## 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: DJCF Holdings, LLC YO Matthew K Frans	
Address/City/State/Zip: 20 Grace Dr. / Powell OH 43065	
Email Address: Matte sport safe, com	
Phone No (614) 635 - 0101 Cell Phone No: (614) 353 - 1151 Fax N	o: (614) 847 - 0874
Property Owner: Same as above	
Address/City/State/Zip:	
Email Address:	
Phone No:	o:
Architect/Designer for Applicant:	
Address/City/State/Zip: 1800 Home (Ld. Delaware Dt) 43015	
Email Address: drenkes e Columbis. M. Com	
Phone No: 740 - 657 - 1580 Cell Phone No: Fax N	o:
Property Address: 18-36 Grace Or.	
Lot Number/Subdivision: PT Lot 528 Existing Use: 426 Com. Shoping 45 ropose	d Use: Additional Space
Reason for Administrative Review (attach necessary documents):	
Chacklist	

#### 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 5 copies containing all drawings, text, any other items, and application.
- ☑ Attach the required fee \$400.00

(See Over)

property that is the subject of this application for the notice for this application.	ne purposes of reviewing this application and posting public
Signature of Appellant:	Date: 4/24/17
Office Use	Office Use
	AMT
	TYPE/DATE
	RECEPIT #
	PAYOR
Received	Payment

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the

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



## DJCF Holdings, LLC

20 Grace Dr. \$\display \text{Powell, OH 43065} \$\display \text{Phone: (614) 635-0101 Fax (614) 847-0874}

April 25, 2017

#### **Grace Plaza Addition Proposal Narrative**

#### Section 1109.06, Powell Planning and Zoning Code

City of Powell, Zoning and Development Commission

We ask you consider the proposed addition to our property on the East side of Grace Plaza. Our intention is to add 1500 sq ft of warehouse space and 1500 sq ft of retail space with a patio extending toward Grace Dr. One of our current tenants, Ill Mannered Brewing Co, has outgrown their current space and would be the proposed tenant for the new building. We feel this opportunity to keep a unique addition to the Powell community is a priority and should provide them not only more capacity for their brewery, but space for their patrons. It is our intention that the layout and design of the building will have little change to the environment and residential impact then is already in place at Grace Plaza. Since Ill Mannered is already a tenant, it is assumed that our tenants, neighbors and community have already accepted them into our overall environment. Locating the retail space closer to Grace should remove any concerns of additional noise. We have included an evaluation of our parking space needs at Grace Plaza so that you can see this addition will have no negative impact on our availability to provide parking to our employee and patrons. An important part of this project will be to re-asphalt our entire lot, not only providing the chance to redraw our lines, but to enhance the overall appeal of the Plaza and Grace Dr. With enhancement in mind, we intend to focus our finishes on the retail space of this addition so that the visual from Grace drive in both directions will be consistent and complimentary to neighboring structures. We haven taken visual cues from the many steel buildings on Grace Dr. with their varying roof lines and materials. It is our vision that the retail space include a patio/fire pit that will not only extend the busy season for Ill Mannered, but provide another location for Powell residents and others to gather outdoors in the later months of Fall and early months of Spring. While the basis of our structure will most likely be steel, the lower facade in the retail space will incorporate brick and stone with dark, wooden timbers as support for the lower roof and overhang. Once approved from this phase, we will work with a builder to decide on the most cost-effective, environmentally friendly materials to bring our vision to life of a rustic, but industrial space in line with Ill Mannered's concept while connecting with our current surroundings.

## DJCF Holdings, LLC

20 Grace Dr. \$\dip \text{Powell, OH 43065} \dip \text{Phone: (614) 635-0101 Fax (614) 847-0874}

April 25, 2017

#### **Grace Plaza Addition Sketch Plan Review**

#### Section 1109.06, Powell Planning and Zoning Code

(a) - Proposed name of development and location

See Grace Plaza Addition Sketch Plan Drawings

(b) - Name and addresses of owners and developers

Company Name - DJCF Holdings, LLC (20 Grace Dr., Powell, OH 43065)

Owner Name - Matthew K Franz (4960 Olentangy River Rd., Delaware, OH 43015)

Owner Name - Christopher M Franz (107 Ruby Red Ln. Delaware, OH 43015)

Owner Name - Linda L Franz (7570 Steitz Rd., Powell, OH 43065)

