

**APPLICATION FOR PLANNED COMMERCIAL DISTRICT  
DEVELOPMENT TEXT**

Resubmitted on August 30<sup>th</sup>, 2016

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

Global Land Development, LLC  
c/o Brexton  
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.**

Submitted on Previous Application:  
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.**

Submitted on Previous Application:  
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.**

Submitted with previous application:  
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 the trees to the east; moved trees from the north side of the building, labeled and counted all plants and determined that we exceed requirements; added sign planting. Modified to reflect current site plan.

Previous Application:

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.

Modifications from previous submission include added bio-retention for water quality, added telecom and electric; provided location for monument sign; revised parking layout slight, added handicapped parking, added preliminary grading, revised mound along village park, added fire lane on neighbor, north of the building; included the extra 1 ac in the "calculated areas" portion of the text on Sheet 1.

Lighting is provided by wall-packs on the building per the elevation.  
No exterior dumpster; trash is handled inside the building.

**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.

Modifications from previous application:

The building footprint is 222'-8" x 132'-0" / 29,355 sf with 10'-6" floor to floor heights for a total height of 31'-6". The 4 corner parapet walls extend an additional 4'-6".

Previous Application:

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.**

Included in Previous Application:

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 \$640.00 has been previously submitted with this application.



**SITE DATA**

ADDRESS: VILLAGE PARK DRIVE  
 PID: 31942306008000  
 SITE AREA: 2.02 +/- ACRES PLUS 1 ACRE PURCHASE  
 ZONING: PLANNED INDUSTRIAL DISTRICT  
 LAND USE:  
 EXISTING: OPEN FIELD  
 PROPOSED: LUXURY SELF STORAGE  
 BUILDING AREA: 85,800 SF  
 BUILDING HEIGHT: 33'  
 PARKING (VEHICLE): 12 SPACES

CALCULATED AREAS (AC):  
 GREENSPACE 2.116 AC (70.0%)  
 IMPERVIOUS 0.904 AC (30.0%)  
 3.02 ACRES  
 131,555 SQUARE FEET

**ENGINEER**

THE MANNIK & SMITH GROUP, INC.  
 815 GRANDVIEW AVENUE, SUITE 650  
 COLUMBUS, OHIO 43215  
 CONTACT: STEVE E. FOX, PE  
 PHONE: 614-441-8702  
 EMAIL: SFOX@MANNIKSMITHGROUP.COM

**OWNER**

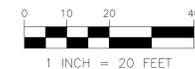
ROOD FAMILY LIMITED PARTNERSHIP  
 434 VILLAGE PARK DRIVE  
 POWELL, OHIO 43065  
 CONTACT: BRYAN ROOD  
 PHONE: 614-430-8052

**DEVELOPER**

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

 BIO-RETENTION AREA

GRAPHIC SCALE



NO.	DATE	BY	DESCRIPTION
1	06/29/2016	KA	DATE: 06/29/2016
			JOB#: N1810001
			DRAWN BY: DES
			CHECKED BY: SEF



TVSS VILLAGE PARK  
 BREXTON, LLC  
 VILLAGE PARK DR  
 POWELL, OHIO

PRELIMINARY  
 DEVELOPMENT PLAN

D



**SITE DATA**

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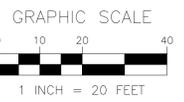
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 BIO-RETENTION AREA



NO.	DATE	BY	DESCRIPTION
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			JOB#: N1810001
			DRAWN BY: DES
			CHECKED BY: SEF



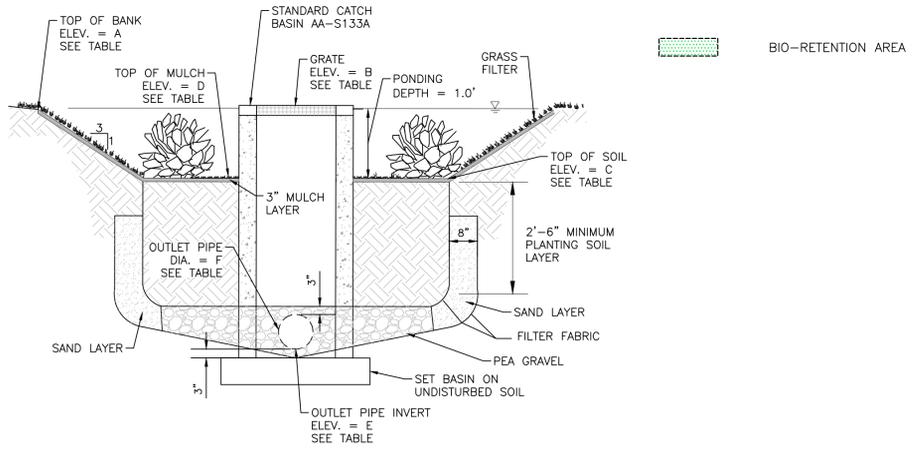
TVSS VILLAGE PARK  
 BREXTON, LLC  
 VILLAGE PARK DR  
 POWELL, OHIO

PRELIMINARY  
 DEVELOPMENT PLAN

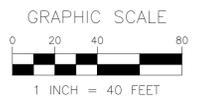
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 POWELL, OHIO 43065  
 CONTACT: BRYAN ROOD  
 PHONE: 614-430-8052  
 PID#: 31942306008000



