

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
PRELIMINARY DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00 + \$60.00 per acre

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:

- ☐ Preliminary Plan requirements set forth in Section [1143.11\(c\)](#).
 - ☐ Provide any other information that maybe 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 - \$400.00 + \$60.00 per acre.
 - ☐ 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



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 (in conjunction with Romanelli and Hughes)

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

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 Suite 401, Columbus, OH 43215

Email Address: tfaris@farisplanninganddesign.com

Phone No: 614-487-1964 Cell Phone No: 614-284-4574 Fax No: NA

Property Address: 185 N. Liberty Street, Powell, OH 43065

Lot Number/Subdivision: _____ Existing Use: Residential/Vacant Proposed Use: DR district- single family

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

Single family dwelling units

Checklist:

- ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- ☒ Attach **15 copies** of a vicinity map
- ☒ Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
- ☒ Attach the required fee - \$750.00*

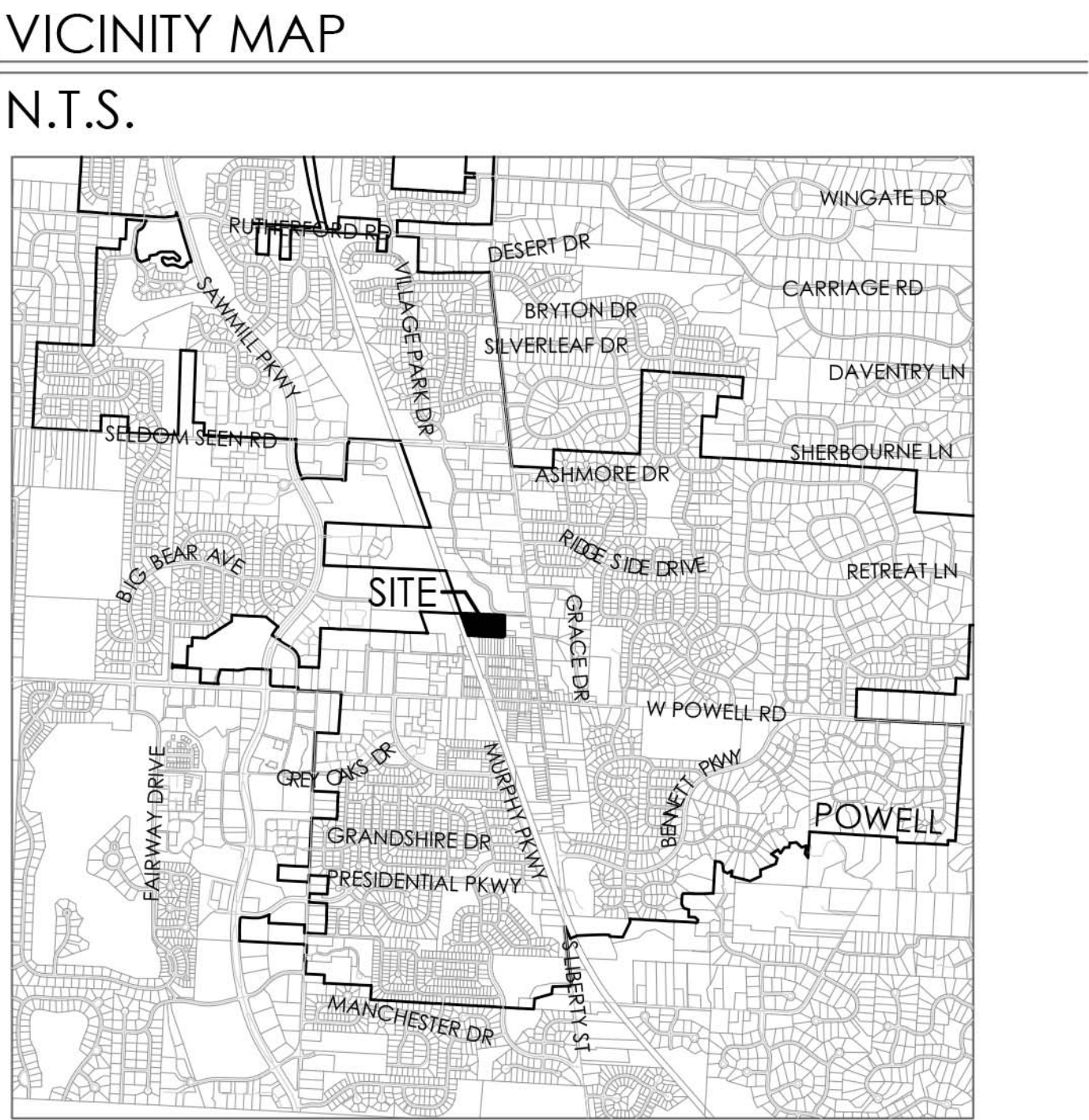
*Does not include transcript cost, which actual cost incurred.