(c) - Date, north arrow and plan scale

See Grace Plaza Addition Sketch Plan Drawings

(d) - Approximate boundary lines of proposed development

See Grace Plaza Addition Sketch Plan Drawings

(e) - Major existing features including topography

See Grace Plaza Addition Sketch Plan Drawings

(f) - Major proposed improvements and a general layout of development

See Grace Plaza Addition Sketch Plan Drawings

(g) - The basic development information such as minimum lot size and dimension, type, and size of building, and street and drainage patterns

See Grace Plaza Addition Sketch Plan Drawings

(h) - For tracts that contain wooded areas or stands of trees, a statement of the procedure to be used to identify and preserve sound, healthy trees

Not Applicable

(i) - For tracts that contain ravines or natural drainage courses, a statement of the extent of, and procedures for their preservation

Not Applicable

(j) - Such other information as will be necessary to give the Commission the proposed concept

See Proposal Narrative and Parking Space Evaluation

### **Grace Plaza Addition Parking Space Evaluation**

Current Building								
	Address	Sq/ft	Business Type	Hours of Operation	Avg Daytime Employees	Avg Daytime Patrons	Avg Evening Employees	Avg Evening Patrons
Elite Foot and Ankle	18 Grace Dr.	2400	Medical	M-F 7:30-5:30	3	5 per hour	0	0
SPORT SAFE Testing Service	20 Grace Dr.	2400	Office	M-F 7:30-4	3	0	0	0
Eric's Hair Design	22 Grace Dr.	1000	Retail	M-Sat 8-5	2	4 Per Hour	0	0
Mojo Togo	24-26 Grace Dr.	2000	Retail	No Public Hours - Events only	2	10-15 /hour	2	10-15/hour
AllState Insurance	28 Grace Dr.	1000	Office	M-F 7:30-5	2	1 - 2 per day	0	0
III Mannered Brewery	30 Grace Dr.	1000	Retail	W-F 4-Mid Sat 3-Midnight Sun 3-6	2	0	2	15-20 / hour
Trendy Charlie	32 Grace Dr.	1000	Retail	M-F 7:30-5	2	0	0	0
Kaiser Consulting	34 Grace Dr.	2400	Accounting	M-F 7:30-5	4	5-10 When Holding meeting	0	0
Mobile Center, Inc.	36 Grace Dr.	2400	Training Center	M-F 8-5	3	5-10 When doing Training	0	0
		15600						
Spaces Needed								
Proposed Building/Tenant								
III Mannered	38 Grace Dr.	1500	Warehouse	M-F 8-5	2	0	1	0
III Mannered	40 Grace Dr.	1500	Retail	W-F 4-Mid Sat 3-Midnight Sun 3-6	1	0	3	15-20 / hour
		3000						
Totals		18600			26	Avg 38 / hour	8	Avg 30/hour
	side of th	e prope	rty will eliminat	king spaces. The proposed 300 e 9 of those spaces, making a t foot has yielded a diverse tena	otal of 57 available par	king spaces. Our unique		
	day. Our	only cu	rrent tenant wit	h evening hours , III Mannered	, would be the potentia	al tenant in the proposed		
	building. This means their current 1000 sq ft space would most likely be returned to some type of retail carryout or prep space. While Mojo Tago may on occasion use their space for private events, it is unlikely that we would							

maximize our parking needs in the evening. That being said, a future tenant may use that space differently so we accounted for potential parking needs in the evening if that 2,000 sq ft was returned to evening retail. In any event there is additional parking across the street at Liberty Square. Neither of our plazas have parking restrictions so we have been an overflow for them and they could be for us as well.