**TYP. BIORETENTION CROSS SECTION**  
 SCALE: NOT TO SCALE



NO.	DATE	BY	DESCRIPTION
1	06/29/2016		

DATE: 06/29/2016  
 JOB#: N1810001  
 DRAWN BY: DES  
 CHECKED BY: SEF

**Mannik Smith Group**  
 TECHNICAL SKILL. CREATIVE SPIRIT.  
 www.MannikSmithGroup.com

TVSS VILLAGE PARK  
 BREXTON, LLC  
 VILLAGE PARK DR  
 POWELL, OHIO

**PRELIMINARY DEVELOPMENT PLAN**





AERIAL VIEW OF SITE

EXHIBIT G

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



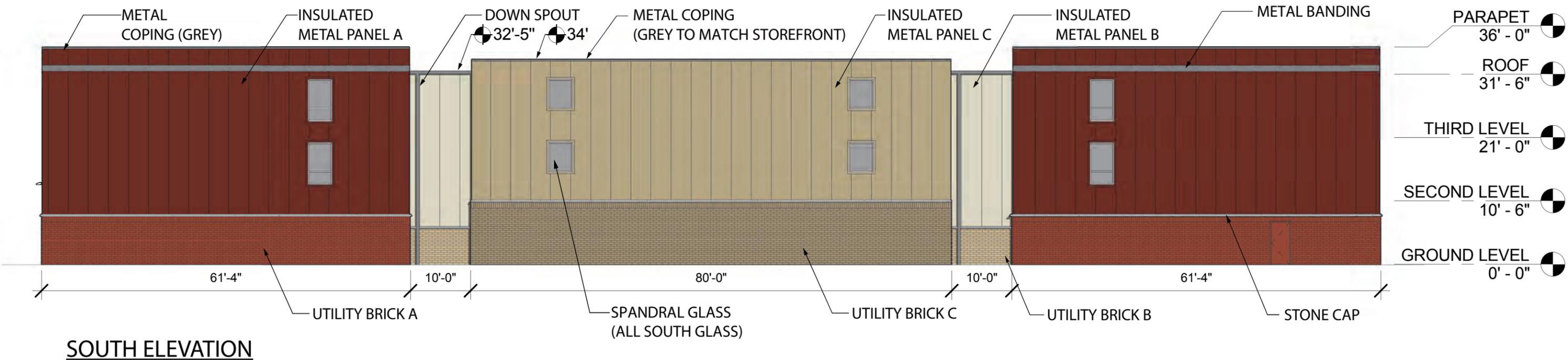
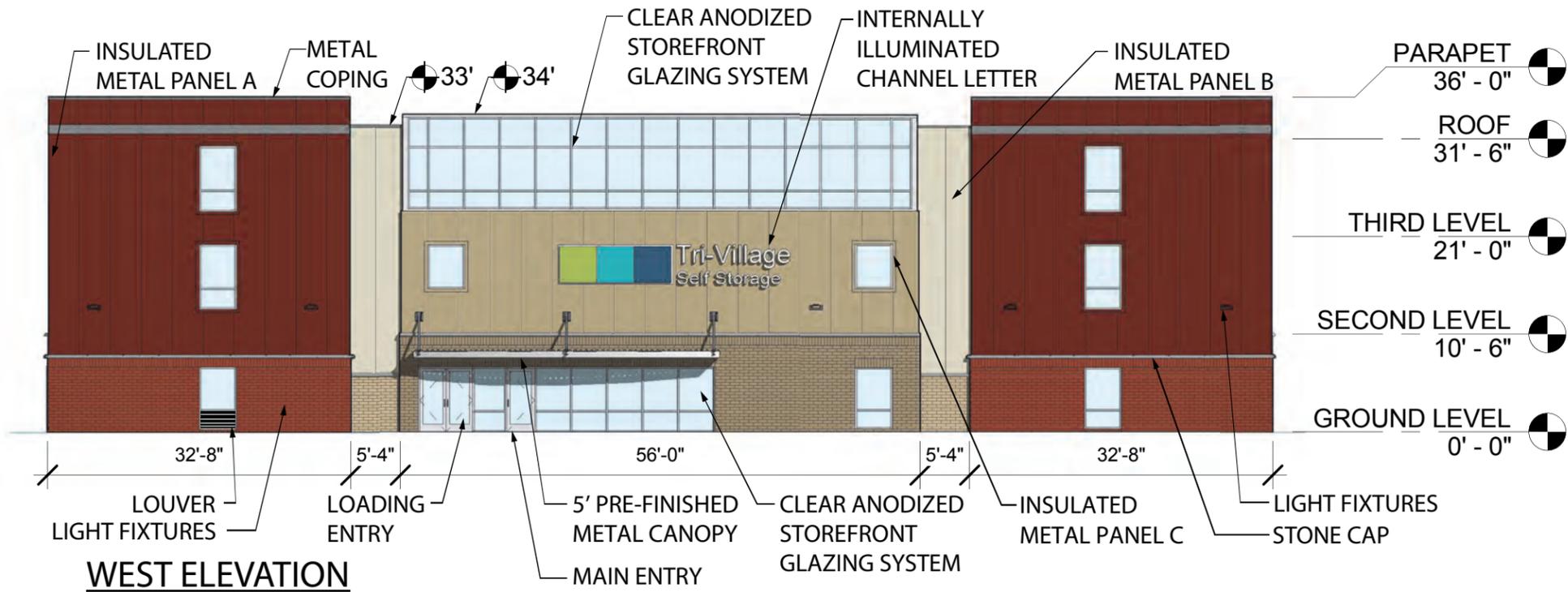
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ms consultants, inc.  
engineers, architects, planners



