



May 30, 2017

Grace Plaza Addition Preliminary Development Plan

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DJCF Holdings, LLC

20 Grace Dr. ✧ Powell, OH 43065 ✧ Phone: (614) 635-0101 Fax (614) 847-0874

May 30, 2017

Grace Plaza Addition Preliminary Development Plan

Section 1143.11(c), Powell Planning and Zoning Code

1. **Name, address, and phone number of applicant.**
DJCF Holdings, LLC Attn: Matthew Franz- 20 Grace Dr., Powell OH 43065, 614-635-0101
2. **Name, address, and phone number of engineer or planner**
Civil Engineer
Dave Renkes - 1800 Home Rd., Powell, OH 43065, 740-657-1580
Architect
Dave Renkes - 1800 Homes Rd., Powell, OH 43065, 740-657-1580
Surveyor
Thomas Rybski, P.S. - 171 Charring Rd. DR, Westerville, OH 43081, 614-891-4970
3. **A list adjoining property owners within 250 feet**
This list is available and provided by the city
4. **Legal description of property**
Village of Powell, Delaware County, Ohio
Part of Farm Lot 33, Section 4, Township 3
Range 19, U.S.Military Lands
5. **Description of present use(s) on site**
Located on the East side of the plaza, this site is used for additional parking to 18-36 Grace Dr.
6. **Draft of proposed ordinance**
To be provided by the City.
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 Architectural Exhibit C-1
8. **Preliminary Development Plan Drawing**
 - a. **Property line definition & perimeter dimensions**
See Architectural Exhibits C-1 & C-2
 - b. **Existing R/W & pavement widths on existing, currently platted or approved streets on or adjacent to site**
Not Applicable
 - c. **Area of site and its sub areas in acres**

- Two Parcels totaling 1.76 acres. See Architectural Exhibit C-1
- d. Topography of site and areas within 200 feet at no more than 5 foot contours**
See Architectural Exhibit C-2
 - e. Existing surface drainage-ways and sheet flow patterns**
See Architectural Exhibit C-2
 - f. Flood plain areas, ravine bottom areas, and areas of ground slope greater than six percent**
See Architectural Exhibit C-2
 - g. Existing vegetation on site, spotting all trees six inches or greater in diameter**
Removals on Architectural Exhibit C-2. New Planting on Architectural Exhibit C-1.
Almost all the trees on that side of the property are in poor condition
 - h. Existing easements; type, extent, and nature**
Not Applicable
 - i. Existing utilities; location, size, type and elevations**
See Architectural Exhibit C-2
 - j. Calculation of maximum residential units permitted on site as determined by the Zoning Ordinance; include any sub-districts of site**
This is commercial only so no residential units are permitted
 - k. Preliminary plan for first or next development phase illustrating**
 - i. New street centerline, R/W and street classification types**
No new streets will be created in this project
 - ii. Names of existing and proposed streets**
See Architectural Exhibits C-1 and C-2
 - iii. Lot and block layout including property lines, lot areas, minimum building setbacks and yards, and location and extent of off-street parking areas**
See Architectural Exhibit C-1
 - iv. Sub-areas of site to be developed including land use type, housing type, and density of sub-area statistics**
There are no Sub-areas in this project
 - v. All proposed structures including size, user types, expected entrances, and service or loading areas**
See Architectural Exhibits C-1, C-2 and A-1
 - vi. Size and location of common open areas, public lands, and natural scenic easements**
Not applicable to this location
 - vii. Proposed landscape treatment of site**
Trees and bushes listed on Architectural Exhibit C-2 will be removed due to their condition and location. New trees will be planted on the Northeast corner of our property and extend Eastward on to 40 Grace Dr. Property. Permission has been received by that property owner and the new pine trees will provide an even greater sound barrier than already exists by the fencing and mature trees that are currently in place. Smaller ornamental trees and vegetation will be installed around the new patio as noted in Architectural Exhibit C-1. See Support Exhibit H
 - viii. Any proposed utility provisions including sanitary sewer, individual waste disposal, storm sewer, trash collection, outdoor lighting, and water supply. Include feasibility studies or other evidence of reasonableness.**
See Architectural Exhibit C-2 for location of utilities. See Support Exhibit D for letters from all necessary utilities showing availability of services.

- ix. **Provisions for surface drainage runoff**
See Architectural Exhibit C-2
 - x. **Proposed architectural design criteria.**
See Architectural Exhibits A-1 and Support Exhibits F&G
 - xi. **Proposed pedestrian/jogging/bicycle or equestrian pathways, including location, dimensions, landscaping, and relationship to existing or proposed future pathways on surrounding property**
Existing pathways will not be altered and no additions/changes be necessary
 - xii. **Overall site development statistics comparing this plan with requirements of Zoning Ordinance and Comprehensive Plan**
See Architectural Exhibit C-1
 - l. **Projected development schedule by sub-areas for entire project**
There are no sub-areas in this project. Upon approval, permitting will be sought and full construction as soon as possible.
 - m. **Overall traffic scheme including points of access, parking areas showing number of spaces, visitor, employee, and service traffic flow, calculated peak hour use and effect of traffic on community as a whole**
See Architectural Exhibit C-1 for parking space allocation and Support Exhibit B for parking study. The whole plaza will be resurfaced and relined as part of this project. In addition to the spaces available, an agreement is in place with Big Hearts, Little Hands granting overflow parking as needed for special events. See Support Exhibit C for a copy of that letter. Impact on traffic would be minimal as this plaza already exists and additional retail space is minor.
 - n. **A developmental plan text describing development of entire site or if done in phases, the phasing of the project and a description as to how the development plan meets the requirements of the Zoning Ordinance and the Planned Development requirements within**
See Grace Plaza Narrative, Support Exhibit A. This project is not expected to be done in phases.
9. **Evidence of the ability of the applicant to have control of the land and ability to carry forth plan with financing within the next two years**
This land is owned by the developer and preliminary funding has been secured. See Support Exhibit E for a copy of the Loan letter.
 10. **Evidence of the ability for applicant to post a bond or other such assurance that the public improvements within the project can be completed by the developer**
This can be provided upon request
 11. **Verification by applicant that the information provided is true and correct to the best of their knowledge**
See Grace Plaza Narrative, Support Exhibit A. All info provided in this plan is true and correct to the best of our knowledge
 12. **A statement of the character and nature of the development including the cost range and rent levels for housing and general commercial, business, or industrial developments**
See Grace Plaza Narrative, Support Exhibit A.
 13. **A statement of the general impact the development will have on infrastructure, municipality, and schools including the projected demographics, traffic impact study and a fiscal impact analysis**
This project will have little to no impact on traffic or school demographics.
 14. **A fee established by Council**
This fee will be provided along with the preliminary development plan

