

**APPLICATION FOR PLANNED COMMERCIAL DISTRICT  
DEVELOPMENT TEXT**

**(1) Name, address, and phone number of applicant.**

Global Land Development, LLC  
c/o Brexon  
815 Grandview Avenue  
Columbus Ohio 43215

**(2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.**

Civil Engineer  
Steve Fox, P.E. The Mannik Smith Group, 815 Grandview Ave. Columbus, OH 43215  
614-452-4628 ph  
[sfox@manniksmithgroup.com](mailto:sfox@manniksmithgroup.com)

Landscape Architect  
Todd Faris, Faris Planning and Design, 243 N. Fifth Street, Suite 401, Columbus OH 4215  
614-487-1964 ph  
[tfaris@farisplanninganddesign.com](mailto:tfaris@farisplanninganddesign.com)

Architect  
Nikki Wildman  
MS Consultants  
2221 Schrock Road, Columbus, Ohio 43229  
614-898-7100 ph  
[nwildman@msconsultants.com](mailto:nwildman@msconsultants.com)

**(3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question.**

Attached as Exhibit A. All adjacent neighbors have been contacted by Applicant and informed of the project and its specific. The adjacent property owner to the north is aware of and in support of the north setback variance request; the adjacent property owner to the east is in support of the detention modifications.

**(4) Legal description of the property.**

See Exhibit B for legal description. Legal description for the 1 acre detention will be provided as part of the lot split.

**(5) A description of present use(s) on and off of the land.**

The property is currently a vacant site with no structures.

**(6) Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an**

**additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

Ordinance to be submitted by City of Powell.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

- (7) A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**

See Exhibit C for Vicinity Map.

- (8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:**

See Exhibit D&E for Preliminary Development Plan.

- A. The property line definition and dimensions of the perimeter of the site;**

See Exhibit D&E for Preliminary Development Plan.

- B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;**

See Exhibit D&E for Preliminary Development Plan.

- C. The area of the site and its subareas in acres;**

Total site is 3.02 +/- acres. There are no subareas.

- D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;**

See Exhibit D&E for Preliminary Grading/Utility Plan.

- E. Existing surface drainage ways and surface sheet flow patterns;**

See Exhibit D&E for Preliminary Grading/Utility Plan.

- F. Flood plain areas, ravine-bottom areas, and areas of ground slope in**

**excess of six (6) percent;**

No, see Exhibit D&E for Preliminary Grading/Utility Plan.

**G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;**

Single tree to be preserved on site as noted on Landscape Plan, Exhibit F.

**H. Existing easements on the site with notations as to their type, extent, and nature;**

See Exhibit D&E for Preliminary Development Plan.

**I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

See Exhibit D&E for Preliminary Grading/Utility Plan

**J. Calculation of the maximum residential units permitted on the site under the terms of the Zoning Ordinance, including delineation of the sub-districts of the site upon which these calculations have been made;**

N/A

**K. A preliminary plan for the first, or next, phase of site development illustrating;**

**1. New street centerlines, right-of-ways, and street classification types;**

N/A

**2. Names of existing and proposed streets;**

N/A

**3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

See Exhibit D&E for Preliminary Development Plan.

**4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

There are no subareas identified.

**5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

See Exhibit D&E for Preliminary Development Plan.

**6. Common open areas, public lands, and natural scenic easements, including the area of each;**

N/A

**7. Proposed landscape treatment of the site;**

See Landscape Plan attached as Exhibit F.

The landscape plan has been revised to include required foundation plantings and lot coverage trees per code. The landscape has been dispersed around the entire building and parking area to accentuate the architecture and soften the parking lot.

The required buffer to the south has been thinned out per staff comments and trees relocated along north and east facades.

The additional mounding and evergreen screen to the south accomplishes the screening required and would allow for the 60' setback to be reduced by up to 50% (only 17% reduction requested, or 50' setback is shown).

Additionally, per staff comments, a secondary tree screen is provided along the east edge of reconfigured detention area to provide more screening from Liberty Road.

**8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;**

See Exhibit D&E for Preliminary Grading/Utility Plan.

**9. Provisions for accommodating surface drainage runoff;**

See Exhibit D&E for Preliminary Grading/Utility Plan. Storm water design will be developed with city engineer before commission meeting.

**10. Proposed architectural design criteria;**

See Exhibit G for conceptual architectural elevations.

The proposed self-storage building is a fully enclosed, three story building approximately 223' x 133' at 29,440 sf per floor with 10'-8" floor to floor heights for a total height of 32'. The highest parapet wall extends an additional 8". The building is oriented with the primary building entrance located to the west along Village Park Drive. The secondary building elevations are oriented toward planned industrial and office properties to the north and east and planned residential property to the south.

The building design consist of a steel and masonry structure with a combination of utility brick at the ground level and insulated metal panels on the upper two levels.



The size and scale of the building is minimized with varying building heights, materials and wall depths. There are four corner elements of the building that project out 8" from the façade and up 32" above the roof line with a deeper red masonry wall and complimentary red insulated metal panels. These corner building elements include a higher solder brick course with a stone cap, large insulated glass window system and a deep metal cornice element. These corner elements are complimented by a contrasting tan colored insulated metal panel that is set-back from the façade 8" and a lower parapet wall that is accented by similar large insulated glass window system and a metal coping. This primary west façade will include a steel and metal canopy over the main office entrance and loading doors to the building and complimentary wall sconce light fixtures.

This self-storage building will be fully enclosed with no exterior storage doors or overhead doors. All storage units will be accessible from the west entrance doors through internal corridors, stair towers and elevators. The building will be fully conditioned with a series of interior mechanical units and rooftop condensers. The rooftop equipment will be centrally located on the roof with mechanical screening to fully conceal the equipment.

There will be no external dumpsters, trash is handled internally.

**11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;**

N/A

**12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.**

The plan incorporates the direction given to the applicant by the planning and zoning director, as well as comments and suggestions by the Planning and Zoning Commission.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

The following variances are being requested:

1. Reduce north setback from 50' to 10'.
2. Reduce south landscape buffer from 60' to +/-50'.
3. Plan confirmation of vacation of existing north/south 60' landscape easement (appropriate landscaping has been added to the east and north elevation).

**L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of development, including land uses, public areas, natural and scenic reserves, streets, building, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

N/A

**M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.**

See Exhibit D&E for preliminary development plan. See traffic market intelligence as Exhibit H.

**N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site.**

N/A

- (9) Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years.**

The Applicant has a contract on both of the properties with the land seller. Both of the north property owners and the property owner to the east are supportive of the setback requests and the conceptual plan for the drainage.

Applicant is the 6<sup>th</sup> largest developer in Central Ohio according to Columbus CEO Magazine. Applicant completed \$70M worth of projects in 2015 and has an additional \$70M in progress currently.

In addition to a multitude of other projects, applicant has completed 2 self-storage projects recently, and is beginning construction on 2 additional projects in the next 30 days. One of the two projects starting soon is in the Brewery District and has approval from the Brewery District Commission.

This product type is highly sought after from the capital markets; financing is plentiful as demonstrated by our initial project successes.

- (10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the**

project area by the developer.

N/A

**(11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.**

The applicant has reviewed the included information in the Preliminary Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

**(12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.**

Tri-Village Self-Storage (TVSS) is a state of the art, clean and safe evolution of a self-storage operation.

TVSS Powell will be a complete climate-controlled location that allows the consumer complete-control to fit their lifestyle. The consumer will be able to interact with the TVSS on-site staff or use a Fully Automated Kiosk to avoid the delay of human interaction.

TVSS insures, land is developed for solid future Taxes with no impact on City Schools and virtually no to low impact on Utilities and Traffic. TVSS also insures the design and finishes are in harmony with the community requirements and surroundings. TVSS has perfected what the public is demanding Safe, Quiet, Secure, Clean and Attractive self-storage for the future.

TVSS is community-focused business, founded on Integrity and Quality by the parent company, Brexton Development and Construction.

Special attention will be focused on the architectural details of the building to assure its compatibility with surrounding projects. Attention will be given to the views from surrounding streets and the buffer on the southern side of the building to provide beautification of the façade so as to appeal to the apartment project to the south and its residents.

The cost is approximately \$8,500,000.

