

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 c/o Matthew K France

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 No: (614) 847-0874

Property Owner: Same as above

Address/City/State/Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Dave Renkes

Address/City/State/Zip: 1800 Home Rd. Delaware, OH 43015

Email Address: drenkes@columbus.rr.com

Phone No: 740-657-1580 Cell Phone No: _____ Fax No: _____

Property Address: 18-36 Grace Dr.

Lot Number/Subdivision: Pt Lot 528 Existing Use: 426 Comm. Shopping Ctr Proposed Use: Additional Space

Reason for Administrative Review (attach necessary documents): _____

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)

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 Appellant: Matthew Sy Date: 4/24/17

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

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. ✧ Powell, OH 43065 ✧ 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. ✧ Powell, OH 43065 ✧ 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

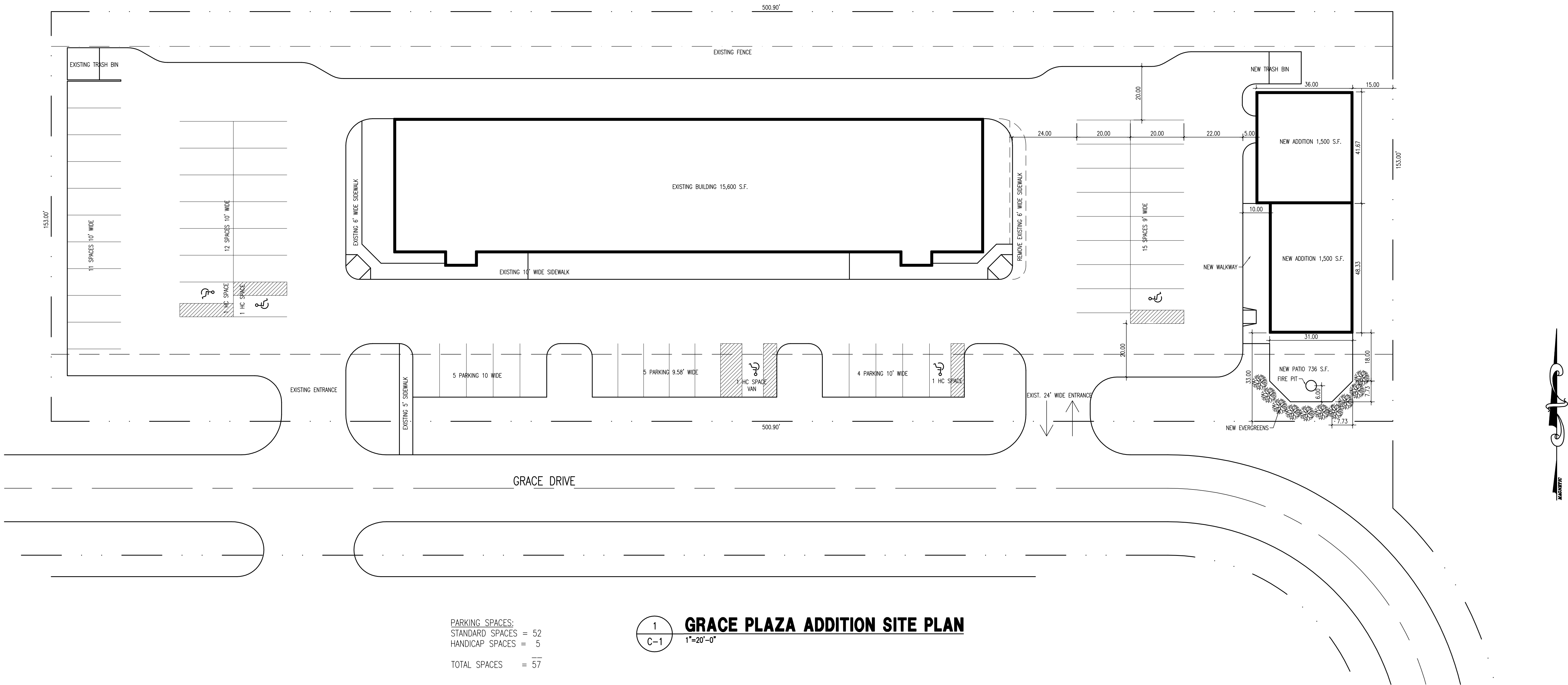
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GRACE PLAZA ADDITION
4/25/2017