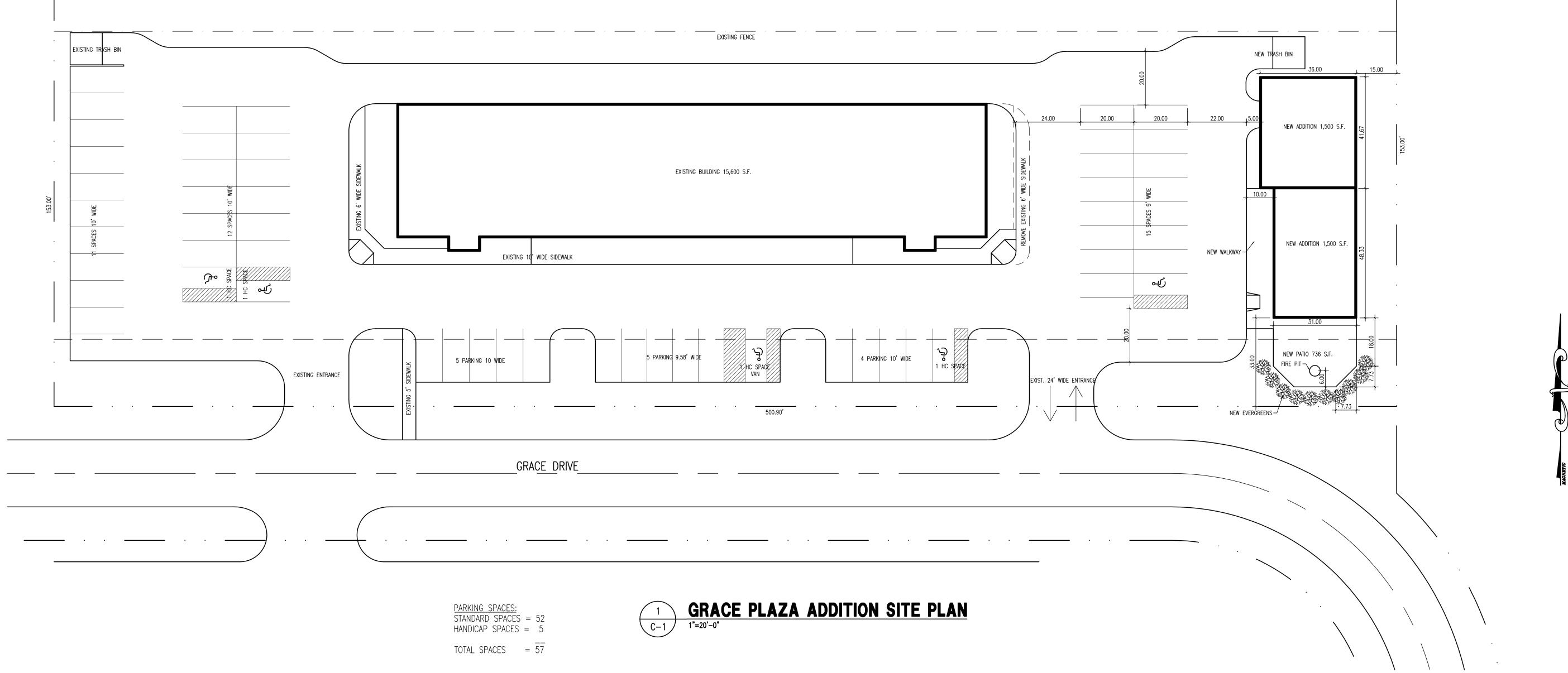




BY
DJCF HOLDINGS, LLC
20 GRACE DRIVE
POWELL, OHIO

GRACE PLAZA ADDITION

4/25/2017

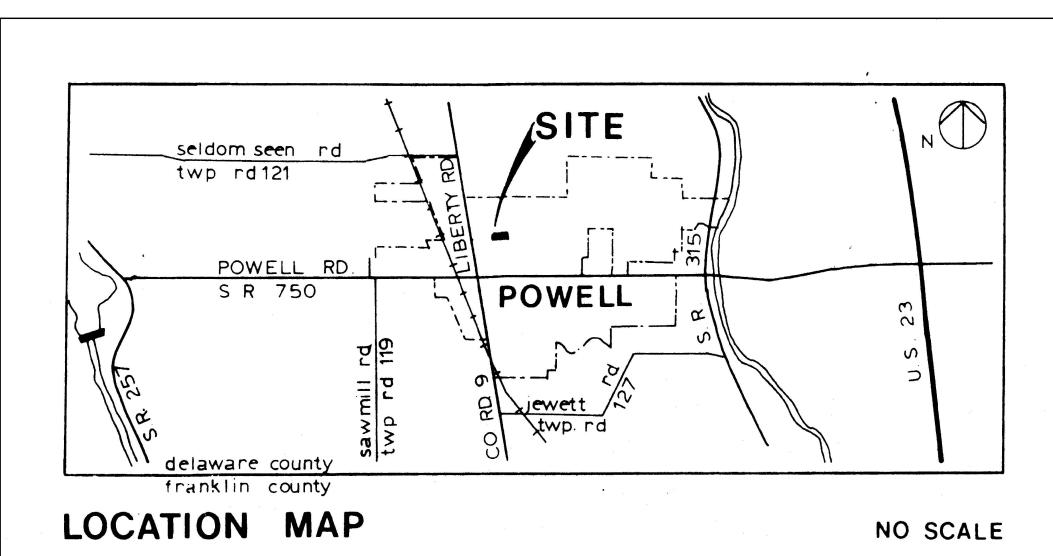


GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

D. L. RENKES ARCHITECTS
1800 HOME ROAD
DELAWARE, OHIO 43015
(740) 657-1580



DRAWN DATE APPR.

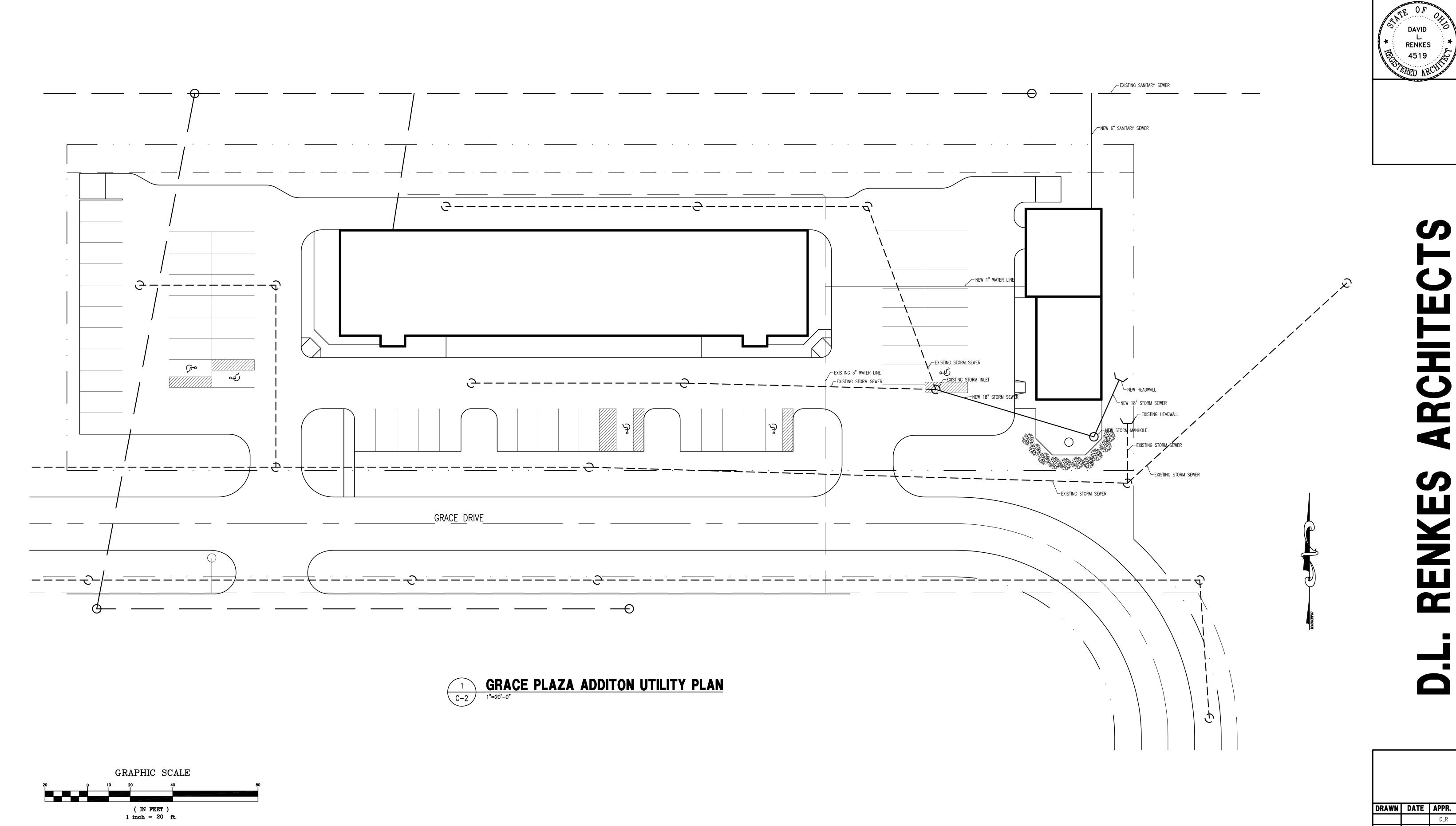
DLR

REV. DATE APPR.