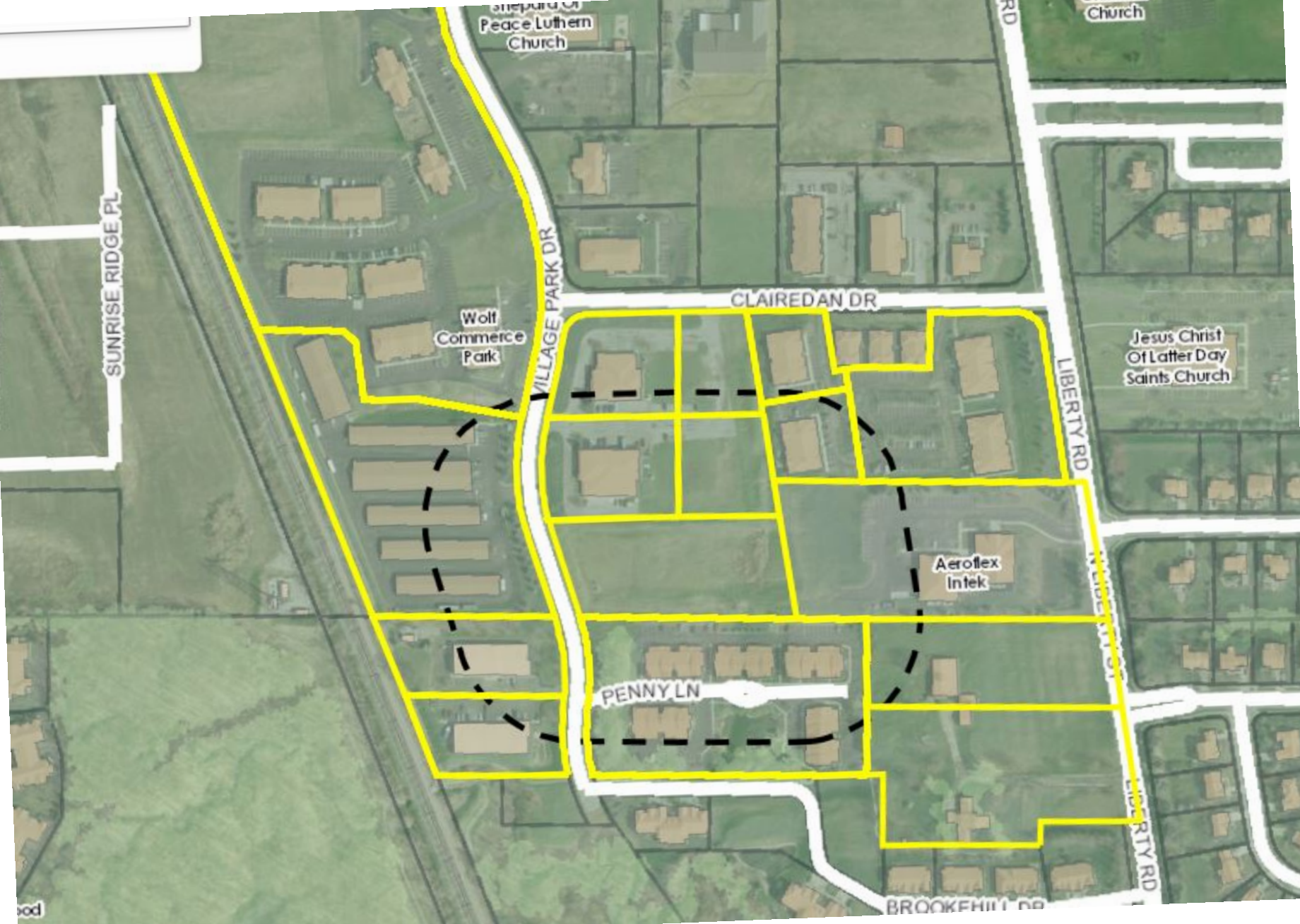
**(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

The impact that luxury self-storage is very light compared to other uses and creates positive net revenue to the city after expenses. This compares favorably to the city expense for either office or multifamily utilizing census data indicating that this project utilizes 10% of the cost of city services as compared to office, and .05% as compared to multifamily. TVSS produces a positive net revenue. See Exhibit I and note the research references utilized.

**(14) A fee as established by ordinance.**

The fee of \$640 has been submitted with this application.

## **Exhibit “A” – Property Owners**



SUNRISE RIDGE PL

Peace Lutheran Church

Wolf Commerce Park

VILLAGE PARK DR

CLAIRDAN DR

PENNY LN

Aeroflex Intek

LIBERTY RD

Jesus Christ Of Latter Day Saints Church

BROOKHILL DR

Parcel Number	Owner Name	Address	Market Value	Conveyance Date	Year Built	Bedrooms	Baths	Finished Sq Ft	Acreage
31942302005000	383 NORTH LIBERTY ROAD LLC	383 N LIBERTY ST; POWELL; 43065	2200000	6/2/2009					3.904
31942601002009	BRYNMAWR FARM LLC AN OHIO LIMITED LIABILITY CO	271 N LIBERTY ST; POWELL; 43065	136700	7/23/2009					2.031
31942601002000	BRYNSHIRE LLC	9158 LIBERTY RD; POWELL; 43065	423100	6/2/2009	1950	4	2	4508	3.154
31942302004509	C & B FINANCIAL LLC	55 CLAIRE DAN DR; POWELL; 43065	670000	3/25/2011					0
31942305003000	FERNCO DEVELOPMENT LTD	425 VILLAGE PARK DR; POWELL; 43065	1725000	7/8/2010					4.557
31942305003000	FERNCO DEVELOPMENT LTD	425 VILLAGE PARK DR; POWELL; 43065	1725000	7/8/2010					4.557
31942601002004	J & C LIMITED PARTNERSHIP	369 VILLAGE PARK DR; POWELL; 43065	435400	6/2/2009					1.29
31942601002005	J & C LIMITED PARTNERSHIP	363 VILLAGE PARK DR; POWELL; 43065	424900	6/2/2009					1.066
31942601002005	J & C LIMITED PARTNERSHIP	365 VILLAGE PARK DR; POWELL; 43065	424900	6/2/2009					1.066
31942601002004	J & C LIMITED PARTNERSHIP	367 VILLAGE PARK DR; POWELL; 43065	435400	6/2/2009					1.29
31942601002005	J & C LIMITED PARTNERSHIP	361 VILLAGE PARK DR; POWELL; 43065	424900	6/2/2009					1.066
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	515 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	461 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	441 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	449 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
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31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	455 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	473 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34

31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	479 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	503 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
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31942305002000	LDH 2000 FAMILY LIMITED PARTNERSHIP	459 VILLAGE PARK DR; POWELL; 43065	4070000	6/2/2009					12.34
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31942302004500	NORTH POWELL INVESTMENT LLC	21 CLAIRE DAN DR; POWELL; 43065	767900	7/16/2009					0
31942302004500	NORTH POWELL INVESTMENT LLC	23 CLAIRE DAN DR; POWELL; 43065	767900	7/16/2009					0
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31942302004500	NORTH POWELL INVESTMENT LLC	19 CLAIRE DAN DR; POWELL; 43065	767900	7/16/2009					0
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31942302004506	NORTH POWELL INVESTMENT LLC	67 CLAIRE DAN DR; POWELL; 43065	120500	9/8/2011					0
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31942306007000	POWELL COMMERCE PARK LTD	438 VILLAGE PARK DR; POWELL; 43065	518700	12/8/2015					1.283
31942306005001	POWELL COMMERCE PARK LTD		76200	12/8/2015					0.76
31942306005002	POWELL COMMERCE PARK LTD		88900	12/8/2015					0.887
31942306006000	POWELL COMMERCE PARK LTD	450 VILLAGE PARK DR; POWELL; 43065	395900	12/8/2015					1.198
31942306006000	POWELL COMMERCE PARK LTD	454 VILLAGE PARK DR; POWELL; 43065	395900	12/8/2015					1.198
31942306008000	ROOD FAMILY LIMITED PARTNERSHIP		125000	8/4/2015					2.019

## **Exhibit “B” – Legal Description**



Doc ID: 010783390002 Type: OFF  
Kind: DEED  
Recorded: 08/04/2015 at 10:39:02 AM  
Fee Amt: \$28.00 Page 1 of 2  
Workflow# 0000100518-0001  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2015-00022043

BK 1368 PG 215-216

STEWART TITLE BOX

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 8/4/15 Transfer Tax Paid 375-  
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~  
Delaware County Auditor By BT

File No.: 01032-17293

## GENERAL WARRANTY DEED

*KU 1061*

Aeroflex Wichita, Inc., a Delaware corporation, successor by merger to Aeroflex Systems Group, Inc., a Delaware corporation, formerly known as Aeroflex High Speed Test Solutions, Inc., a Delaware corporation, for valuable consideration paid, grants with general warranty covenants to Rood Family Limited Partnership, an Ohio limited partnership, his/her/their heirs and assigns forever, whose tax mailing address is 5149 88th Street East, Bradenton, FL 34211, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 00 Village Park Drive, Powell, OH 43065

Parcel Number: 319-423-06-008-000

Prior Instrument Reference: Official Record 856 page 2623, of the Delaware County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments not yet due and payable.

Executed this 29 day of July, 2015.

Aeroflex Wichita, Inc., a Delaware corporation,  
successor by merger to Aeroflex Systems Group,  
Inc., a Delaware corporation, formerly known as  
Aeroflex High Speed Test Solutions, Inc., a  
Delaware corporation

Daniel H. Kelly  
Daniel H. Kelly  
Treasurer

State of Kansas, County of Sedgwick

The foregoing deed was acknowledged before me this 29th day of July, 2015, by Daniel H. Kelly, Treasurer of Aeroflex Wichita, Inc., a Delaware corporation, successor by merger to Aeroflex Systems Group, Inc., a Delaware corporation, formerly known as Aeroflex High Speed Test Solutions, Inc., a Delaware corporation, on behalf of the corporation.



Shirley Bot  
Notary Public  
My Commission Expires: 21 Nov 2018

This instrument was prepared by:

Joseph E. Budde  
Attorney at Law  
259 W. Schrock Road  
Westerville, OH 43081

Stewart Title Company  
259 West Schrock Rd.  
Westerville, OH 43081

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the City of Powell, County of Delaware, State of Ohio, and located in part of Farm Lot 35, Section 4, Township 3, Range 19, United States Military Lands, being two separate tracts and more fully described as follow:

Tract I:

Being all of Lot 1975 of John D. Wolf Commerce Park, Section No. 2, as recorded in Plat Cabinet 1, Slide 542-542A.