09/03/2016



**ELEVATIONS**

**EXHIBIT G**



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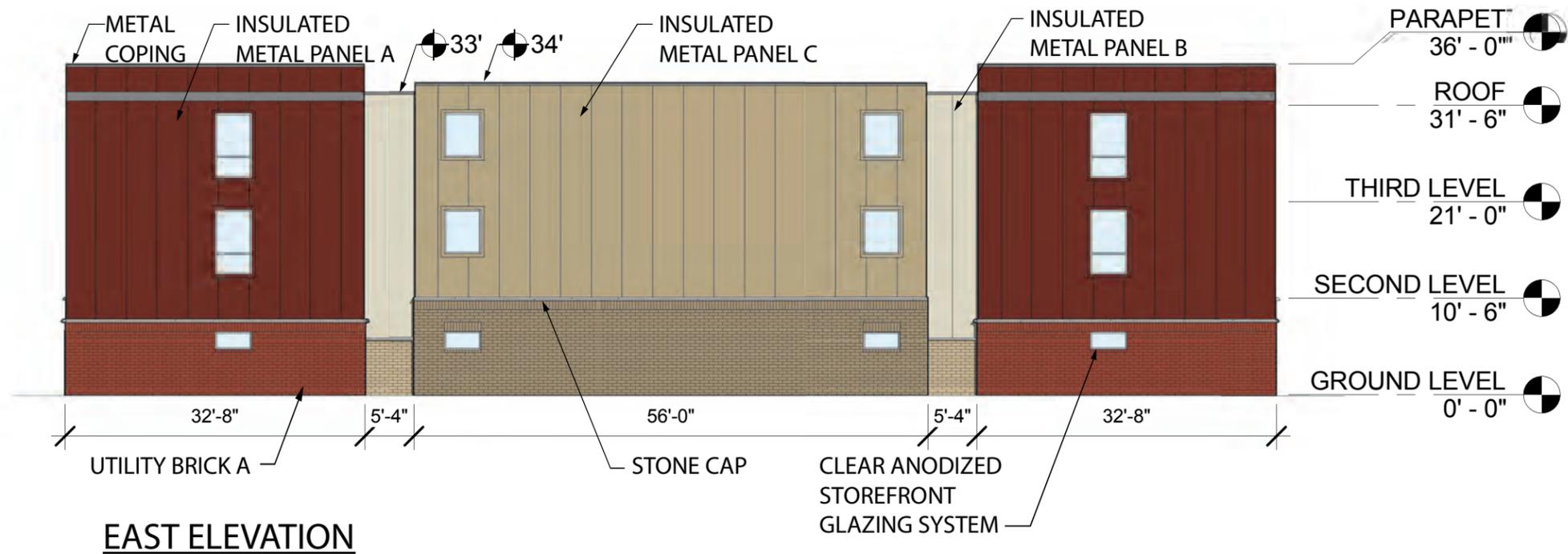
ms consultants, inc.  
engineers, architects, planners