BY
DJCF HOLDINGS, LLC
20 GRACE DRIVE
POWELL, OHIO

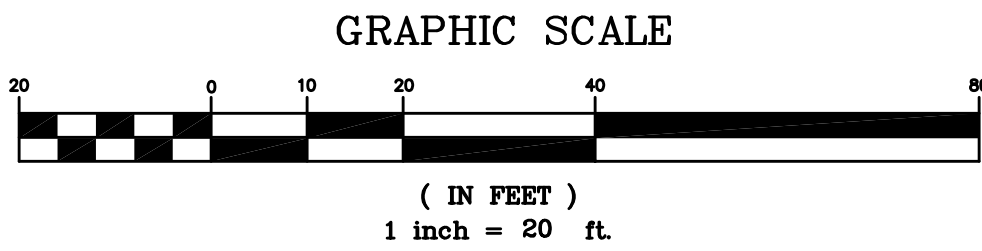


D.L. RENKES ARCHITECTS

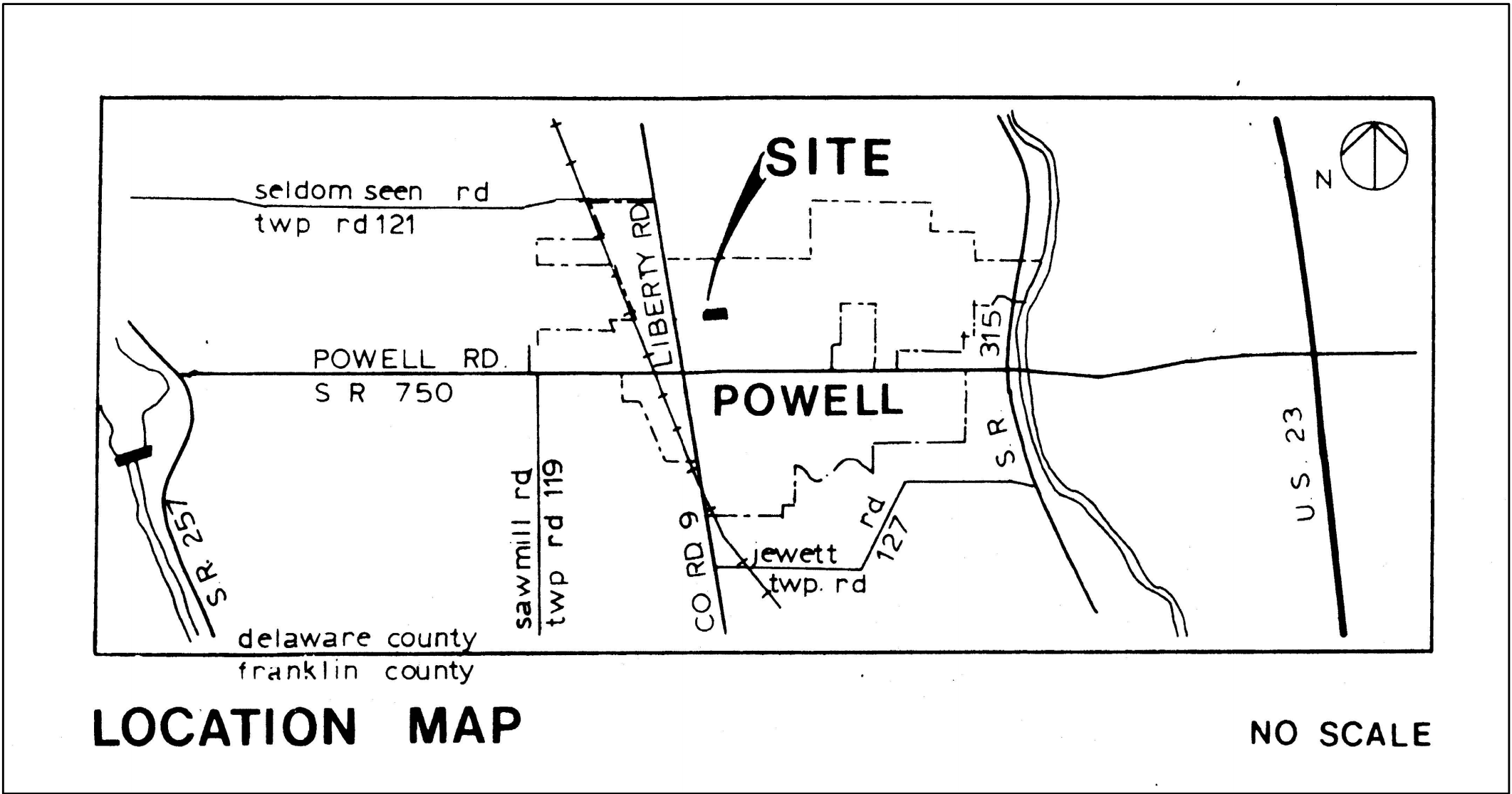


PARKING SPACES:
STANDARD SPACES = 52
HANDICAP SPACES = 5
TOTAL SPACES = 57

1 GRACE PLAZA ADDITION SITE PLAN
C-1 1"=20'-0"



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



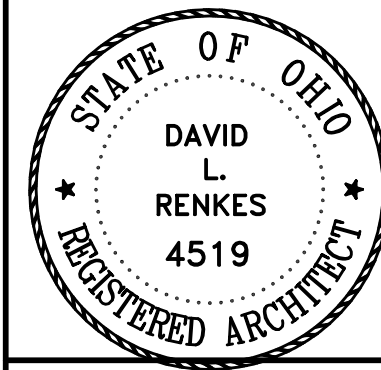
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		DLR
REV.	DATE	APPR.

SCALE 1" = 20'-0"