Tract II:

Being a southerly portion of Lot 1978 of said John D. Wolf Commerce Park, Section No. 2, and being more particularly described as follows:

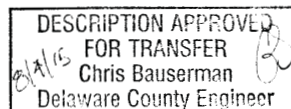
Beginning at 1" iron pin found at the southwesterly corner of said Lot 1978 and the southeasterly corner of said Lot 1975;

Thence North 07° 38' 40" East, along the westerly line of said Lot 1978 and the easterly line of said Lot 1975, a distance of 195 feet to an iron pin found at the northeasterly corner of said Lot 1975 and on the westerly line of said Lot 1978;

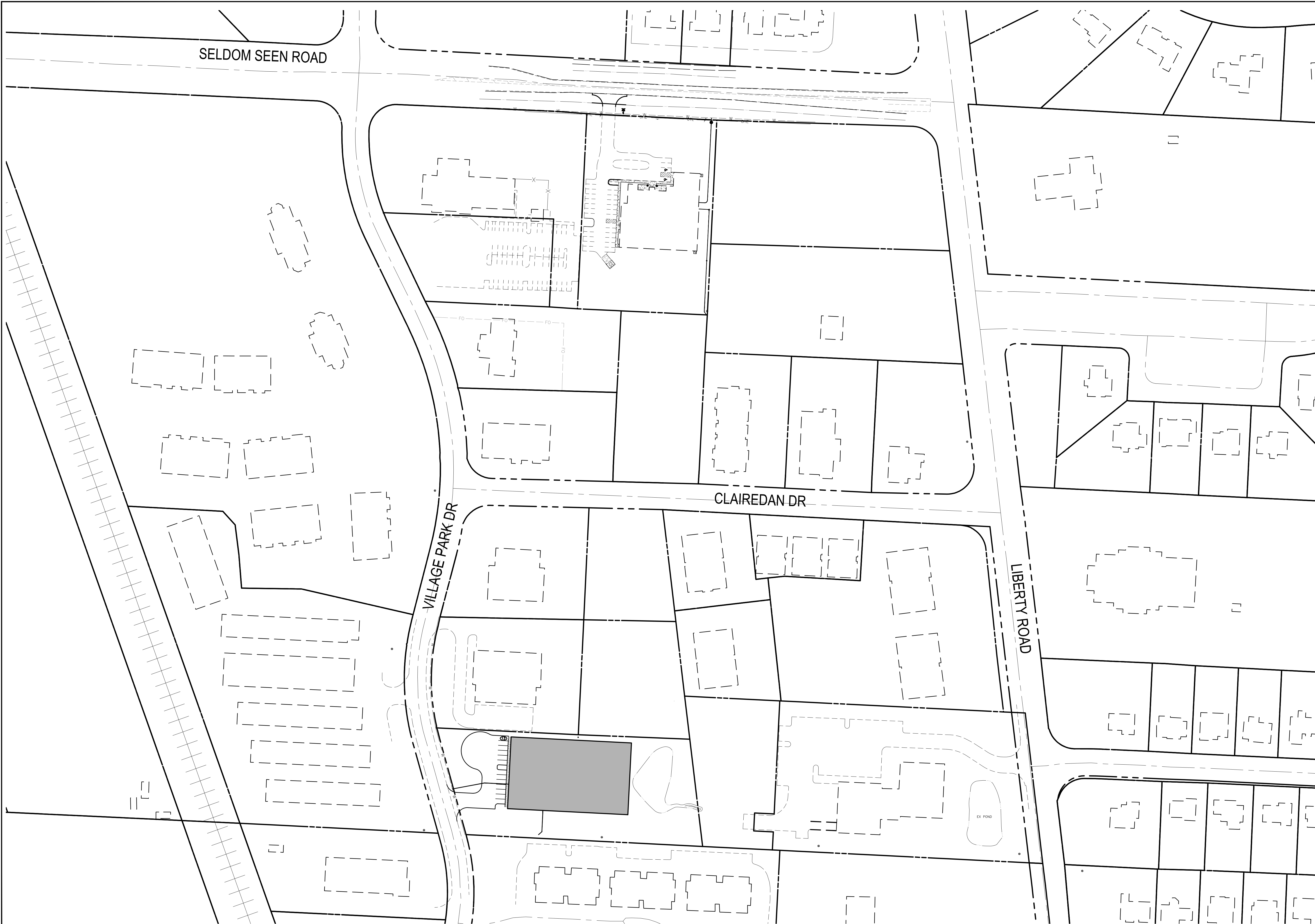
Thence, South 82° 21' 20" East, through said Lot 1978, a distance of 205.25 feet to an iron pin set on the easterly line of said Lot 1978 and the easterly line of said John D. Wolf Commerce Park, Section No. 2;

Thence, South 01° 39' 40" East, along the easterly line of said Lot 1978 and the easterly line of said John D. Wolf Commerce Park, Section No. 2, a distance of 197.60 feet to an iron pin found at the southeasterly corner of said Lot 1978 and the southeasterly corner of said John D. Wolf Commerce Park, Section No. 2;

Thence, North 82° 21' 20" West, along the southerly line of said Lot 1978 and the southerly line of John D. Wolf Commerce Park, Section No. 2, a distance of 237.20 feet to the TRUE PLACE OF BEGINNING of Tract 2; Containing 0.990 acres of land, more or less.



## **Exhibit “C” – Vicinity Map**



VICINITY MAP	TVSS VILLAGE PARK BREXTON, LLC		Mannik Smith GROUP www.MannikSmithGroup.com		DATE: 07/27/2016		NO. 1		DATE		BY		DESCRIPTION	
	VILLAGE PARK DR POWELL, OHIO				JOB#: N1810001				DRAWN BY: DES		CHECKED BY: SEF			

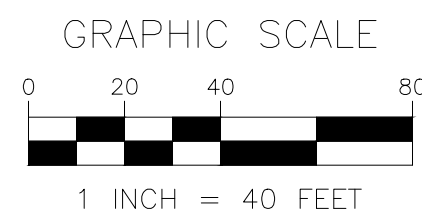
## **Exhibit “D & E” – Preliminary Grade / Utility**






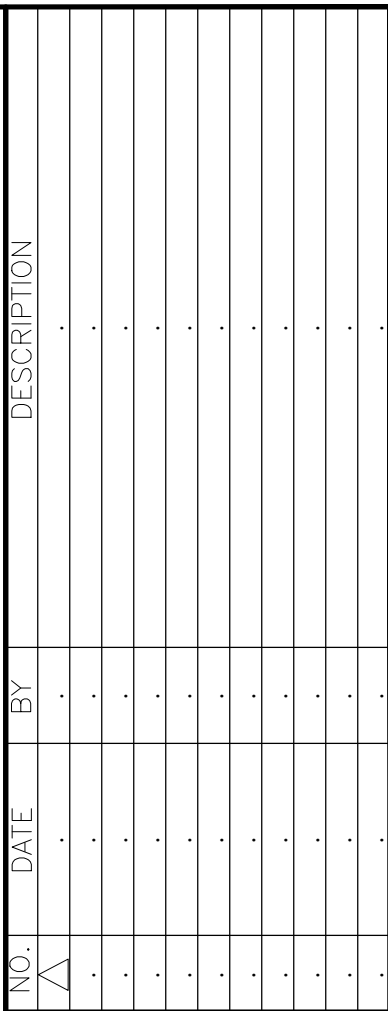
OWNER  
ROOD FAMILY LIMITED PARTNERSHIP  
434 VILLAGE PARK DRIVE  
POWELL, OHIO 43065  
CONTACT: BRYAN ROOD  
PHONE: 614-430-8052  
PID#: 31942306008000

MIN. STREET FRONTAGE: 200 feet  
MIN. DISTANCE BETWEEN BUILDINGS: 100 feet  
MINIMUM SIDE YARDS: 50 feet  
MINIMUM FRONT YARD: 60 feet  
MINIMUM REAR YARD: 30 feet  
MAXIMUM LOT COVERAGE: 20%  
MAXIMUM BLDG HEIGHT:  
(a) principal bldgs: 35' and no more than two (2) stories.  
(b) accessory bldgs: 18 feet  
(c) Supplementary Regulations for the Planned Industrial District.  
(1) Free-standing off-premises signs shall only be permitted in those sub-areas of planned industrial districts that have been designated for production industry.  
(2) No parking, delivery, trash storage, accessory building use, or outdoor storage shall encroach upon a required setback.  
(3) No circus, carnival or similar transient enterprise shall be permitted within 500 feet of a residence, residential district, or residential sub-area of a planned district.  
(4) All production, assembly, processing and storage shall occur within enclosed buildings.  
(5) Except as specifically permitted herein, no mobile home or mobile office structure shall be placed or occupied in this district.  
(6) Each planned industrial district shall be buffered at its perimeter from adjacent residences, residential zones, residential areas of planned districts, church sites, public and private parkland, and/or public roads with dense planting strips no less than sixty (60) feet deep located on the planned industrial site.  
(7) Where non-residential building facades are visible from a residence, residential zone, residential area of a planned district, church site, public and/or private parkland, and/or public road, these facades shall be of natural materials: wood, brick, stone, or rough-split block.  
(8) Excepting via driveway accessways, no parking or delivery area shall be visible from a public street, or from a surrounding area that is not within a planned industrial district.  
(Ord. 2003-02. Passed 2-4-03.)