15. Consult with Applicant regarding all pertinent fees (Development Fee, Recreation Fee, etc.)

Developers have met and communicated with the City of Powell throughout the process



GRACE PLAZA EXPANSION

D.L. RENKES ARCHITECTS

FLOOR PLAN AND ELEVATIONS

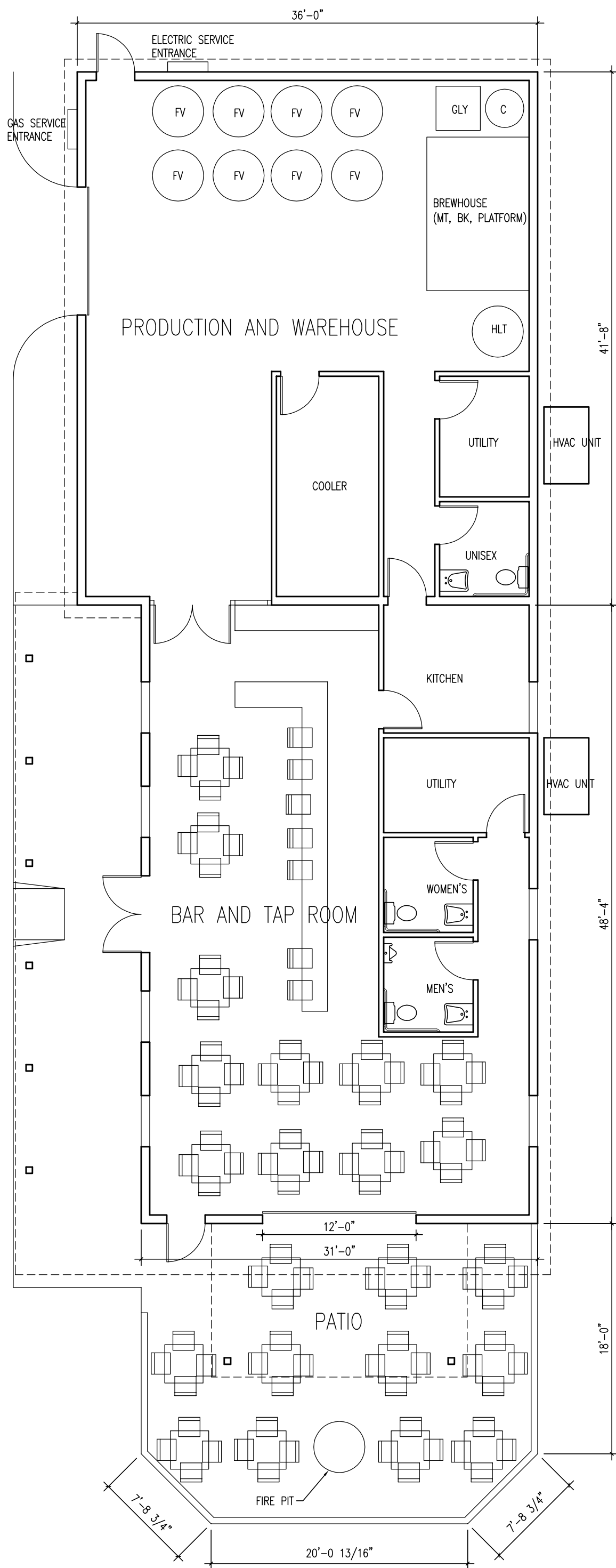
DRAWN	DATE	APPR.
		DLR
REV.	DATE	APPR.

SCALE 1/8" = 1'-0"

