

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
AMENDING AN APPROVED FINAL DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00

Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

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

Property Owner: _____

Address/City/State/Zip: _____

Email Address: _____

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

Architect/Designer for Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

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

Property Address: _____

Lot Number/Subdivision: _____ Existing Use: _____ Proposed Use: _____

Reason for Administrative Review (attach necessary documents): _____

Checklist:

- Legal description of the property
- Vicinity Map
- Written Text explaining nature of amendment being requested.
- Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
- Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages
- 5 copies** of all drawings, text, any other items, and application
- 1 digital copy** (CD, USB, Email) of the complete application packet.
- Attach the required fee - \$550.00
- Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

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 Applicant: _____ Date: _____

Office Use
Received

Office Use
AMT_____
TYPE/DATE_____
RECEIPT #_____
PAYOR_____
Payment

NARRATIVE STATEMENT CONCERNING
AMENDMENT TO FINAL DEVELOPMENT PLAN

Last year, Cardinal Self Storage Powell, LLC (“Cardinal”) received Staff support, the unanimous recommendation of the Planning and Zoning Commission, and the unanimous approval of Powell City Council for its final development plan at 72 Industrial Park Place. Cardinal is moving forward with its plan to vastly improve the existing self storage facility at that location.

Since the time of final development plan approval, however, demand for self storage in the immediate area has slackened as additional self storage units have come online in the market area. As a result, Cardinal seeks to amend its final development plan to allow for parking of boats and RVs where Buildings B and C are to be constructed eventually. Such storage and parking is both consistent with the prior use and, as a result of the site layout, will not be able to be seen by the public. Instead, all boats and RVs will be hidden from public view. Cardinal seeks this modest amendment to the final development plan until market conditions allow for and warrant construction of Buildings B and C in the future. This use is well within Code requirements for outdoor storage.

Cardinal also proposes to amend its development plan to allow the west elevation of Building A to be constructed with metal instead of the simulated brick previously proposed. This elevation is completely hidden from public view and will be consistent with construction of other buildings on site that are not visible from off site. Further, this amendment is consistent with the prior suggestion of Powell’s City Architect, who noted this elevation will not be visible to the general public and incurring the cost of simulated brick on this elevation should not be necessary.

AMENDMENTS TO THE FINAL DEVELOPMENT PLAN TEXT

K. A final development plan for the first, or next, phase of the development illustrating:

5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;

See attached revised site plan. Buildings B and C will be constructed in accordance with the original final development as market conditions and feasibility warrant. Boat and RV parking and storage will be permitted in the areas where Buildings B and C may be constructed in the future.