NO.	DATE	BY	DESCRIPTION
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**Mannik  
Smith  
GROUP**

TECHNICAL SKILL.  
CREATIVE SPIRIT.

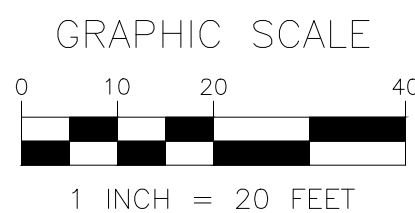
[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)

TVSS VILLAGE PARK  
BREXTON, LLC

VILLAGE PARK DR  
POWELL, OHIO

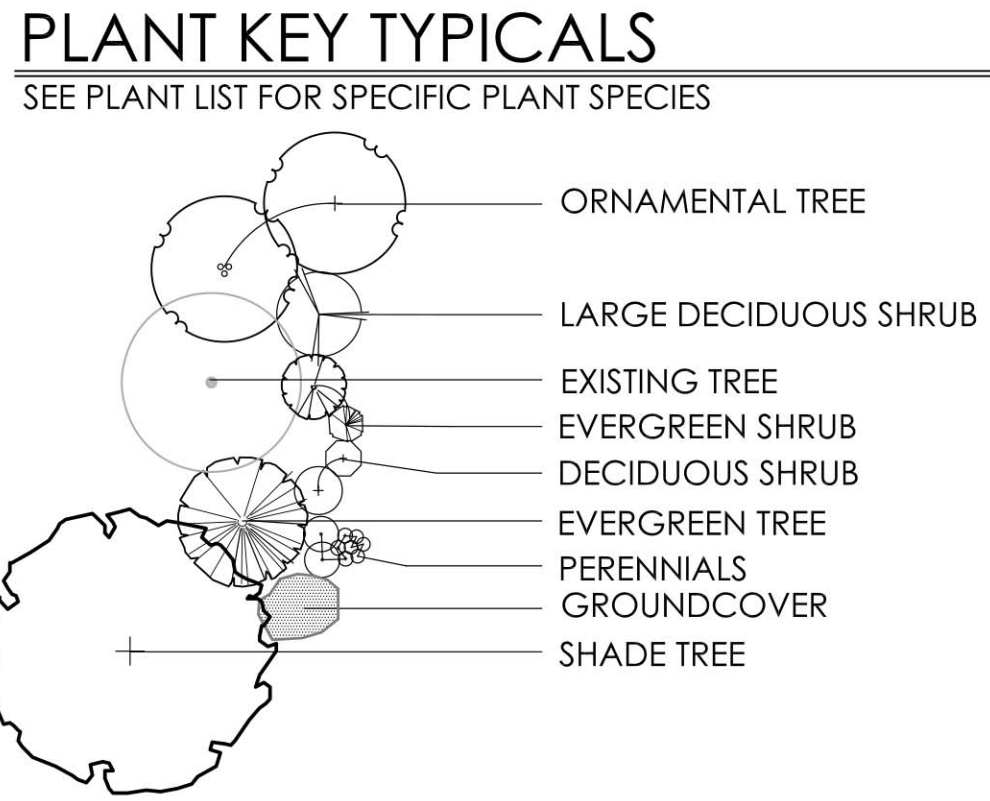
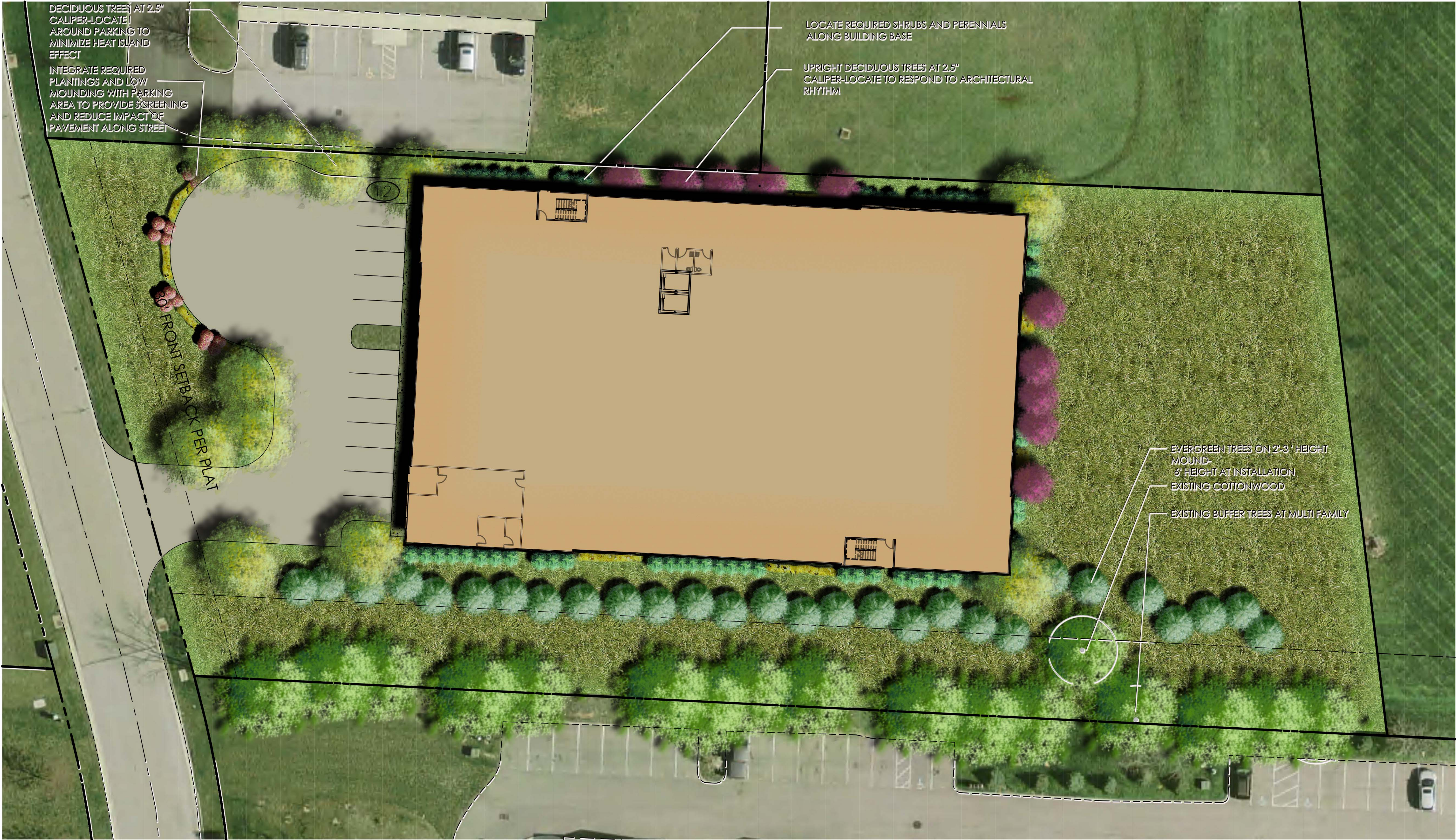
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BREXTON, LLC  
815 GRANDVIEW AVENUE, SUITE 300  
COLUMBUS, OH 43215  
CONTACT: MARK CAULK  
PHONE: 614-441-4110  
EMAIL: MARK.CAULK@BREXTONLLC.COM



## **Exhibit “F” – Landscape Plan**





1145.30 MINIMUM REQ.'D TREES

REQUIRED	PROPOSED
MIN. OF 41 CALIPER INCHES FOR +/-39,767 SQ. FT. OF COVERAGE	17 TREES @ 2.5" CAL. FOR 42.5 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

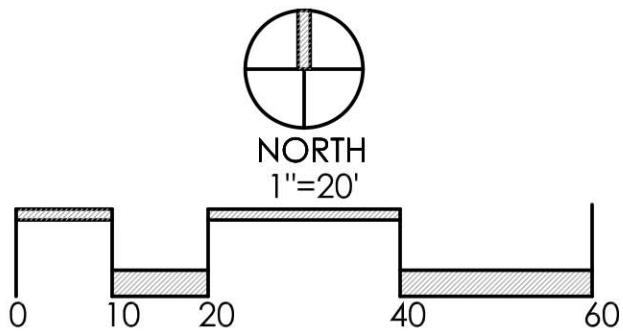
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES @ 1 1/2" CAL. FOR 12 SPACES

1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM:	MINIMUM:
70% PLANTED	71% PLANTED
5 SHRUBS/40 L.F. PERIMETER (90)	90 SHRUBS FOR 717 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	180 PERENNIALS OR ANNUALS FOR 717 L.F. PERIMETER