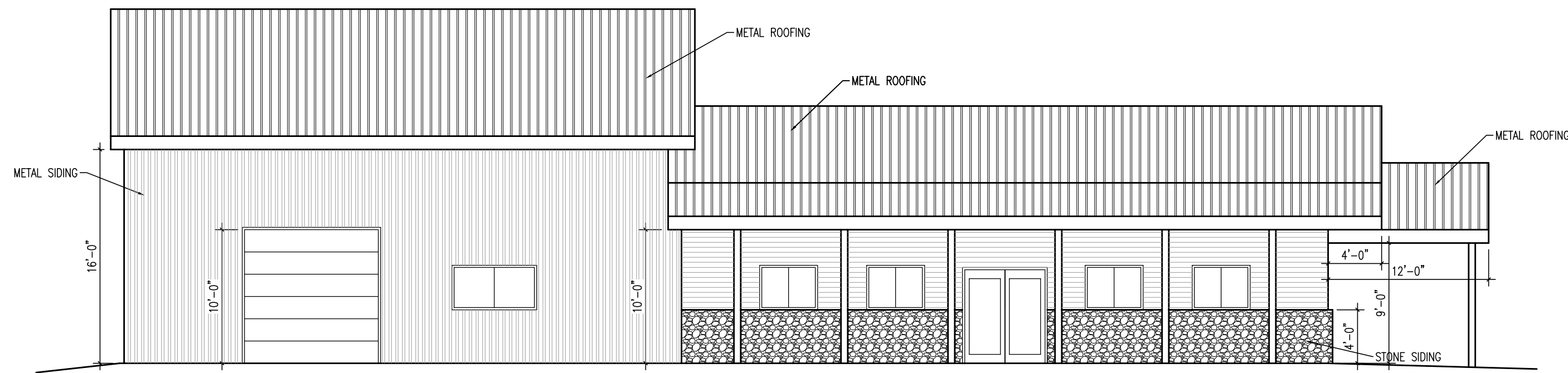
SHEET

A-1

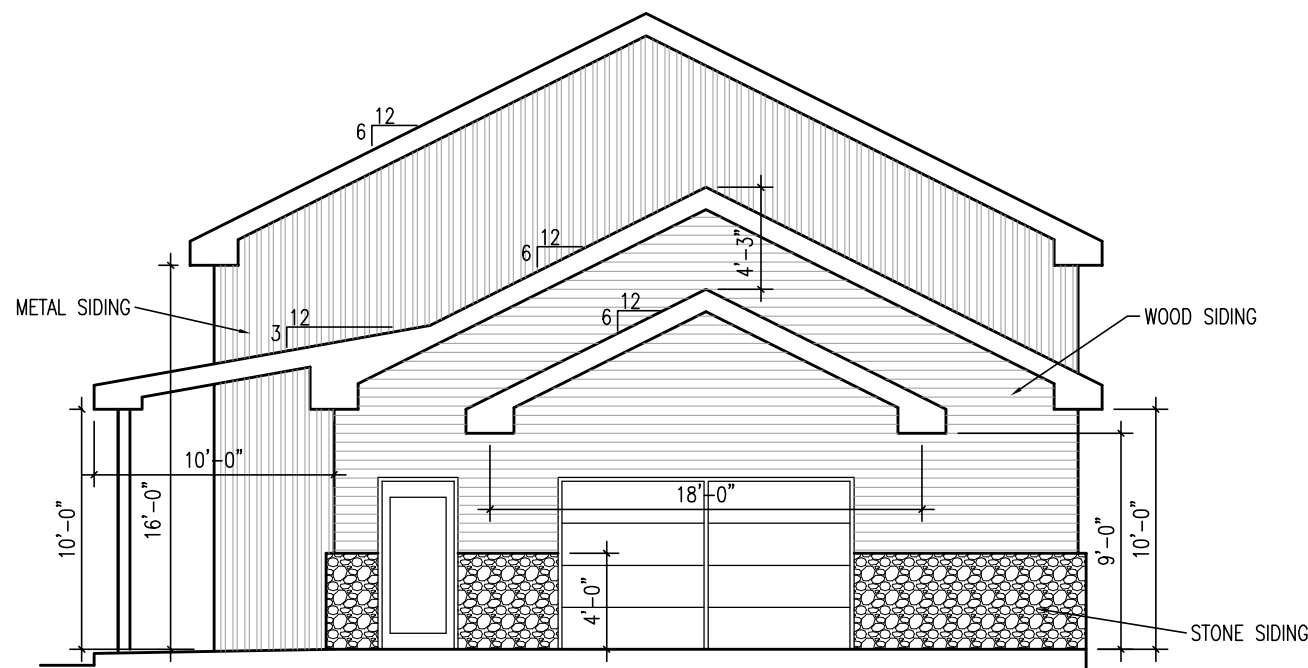
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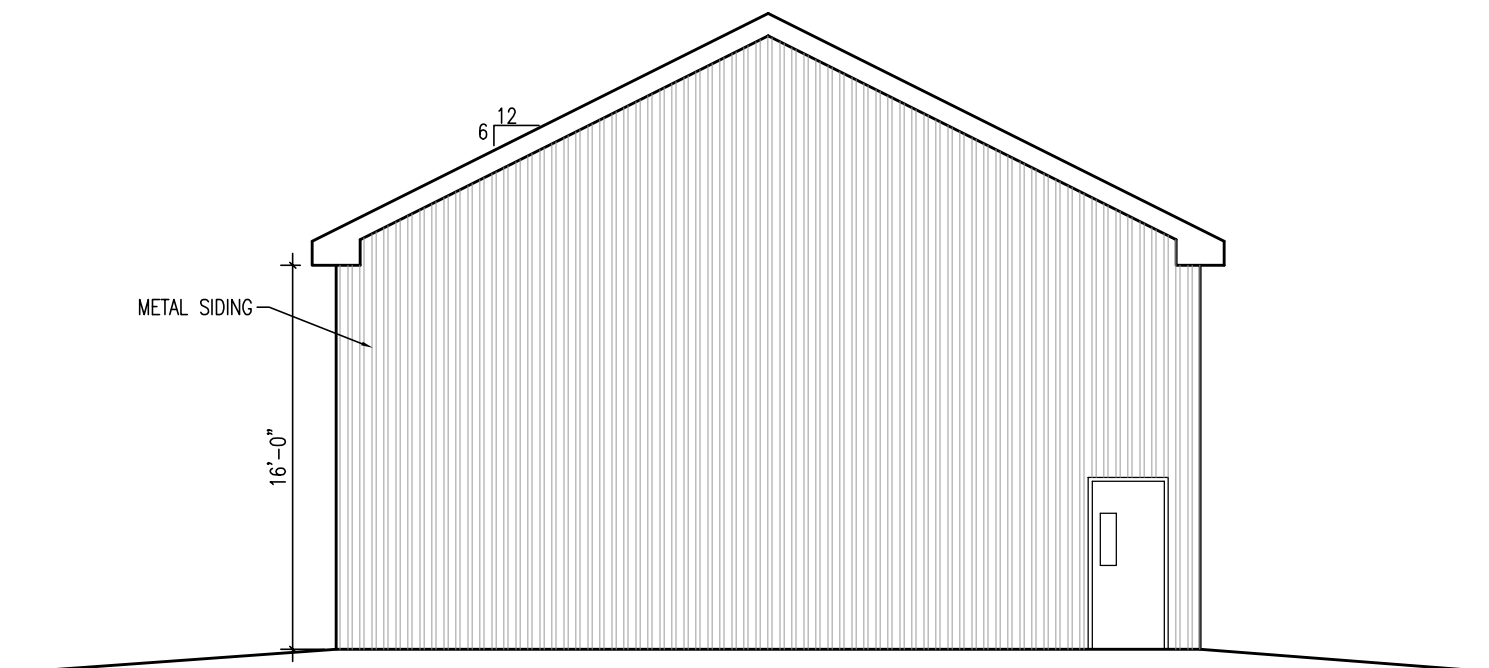
1
A-1
GRACE PLAZA ADDITION FLOOR PLAN
1/8" = 1'-0"