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

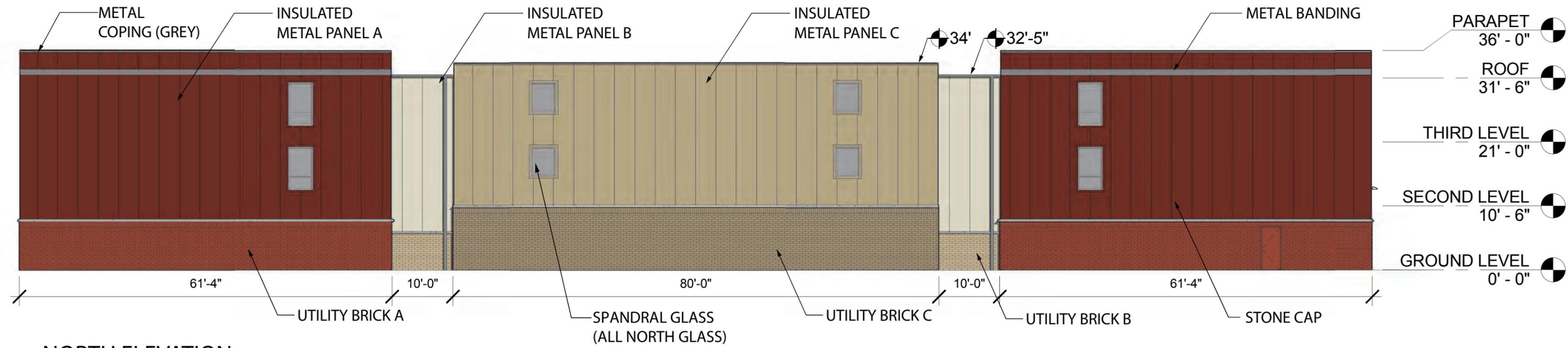
Tri-Village™  
**Self Storage**



09/03/2016



**EAST ELEVATION**



**NORTH ELEVATION**

**ELEVATIONS**

**EXHIBIT G**

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



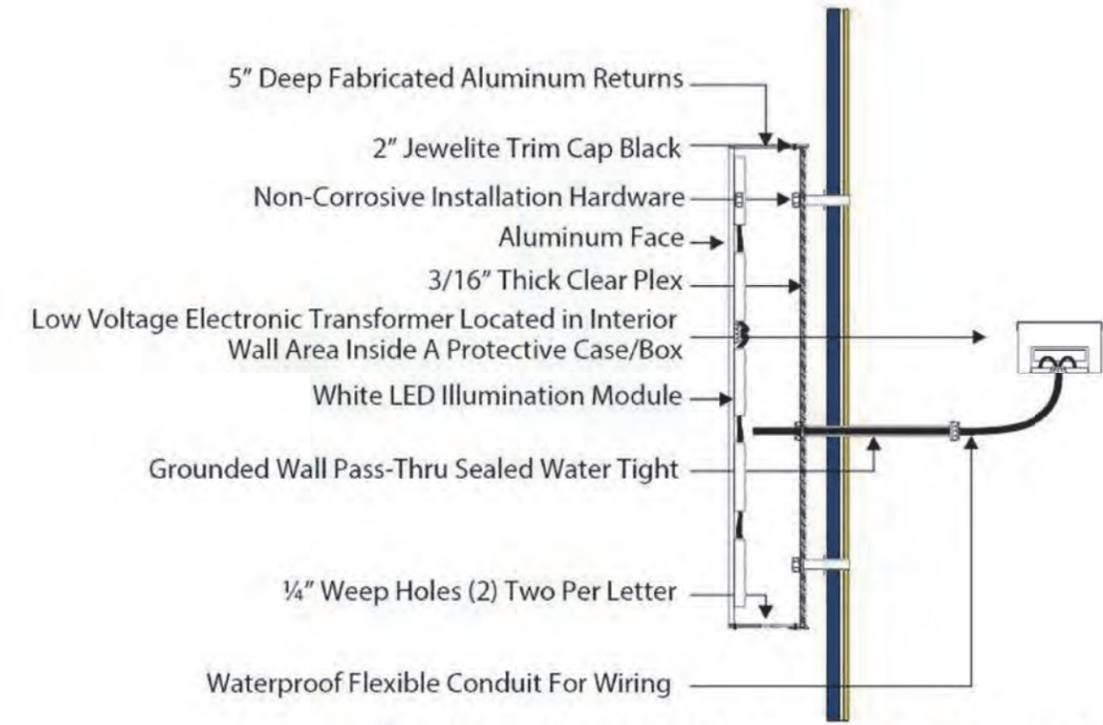
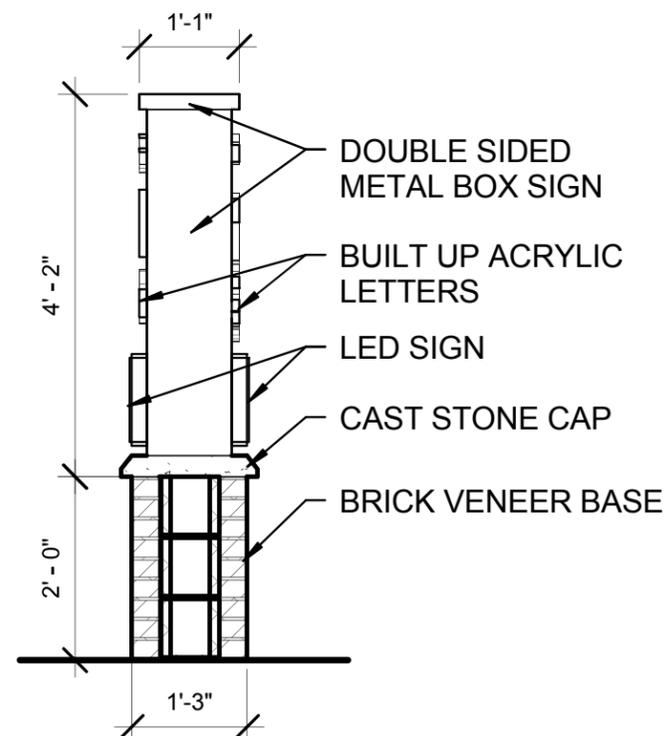
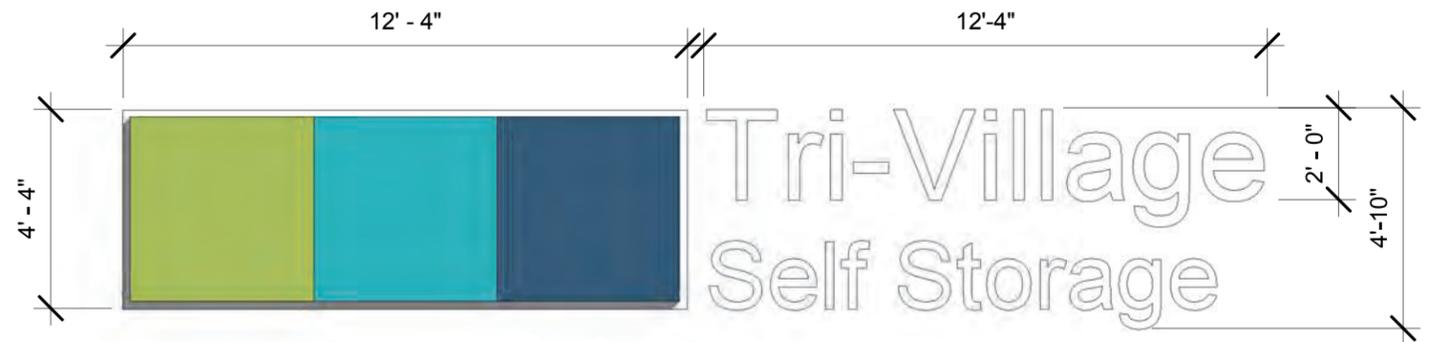
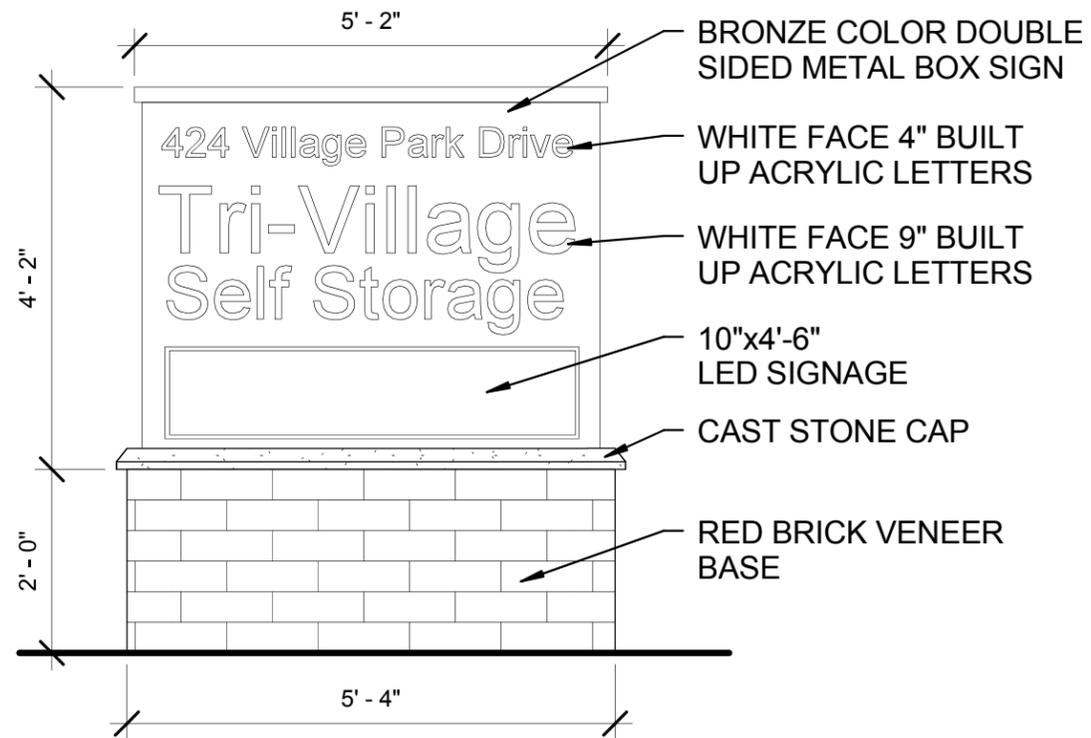
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 engineers, architects, planners