REQUIRED	PROPOSED
EACH PLANNED INDUSTRIAL DISTRICT SHALL BE BUFFERED AT ITS PERIMETER FROM ADJACENT RESIDENCES, RESIDENTIAL ZONES, RESIDENTIAL AREAS OF PLANNED DISTRICTS, CHURCH SITES, PUBLIC AND PRIVATE PARKLAND, AND/OR PUBLIC ROADS WITH DENSE PLANTING STRIPS NO LESS THAN SIXTY (60) FEET DEEP LOCATED ON THE PLANNED INDUSTRIAL SITE	50' +/- SETBACK  2-3' HEIGHT MOUND  DENSE EVERGREEN PLANTINGS AT 6' HEIGHT MIN
NONRESIDENTIAL BUILDINGS OR USES SHALL NOT BE LOCATED NOR CONDUCTED CLOSER THAN FORTY (40) FEET TO ANY LOT LINE OF A RESIDENTIAL DISTRICT, EXCEPT THAT THE MINIMUM YARD REQUIREMENTS MAY BE REDUCED TO FIFTY (50) PERCENT OF THE REQUIREMENT IF ACCEPTABLE LANDSCAPING OR SCREENING APPROVED BY THE ZONING ADMINISTRATOR IS PROVIDED. SUCH SCREENING SHALL BE A MASONRY WALL OR SOLID FENCE BETWEEN FOUR (4) AND EIGHT (8) FEET IN HEIGHT MAINTAINED IN GOOD CONDITION AND FREE OF ALL ADVERTISING OR OTHER SIGNS. LANDSCAPING PROVIDED IN LIEU OF SUCH WALL OR FENCE SHALL CONSIST OF A STRIP OF LAND NOT LESS THAN TWENTY (20) FEET IN WIDTH PLANTED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OR EVERGREEN SHRUBS NOT LESS THAN FOUR (4) FEET IN HEIGHT AT THE TIME OF PLANTING.	

PRELIMINARY  
NOT FOR CONSTRUCTION



REVISIONS


ILLUSTRATIVE PLAN

TVSS VILLAGE PARK  
PREPARED FOR  
BREXTON  
815 GRANDVIEW AVENUE  
SUITE 300 COLUMBUS, OH 43215

Faris Planning & Design

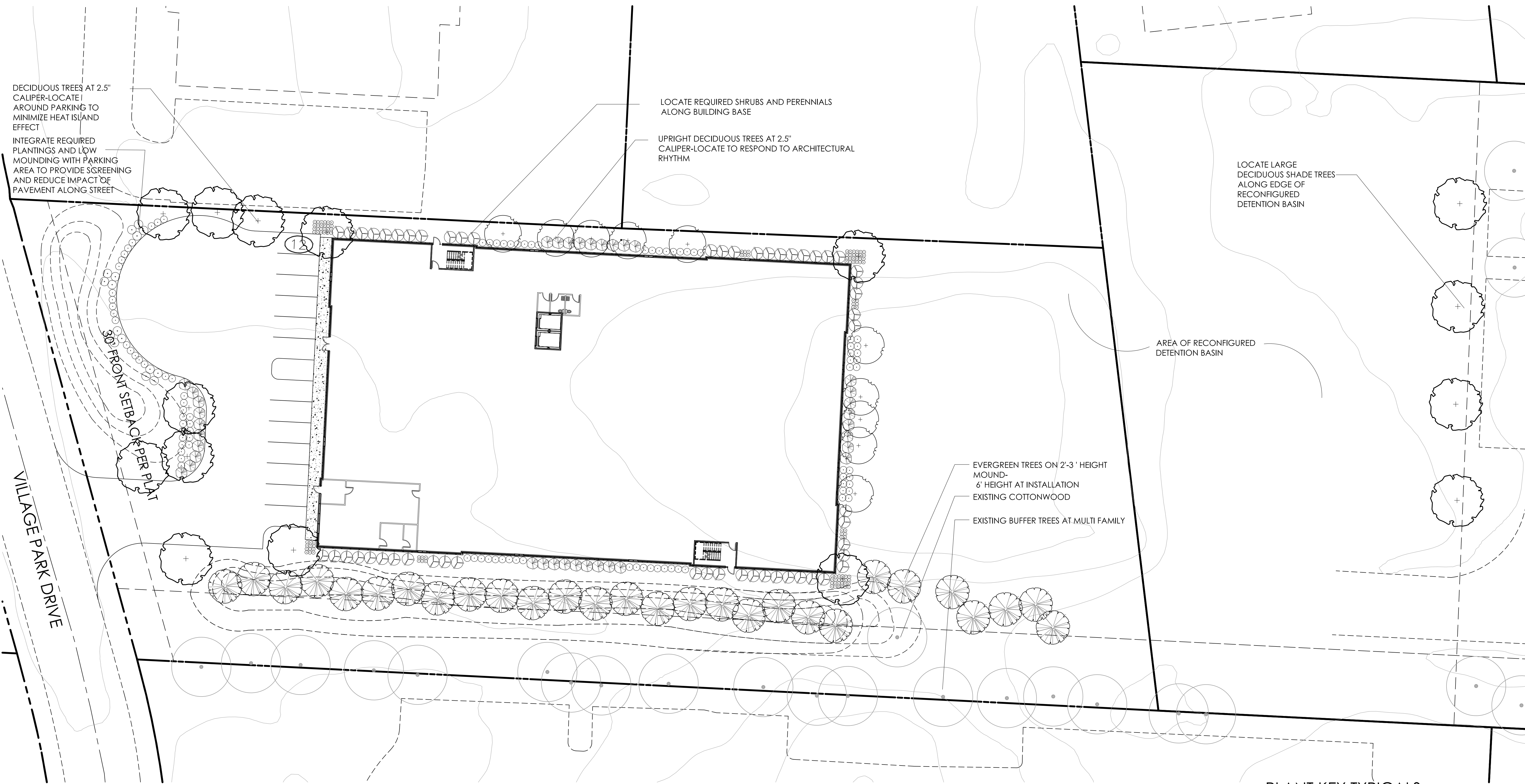
LAND PLANNING  
243 N. 5th Street  
P (614) 487-1964

LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
Suite 401  
www.farisplanninganddesign.com

DATE	7/26/16
PROJECT	XXXXXX
SHEET	

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1145.30 MINIMUM REQ.'D TREES

REQUIRED	PROPOSED
MIN. OF 41 CALIPER INCHES FOR +/-39,767 SQ. FT. OF COVERAGE	17 TREES @ 2.5" CAL. FOR 42.5 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

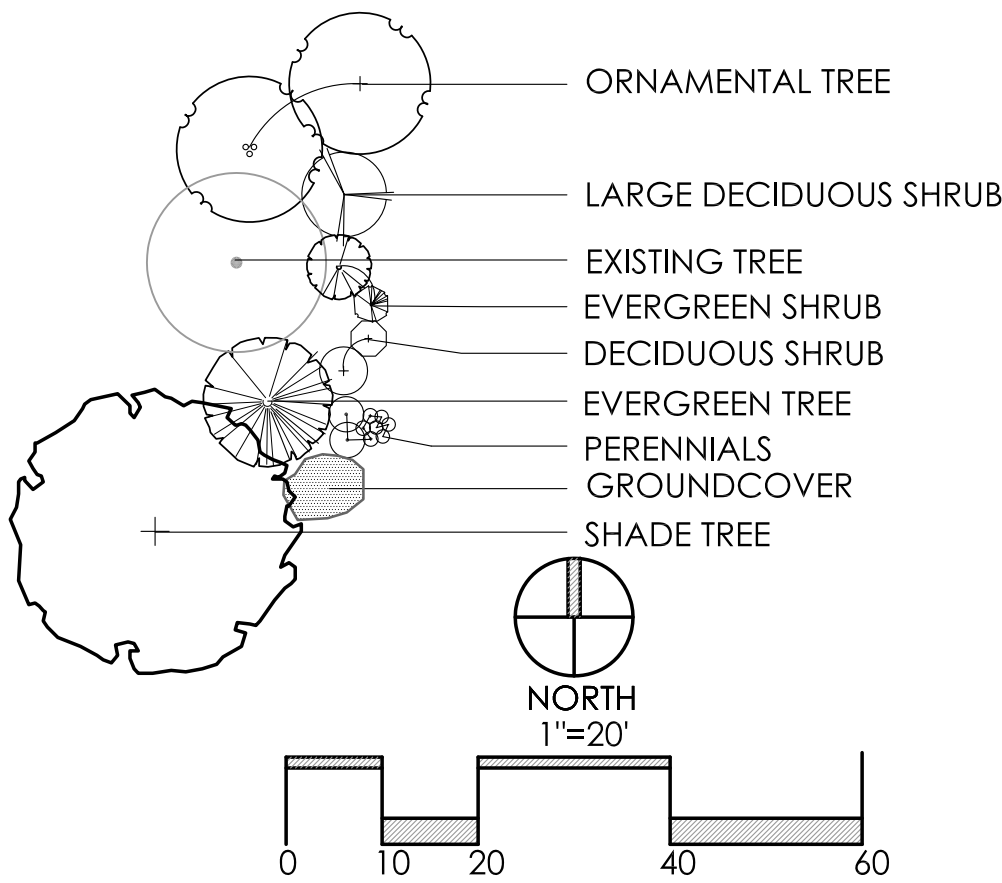
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES @ 1 1/2" CAL. FOR 12 SPACES