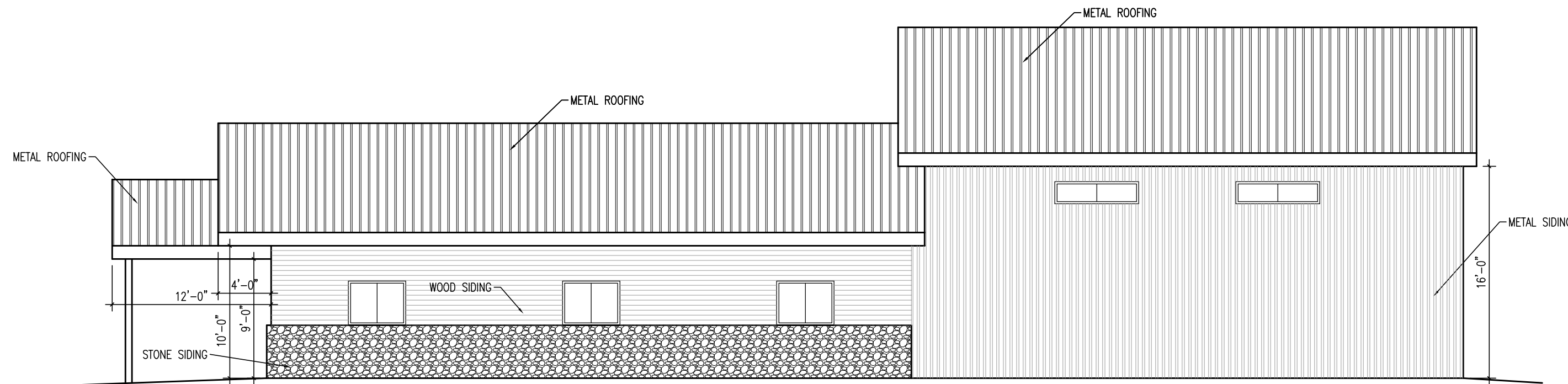
2
A-1
WEST ELEVATION
1/8" = 1'-0"