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: 9/24/18

Office Use
Received

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



SITE DATA

TOTAL ACRES	+/- 5.38
TOTAL UNITS	21
TOTAL DENSITY	+/- 3.9 DU/AC
DEDICATED PARK & R.O.W. AREA	+/- 1.15 ACRES (49,892 SF)
ADDITIONAL AREA REQUESTED FOR R.O.W. CONNECTION	+/- 0.02 ACRES (669 SF)

LOT INFORMATION

TYPICAL LOT SIZE	52' X VARIED LENGTH
SMALLEST LOT AREA	6098 SF
LARGEST LOT AREA	9903 SF
LOTS/AC	3.9 LOTS/AC (4.7 LOTS/AC WITHOUT STREET R.O.W.)

OPEN SPACE

	AREA	ACREAGE
SHARED OPEN SPACE	22,725.3 SF	0.52 AC
% SHARED OPEN SPACE		9.7%
PRIVATE OPEN SPACE (SPACE OUTSIDE OF BUILDABLE AREA IN FEE SIMPLE LOTS)	77,585.3 SF	1.78 AC
% PRIVATE OPEN SPACE		33.1%
TOTAL OPEN SPACE	100,310.6 SF	2.30 AC
% TOTAL OPEN SPACE		42.8%

LOT COVERAGE

	MAXIMUM ALLOWED	PROPOSED
LOT COVERAGE	50%	50% OR LESS

ILLUSTRATIVE PLAN

ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY
DATE: 9.21.18

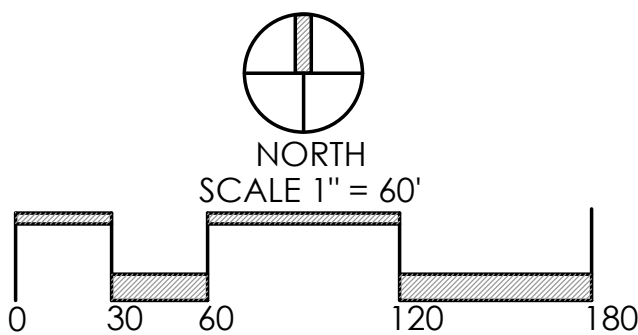


VICINITY MAP

ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY

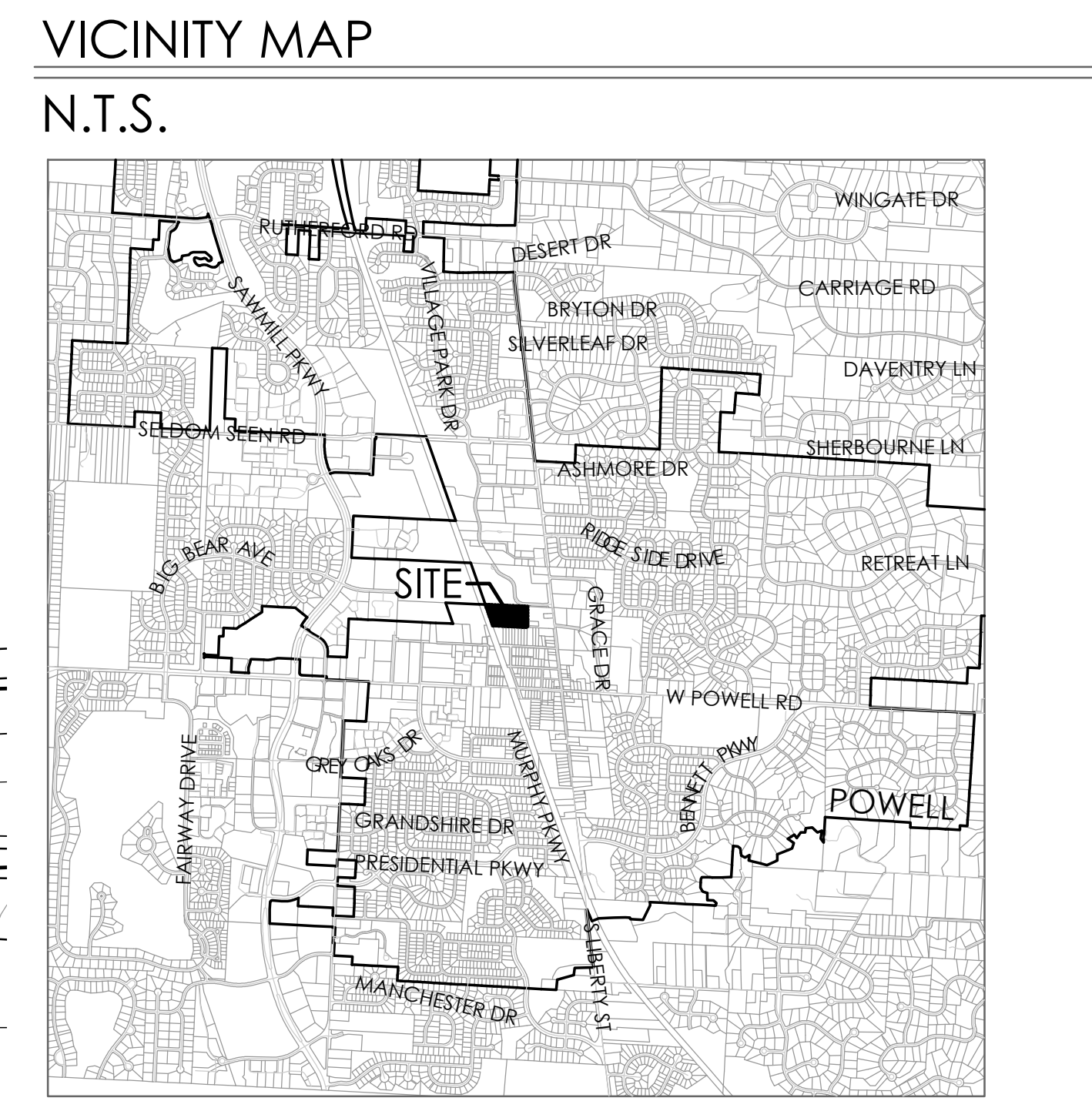
DATE: 9.21.18



Faris Planning & Design

LAND PLANNING
243 N. 5th Street
p (614) 487-1964

LANDSCAPE ARCHITECTURE
Suite 401
www.farisplanninganddesign.com



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LOT INFORMATION

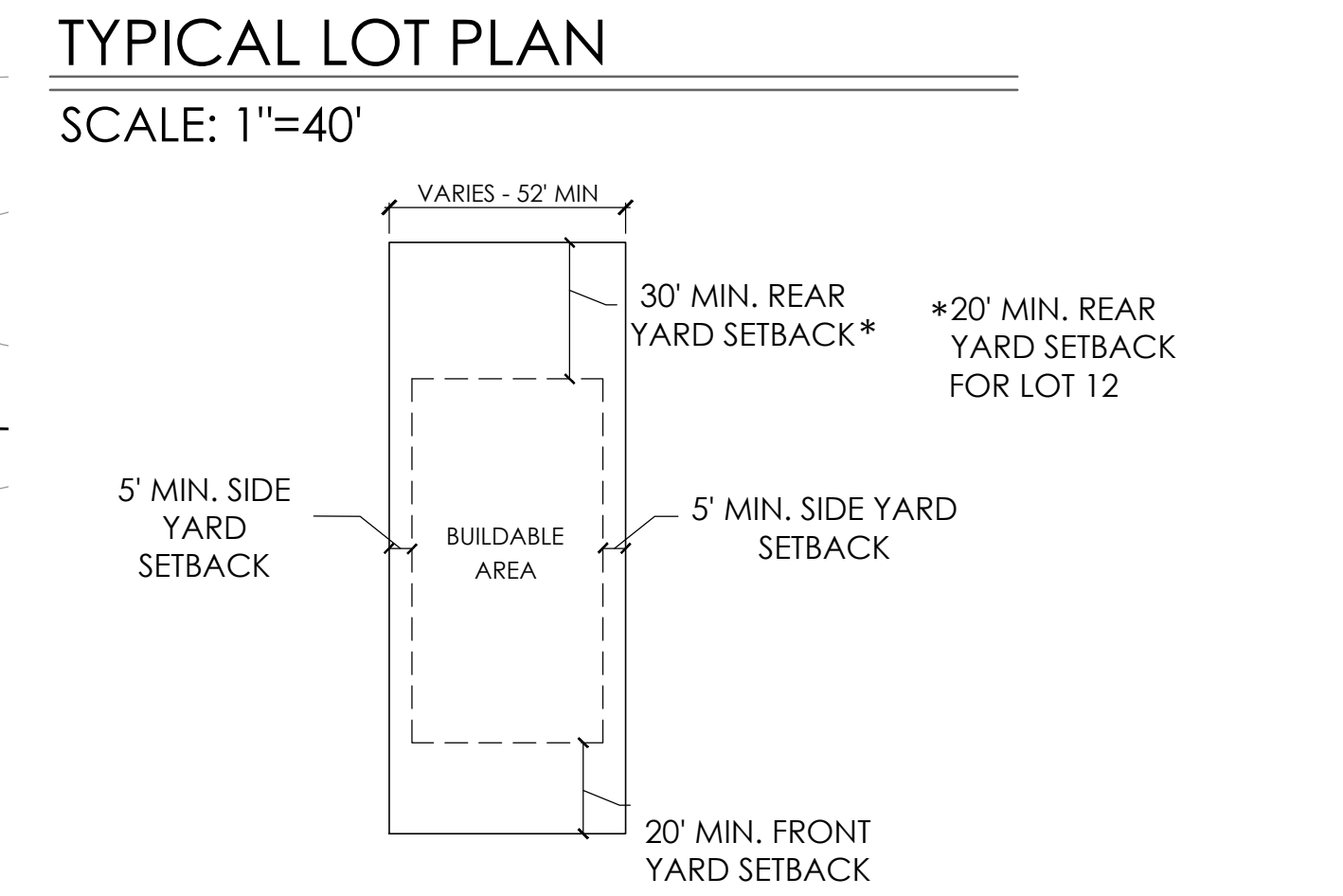
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PRELIMINARY DEVELOPMENT PLAN