1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM: 70% PLANTED 5 SHRUBS/40 L.F. PERIMETER (90)	MINIMUM: 71% PLANTED 90 SHRUBS FOR 717 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	180 PERENNIALS OR ANNUALS FOR 717 L.F. PERIMETER

REQUIRED	PROPOSED
EACH PLANNED INDUSTRIAL DISTRICT SHALL BE BUFFERED AT ITS PERIMETER FROM ADJACENT RESIDENCES, RESIDENTIAL ZONES, RESIDENTIAL AREAS OF PLANNED DISTRICTS, CHURCH SITES, PUBLIC AND PRIVATE PARKLAND, AND/OR PUBLIC ROADS WITH DENSE PLANTING STRIPS NO LESS THAN SIXTY (60) FEET DEEP LOCATED ON THE PLANNED INDUSTRIAL SITE	50' +/- SETBACK 2-3' HEIGHT MOUND DENSE EVERGREEN PLANTINGS AT 6' HEIGHT MIN
NONRESIDENTIAL BUILDINGS OR USES SHALL NOT BE LOCATED NOR CONDUCTED CLOSER THAN FORTY (40) FEET TO ANY LOT LINE OF A RESIDENTIAL DISTRICT, EXCEPT THAT THE MINIMUM YARD REQUIREMENTS MAY BE REDUCED TO FIFTY (50) PERCENT OF THE REQUIREMENT IF ACCEPTABLE LANDSCAPING OR SCREENING APPROVED BY THE ZONING ADMINISTRATOR IS PROVIDED. SUCH SCREENING SHALL BE A MASONRY WALL OR SOLID FENCE BETWEEN FOUR (4) AND EIGHT (8) FEET IN HEIGHT MAINTAINED IN GOOD CONDITION AND FREE OF ALL ADVERTISING OR OTHER SIGNS. LANDSCAPING PROVIDED IN LIEU OF SUCH WALL OR FENCE SHALL CONSIST OF A STRIP OF LAND NOT LESS THAN TWENTY (20) FEET IN WIDTH PLANTED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OR EVERGREEN SHRUBS NOT LESS THAN FOUR (4) FEET IN HEIGHT AT THE TIME OF PLANTING.	

PLANT KEY TYPICALS  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	

PRELIMINARY DEVELOPMENT PLAN- LANDSCAPE PLAN	TVSS VILLAGE PARK PREPARED FOR BREXTON 815 GRANDVIEW AVENUE SUITE 300 COLUMBUS, OH 43215	Faris Planning & Design LAND PLANNING LANDSCAPE ARCHITECTURE Suite 401 243 N. 5th Street Columbus, OH 43215 p (614) 487-1964 www.farisplanninganddesign.com

DATE	7/26/16
PROJECT	XXXXXX
SHEET	

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**Exhibit “G” – Architectural Elevations  
PLEASE SEE SEPARATE  
SUBMISSION BY MS CONSULTANTS**

## **Exhibit “H” – Traffic Market Intelligence**

# Self Storage Typically Means Minimal Vehicle Traffic

*Debunking the myth that self storage is a high trip generator*

By Mark Wright

Self storage generates far fewer vehicle trips than many other land uses. Data published by the Institute of Transportation Engineers (ITE) in its three-volume informational report, *Trip Generation*, shows that the traffic impact of self storage facilities (termed “mini-warehouses” in ITE’s report) varies depending on the day and time period studied, but is consistently lighter than a number of other common development types.

tice, cautions Lisa Fontana Tierney, ITE’s senior director of traffic engineering, the *Trip Generation* report is “a compilation of data collected by volunteers in the U.S. and Canada.”

The report is “still ‘state of the practice,’ and for many serves as the primary authority for trip generation information,” observes Dan Hardy, transportation planning chief in the Montgomery County, Maryland Planning Department,

TRIP GENERATION AVERAGE RATES				
(Sorted by Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.)				
Land Use	Measure GFA*	Average Trip Generation Rate		
		Weekday Pk Hr 7-9 AM	Weekday Pk Hr 4-6 PM	Saturday
Mini-Warehouse (Self Storage)	1000 sq ft GFA	0.15	0.26	2.33
Furniture Store	1000 sq ft GFA	0.17	0.46	4.94
Warehousing	1000 sq ft GFA	0.45	0.47	1.22
Church	1000 sq ft GFA	0.72	0.66	10.37
Industrial Park	1000 sq ft GFA	0.84	0.86	2.49
Business Park	1000 sq ft GFA	1.43	1.29	2.56
Hardware/Paint Store	1000 sq ft GFA	1.08	4.84	82.52
Library	1000 sq ft GFA	1.06	7.09	46.55
Quality Restaurant	1000 sq ft GFA	0.81	7.49	94.36
Day Care Center	1000 sq ft GFA	12.79	13.18	6.21
Fast-Food w/Drive-Thru	1000 sq ft GFA	53.11	34.64	722.03
Drive-in Bank	1000 sq ft GFA	12.34	45.74	71.21

\* Gross Floor Area

Source: Institute of Transportation Engineers, Trip Generation - 7th Edition



Tri-Village Self Storage  
Powell OH  
July 25 2016  
Traffic Market Intelligence

## Summary

June 14 2016

National studies say for a 100,000' gross facility the average visits is 7 per day.

David Blum  
President  
Better Management Systems, LLC  
[5029 NW 95<sup>th</sup> Dr.](#)  
[Coral Springs, Florida 33076](#)  
[\(954\) 255-9500](#)  
[\(954\) 341-2404 fax](#)  
[www.bmsggrp.com](#)

///

With the attached as reference

$$\begin{array}{r} .26 \text{ Peak PM hour} \\ .15 \text{ Peak AM hour} \\ \text{Average} \\ .205 \text{ visits per 1000 SF} \\ \times \\ 64 \text{ Net Leasable 1000 SF} \\ = \\ 12 \text{ visits per day} \\ \times \\ 60\% \text{ to account for non-peak hours (David ratio per} \\ \text{expertise)} \\ \hline 7.2 \text{ visits a weekday estimated} \end{array}$$

[www.bmsggrp.com](#)

NOTE: See **David Blum** in **The Wall Street Journal**, June 16 015, as industry expert  
<http://www.wsj.com/articles/investors-gird-for-storage-wars-1434479932>

///

## **Exhibit “I” – Powell Revenue Analysis**

Parcel No.: 319-423-06-008-000

Lot Size: 3.02 Acres



**Property Info**

**TEN YEAR COMPARISON**

24 Unit Apartment   3 Stories 20,000SF   3 Stories 88,320SF

**Proposed Land Usage (10 years )**

**Multi-Family Residential**

**Office Space**

**Self-Storage**

City Real Estate Tax (Powell)      \$                75,428      \$                46,848      \$                110,076

City Payroll (Income Taxes)      \$                6,384      \$                168,548      \$                4,256

**SUBTOTAL INCOME to City (10 Years)**      \$                **81,813**      \$                **215,395**      \$                **114,332**

*Fire / Police Protection Services Expense*      \$                *(270,692)*      \$                *(209,660)*      \$                *(22,370)*

*Child Education*      \$                *(451,584)*      \$                *-*      \$                *-*

*Additional City Services Less Revenue*      \$                *(256,764)*      \$                *(198,872)*      \$                *(21,219)*

**City Services Total Expense (10 years)**      \$                **(979,040)**      \$                **(408,531)**      \$                **(43,588)**

**Net (Expense)/Income to City (10 years)**      \$                **(897,228)**      \$                **(193,136)**      \$                **70,744**

Parcel No.: 319-423-06-008-000

**Luxury Self Storage**

**Property Tax Info**

3 Stories 88,320SF

Lot Size: 3.02 Acres



First Year	Value	Taxes	Tax Increase	Year 1-3	Year 4-6	Year 7-9	Year 10	TOTAL
Land Cost	\$ 600,000	\$ 798	3%	\$ 8,778	\$ 9,041	\$ 9,305	\$ 9,568	\$ 36,692
Improvement Cost	\$ 6,000,000	\$ 7,980		\$ 26,334	\$ 27,124	\$ 27,914	\$ 28,704	\$ 110,076
<b>Total</b>	<b>\$ 6,600,000</b>	<b>\$ 8,778</b>						

every 3 years increase 3%

**Total Tax (10 years)** \$ 1,222,684

**Apartments**

**Assumptions**

<b>Staff Needed Onsite at Apartments</b>	1.50
<b>Rental Income</b>	\$ 1,200
<b>Units</b>	24
<b>Square feet</b>	\$ 900
<b>Cost per square foot</b>	\$ 150
<b>Cost to complete (tax value)</b>	\$ 3,240,000

First Year	Value	Taxes	Tax Increase	Year 1-3	Year 4-6	Year 7-9	Year 10	TOTAL
Land Cost	\$ 600,000	\$ 798	3%	\$ 6,015	\$ 6,195	\$ 6,376	\$ 6,556	\$ 25,143
Improvement Cost	\$ 3,922,560	\$ 5,217		\$ 18,045	\$ 18,586	\$ 19,128	\$ 19,669	\$ 75,428
<b>Total</b>	<b>\$ 4,522,560</b>	<b>\$ 6,015</b>						

every 3 years increase 3%

**Office Space**

**Assumptions**

<b>Assumptions</b>	20,000	SF
<b>Number of Offices</b>	20	
<b>Rental Income</b>	\$ 300,000	One year
<b>Square feet</b>	20,000	
<b>Cost per square foot</b>	\$ 132.50	
<b>Cost to complete (tax value)</b>	\$ 2,650,000	