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



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

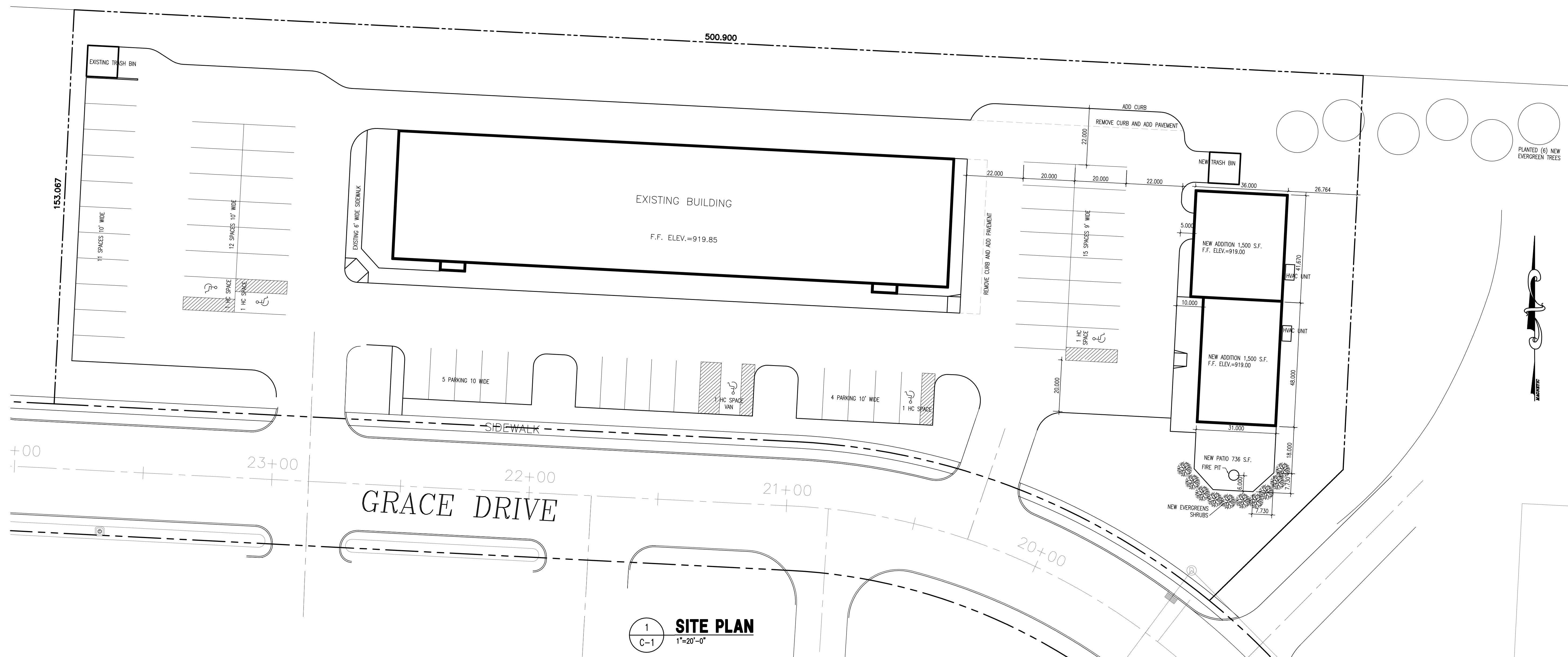


5
A-1
EAST ELEVATION
1/8" = 1'-0"



GRACE PLAZA EXPANSION

D.L. RENKES ARCHITECTS

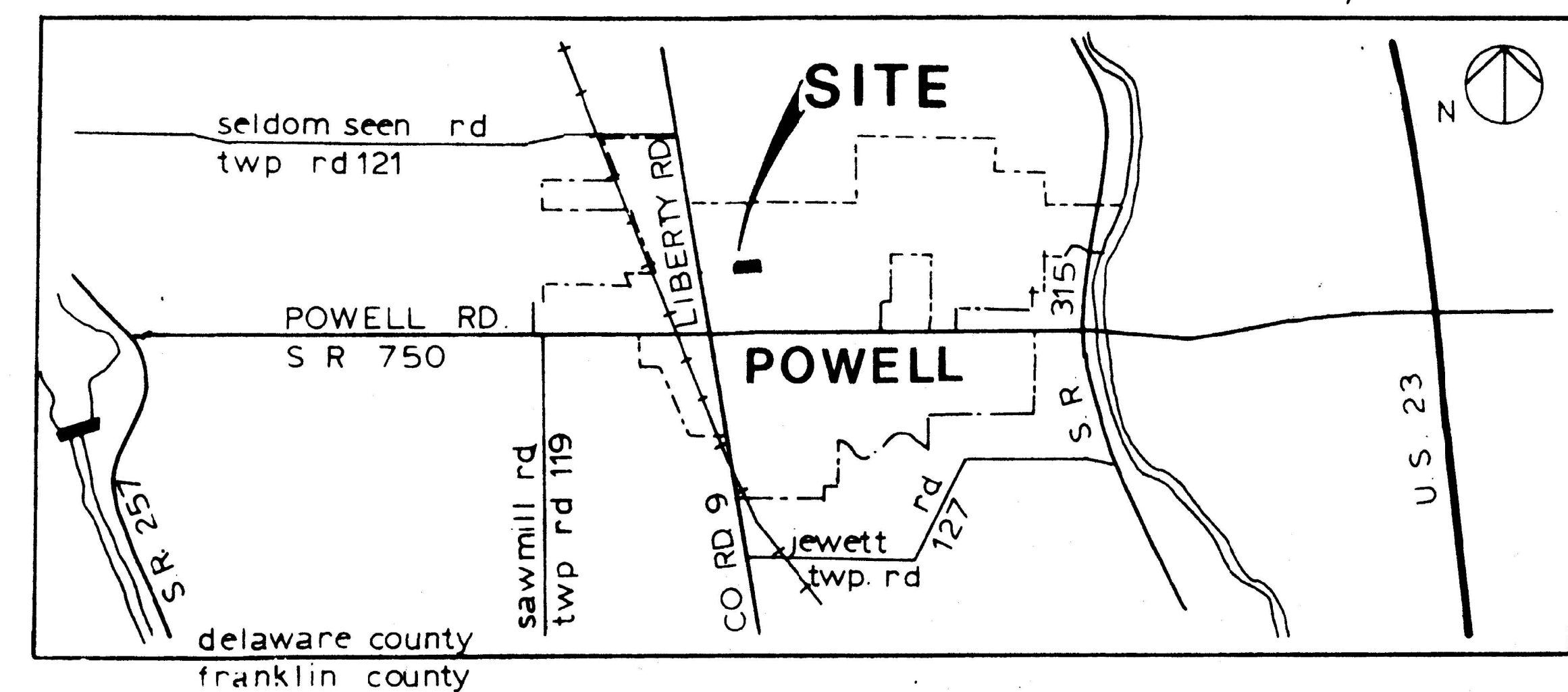


	PROVIDED	REQUIRED
SETBACK		
FRONT	54.6	25.0
REAR	40.2	40.0
SIDE	26.7	25.0
LOT COVERAGE BY BUILDING	19.6%	20.0%
TOTAL LOT COVERAGE	63.1%	80.0%
GREEN SPACE	36.9%	20.0%