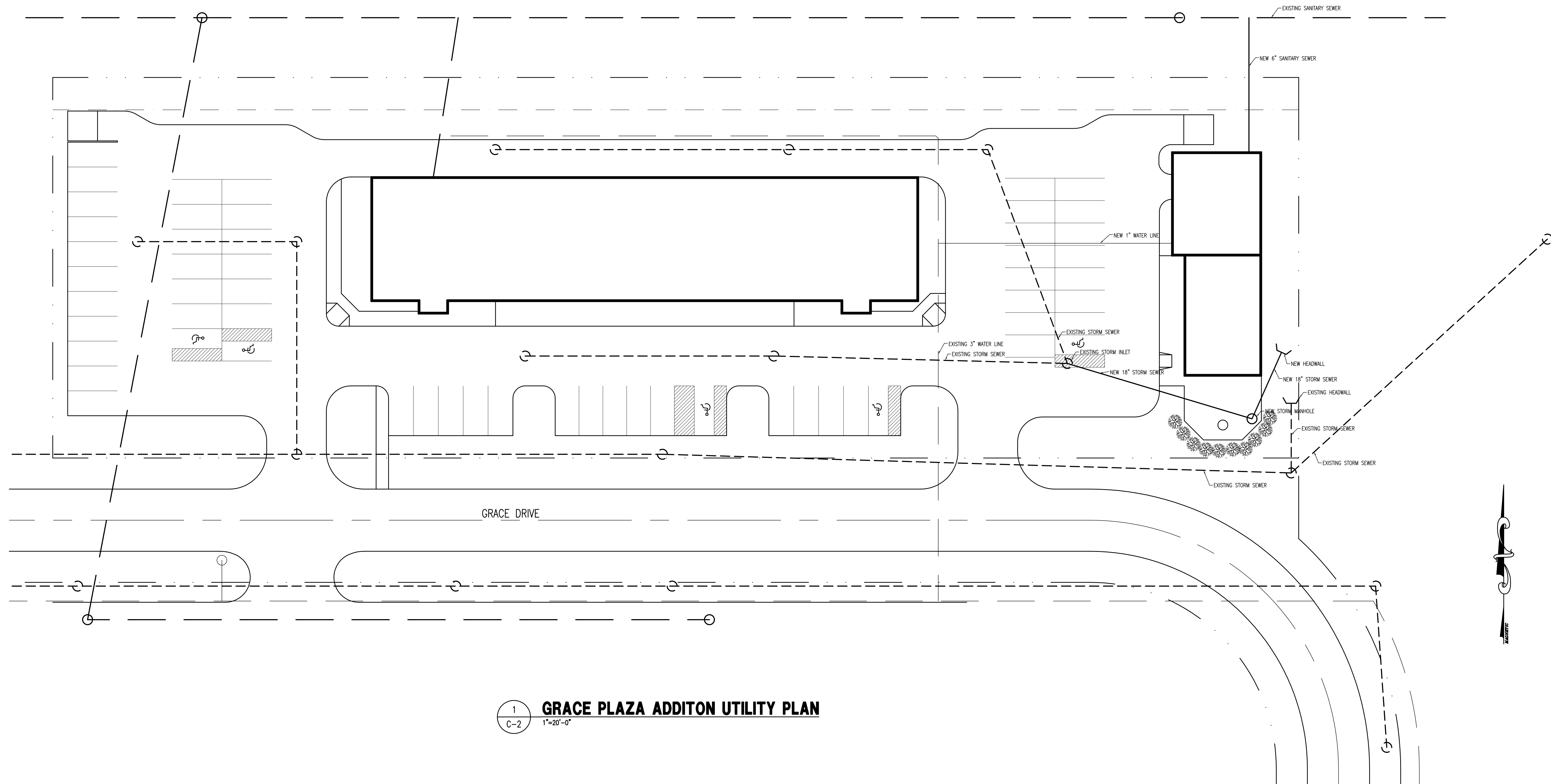
SHEET

C-1

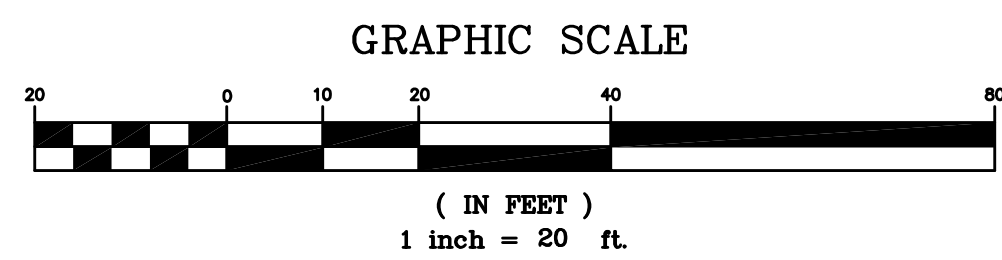
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D.L. RENKES ARCHITECTS



1
C-2
GRACE PLAZA ADDITON UTILITY PLAN
1"=20'-0"



DRAWN	DATE	APPR.
		DLR
REV.	DATE	APPR.

SCALE 1" = 20'-0"