First Year	Value	Taxes	Tax Increase	Year 1-3	Year 4-6	Year 7-9	Year 10	TOTAL
Land Cost	\$ 750,000	\$ 998	3%	\$ 4,522	\$ 4,658	\$ 4,793	\$ 4,929	\$ 18,902
Improvement Cost	\$ 2,650,000	\$ 3,525		\$ 13,566	\$ 13,973	\$ 14,380	\$ 4,929	\$ 46,848
<b>Total</b>	<b>\$ 3,400,000</b>	<b>\$ 4,522</b>						

every 3 years increase 3%



Real Estate Taxes											Taxes Distribution									
Area (Ac)	Estimate Value per Acre	Estimate Market Value	35% of Market	Total Effective Tax Rate	Total RE Taxes	County RE Tax Rate	County RE Taxes	Library Rate	Library Taxes	Township Rate	Township Taxes	School Rate	School Taxes	JVS Rate	JVS Taxes	City Rate	City Taxes	Others Rate	Others Taxes	TOTAL
3.02	66,225	6,600,000	2,310,000.00	73.6473	170,125.19	5.8031	\$ 13,405.19	0.9716	\$ 2,244.37	6.8180	\$ 15,749.57	51.9728	\$ 120,057.14	2.3629	\$ 5,458.30	3.8000	\$ 8,778.00	1.9189	\$ 4,432.62	170,125.19

[illegible]



City of Powell Payroll (TVSS Income) Tax				
0.75%	\$	50,000.00	1 On-site Personnel	
Year	Growth Rate	City	TOTAL	
Year 1	0	0.75%	\$	375.00
Year 2	3%	0.75%	\$	386.25
Year 3	3%	0.75%	\$	397.50
Year 4	3%	0.75%	\$	408.75
Year 5	3%	0.75%	\$	420.00
Year 6	3%	0.75%	\$	431.25
Year 7	3%	0.75%	\$	442.50
Year 8	3%	0.75%	\$	453.75
Year 9	3%	0.75%	\$	465.00
Year 10	3%	0.75%	\$	476.25
<b>TOTAL</b>			\$	4,256.25

City of Powell Payroll (Office/Multi-Family Income) Tax							
0.75%	\$	40,000.00	Payroll Tax Office				
			Emphy per	3.3	20,000		
Year	Growth Rate	City Tax Rate	TOTAL	Year	Growth Rate	Income Tax Abatement	TOTAL
Year 1	0%	0.75%	\$ 19,800	Year 1	0%	25%	\$ 14,850
Year 2	3%	0.75%	\$ 20,394	Year 2	3%	25%	\$ 15,296
Year 3	3%	0.75%	\$ 20,988	Year 3	3%	25%	\$ 15,741
Year 4	3%	0.75%	\$ 21,582	Year 4	3%	25%	\$ 16,187
Year 5	3%	0.75%	\$ 22,176	Year 5	3%	25%	\$ 16,632
Year 6	3%	0.75%	\$ 22,770	Year 6	3%	25%	\$ 17,078
Year 7	3%	0.75%	\$ 23,364	Year 7	3%	25%	\$ 17,523
Year 8	3%	0.75%	\$ 23,958	Year 8	3%	25%	\$ 17,969
Year 9	3%	0.75%	\$ 24,552	Year 9	3%	25%	\$ 18,414
Year 10	3%	0.75%	\$ 25,146	Year 10	3%	25%	\$ 18,860
<b>TOTAL</b>			\$ 224,730				
							\$ 168,548

20 offices	Office Building	
66 employees	Year 1	Year 2
Total Income	\$ 2,640,000	\$ 2,719,200
After Abatement	\$ 1,980,000	\$ 2,039,400
Total Tax Revenue	\$ 14,850	\$ 15,296



Recurring Costs for City:	DATA SOURCES (2013-2015)	Units	Multi-Family Dwelling	*Office Space		*Self Storage	
		24	26,280 Trips Per Year	34,414	Trips per year	2,172	Trips per year
		Average Annual Cost Per HH	Annual Cost to City	Average Annual Cost Per Person to City	Annual Cost to City	Usage Hours (2 Hrs. Avg Per Trip)	Annual Cost to City
Utilities, Sewerage, Solid Wastes Mgmt. Services Ohio Costs	<i>uscensus.gov, eia.gov, nces.ed.gov</i>	\$ 334.11	\$ 8,018.74	\$ 131.74	\$ 6,210.76	8%	\$ 662.66
Public Health Services Ohio Costs	<i>uscensus.gov, eia.gov, nces.ed.gov</i>	\$ 108.67	\$ 2,607.99	\$ 42.85	\$ 2,019.97	8%	\$ 215.52
Road Maintenance (Highways) Ohio Costs	<i>uscensus.gov, eia.gov, nces.ed.gov</i>	\$ 627.07	\$ 15,049.66	\$ 247.26	\$ 11,656.43	8%	\$ 1,243.69
Fire / Police Protection Services Costs to Local Gov'ts	<i>uscensus.gov, eia.gov, nces.ed.gov</i>	\$ 1,127.88	\$ 27,069.23	\$ 444.73	\$ 20,965.96	8%	\$ 2,236.97
Child Education	<i>bestplaces.net/education/city/ohio/powell</i>	\$ 1,881.60	\$ 45,158.40	\$ -	\$ -	0%	\$ -
<b>Total Cost for City</b>			\$ 97,904.01		\$ 40,853.12		\$ 4,358.84
<b>Annual Savings for City</b>					\$ 57,050.90		\$ 93,545.18
<b>Cost Reduction</b>					58%		96%

Utilities, Sewerage, Solid Wastes Mgmt. Services Ohio Costs	\$	1,526,906,000
Public Health Services Ohio Costs	\$	496,606,000
Road Maintenance (Highways) Ohio Costs	\$	2,865,715,000
Fire / Police Protection Services Costs to Local Gov'ts	\$	5,154,450,000
Population in Ohio		11,590,000
Proposed Number of Offices		20
Number of People per 1000 SF		3.3
Number of People in Office		66
Daytime Population (3 mile radius)		72,842
Average Number of Trips to Office per day		2.0
Average Households in Powell		14,038
Average Households in Ohio		4,570,015
Average Number of Children per Unit		0.15
Cost to Educate Child in Powell Ohio	\$	12,544
Average Number of Trips per HH a day		3.0
Number of Trips per 100,000 SF Gross Facility		7
Building Gross Facility SF		85,000

<http://loopnet.com>

<http://www.point2homes.com/US/Neighborhood/OH/Powell-Demographics.html>

*\*compared to Multi-Family Dwelling Usage*

CALCULATION TABLE					
TRIPS PER YEAR	24*365*3		2*(365*(5/7))*66		((85,000/100000)*7)*365
AACPHH	ACC	AACPPC	ACC	UH	ACC
1,526,906,000 / 4,570,015	334.11 * 24	1,526,906,000 / 11,590,000	(131.74 * 66) * (5/7)	2,172 / 26,280	8% * 8,018.74
496,606,000 / 4,570,015	108.67 * 24	496,606,000 / 11,590,000	(42.85 * 66) * (5/7)	2,172 / 26,280	8% * 2,607.99
2,865,715,000 / 4,570,015	627.07 * 24	2,865,715,000 / 11,590,000	(247.26 * 66) * (5/7)	2,172 / 26,280	8% * 15,049.66
5,154,450,000 / 4,570,015	1,127.88 * 24	5,154,450,000 / 11,590,000	(444.73 * 66) * (5/7)	2,172 / 26,280	8% * 27,069.23
12,544 * .15	1,881.60 * 24	0	0	0	0