GRACE PLAZA ADDITION
4/25/2017

BY
DJCF HOLDINGS, LLC
20 GRACE DRIVE
POWELL, OHIO

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



LOCATION MAP

NO SCALE

SITE PLAN		
DRAWN	DATE	APPR.
		DLR
REV.	DATE	APPR.
SCALE	1" = 20'-0"	
SHEET		
C-1		

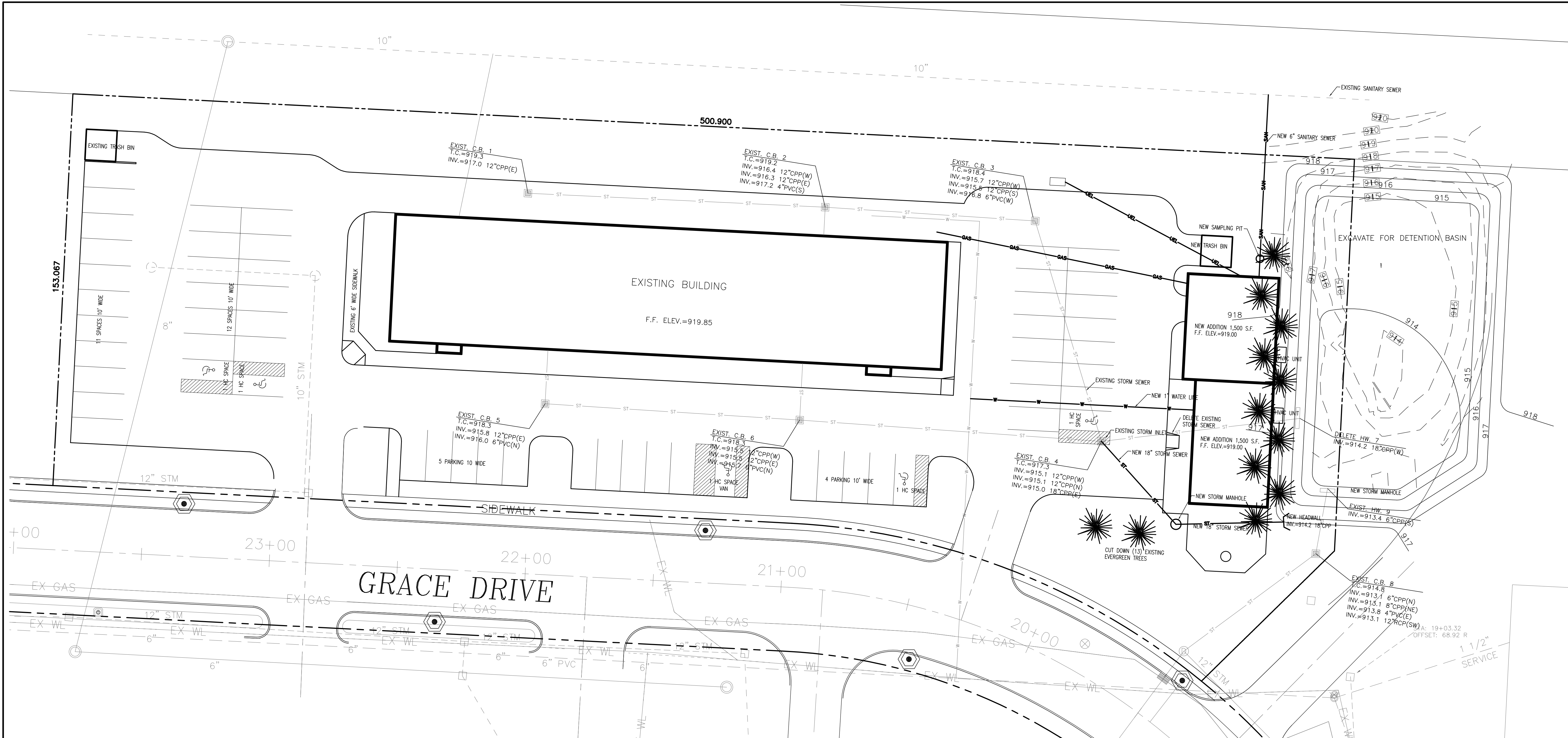
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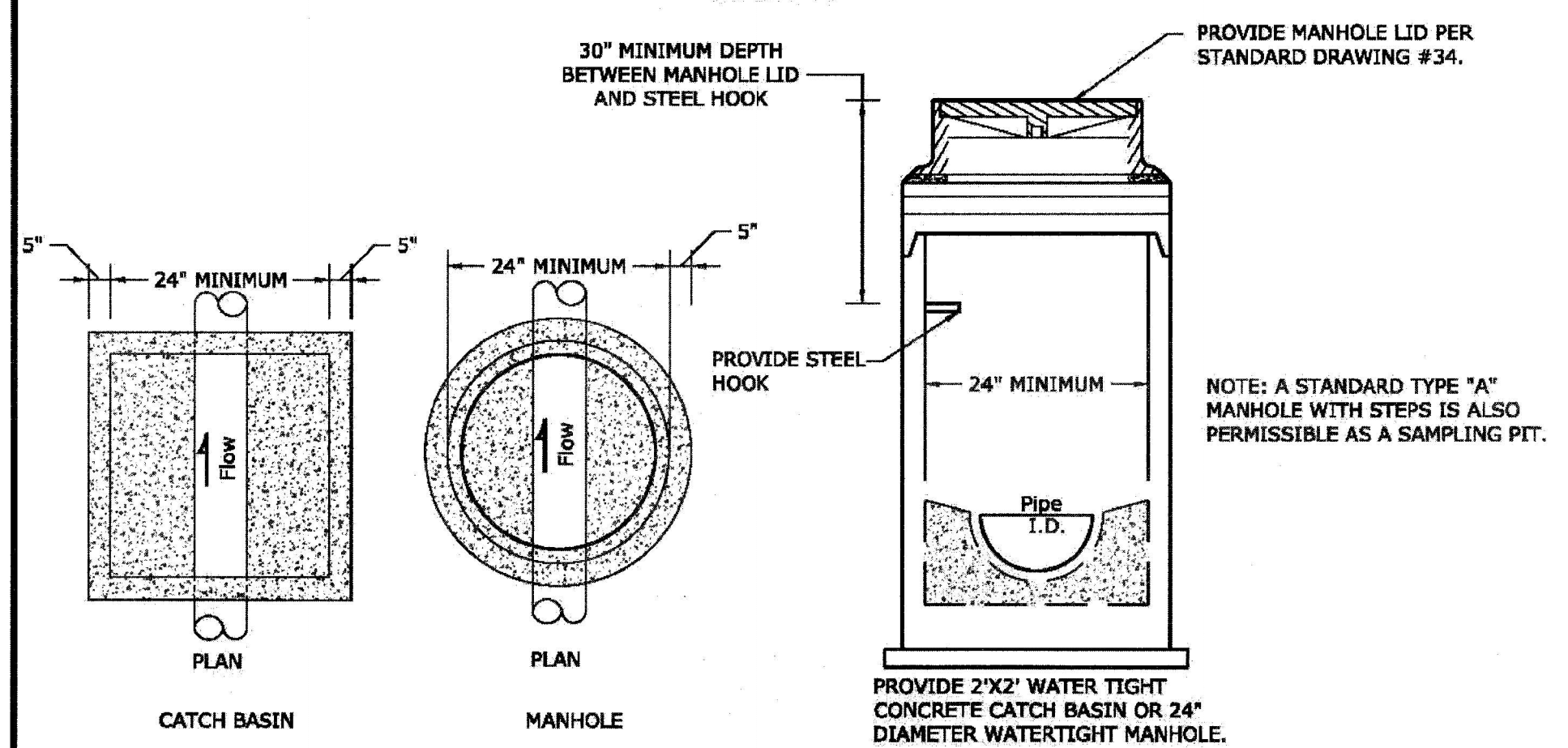
GRACE PLAZA EXPANSION

D.L. RENKES ARCHITECTS



1
C-2
UTILITY PLAN AND GRADING PLAN
1"=20'-0"

TYPICAL SAMPLING PIT NO SCALE



REVISIONS	
DATE	COMMENTS

DELAWARE COUNTY
REGIONAL SEWER DISTRICT

50 CHANNING STREET
DELAWARE, OH 43015
REV OCTOBER, 2011

PHONE: 740-833-2240
FAX: 740-833-2239
www.co.delaware.oh.us/sanitary



UTILITY AND GRADING PLAN		
DRAWN	DATE	APPR.
		DLR
REV.	DATE	APPR.
SCALE	1" = 20'-0"	
SHEET		

C-2

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Grace Plaza Addition Narrative

Section 1143.11(c), 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 intend to line the back of our property and the neighboring property with more trees to add and even stronger buffer to any sound. 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. We have also secured an agreement with our Western neighbor to assist each other in overflow parking when necessary. 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. Once approved, 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. The information provided in this proposal is true and accurate to the best of our knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew K Franz'.

