

HARPERS POINTE

PRELIMINARY DEVELOPMENT PLAN +ZONING MAP AMENDMENT

Beech Ridge Drive

Powell, Ohio

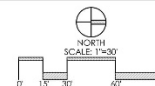
July 26, 2016



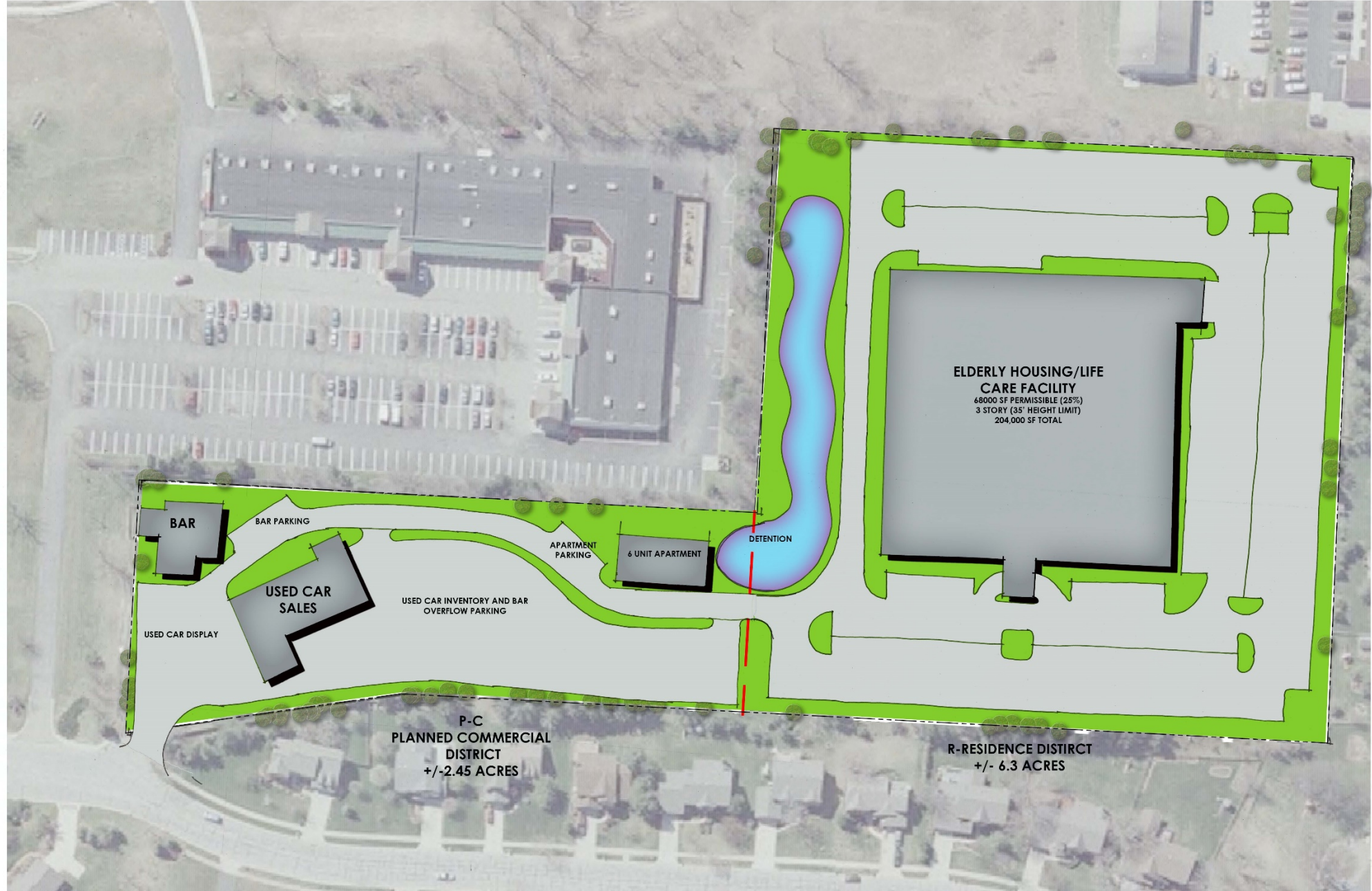


EXISTING ZONING USE SCENARIO

HARPER'S POINTE
PREPARED FOR ARLINGTON HOMES
DATE: 9.2.16

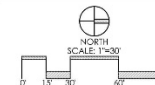


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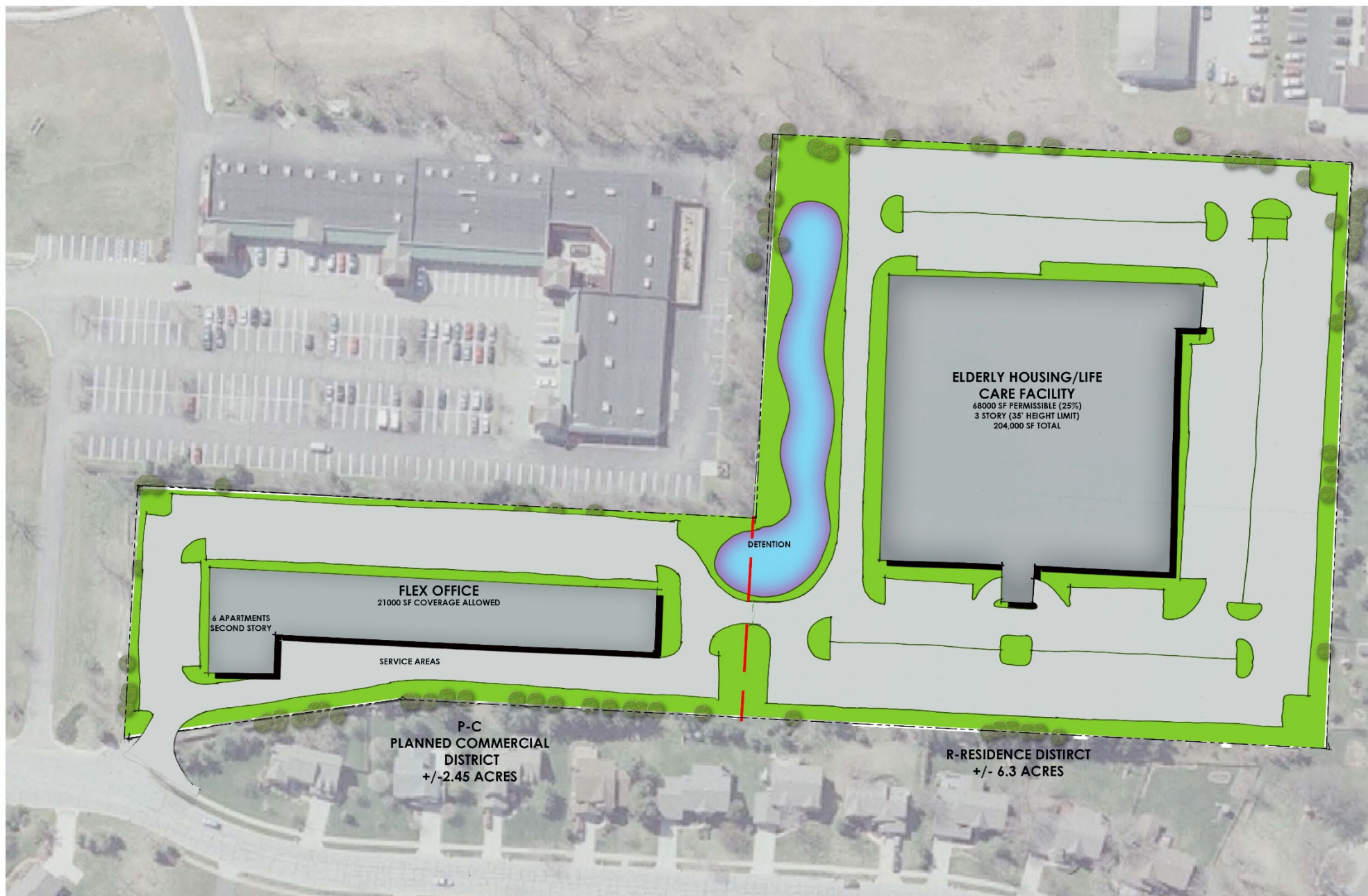


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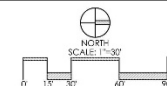


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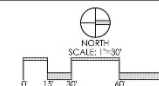


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ILLUSTRATIVE PLAN

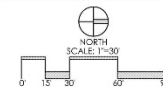
HARPER'S POINTE

PREPARED FOR ARLINGTON HOMES

DATE: 7/26/15

SITE DATA

TOTAL ACRES	± 8.75 ACRES
TOTAL UNITS	48
DENSITY	± 5.49 DU/AC
TREE PRESERVE / SCENIC / OPEN SPACES	2.02 ACRES (23.1%)



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HARPER'S POINTE-CURRENT PROPOSAL BENEFITS

- Per Powell's finance committee using lower than actual projected sales prices produces **\$2.6 million** in TIFF funds into Powell's coffers!
- Per Auditor using lower than projected sales prices the finished subdivision will produce over **\$320,000** in new **annual** school taxes. I will add that this is without putting a burden on the schools as our target market is empty nesters.
- Lowest traffic use of all proposals Smart services a traffic engineering firm projects the following:
 - Leasing just our current space 8,800 sq. ft. **1,441** trips per day
 - Our proposed sub division **333** trips a day
 - Dave Betz ran the numbers and projected at least twice the traffic if we re-rent the existing space.
 - Positively impacts the value of the adjoining homes.