zip: 100 Northwoods Boulevard, Suite A, Columbus, OH 43235

Email Address: tfoley@poddesign.net

Phone No: 614.360.3055 Cell Phone No: 614.595.3912 Fax No: \_\_\_\_\_

**Property Address:** 240 North Liberty Road, Powell, OH 43065

Lot Number/Subdivision: \_\_\_\_\_ Existing Use: Commercial Proposed Use: Commercial

Reason for Administrative Review (attach necessary documents): Applicant is proposing to construct an outdoor patio in conjunction with its current remodeling of the former Yukon Steakhouse &amp; Saloon. Gallo's Taproom will be the new restaurant tenant. See attached documents for details.

Checklist:

- ☐ Legal description of the property
- ☒ Vicinity Map
- ☒ Written Text explaining nature of amendment being requested.
- ☒ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
- ☒ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages
- ☒ 15 copies of all drawings, text, any other items, and application
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$550.00

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN  
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

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 ..... Will Myers Date: 03/28/2016

Office Use

Received

Office Use

AMT \$550.00

TYPE/DATE CK 2505 3/30/16

RECEIPT # 6768

PAYOR VEX Connect LLC

Payment

## Gallo's Tap Room

### Summary of proposed amendment to development plan

**Columbus Office**  
100 Northwoods Boulevard  
Suite A  
Columbus, Ohio 43235  
p614.255.3399

**Cincinnati Office**  
10816 Millington Court  
Suite 118  
Cincinnati, Ohio 45242  
p513.256.1249

**Shanghai Office**  
上海市隆昌路619号城市概念  
1号楼B区B115  
邮编: 200090  
p(021) 6199.0388  
f(021) 6130.4460

The attached submittal requests the approval of a proposed outdoor patio adjacent to Gallo's Tap Room, a new restaurant currently under construction in the home of the former Yukon Steakhouse & Saloon on North Liberty Street. The patio will serve as an extension of the restaurant, providing customers with outdoor seating, a full service outdoor bar w/tv's and a future fireplace with shade structures.

The applicant is requesting approval of two phases of construction for the proposed patio. The nature of the two phase request is due to the goal to have the patio open at the onset of the grand opening of the restaurant which is anticipated to be in early summer (May/June). The second phase would be anticipated to be completed with the first year of operation of the restaurant.

The proposed design reflects the character and materials utilized for the interior of the restaurant to provide for a seamless transition and a strong relationship between the inside and outside.

The applicant is requesting approval of the overall design including phase I & II.





# Key:

- 1 28' X 53' OUTDOOR PATIO - CONCRETE FINISH
- 2 EXISTING BUILDING - FUTURE HOME OF GALLO'S TAP ROOM
- 3 OUSTIDE GATED ENTRANCE TO PATIO
- 4 LOUNGE AREA WITH SOFT SEATING AND TV
- 5 OUTDOOR BAR WITH SEATING AND TVS
- 6 ENTRANCE/EXIT FROM RESTAURANT
- 7 CABLE RAILING SYSTEM FOR PATIO ENCLOSURE
- 8 TABLES W/ CHAIRS AND UMBRELLAS
- 9 EXISTING STONES TO REMAIN
- 10 EXISTING LANDSCAPE TO BE REMOVED AND REPLACED
- 11 EXISTING SIGN TO REMAIN
- 12 EXISTING LAWN DETENTION AREA TO REMAIN

# Plant Palette:



PANICUM VIGATUM 'SHENANDOAH' - SHENANDOAH SWITCH GRASS



LIRIOPE MUSCARI 'BIG BLUE' - BIG BLUE LIRIOPE



PENNISETUM ALOPECUROIDES 'HAMELN' - DWARF FOUNTAIN GRASS



CHAMAECYPARIS PISIFERA 'GOLD MOP' - GOLD MOP FALSECYPRESS



HEMEROCALLIS 'HAPPY RETURNS' - HAPPY RETURNS DAYLILY



MAGNOLIA 'JANE' - JANE MAGNOLIA (MULTI-STEM)



JUNIPERUS CHINENSIS 'KETELEERI' - UPRIGHT JUNIPER



GINKGO BILOBA 'AUTUMN GOLD' - AUTUMN GOLD GINKGO



# Gallo's Tap Room Landscape Plan | 3.29.2016





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- 9 EXISTING STONES TO REMAIN



Patio Feature Details:



CABLE RAILING ENCLOSURE (FINISH BLACK)



PATIO TABLE UMBRELLA (FINISH SCARLET / BURGUNDY)



PATIO TABLES/CHAIRS (FINISH BLACK)



OUTDOOR BAR TREATMENT - LEDGE STONE TO MATCH INTERIOR FINISHES

# Gallo's Tap Room Patio - Phase I Installation | 3.29.2016





## Key:

- 1** 12' X 22' WOOD OR COMPOSITE DECKING PATIO EXPANSION TO PROPOSED CONCRETE PATIO
- 2** TIMBER FRAMED SHADE STRUCTURE WITH SOLID ROOF
- 3** 60" OUTDOOR GAS FIREPLACE WITH STONE ACCENT WALL (STONE TO MATCH OUTDOOR BAR FINISH)
- 4** RELOCATE CABLE RAILING SYSTEM TO FULLY ENCLOSE PATIO ADDITION



60" OUTDOOR GAS FIREPLACE (MODEL HORIZON BY REGENCY)

## Gallo's Tap Room Patio Phase II Installation | 3.29.2016