



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: The Camber Company, LLC

Address/City/State/Zip: 6760 Colt Court

Email Address: cbradley9@hotmail.com

Phone No: 614.578.3581 Cell Phone No: same Fax No: NA

Property Owner: Mr. and Mrs. Harold Perry

Address/City/State/Zip: 185 N. Liberty Street Powell, OH 43065

Email Address: NA

Phone No: 614.582.2460 Cell Phone No: NA Fax No: NA

Architect/Designer for Applicant: Faris Planning and Design LLC

Address/City/State/Zip: 243 N 5th Street Columbus, OH 43215

Email Address: tfaris@farisplanninganddesign.com

Phone No: 614.487.1964 Cell Phone No: NA Fax No: NA

Property Address: 185 N. Liberty Street

Lot Number/Subdivision: _____ Existing Use: Vacant Land Proposed Use: Downtown Residential

Reason for Administrative Review (attach necessary documents): _____

Re-zoning and Sketch Plan Review follow by Preliminary Plan approval.

Checklist:

- ☐ Sketch Plan requirements set forth in Section [1109.06](#)
- ☐ 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.
- ☐ Attach **5 copies** containing all drawings, text, any other items, and application.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$400.00
- ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035. Public notice sign details found [here](#).

(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 Applicant: CBS Date: 7/9/18

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

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
ZONING MAP AMENDMENT APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00*

Applicant: The Camber Company, LLC

Address/City/State/Zip: 6760 Colt Court Dublin, OH 43017

Email Address: cbradley9@hotmail.com

Phone No: 614.578.3581 Cell Phone No: 614.578.3581 Fax No: NA

Property Owner: Mr. and Mrs. Virginia Perry et al

Address/City/State/Zip: 185 N. Liberty St. Powell, OH 43065

Email Address: NA

Phone No: 614.582.2460 Cell Phone No: NA Fax No: NA

Architect/Designer for Applicant: Faris Planning and Design LLC

Address/City/State/Zip: 243 N 5th Street Columbus, OH 43215

Email Address: tfaris@farisplanninganddesigngroup.com

Phone No: 614.487.1964 Cell Phone No: NA Fax No: NA

Property Address: 185 N. Liberty Street and a portion of 183 N. Liberty Street

Lot Number/Subdivision: _____ Existing Use: Vacant Land Proposed Use: Downtown Residential

Zoning Map Change Request (attach necessary documents): From Residence District District to Downtown R District in order to develop:

Detached 1-2 story residential properties.

Checklist:

- ☐ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- ☐ Attach **5 copies** of a vicinity map
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
- ☐ Attach the required fee - \$750.00*

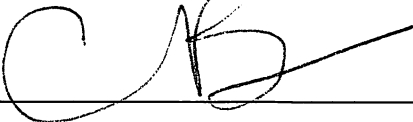
*Does not include transcript cost, which actual cost incurred.

☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

Public notice sign details found [here](#).

(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 Applicant:  Date: 7/9/18

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SKETCH PLAN SUBMITTAL

July 9, 2018

Section 1109.06. A Sketch Plan shall be submitted as stipulated herein and include:

- (a) Proposed name of development and location.

Official name of the development TBD.

185 N. Liberty Street (Delaware County parcel ID 319-426-01-009-000) and a to be subdivided portion of 183 N. Liberty Street (Delaware County parcel ID 319-425-14-001-000).

- (b) Names and addresses of owners and developers.

Owners:

Mr. and Mrs. Virginia Perry et al
185 N. Liberty Street
Powell, OH 43065

Developer:

The Camber Company, LLC
6760 Colt Court
Dublin, OH 43017

- (c) Date, north arrow and plan scale.

See enclosed Site Plan exhibit.

- (d) Approximate boundary lines of proposed development.

See enclosed Site Plan exhibit and Boundary Survey.

- (e) Major existing features including topography.

See enclosed Boundary Survey which includes topography information.

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

See enclosed site plan – detached residential units. New public roadway.

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

Detached single family residential development. Minimum lot size of 50' width and 100' depth. 1-2 story residential homes. Drainage pattern from west to east on the site.

- (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.

A tree survey will be provided with the Preliminary Development Plan. Trees outside of the development area of the site will be preserved. Additionally, street trees shall be used between the sidewalk and the curb.