09/03/2016



**Internally Illuminated Channel Letters**

- BACKS: 3/16" Clear plex faces Black Trim Caps
- RETURNS: .063" x 5" deep aluminum returns finished black
- FACES: Aluminum Face painted Black
- ILLUMINATION: White L.E.D. units as required for proper illumination.
- MOUNTING: Letters to be mounted to existing fascia with stand-offs.

**SIGNAGE**

**EXHIBIT G**

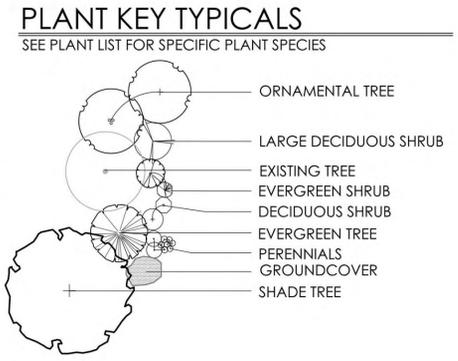


**PRELIMINARY DEVELOPMENT PLAN**

TRI-VILLAGE SELF STORAGE  
 VILLAGE PARK DR  
 POWELL, OH



09/03/2016



REVISIONS	

**SUPPLEMENTARY  
ILLUSTRATIVE PLAN**

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

**Faris Planning & Design**  
LAND PLANNING    LANDSCAPE ARCHITECTURE  
243 N. 5th Street    Columbus, OH 43215  
Suite 401    P (614) 487-1964  
www.farisplanninganddesign.com

DATE	8/30/16
PROJECT	XXXXXX
SHEET	

**ILL-1**

1145.30 MINIMUM REQ'D TREES

REQUIRED	PROPOSED
MIN. OF 41 CALIPER INCHES FOR +/-39,915 SQ. FT. OF COVERAGE	17 TREES @ 2.5" CAL. FOR 42.5 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

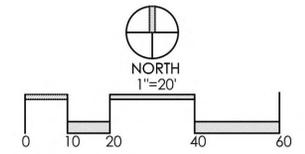
REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES @ 1 1/2" CAL. FOR 12 SPACES

1145.32 BLDG. FOUNDATION REQ.'S

REQUIRED	PROPOSED
MINIMUM: 70% PLANTED	MINIMUM: 71% PLANTED
5 SHRUBS/40 L.F. PERIMETER (90)	90 SHRUBS FOR 719 L.F. PERIMETER
10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	190 PERENNIALS OR ANNUALS FOR 719 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**





STOREFRONT GLAZING SYSTEM  
COLOR- CLEAR ANODIZED  
ALUMINUM



CORRUGATED  
METAL -  
TOP OF CANOPY



LED WALL AND  
PEDESTRIAN  
LUMINAIRE



PROPOSED CANOPY



INSULATED METAL  
PANEL A  
"COLONIAL RED"