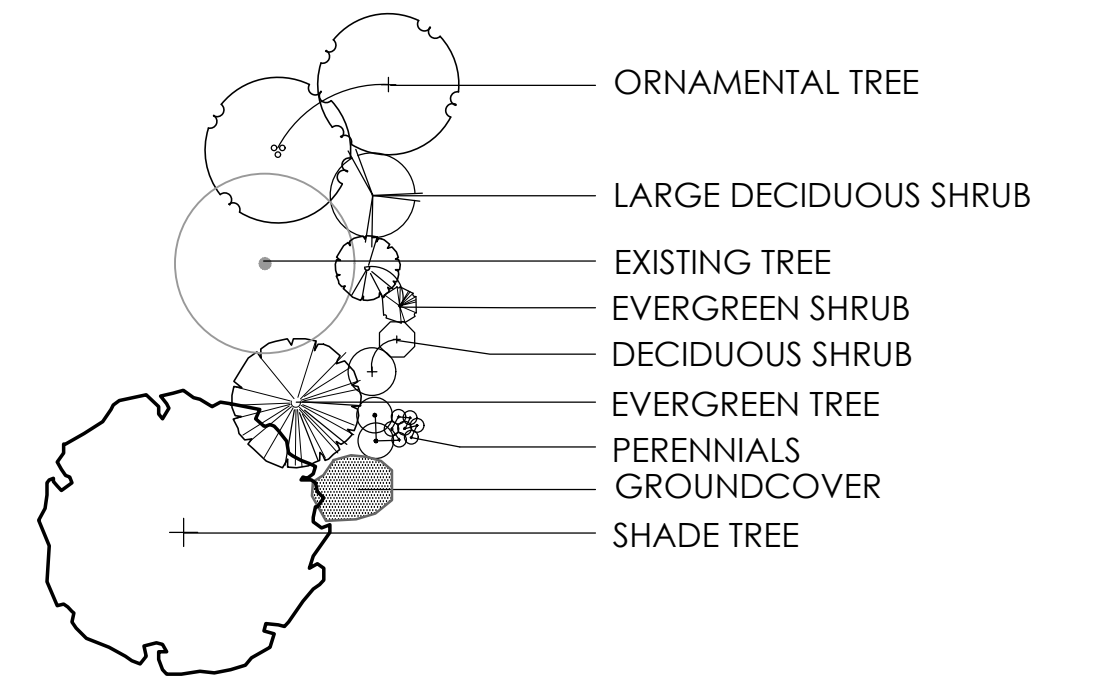
ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY
DATE: 9.21.18