## **Supplemental Information**





## AERIAL VIEW OF SITE



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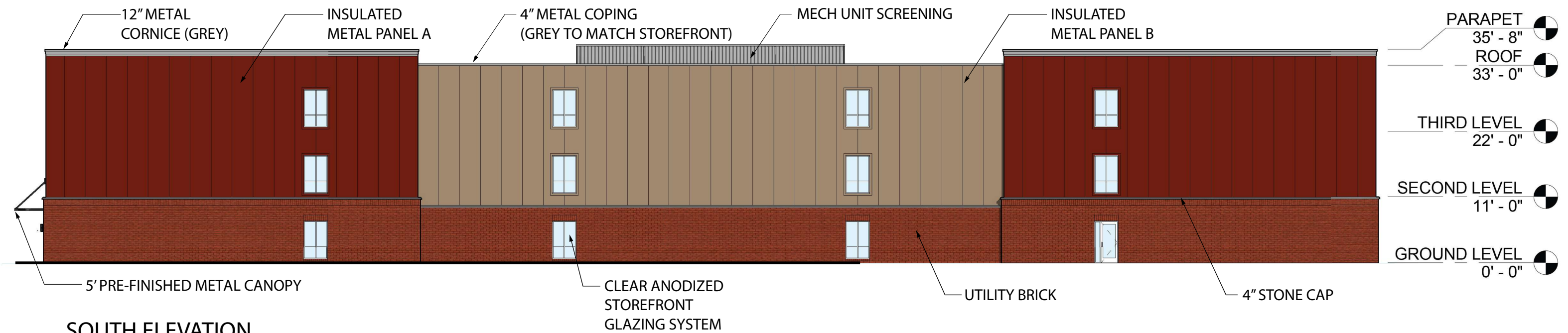
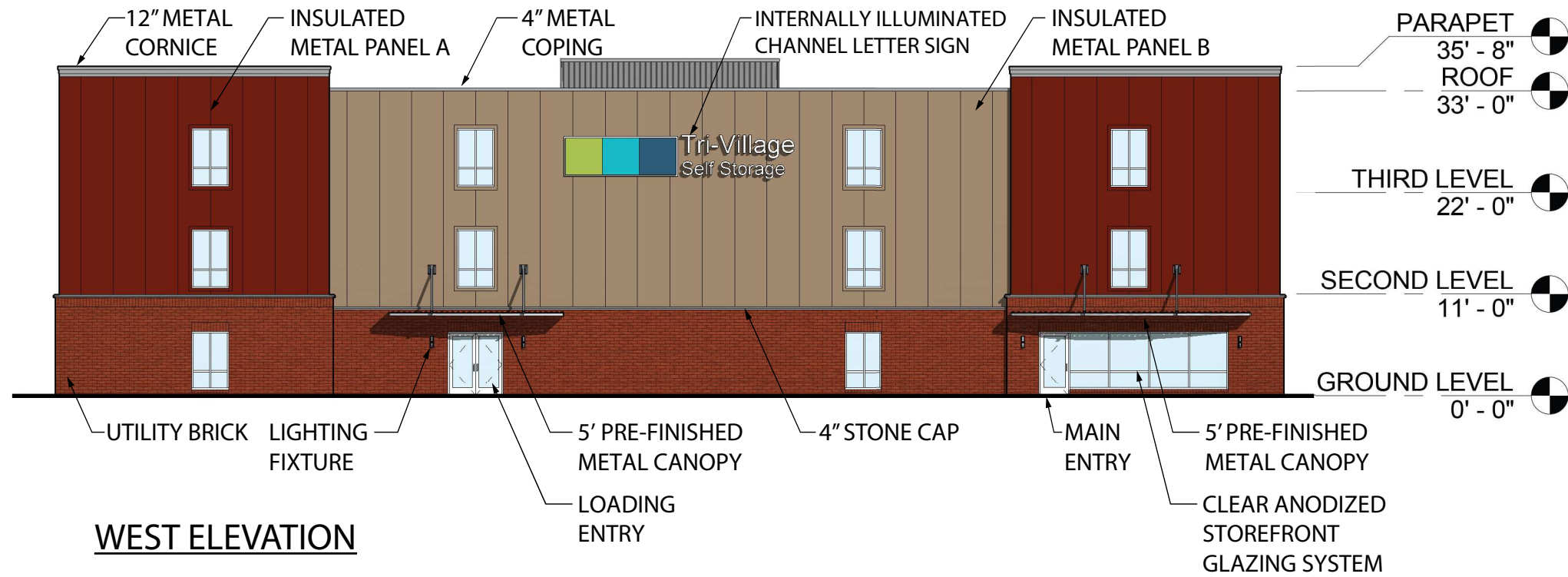
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## PRELIMINARY DEVELOPMENT PLAN TRI-VILLAGE SELF STORAGE VILLAGE PARK DR POWELL, OH



08/10/2016





## ELEVATIONS



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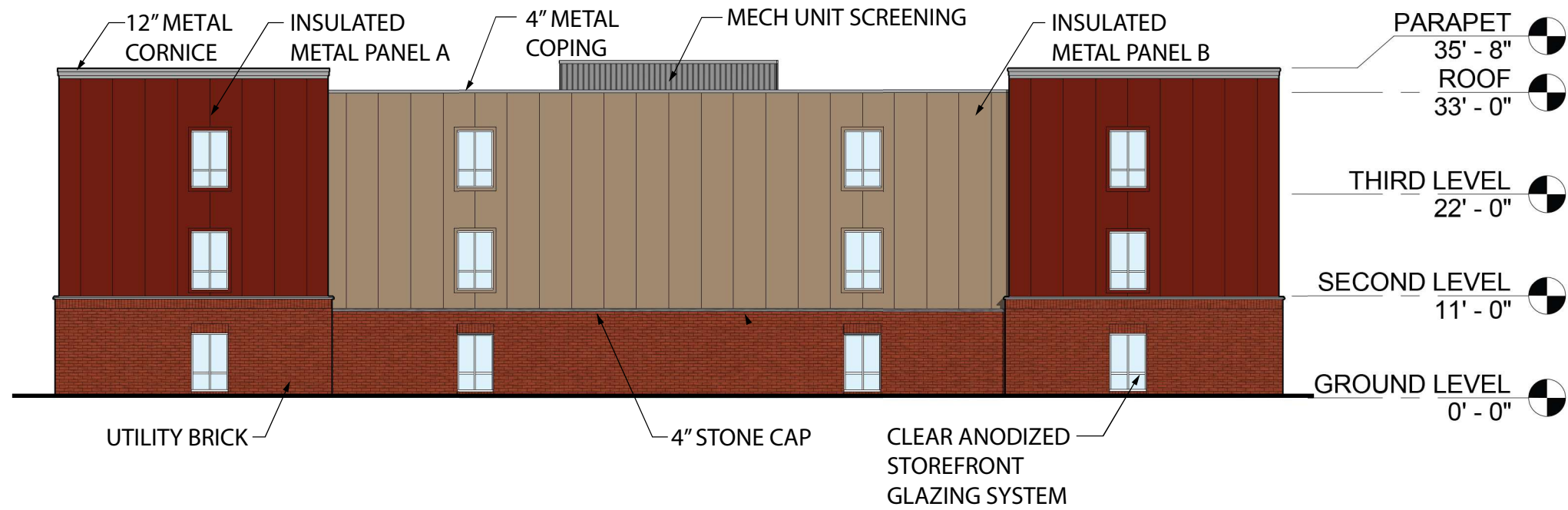


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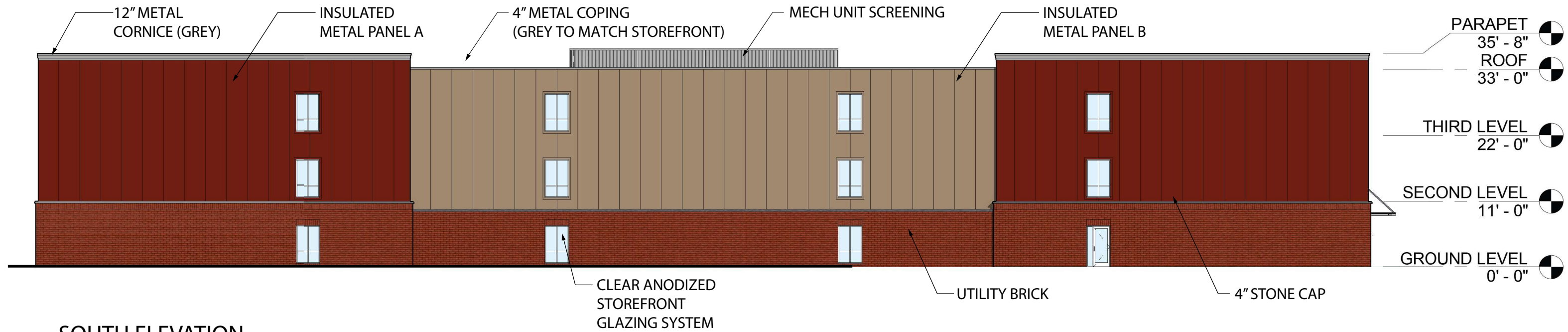
PRELIMINARY DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



08/10/2016



WEST ELEVATION



SOUTH ELEVATION

## ELEVATIONS



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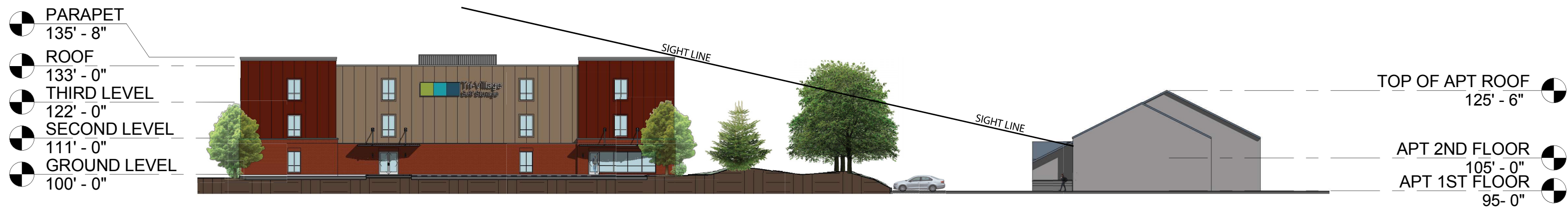
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PRELIMINARY DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



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## OVERALL FIGURE GROUND PLAN



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## PRELIMINARY DEVELOPMENT PLAN

TRI-VILLAGE SELF STORAGE  
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POWELL, OH



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## OVERALL FIGURE GROUND PLAN



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