

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: Schottenstein Real Estate Group c/o Wes SmithAddress/City/State/Zip: 2 Easton Oval - Suite 510 Columbus, Ohio 43219Email Address: ws@sregroup.comPhone No: 614-418-8915 Cell Phone No: 614-512-0918 Fax No: 614-418-8920Property Owner: Randolph and Reva SchirtzingerAddress/City/State/Zip: 3208 Home Road Powell, Ohio 43065Email Address: randyscounters@gmail.comPhone No: 740-881-5831 Cell Phone No: ----- Fax No: 740-881-5981Architect/Designer for Applicant: EMHT c/o Linda MenereyAddress/City/State/Zip: 5500 New Albany Road Columbus, Ohio 43054Email Address: lmenerey@emht.comPhone No: 614-775-4710 Cell Phone No: 614-578-3727 Fax No: 614-775-4800Property Address: 3156, 3174, 3208 and 3232 Home Road Powell, Ohio 43065Lot Number/Subdivision: ----- Existing Use: Commercial/Single Family Proposed Use: Multi Family

Reason for Administrative Review (attach necessary documents): _____

Applicant will look to request to annex and rezone the property to Powell and would like feedback on the use, site plan, architecture and any other considerations of the commission.

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: _____

Date: _____

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

REVIEWS

100

SCHOTTENSTEIN
REAL ESTATE GROUP

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
POWELL SUMMIT
SKETCH PLAN



DATE
July 27, 201

SCALE

1" = 60'

JOB NO.
20180534

SHEET
1/1



POWELL SUMMIT SKETCH PLAN DESCRIPTION
Schottenstein Real Estate Group
July 27, 2018

Background - Schottenstein Real Estate Group is respected as one of the leaders in the real estate industry. We offer the following background on our company:

- We are dedicated to creating exceptional residential communities.
- In residential mixed-use developments, our key personnel have developed, marketed and managed over 10,000 for sale homes or condominiums and more than 25,000 rental homes.
- Schottenstein Real Estate Group has been consistently one of the largest commercial real estate developers in Central Ohio and among the largest residential builders in Ohio.
- Schottenstein Real Estate Group was named as the 2006, 2010, 2012 Developer of the Year by the Central Ohio Building Industry Association (BIA), the only three-time Developer of the Year.
- We are honored to have worked in cooperation with the City of Powell and the Powell Community in the development of the Powell Grand rental community.
- Powell Grand's first rental buildings opened in April 2017; the development has enjoyed tremendous success, having been very warmly received by the Powell Community.
- Schottenstein Real Estate Group is excited and honored to present Powell Summit, a new high-quality rental community, for consideration of annexation and zoning approvals by the City of Powell.