10. Proposed architectural design criteria;

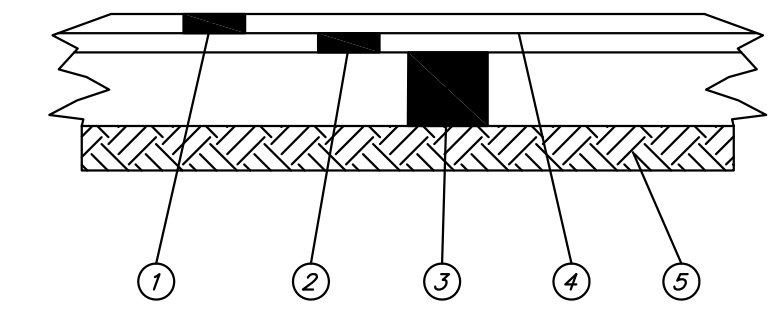
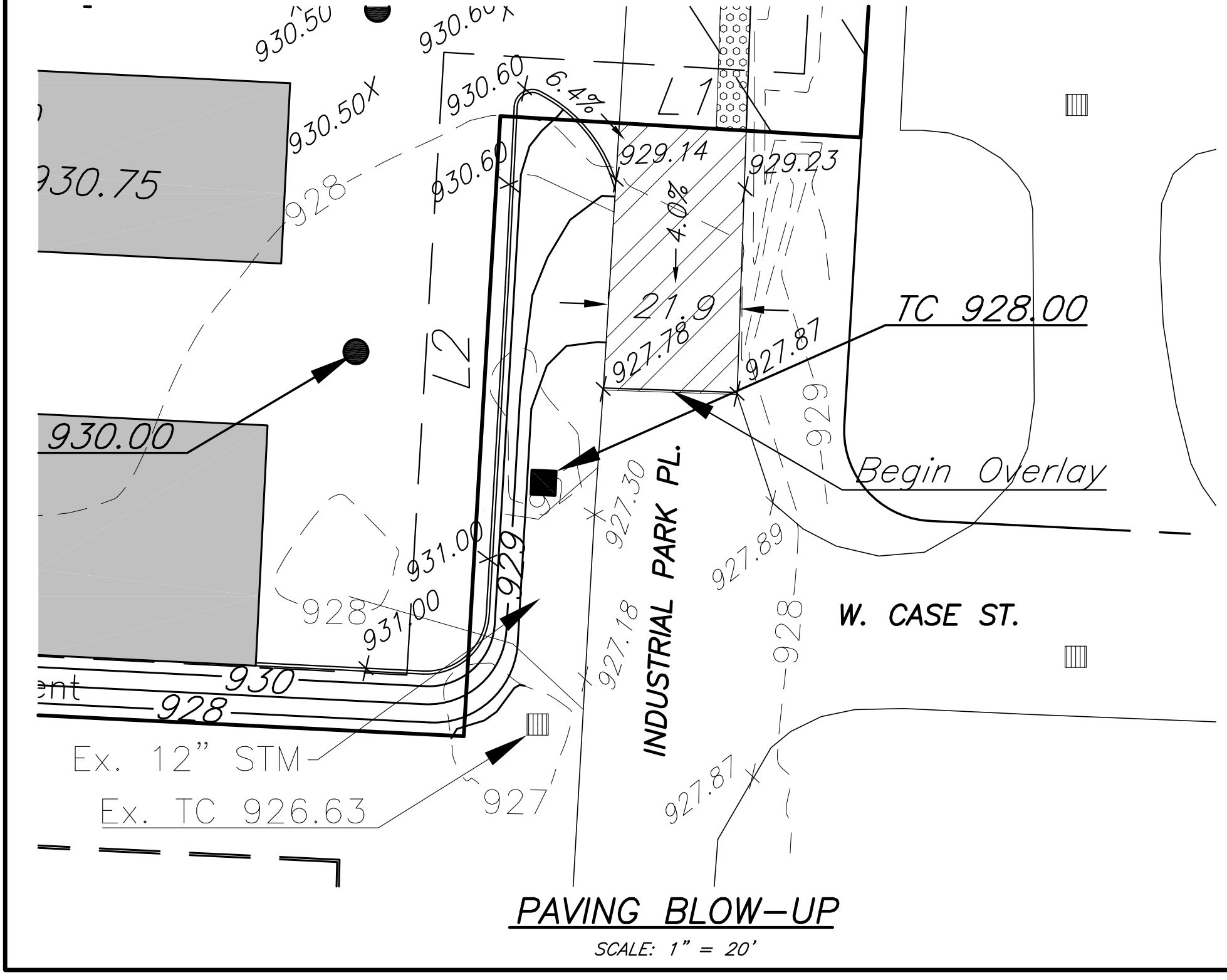
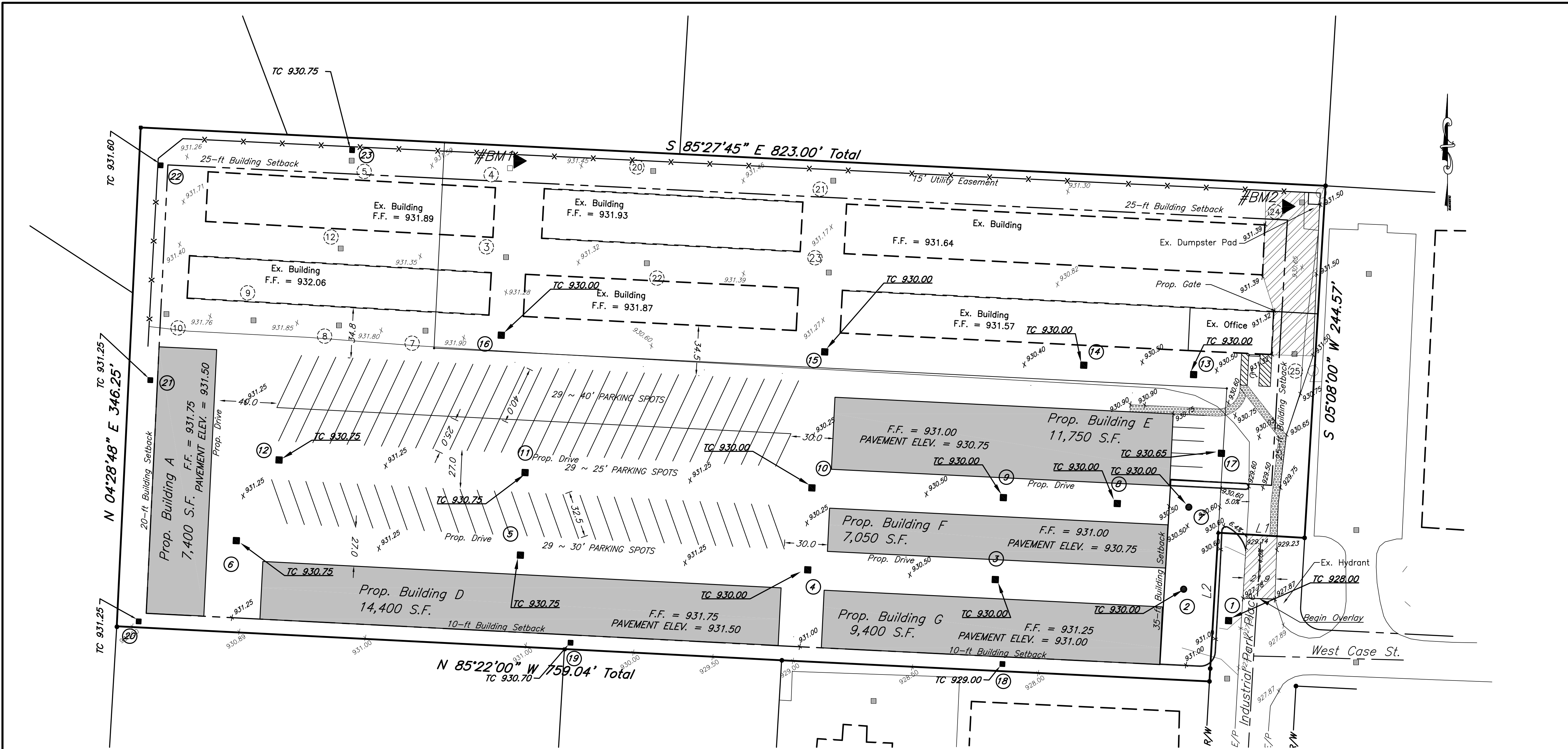
The exterior walls facing adjacent owners have been proposed as simulated brick. The City of Powell's architect advised one building will be all metal and not brick, due to lack of visibility from adjacent owners. For that same reason, as an amendment to the final development plan, applicant will construct the west elevation of Building A with metal as well.