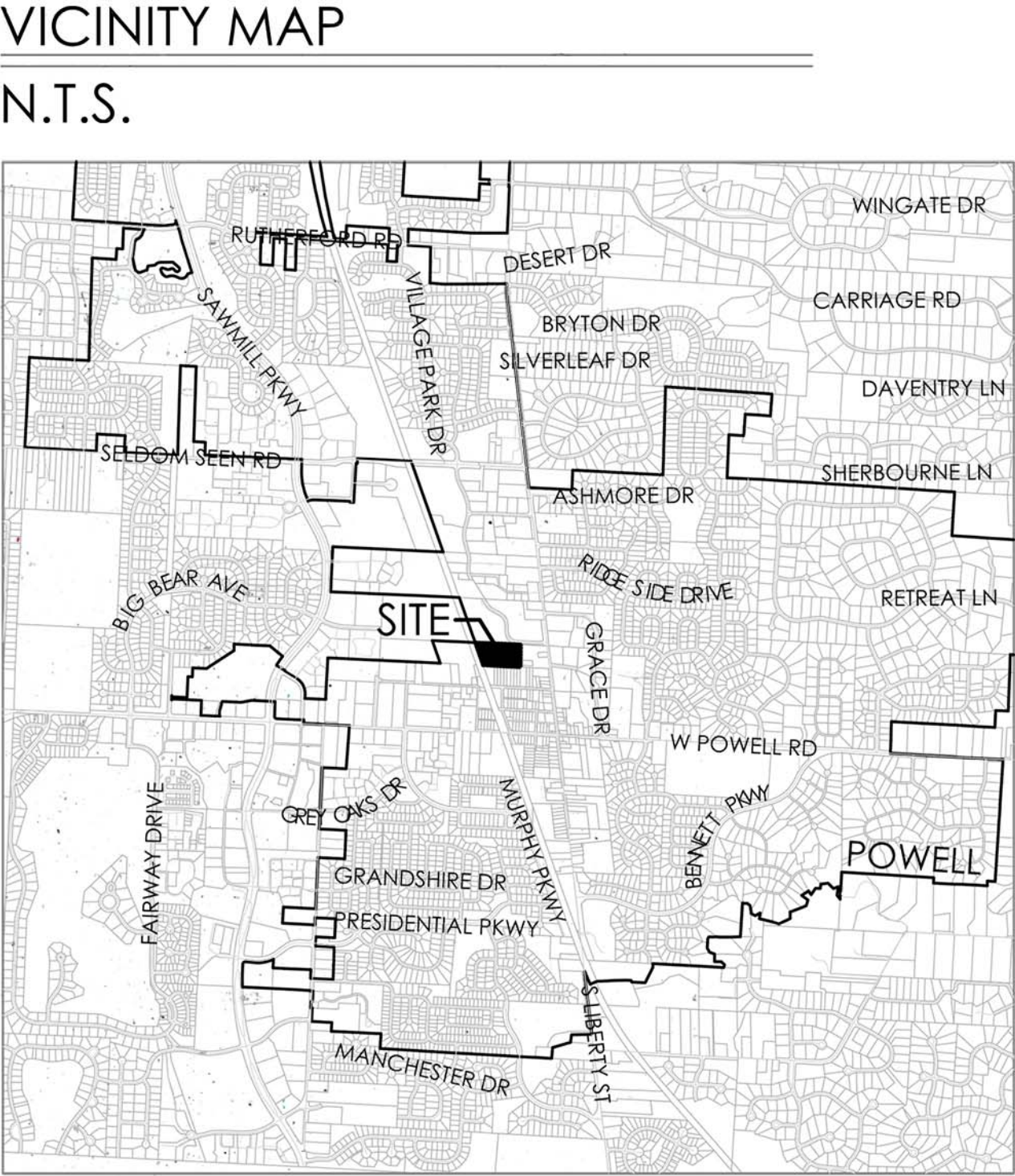
- (i) For tracts that contain ravines or natural drainage courses, a statement of the extent of, and procedures for their preservation.

The stream to the east of the development will be preserved and will remain on the Perry property after the sub-dividing of the property.

- (j) Such other information as requested by the Director of Development.

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

Aerial exhibit attached for utility, topo, neighboring property reference.



SITE DATA

5.36 ACRES
21 UNITS
+/- 3.9 DU/AC

LOT INFORMATION

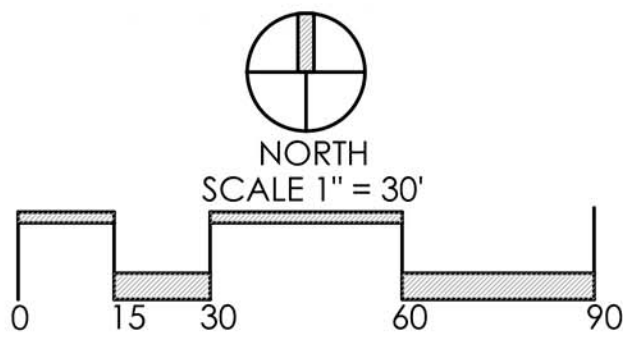
MIN LOT SIZE 50' X 130'
20' FRONT YARD SETBACK
30' REAR YARD SETBACK
5' SIDE YARD SETBACK