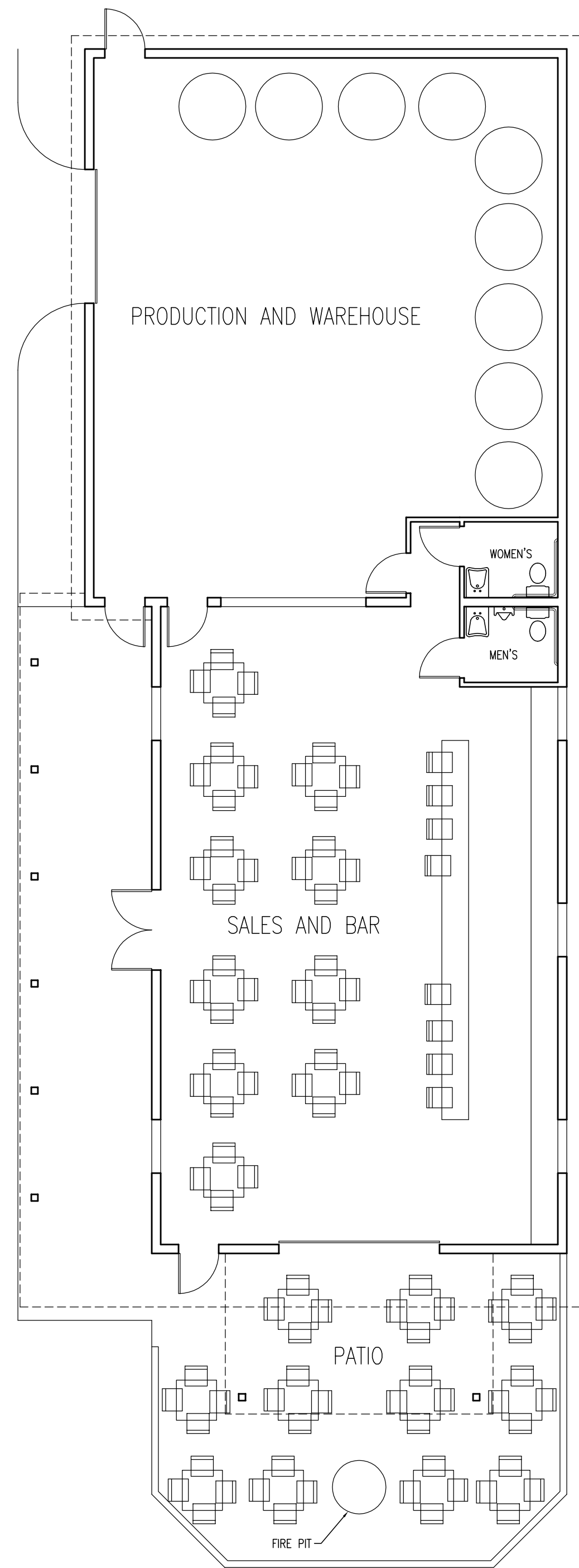
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C-2