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



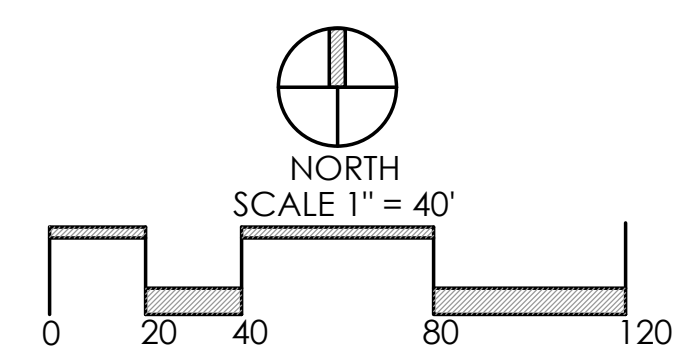
ORNAMENTAL TREE (TYP.)
EVERGREEN TREE (TYP.)
EXISTING TREE (TYP.)
DECIDUOUS SHADE TREE (TYP.)

CONCEPTUAL LANDSCAPE PLAN

ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY

DATE: 9.21.18



Faris Planning & Design

LAND PLANNING

243 N. 5th Street
p (614) 487-1964

LANDSCAPE ARCHITECTURE

Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com





EXISTING TREES			
HALLAPY - POWELL SITE			
TREE NUMBER	SIZE	SPECIES	CONDITION
1	9	Cherry	Fair
2	16	Maple	Good
3	N/A	N/A	STUMP - NOT USED
4	N/A	N/A	STUMP - NOT USED
5	12	Apple	Poor
6	N/A	N/A	STUMP - NOT USED
7	N/A	N/A	STUMP - NOT USED
8	16	Spruce	Good
9	13	Spruce	Good
10	12	Spruce	Good
11	15	Spruce	Good
12	18	Spruce	Good
13	14	Spruce	Good
14	11	Spruce	Good
15	8	Spruce	Good
16	19	Spruce	Good
17	18	Pine	Fair
18	12	Pine	Poor
19	14	Pine	Fair
20	14	Pine	Fair
21	12	Pine	Fair
22	11	Pine	Fair
23	N/A	N/A	STUMP - NOT USED
24	N/A	N/A	STUMP - NOT USED
25	17	Pine	Dead
26	16	Maple	Good
27	18	Pine	Good
28	14	Pine	Good
29	18	Pine	Good
30	16	Pine	Good
31	15	Pine	Good
32	13	Pine	Good
33	18	Pine	Good
34	13	Pine	Good
35	15	Pine	Fair
36	17	Pine	Good
37	46	Oak	Good
38	14	Spruce	Fair
39	17	Pine	Good
40	N/A	N/A	STUMP - NOT USED
41	N/A	N/A	STUMP - NOT USED
42	16	Oak	Good
43	41	Maple	Good
44	N/A	N/A	STUMP - NOT USED
45	7	Boxelder	Fair
46	10	Walnut	Good
47	8	Boxelder	Good
48	7	Honey Locust	Fair
49	N/A	N/A	STUMP - NOT USED
50	26	Cherry	Fair
51	11	Mulberry	Fair

52	39	Maple	Good
53	11	Elm	Fair
54	6	Elm	Fair
55	11	Cherry	Fair
56	7	Pear	Good
57	7	Boxelder	Poor
58	8	Boxelder	Fair
59	6	Elm	Fair
60	7	Elm	Fair
61	8	Pear	Good
62	10	Boxelder	Good
63	8	Cherry	Poor
64	6	Maple	Fair
65	11	Boxelder	Fair
66	6	Boxelder	Fair
67	6	Maple	Fair
68	6	Elm	Fair
69	9	Pear	Good
70	7	Cherry	Fair
71	8	Maple	Good
72	7	Maple	Fair
73	7	Elm	Fair
74	7	Boxelder	Fair
75	16	Maple	Poor
76	6	Oak	Good
77	6	Elm	Good
78	6	Pear	Good
79	6	Elm	Fair
80	7	Maple	Fair
81	7	Maple	Good
82	9	Oak	Good
83	23	Oak	Good
84	24	Oak	Good
85	8	Maple	Good
86	10	Pear	Good
87	6	Boxelder	Fair
88	11	Maple	Fair
89	6	Maple	Good
90	8	Maple	Good
91	7	Elm	Fair
92	7	Elm	Fair
93	11	Boxelder	Fair
94	8	Elm	Fair
95	9	Elm	Fair
96	10	Boxelder	Fair
97	6	Maple	Fair
98	16	Maple	Good
99	14	Maple	Fair
100	8	Elm	Good
101	6	Elm	Fair
102	6	Boxelder	Fair
103	8	Maple	Fair
104	6	Elm	Fair
105	7	Elm	Fair