CONCEPT PLAN WITH THROUGH CONNECTION

ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY
DATE: 7.10.18

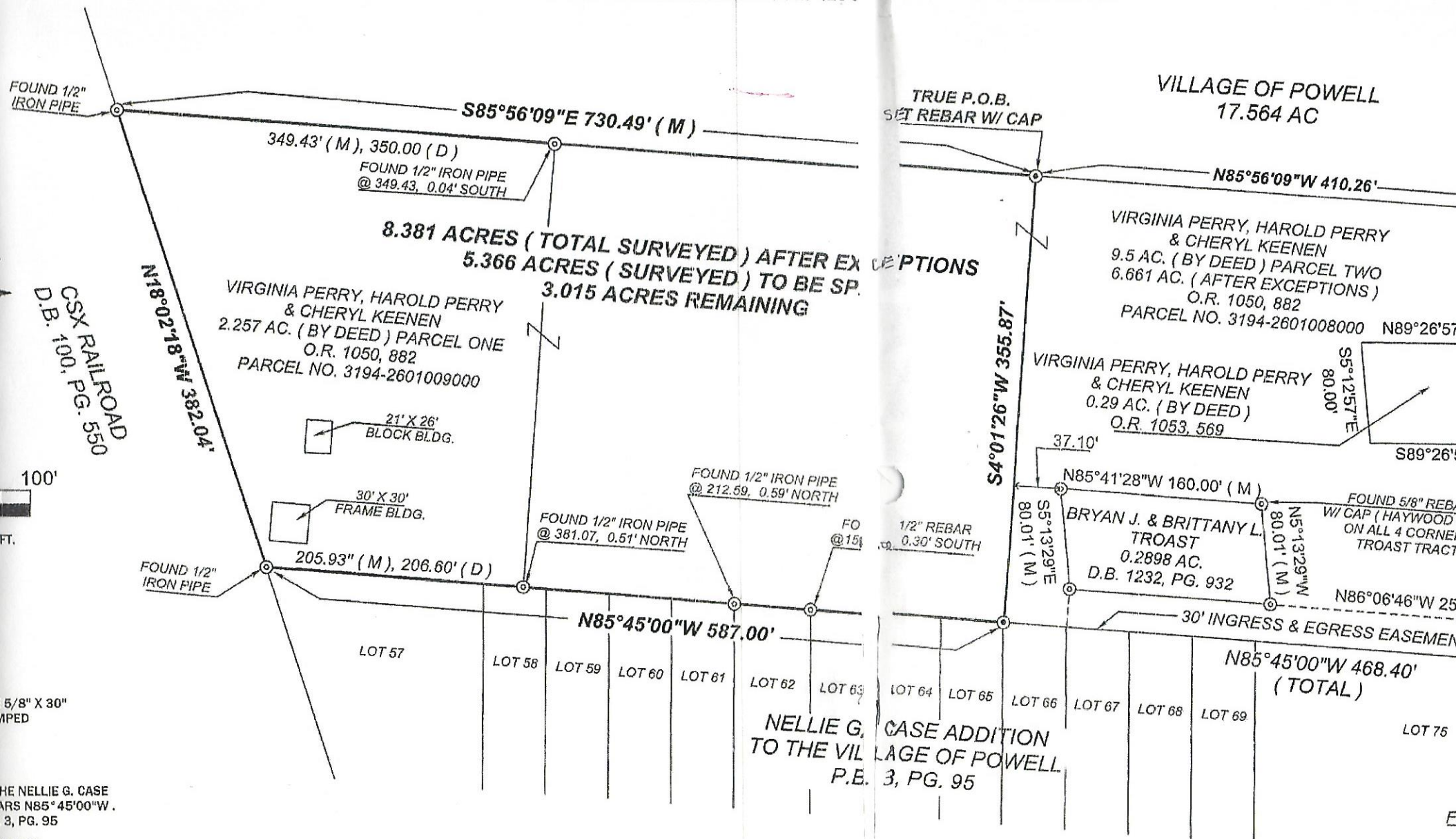
EXHIBIT C-1



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

POWELL, BEING PART OF RANGE 19, TOWNSHIP 3, SECTION 2.257 ACRE TRACT, (PARCEL ONE), AND PART OF A 9.5 A TWO), AS CONVEYED TO VIRGINIA PERRY, HAROLD PERRY 1050, PAGE 882. PARCEL NUMBER'S 319-426-0

LOT 32, U.S.M. LANDS; BEING ALL OF A TRACT(BEFORE EXCEPTIONS) (PARCEL) CHERYL KEENEN IN OFFICIAL RECORD 3-000 & 319-426-01-009-000.