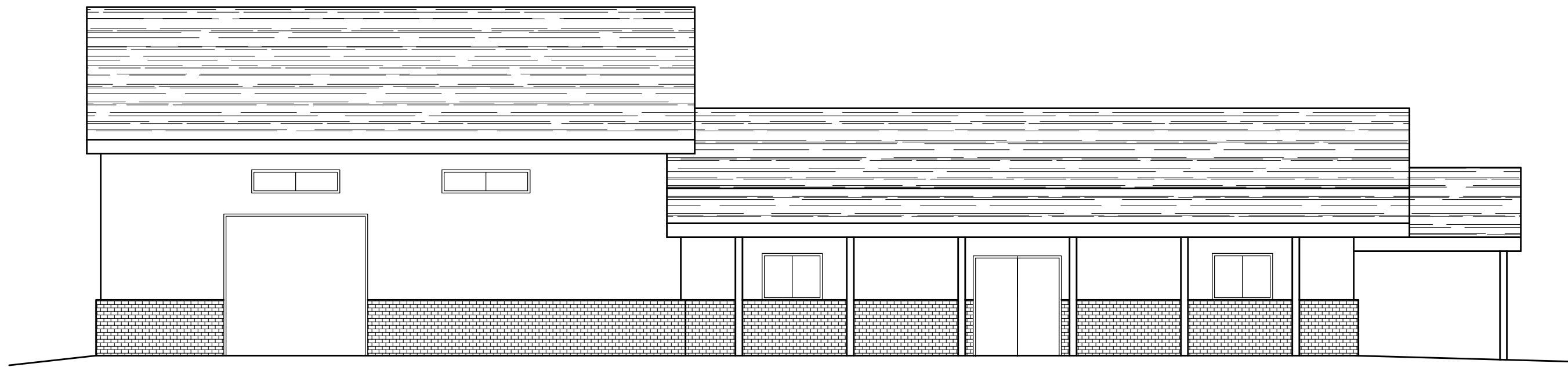
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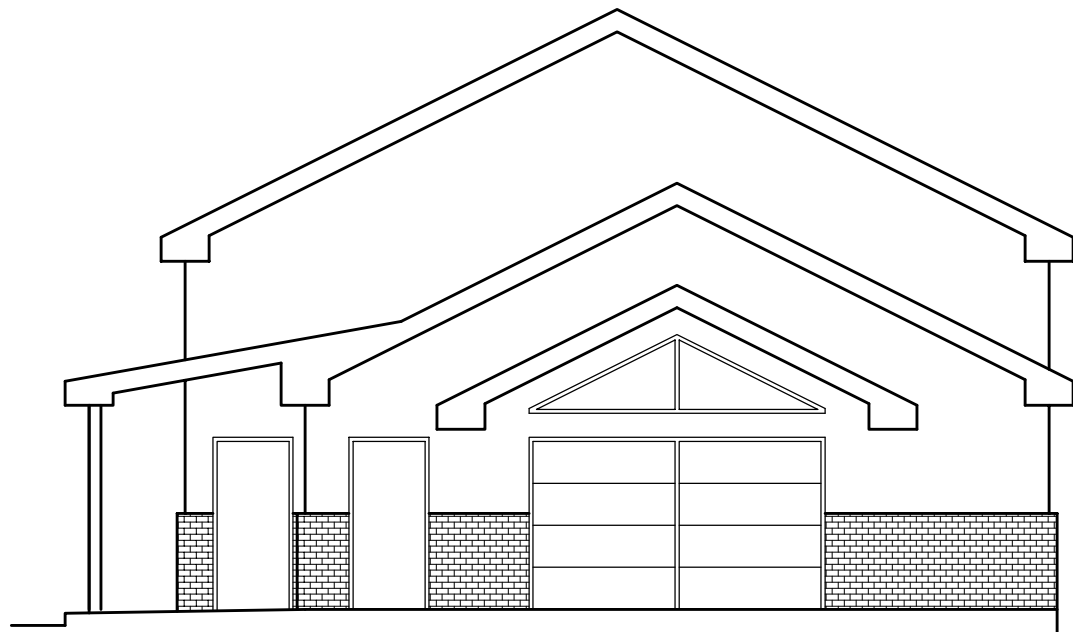