106	8	Pear	Good
107	6	Pear	Good
108	8	Pear	Good
109	6	Boxelder	Fair
110	6	Boxelder	Good
111	6	Boxelder	Fair
112	7	Elm	Good
113	14	Maple	Good
114	N/A	N/A	STUMP - NOT USED
115	12	Pear	Good
116	10	Cherry	Fair
117	9	Boxelder	Fair
118	9	Cherry	Fair
119	6	Elm	Fair
120	7	Elm	Fair
121	8	Cherry	Fair
122	7	Boxelder	Fair
123	8	Cherry	Fair
124	7	Cherry	Fair
125	6	Cherry	Poor
126	10	Cherry	Fair
127	8	Elm	Fair
128	8	Boxelder	Fair
129	8	Pear	Good
130	7	Pear	Good
131	18	Maple	Good
132	10	Maple	Good
133	7	Maple	Fair
134	6	Boxelder	Fair
135	9	Cherry	Fair
136	7	Boxelder	Fair
137	10	Elm	Fair
138	8	Cherry	Fair
139	6	Cherry	Good
140	6	Pear	Good
141	8	Boxelder	Fair
142	7	Maple	Fair
143	9	Cherry	Fair
144	6	Elm	Fair
145	9	Cherry	Fair
146	7	Cherry	Fair
147	17	Oak	Good
148	8	Cherry	Fair
149	6	Cherry	Fair
150	7	Osage Orange	Good
151	6	Osage Orange	Good
152	6	Osage Orange	Good
153	8	Osage Orange	Good
154	8	Osage Orange	Good
155	7	Osage Orange	Good
156	24	Oak	Good
157	16	Oak	Good
158	13	Maple	Good
159	13	Osage Orange	Good

EXISTING TREE INDEX

ADVENTURE PARK DRIVE

PREPARED FOR CHRIS BRADLEY

DATE: 9/19/18

EXHIBIT X-X

Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 464-1964 www.parisplanninganddesign.com

POWELL, BEING PART OF RANGE 19, TOWNSHIP 3, SECTION 12.257 ACRE TRACT, (PARCEL ONE), AND PART OF A 9.5 ACRE TRACT, (PARCEL TWO), AS CONVEYED TO VIRGINIA PERRY, HAROLD PERRY & CHERYL KEENEN IN OFFICIAL RECORD 1050, PAGE 882. PARCEL NUMBER'S 319-426-0