INSULATED METAL  
PANEL B  
"SANDSTONE"



INSULATED METAL  
PANEL C  
"SURREY BEIGE"



UTILITY BRICK A  
RED FLASH SAND FACE



UTILITY BRICK B  
DARK GRAY VELVET



UTILITY BRICK C  
41 W/C



PREMIUM WINE STORAGE  
HEALDSBURG, CA

EXAMPLE INSULATED METAL PANEL BUILDING

## MATERIALS

## SUPPLEMENTARY



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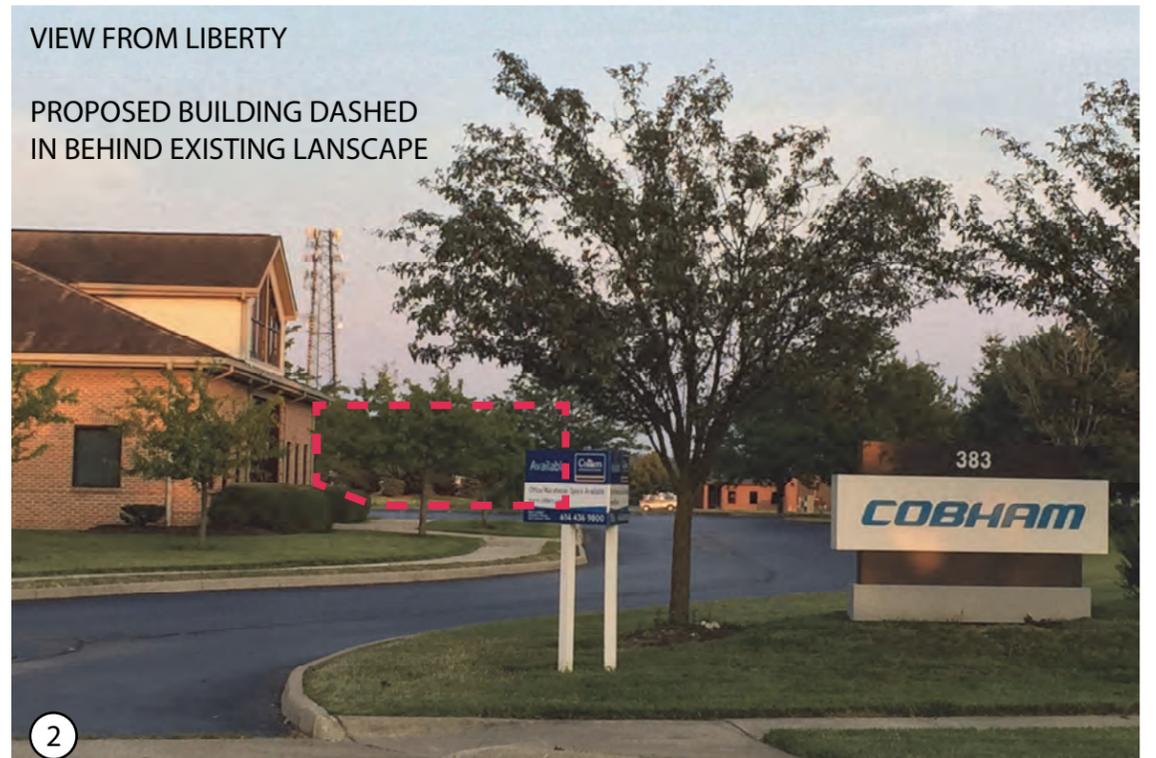


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PRELIMINARY DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



09/03/2016



SITE VIEWS

SUPPLEMENTARY



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



09/03/2016



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5



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SITE VIEWS

SUPPLEMENTARY



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WEST PERSPECTIVE RENDERING IN CONTEXT

SUPPLEMENTARY



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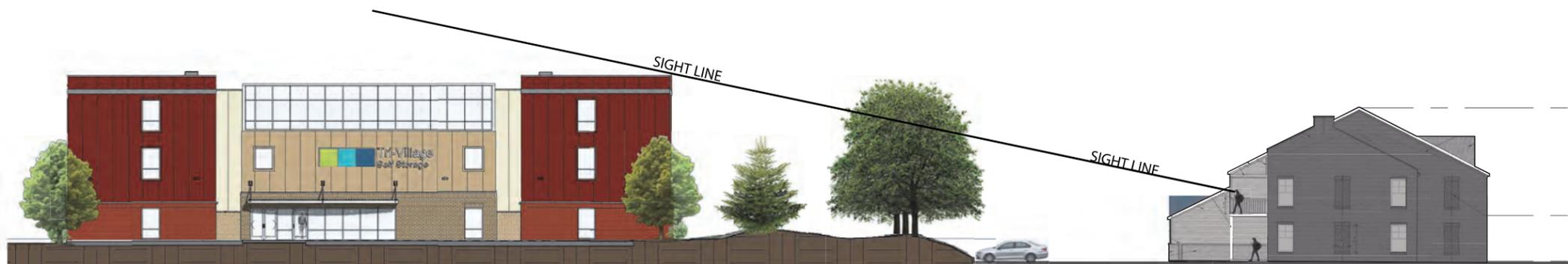
PRELIMINARY DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



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- PARAPET  
136' - 0"
- ROOF  
131' - 6"
- THIRD LEVEL  
121' - 0"
- SECOND LEVEL  
110' - 6"
- GROUND LEVEL  
100' - 0"