SCALE 1" = 20'-0"

SHEET

This drawing and all design and intent contained within are the property of D.L. Renkes Architects and are to be used solely in conjunction with this project. Use and/or reproduction by any party without the prior written authorization of DLR is prohibited.

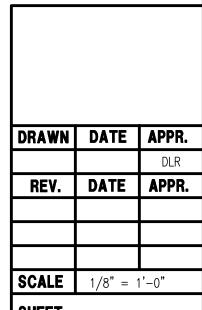


REV. DATE APPR. **SCALE** 1" = 20'-0"

**C-2** 







WEST ELEVATION

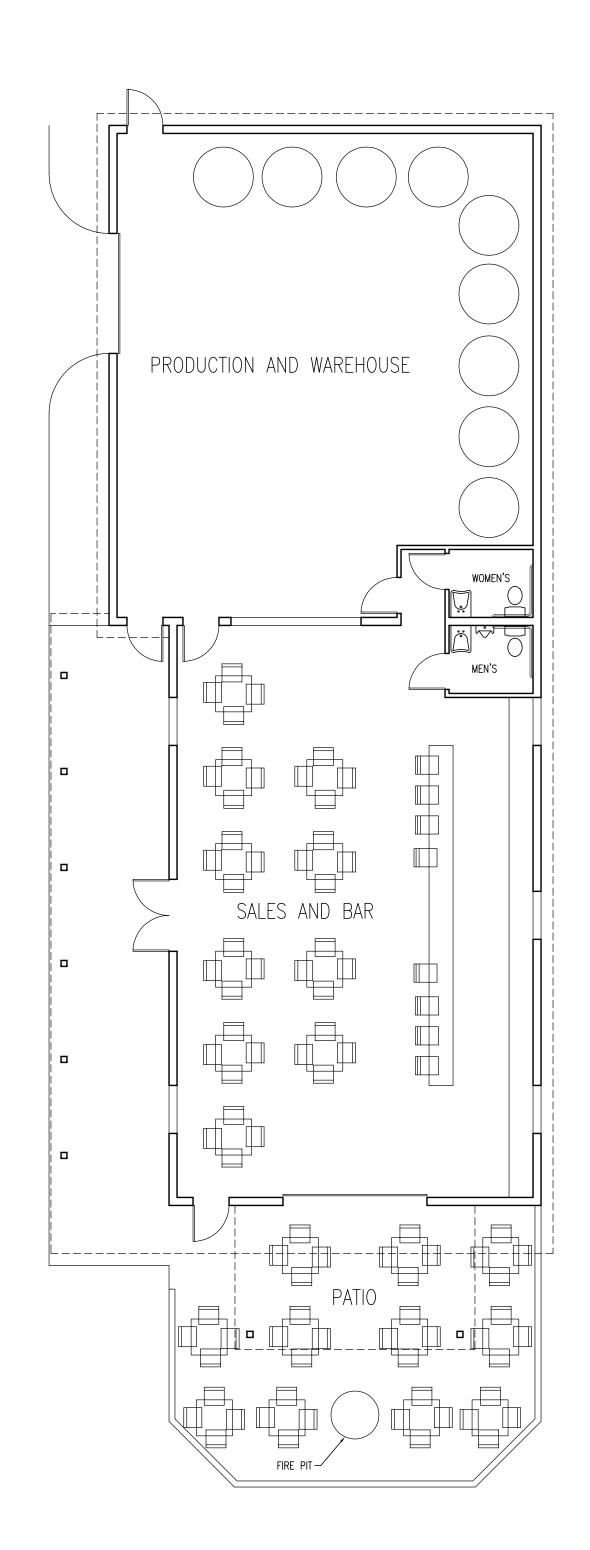
1/8" = 1'-0" A-1 NORTH ELEVATION

1/8" = 1'-0" SOUTH ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"



GRACE PLAZA ADDITION FLOOR PLAN

1/8" = 1'-0"

**A-1**