L. Projected development schedule and phasing.

Construction of Buildings B and C will take place in accordance with K.5., above. All other buildings will be constructed in accordance with the original final development plan and will not be phased.

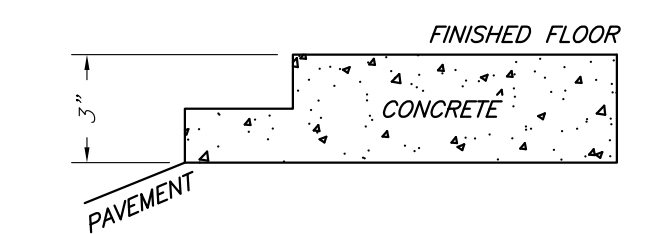
LEGEND

- EX. BUILDING
- PROP. BUILDING
- PROP. FENCE
- EX. FENCE
- BUILDING SETBACKS
- PROPERTY LINE
- EX. DRIVE
- PROP. SPOT SHOT x 000.00
- EX. SPOT SHOT x 000.00
- FULL PAVEMENT (SEE DETAIL THIS SHEET)
- 1.5" MIN. OVERLAY (MEET PROP. SPOTS) GRIND AS NEEDED

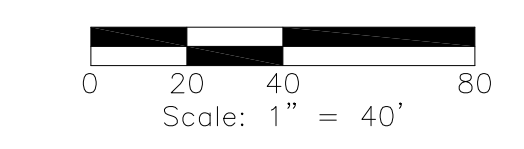


TYPICAL PAVEMENT SECTION
NOT TO SCALE

- ① 1 1/2" ITEM 448, ASPHALT SURFACE COURSE
- ② 2" ITEM 301, ASPHALT CONCRETE BASE
- ③ 6" ITEM 304, AGGREGATE BASE
- ④ ITEM 407, TACK COAT, 0.10 GAL./S.Y.
- ⑤ ITEM 204, COMPACTED SUBGRADE



ELEVATION DIFFERENCE BETWEEN FINISHED FLOOR AND PAVEMENT
NOT TO SCALE



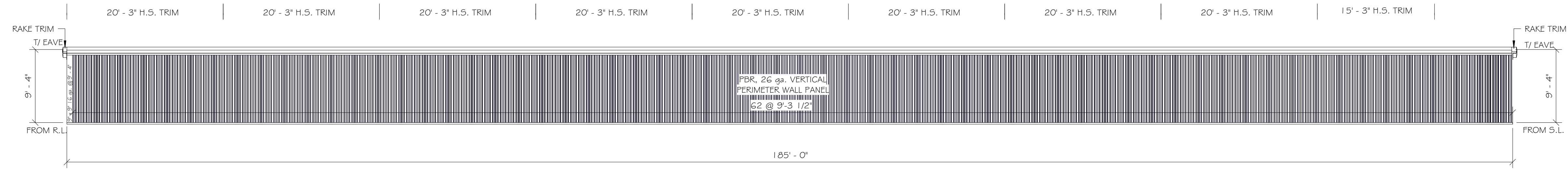
CASSELL & ASSOCIATES, LLC
PROFESSIONAL
LAND SURVEYING
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024

CROSSING WATERS ENGINEERING, INC.
P.O. BOX 27, 260 S. MAIN ST., SUITE A
SUGAR GROVE, OHIO 43155 (740) 746-0250
CARDINAL SELF STORAGE - POWELL
72 INDUSTRIAL PARK PLACE
POWELL, DELAWARE COUNTY, OHIO
PROPOSED PAVING PLAN