D.L. RENKES ARCHITECTS



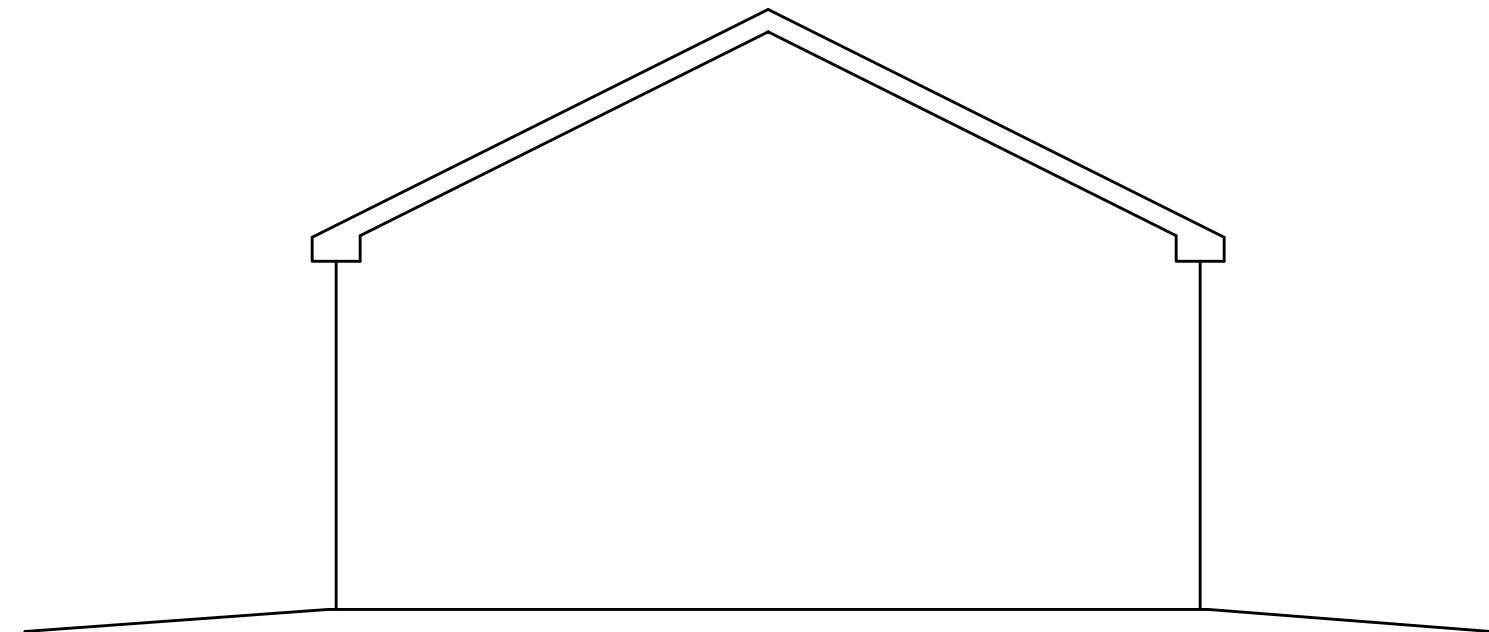
1
A-1
GRACE PLAZA ADDITION FLOOR PLAN
1/8" = 1'-0"