- TOP OF APT ROOF  
129' - 0"
- APT 2ND FLOOR  
105' - 0"
- APT 1ST FLOOR  
95' - 0"

**SITE SECTION**

**SUPPLEMENTARY**



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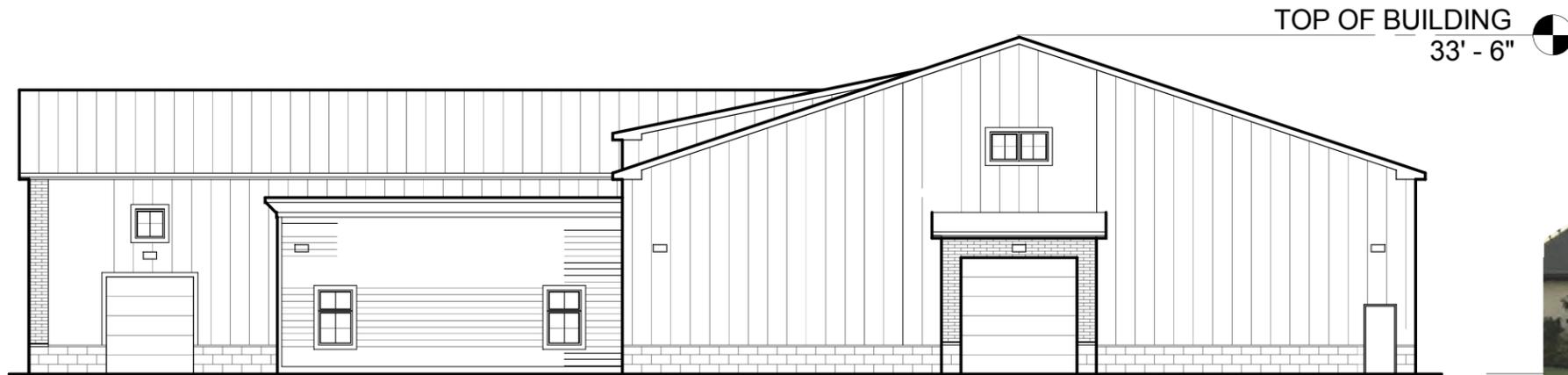
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TRI-VILLAGE SELF STORAGE  
PROPOSED BUILDING



ABBOTSGATE SENIOR APARTMENTS  
177 Penny Ln, Powell, OH 43065



VIZION ATHLETIX  
71 Seldom Seen Rd, Powell, OH 43065



SHEPHERD OF PEACE LUTHERN CHURCH AND CHRISTIAN ACADEMY  
520 Village Park Dr, Powell, OH 43065

**CONTEXT HEIGHT ANALYSIS**

**SUPPLEMENTARY**



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WEST PERSPECTIVE RENDERING

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SOUTH WEST PERSPECTIVE RENDERING

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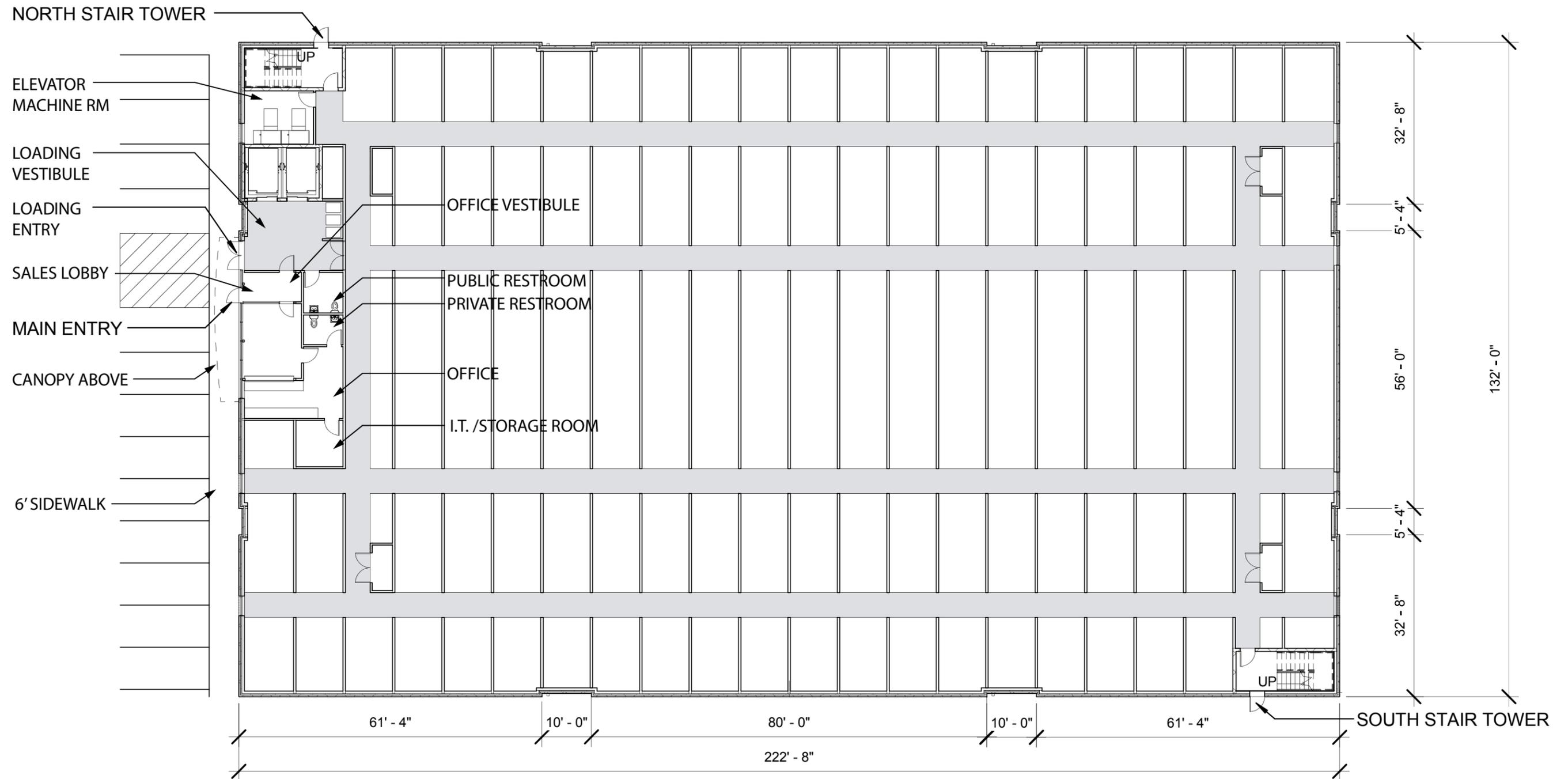