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

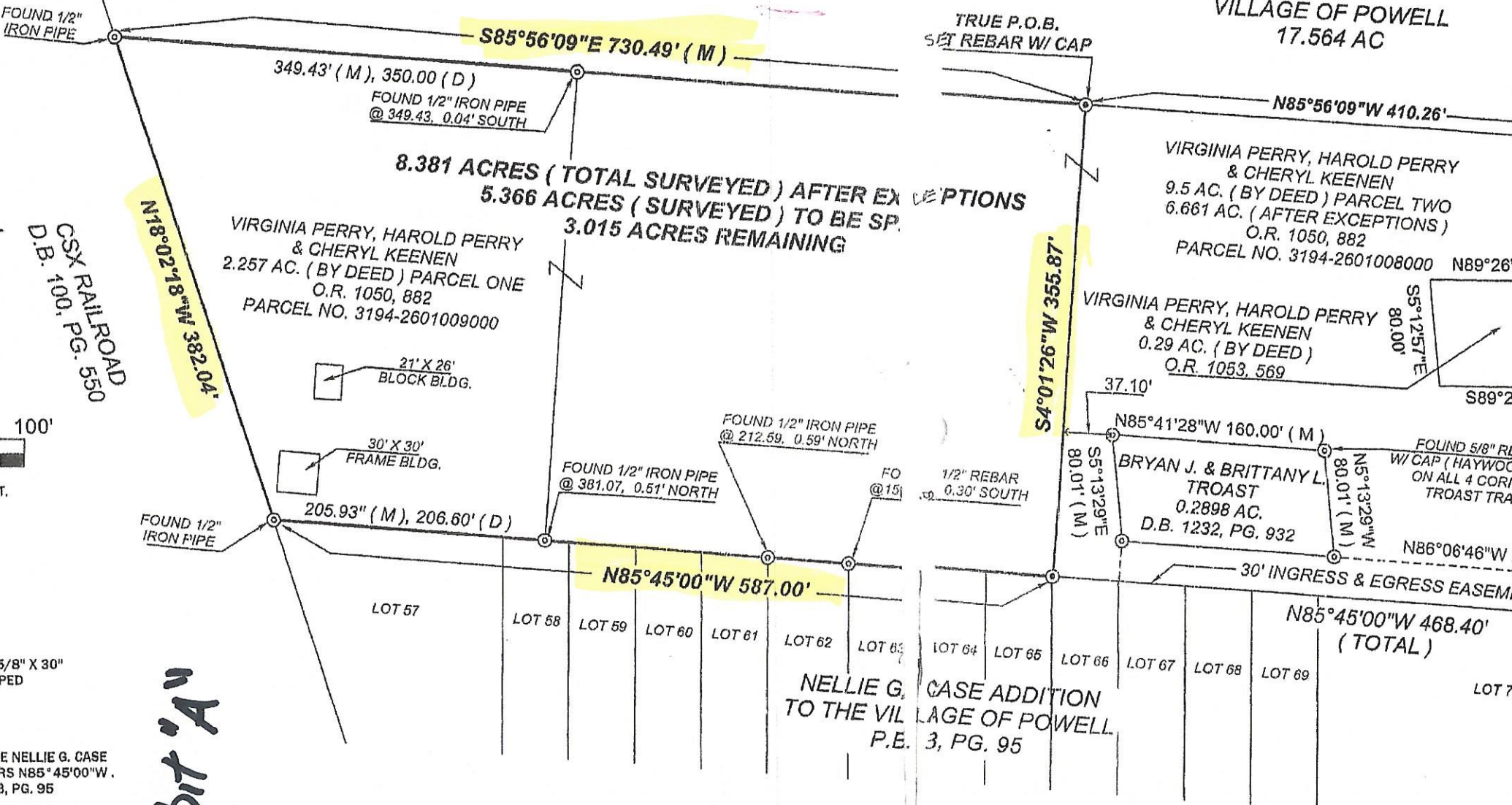


Exhibit "A"

E NELLIE G. CASE
RS N85°45'00"W,
3, PG. 95

THE
PREPARED
OBTAINED
O SURVEY
THAT SAID
THE BEST OF

REFERENCES:

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

LEGEND

- ⊙ Found Inc
- ⊖ Set Reba
- ⊕ Found Rr
- X Old Work in area of

NEIGHBORING PROPERTY OWNERS

POWELL, OH 43065

PERRY VIRGINIA & KEENAN 7 CHERYL

175 LIBERTY ST

183 LIBERTY ST

MCCLURG DANIEL

91 CASE AVE

TROAST J & BRITTANY L

151 LIBERTY ST

KELLOUGH A

80 CASE AVE

JOHN WRIGHT JANET L

137 LIBERTY ST

OLENTANGY SCHOOLS BOARD

8715 BIG BEAR AVE

CUNDY M

40 CASE AVE

CAVE AVE

RINEHART C

60 CASE AVE

CASE AVE

VOSS A & TIMOTHY R

90 CASE AVE

DIANA WHITEMAN

50 CASE AVE

Legal Description of a 5.366 Acre Tract

Situated in the State of Ohio, County of Delaware, Township of Liberty, in the city of Powel, being part of Range 19, Township 3, Section 4, Lot 32 U.S.M. Lands, being all of a 2.257 acre tract (parcel one), and part of a 9.5 acre tract (before exceptions) (parcel two), as conveyed to Virginia Perry, Harold Perry, and Cheryl Keenen in Official Record 1050, Page 882, Parcel No's. 319-426-01-008-000 and 319-426-01-009-000, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Delaware County, Ohio) and being more particularly described as follows:

Beginning at a Found Railroad Spike, said Found Railroad Spike being at the intersection of the North line of said Lot 32 and the centerline of Liberty Street (CO. Rd. 9) (right-of-way varies), and being at the southeasterly corner of a 17.564 acre tract as conveyed to the Village of Powell, and at the Grantor's northeasterly corner;

Thence northwesterly leaving the centerline of said Liberty Road with the southerly line of said Village of Powell 17.564 acre tract and the Grantor's northerly line, North 85°56'09" West, a distance of 410.26 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the TRUE POINT OF BEGINNING for the 5.366 Acre Tract hereon described;

Thence southwesterly on a new division line through the Grantor's land, South 04°01'26" West, a distance of 355.87 feet to a Set 5/8" Rebar with Cap, said Set Rebar with Cap being on the North line of Nellie G. Case Addition to the Village of Powell as shown of record in Plat Book 3, Page 95;