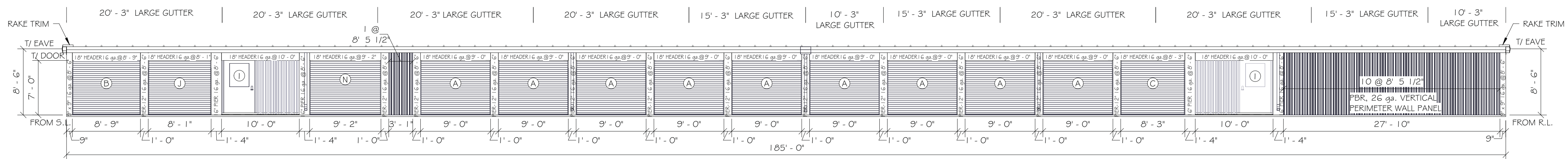
CONTRACT		JOB NO.: CW-16020	
DRAWN BY:	SAT	SCALE:	1" = 40'
CHECKED BY:	RAB	DATE:	10/13/2017
APPROVED BY:	RAB	SHEET:	8 OF 12

PLAN PREPARED BY:
CROSSING WATERS ENGINEERING, INC.
P.O. Box 27
260 S. Main St., Suite A
Sugar Grove, Ohio 43155
(740) 746-0250
www.crossingwaterseng.com

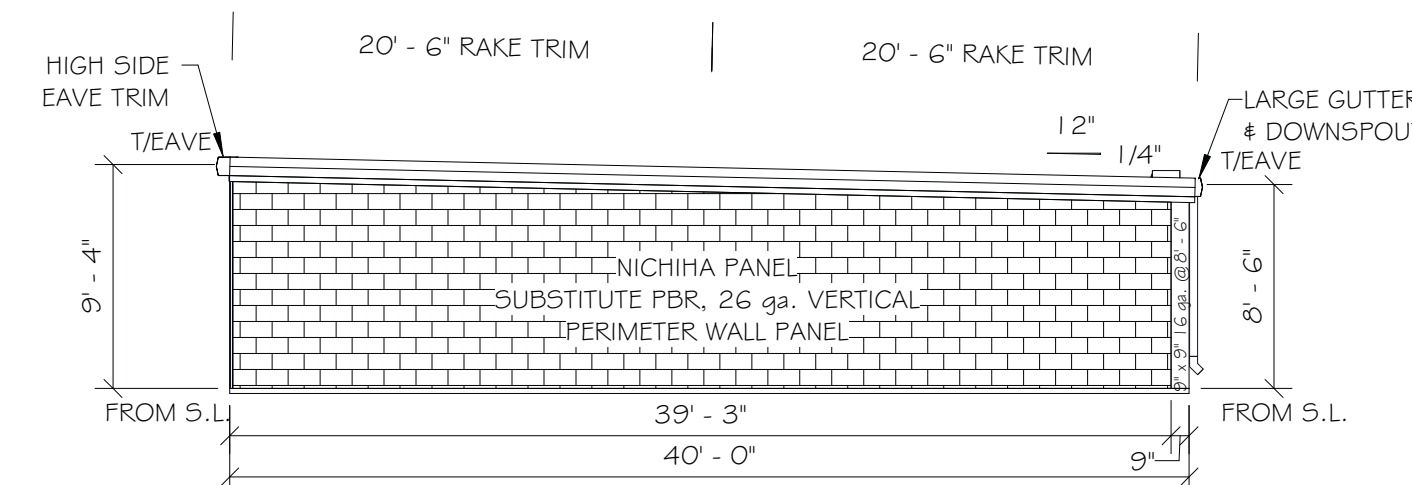
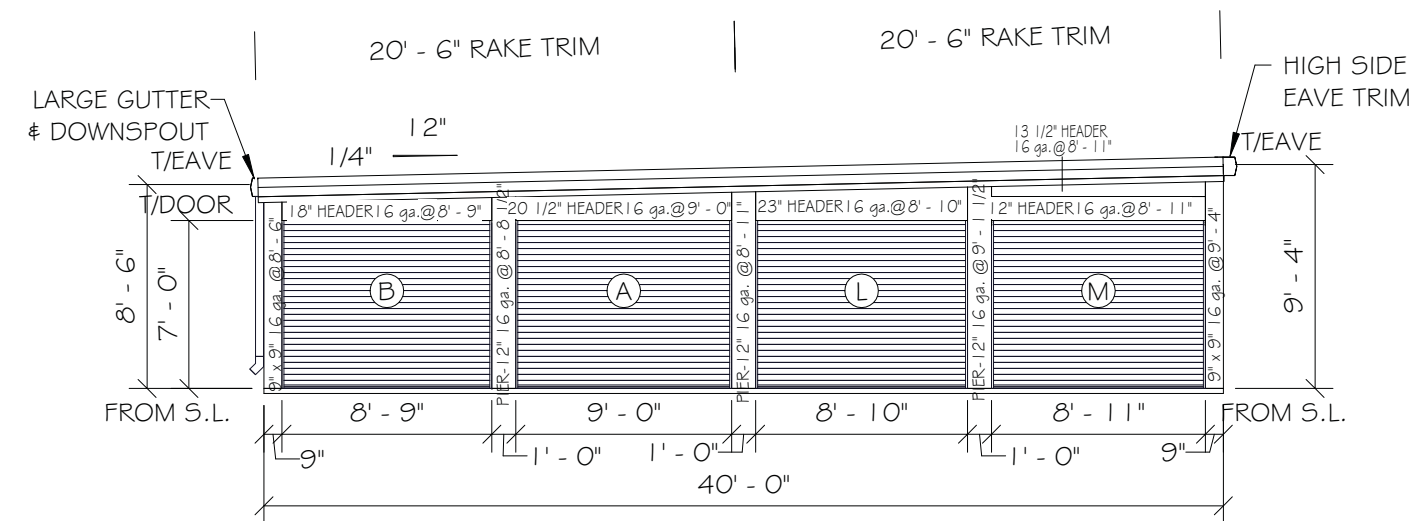
NO.	REVISION	BY	DATE	RECORD DRAWING