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**GROUND FLOOR**  
 GROSS SF: 29,355 Sq Ft  
 STORAGE: 20,536 Sq Ft  
 CORRIDOR: 5,391 Sq Ft

**PRELIMINARY GROUND PLAN**

**SUPPLEMENTARY**



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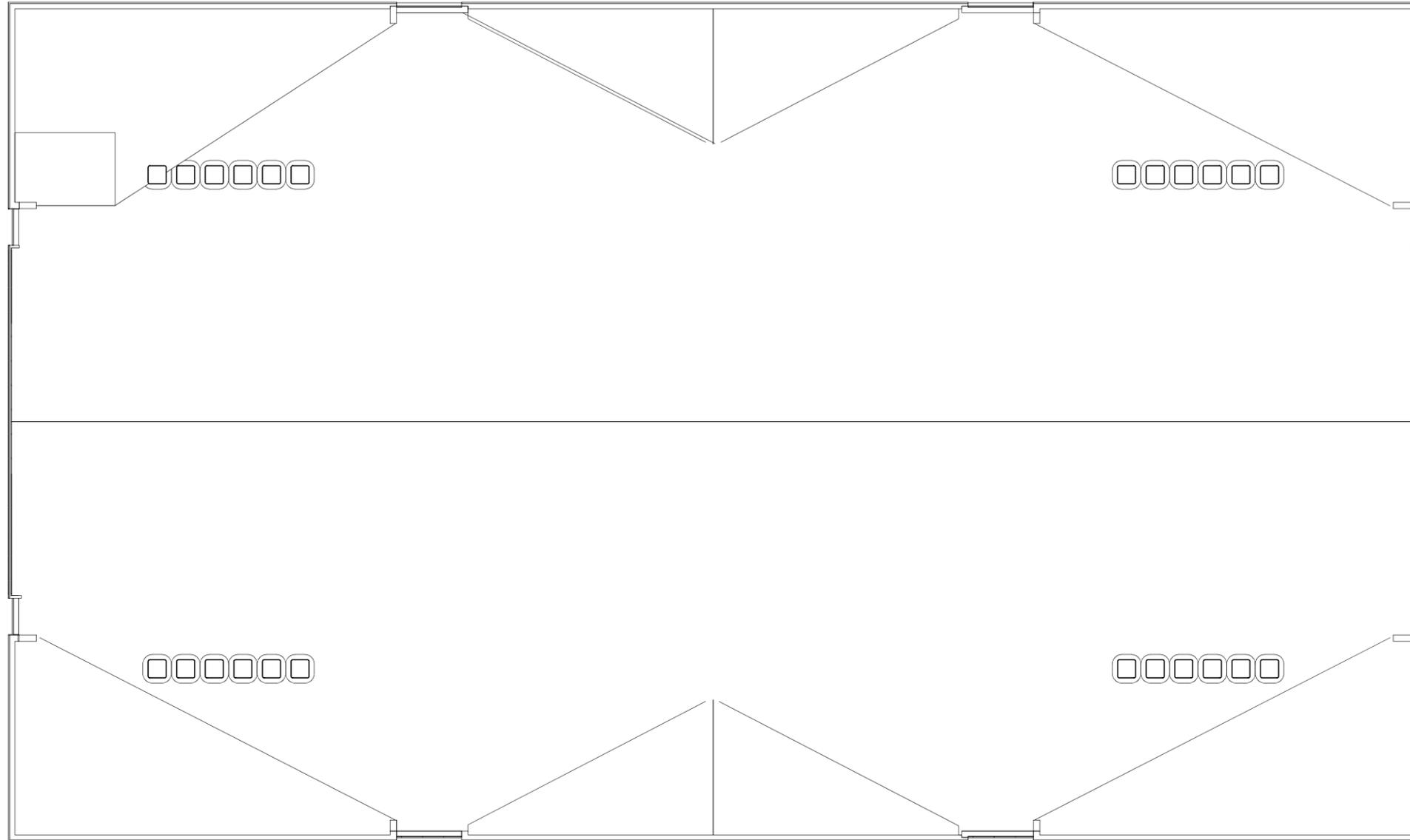
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**PRELIMINARY ROOF PLAN**

**SUPPLEMENTARY**

**PRELIMINARY DEVELOPMENT PLAN**

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