Matthew K Franz, Owner/Director

DJCF Holdings, LLC

[illegible][illegible]



Big Hearts Little Hands
14 Grace Dr.
P.O. Box 1298
Powell, OH 43065
614-846-1414

May 17, 2017

To Whom it may concern,

I have met with the owners of Grace Plaza, DJCF Holdings, LLC, and we have mutually agreed to provide overflow parking for each other during special events or as occasion arises. As much notice as possible will be given to the assisting party in the event a large event is scheduled and we mutually agree to have an open dialogue to resolve any issues as they arise.

Sincerely,

Brenda Warnock

Administrator/Owner

Exhibit D



May 22, 2017

Dear Mr. Franz,

This letter is in regards to American Electric Power supplying service to property at 20 Grace Dr. Powell, Ohio 43065

American Electric Power currently has URD primary cable distribution facilities that feed a three phase underground pad-mounted transformer serving 20 Grace Dr. Powell, Ohio address

American Electric Power can provide standard facilities of adequate capacity, using standard construction practices, to facilities in this area. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

The above statement is based upon providing the most economical standard construction and presumes no special characteristics of the electric load or method of providing service.

Please contact me at (614) 883-6852 if any additional information is required.

Sincerely,

A handwritten signature in black ink that reads 'Travis L. Wheeler'.

Travis L. Wheeler
Customer Design
American Electric Power

May 16, 2017

DJCF Holdings
Attn: Chris Franz
20 Grace Dr.
Powell, Ohio 43065

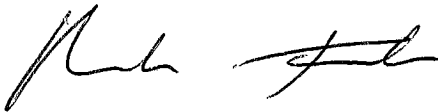
Re: Grace Dr. Powell, Ohio

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities in the area of Grace Dr. Powell, Ohio. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact us at 800-440-6111 Monday-Friday, 8:00am to 4:00pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,



Columbia Gas of Ohio a Nisource Company
Mark A Traetow
New Business Rep II



DELAWARE COUNTY REGIONAL SEWER DISTRICT

MICHAEL A. FROMMER, P.E., EXECUTIVE DIRECTOR
TIFFANY M. MAAG, P.E., DEPUTY DIRECTOR

May 18, 2017

Mr. Chris Franz
20 Grace Drive
Powell, OH 43065

Re: **DJCF Holdings Expansion**
20 Grace Drive
Parcel ID: 31942513089000

Dear Mr. Franz:

Pursuant to your request for a sanitary sewer service letter for the aforementioned parcel, we offer the following conditional sanitary sewer availability:

Availability

Sanitary sewer is available at the subject parcel. Availability means that new development on the subject parcel is permitted to connect to the County sewer system provided that there is sufficient capacity for the development, all requirements of the Sanitary Engineer's Office can be met, and the zoning expressly permits, and does not restrict the construction, use, operation, maintenance, repair, expansion, or replacement of all sanitary sewers, structures, and appurtenances.

Capacity

Capacity is not reserved until such time that all the requirements for the commercial tap permit have been fulfilled. Sewer capacity is dynamic and subject to decrease pending ongoing development.

Sewer Location

An existing 8" sanitary sewer is located on the western side of the parcel and an existing 10" sanitary sewer is located along the northern property line. Private laterals should be extended from the sanitary sewer to provide service to the proposed facility.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Thiel".

Kelly Thiel
Staff Engineer II

cc: Correspondence/project file

Officers

TIMOTHY D. McNAMARA
President
DAVID A. BENDER
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Chief Operating Officer



6658 OLENTANGY RIVER ROAD

DELAWARE, OHIO 43015

www.delcowater.org

Phone (740) 548-7746 • Fax (740) 548-6203

Directors

BRUCE A. BLACKSTON
BRIAN P. COGHLAN
WILLIAM E. COLE
DOUGLAS D. DAWSON
J. MICHAEL SHEETS
PERRY K. TUDOR

May 17, 2017

Christopher M. Franz
Director of Accounts
DJCF Holdings

RE: Water Availability – Retail Center 18-36 Grace Drive Powell

Via Email: chris@sportsafe.com

Dear Mr. Franz:

As requested, this is to inform you that Del-Co Water is able to provide water service to new buildings proposed for the site described below which is already being served by Del-Co:

Address: 18-36 Grace Drive

Proposed Land Use: Retail

Location: North side of Grace Dr., ±600 feet east of Liberty Drive

Acreage: ±1.338 acres

This site is served from an existing 8-inch water line and a 1-inch service meter. Fees will apply should you decide to increase the existing service meter size or provide a new meter for the new building.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.
Deputy General Manager



5/16/2017

DJCF Holdings, LLC
Matthew Franz
18 Grace Drive
Powell, Ohio 43065

Matt,

Heartland Bank has look over your financials for a preliminary approval of a loan for an additional 3,000.00 Sq. Ft. structure on your property located at 18 Grace Drive, Powell. Based on the information that we have to date, we feel this is a viable project that Heartland Bank would support for additional funding as long as our final due-diligence is positive. We would need to see the final cost estimate breakdown for the project, the plans and specs for the new construction, the final cost estimate for the parking lot, approval from the City of Powell, along with satisfactory appraisal of value for the current structure and the new construction once finished.

Heartland Bank would love to help with this project and if you have any questions, please feel free to let me know.

Respectfully,

A handwritten signature in black ink, appearing to read "Marc A. Ridgway", with a large, sweeping flourish extending to the right.

Marc A. Ridgway
Vice President
Heartland Bank
6887 East Main Street
Reynoldsburg, Ohio 43068
614-416-0400 Office
614-561-3407 Cell
ridgwaym@heartlandbank.com

Exhibit F



Current Location Furniture and Polished Concrete Flooring



Current Location Accent Wall



Conceptual Interior. Industrial Fixtures. Modular Tables. Soft Lighting



Conceptual Interior. Natural Lighting. Glass Garage Door Opens to Patio.