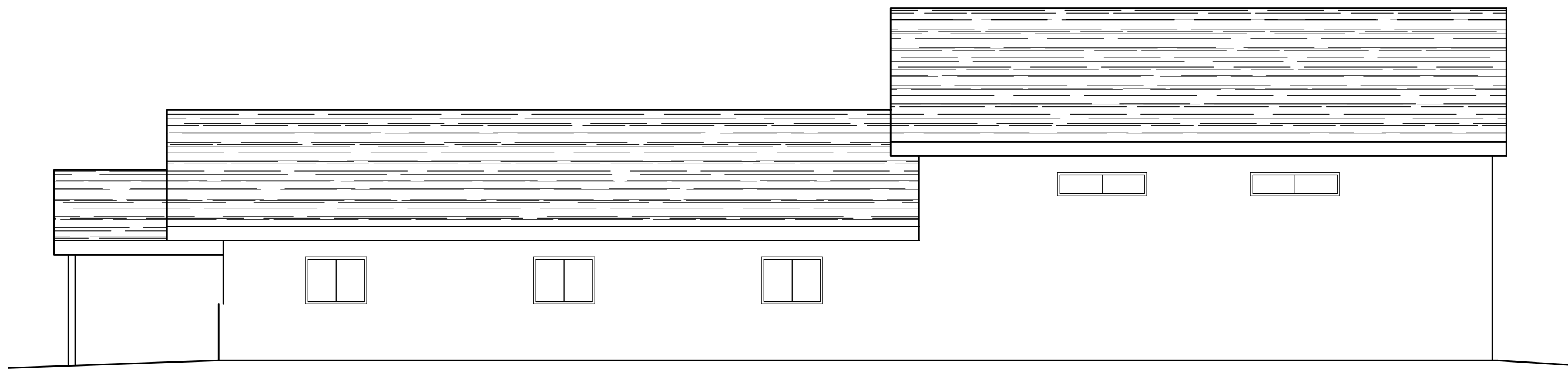
2
A-1
WEST ELEVATION
1/8" = 1'-0"



3
A-1
SOUTH ELEVATION
1/8" = 1'-0"



4
A-1
NORTH ELEVATION
1/8" = 1'-0"



5
A-1
EAST ELEVATION
1/8" = 1'-0"

DRAWN	DATE	APPR.
		DLR
REV.	DATE	APPR.
SCALE		1/8" = 1'-0"

SHEET
A-1

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