STRUCTURE A - WEST ELEVATION



STRUCTURE A - EAST ELEVATION



STRUCTURE A - SOUTH ELEVATION

DOOR SCHEDULE	
(I)	4'-0\" x 7'-0\" PERSONNEL DOOR
(A)	9'-0\" x 7'-0\" ROLL UP DOOR
(B)	8'-9\" x 7'-0\" ROLL UP DOOR
(C)	8'-3\" x 7'-0\" ROLL UP DOOR
(J)	8'-1\" x 7'-0\" ROLL UP DOOR
(L)	8'-10\" x 7'-0\" ROLL UP DOOR
(M)	8'-11\" x 7'-0\" ROLL UP DOOR
(N)	9'-2\" x 7'-0\" ROLL UP DOOR



ROOF NOTES
24 GAUGE, "ULTRA DEK", STANDING SEAM ROOF

DOWNSPOUT & LARGE GUTTER
DOWNSPOUTS 30' O.C. MAX.
GUTTER EXP. BOX 90' O.C. MAX.

TYPICAL PIER AND HEADER TEXTURED PAINTED UNLESS INDICATED OTHERWISE
PIER (GALVANEAL) - 12\" x 16 ga.
CORNER PIER - 9\" x 9\" x 16 ga.
SIDE WALL HEADER - 18\" x 16 ga.

MARKUPS
#1 BY: DATE:

REVISIONS
A BY: DATE:

STRUCTURE A - ELEVATIONS

CARDINAL SELF STORAGE
DELAWARE COUNTY,
OHIO 43065

OWNERS SIGNATURE
FINAL APPROVED DRAWINGS
MANUFACTURING RELEASE

THE RABCO CORPORATION
041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787
800/989-0220 CB C047783 Fax: 407/877-9065

RBC CONSULTING SERVICES, LLC
1905 D Bldg A str.dwg
SHEET

DRAWN BY AG DATE 05-05-17
CHECKED BY SM DATE 05-05-17
SCALE 1/8\" = 1'-0\"
JOB NUMBER 1905D
FILE NAME 1905 D Bldg A str.dwg
SHEET S-1.4