Conceptual Interior. Open Ceiling. Glass Garage Door Opens to Patio



Conceptual Interior. L shaped Bar. Industrial Fixtures



CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:
05/26/2017



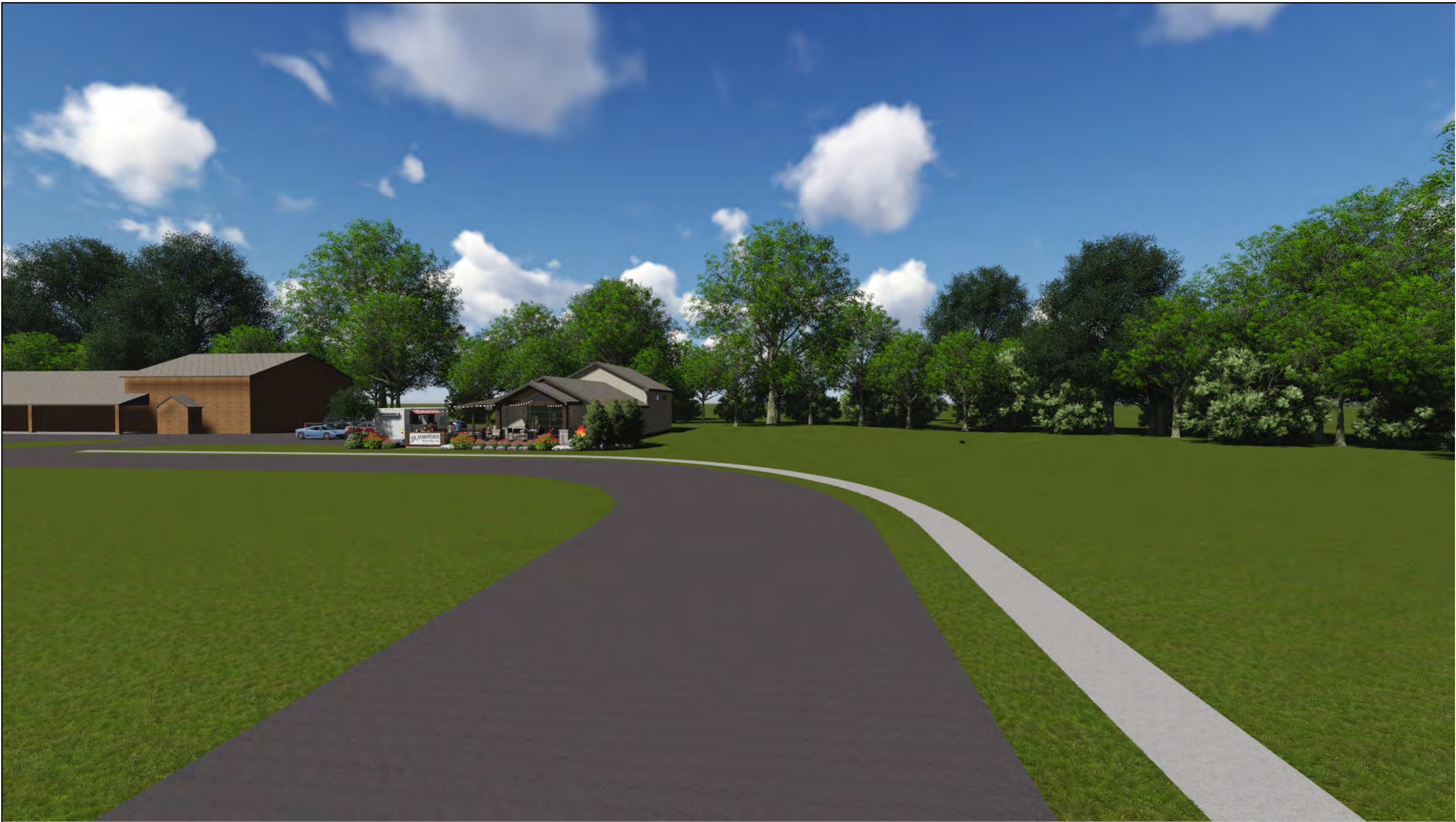
1013 Gahanna Pkwy
Columbus, Ohio 43230
Nathan@HedgeLandscape.com
Cell: 330.352.1482

DJCF HOLDINGS, LLC
20 GRACE ROAD
POWELL, OH 43065



DESIGNED BY
Nathan Graham ©
DESCRIPTION
Design 05/26/2017





CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:
05/26/2017



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Columbus, Ohio 43230
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Cell: 330.352.1482

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Design 05/26/2017





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DESIGNED BY
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DESCRIPTION
Design 05/26/2017



LDH 2000 Family Limited Partnership
P.O. Box 389
Delaware, Ohio 43015
614-440-5666
cjolliff@wolfcommerce.com

May 25, 2017

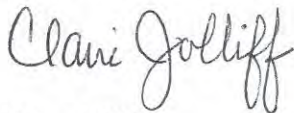
City of Powell
47 Hall St.
Powell, Ohio 43065

RE: Placement of Trees

To Whom It May Concern:

I have met with the property owners of Grace Plaza concerning the placement of trees on the property line between the Powell Post office and Grace Plaza. I give our support and permission to them to plant trees, at their expense, along the Northwest corner of the property located at 40 Grace Dr., Powell, OH 43065. It is also agreed that I will be consulted regarding the size, type, and location of the trees prior to their installation. Any considerations of current utility or drainage locations shall also be the liability of Grace Plaza when determining the placement of the new trees.

Sincerely,

A handwritten signature in cursive script that reads "Claire Jolliff".

Claire Jolliff
Property Manager



CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:
05/26/2017



1013 Gahanna Pkwy
Columbus, Ohio 43230
Nathan@HedgeLandscape.com
Cell: 330.352.1482

DJCF HOLDINGS, LLC
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POWELL, OH 43065



DESIGNED BY
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Design 05/26/2017





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DESIGNED BY
Nathan Graham ©
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Nathan Graham ©
DESCRIPTION
Design 05/26/2017





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ISSUE DATE:
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Cell: 330.352.1482

DJCF HOLDINGS, LLC
20 GRACE ROAD
POWELL, OH 43065



DESIGNED BY
Nathan Graham ©
DESCRIPTION
Design 05/26/2017







CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:
05/26/2017



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Cell: 330.352.1482

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POWELL, OH 43065



DESIGNED BY
Nathan Graham ©
DESCRIPTION
Design 05/26/2017







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05/26/2017



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