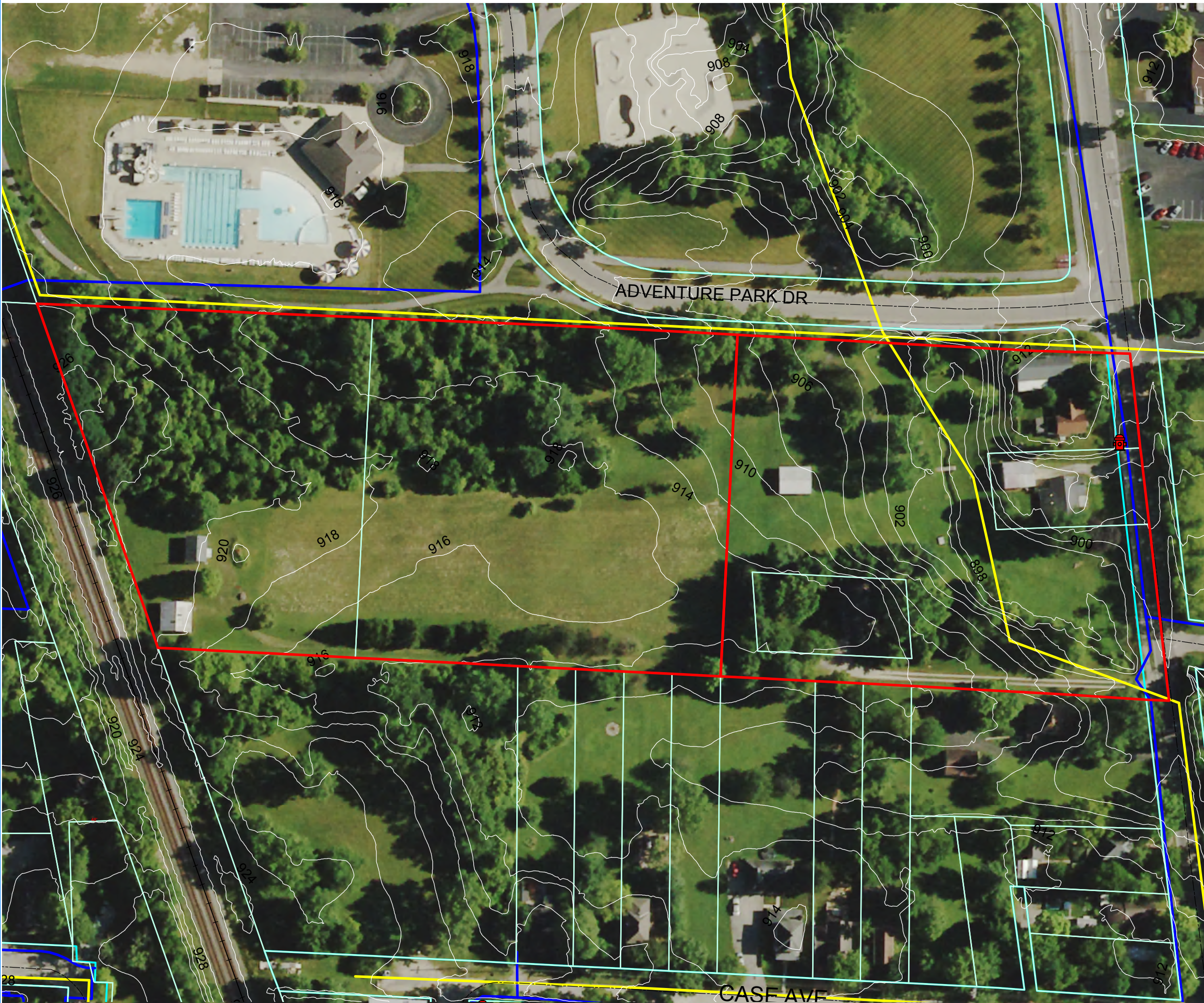
REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(STULTS SURVEY 17.564 AC.)
(STULTS SURVEY 17.96 AC.)
(BENCHMARK SURVEY 2.375 AC.)

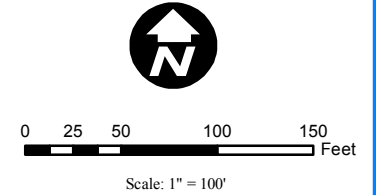
LEGEND

Found Iron P
Set Rebar w/
Found Railro
X
in area of Pro
Found P.H.

Digital Orthophoto
Delaware County, Ohio
2017



- Study Area
- Road Centerlines
- Property Line
- Fire Hydrants
- Sewer Lines
- DELCO Water Lines
- Road Right of Way



Prepared By:
Delaware County Regional Planning Commission
(740-833-2260) <http://www.dcrpc.org>
GIS Information provided by the
Delaware County Auditor's GIS Office
(740-833-2070)
5/3/2018