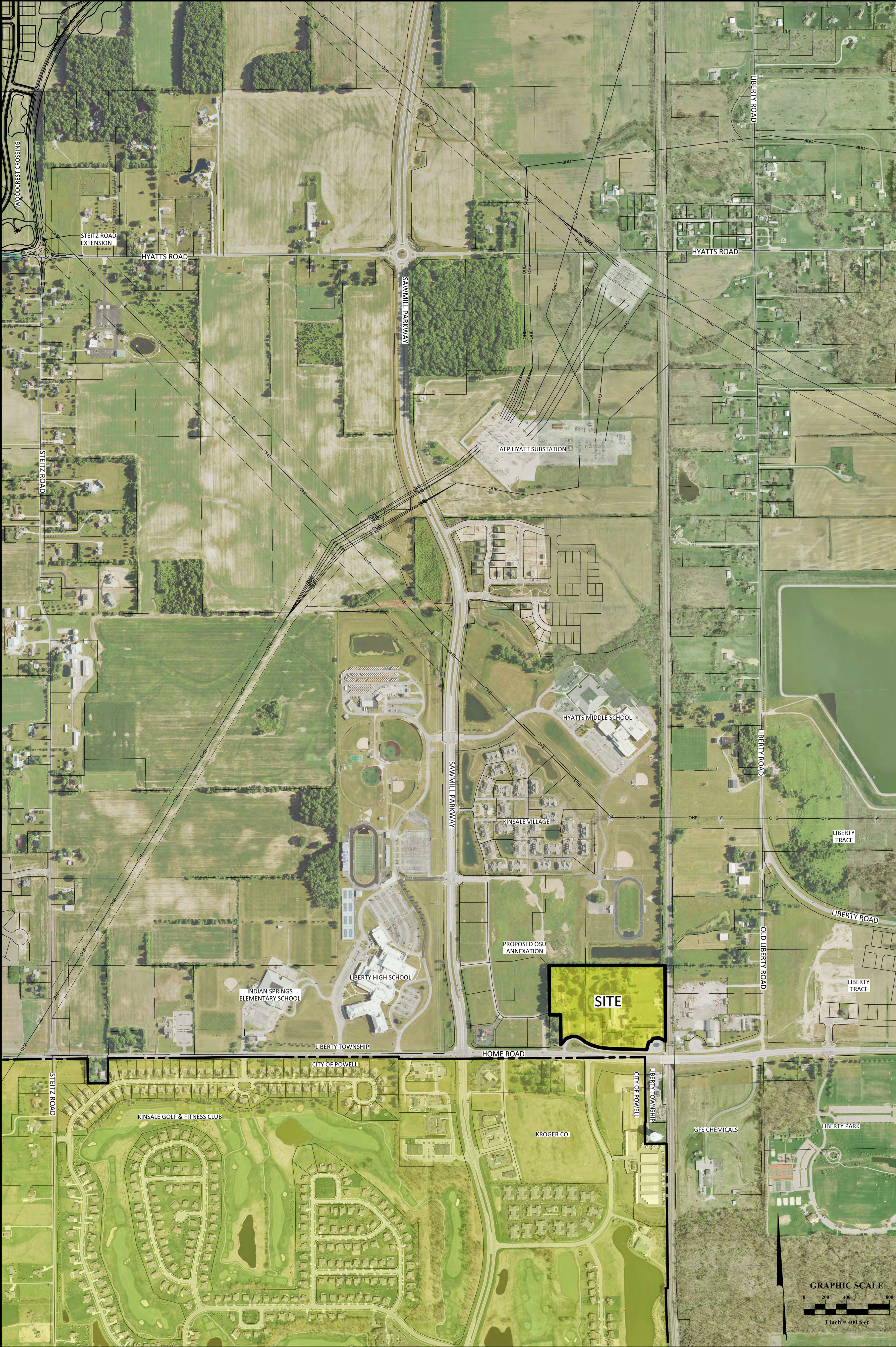
Key Facts Powell Summit

- Location – Powell Summit is to be developed on the Schirtzinger Property, a 17.7-acre property located on Home Road just east of Sawmill Parkway.
- Current Uses - 3 metal manufacturing buildings housing Randy's Countertops, a building supply manufacturer, and 5 single family homes are located on the property.
- Annexation - The property is located in unincorporated Liberty Township with contiguity to the City of Powell corporate boundaries.
- Proposed Development Plan
 - Up to 248 residential rental units comprised of one, two and three-bedroom garden rentals and two and three bedroom townhomes with varying architectural elevations and floorplans.
 - A 'state of the art' Community Clubhouse with amenities such as a resort style pool, 24-hour fitness center, juice bar, game room, conference center and outdoor lounge.
 - A Dog Park, Community Garden and Open Space will also be provided.
 - Parking will be accommodated with a mix of attached garages and surface parking.

Smart Growth - Powell Summit is an example of Smart Growth and will provide the following benefits to the Powell Community:

- Workforce Housing - Powell Summit will expand the area's housing continuum, which will deliver important economic development benefits to the City. Economic development benefits will occur because Powell Summit offers high-quality rental homes for "Knowledge Workers" employed in fields such as financial services, software engineering, high tech manufacturing, medical technology and healthcare services. High quality work force housing is an important economic development tool because it helps retain and attract businesses to the City of Powell.
- Income Tax Base - Powell Summit's high-quality rental homes and amenities will attract new residents to the City which will increase the City of Powell's income tax base.
- Infrastructure Funding - Powell Summit will pay millions in new property taxes, which provides the opportunity to fund new regional utility and roadway infrastructure improvements.
- Low Impact on Schools - Powell Grand will have a positive impact on the Olentangy Local School District because the community will attract "renters by choice" who have very few school age children.

Schottenstein Real Estate Group looks forward to working in a spirit of partnership and cooperation with the City Staff, Powell Residents and all stakeholders, as Powell Summit is considered for annexation and zoning approvals by the City of Powell Planning and Zoning Commission and Powell City Council.



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REVISIONS		
MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP	LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO POWELL SUMMIT EXISTING CONDITIONS	EMHT Evans, Meacham, Henderson & Thon, Inc. 5900 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com

DATE	July 27, 2018
SCALE	1" = 100'
JOB NO.	20180534
SHEET	1/1