Thence northwesterly with the North line of said Nellie G. Case Addition to the Village of Powell, and the Grantor's southerly line, North 85°45'00" West, passing a Found 1/2" Rebar at a distance of 151.02 feet and 0.30 feet South, passing a Found 1/2" Iron Pipe at a distance of 212.59 feet and 0.59 feet North, and a Found 1/2" Iron Pipe at a distance of 381.07 feet and 0.51 feet North, said Iron Pipe being at the southeasterly corner of said Grantor's 2.257 Acre Tract (Parcel One), for a total distance of 587.00 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the northwesterly corner of Lot 57 of said Nellie G. Case Addition to the Village of Powell, and being on the easterly right-of-way line of said CSX Railroad, and being at the Grantor's southwesterly corner;

Thence northwesterly with the easterly right-of-way line of said CSX Railroad, and the Grantor's westerly line, North 18°02'18" West, a distance of 382.04 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the southwesterly corner of said Village of Powell 17.564 Acre Tract, and at the northwesterly corner of the Grantor's land;

Thence southeasterly with the southerly line of said Village of Powell 17.564 acre tract, and the Grantor's northerly line, South 85°56'09" East, passing a Found 1/2" Iron Pipe at a distance of 349.43, said found Iron Pipe being at the northeasterly corner of said Grantor's 2.257 Acre Tract (Parcel One), for a total distance of 730.49 feet to the TRUE POINT OF BEGINNING and containing 5.366 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in March of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the North line of Nellie G. Case Addition to the Village of Powell as Numbered and Delineated in Plat Book 3, Page 95, which bears North 85°45'00" West. And is used to denote angles only.

Parcel No's.; 319-426-01-008-000 & 319-426-01-009-000

John J. Rutter Jr. P.S. 7958

March 28, 2014

John J. Rutter Jr. March 28 2014

614-766-4000

EXHIBIT B-1

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

September 24, 2018

- (1) Name, address, and phone number of applicant;

The Camber Company, LLC (in conjunction with Romanelli & Hughes)
Chris Bradley, Principal
6760 Colt Court
Dublin, OH 43017
(614) 578-3581

- (2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan;

Surveyor:

Rich Ackison, Ackison Surveying
ackisonsurveying.com
Phone: 614.766.4000

Land Planner:

Todd Faris, Faris Planning and Design
243 N. Fifth Street, suite 401
Columbus, OH 43215
Phone: 614.487.1964

Engineer:

Christopher Lescody, PE
E.P. Ferris & Associates, Inc.
800 King Ave
Columbus, OH 43212
Phone: 614.299.2999

- (3) Legal description of the property;

Survey and Legal Description enclosed.

- (4) A description of present use(s) on and of the land;

The land currently has two small sheds on the rear parcel.

- (5) 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.

Vicinity map enclosed.

- (6) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:

A Preliminary Development Plan, Boundary Survey, Conceptual Landscape Plan and existing tree survey addressing items A-N are enclosed with the application.

- A. The property line definition and dimensions of the perimeter of the site;
- B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;
- C. The area of the site and its subareas in acres;
- D. The topography of the site and abutting areas at no more than five foot contour intervals;
- E. Existing surface drainageways and surface sheet flow patterns;
- F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six percent;
- G. Existing vegetation on the site with specific tree spots for all trees six inches in diameter or greater, measured 24 inches from the ground.
- H. Existing easements on the site with notations as to their type, extent, and nature;
- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;
- J. Calculation of the maximum residential units permitted on the site under the terms of this Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made;
- K. A preliminary plan for the first, or next, phase of site development illustrating:
 - 1. New street centerlines, right-of-ways, and street classification types;

2. Names of existing and proposed streets;
 3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;
 4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;
 5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;
 6. Common open areas, public lands, and natural scenic easements, including the area of each;
 7. Proposed landscape treatment of the site;
 8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;
 9. Provisions for accommodating surface drainage runoff;
 10. Proposed architectural design criteria;
 11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;
 12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.
- L. Projected development schedule by subareas of the entire planned development site, and for the first, or next, phase of development, including land uses, public areas, natural and scenic reserves, streets, buildings, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable;
- M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.

N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site;

(9) Evidences, as determined by the Zoning Administrator in his/her sole discretion, of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two years;

The applicant controls the property in the form of a purchase and sale agreement. The engineering feasibility has been evaluated by a PE and the utility companies have provided initial approval from a capacity and service perspective.

(10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer;

The applicant shall provide evidence that it has it has the ability to post a bond for the City of Powell Council prior to Final Development Plan approval.

(11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.

The applicant has reviewed the included information in the Preliminary Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

(12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.

The proposed plan consists of 21 single family lots with high quality detached ranch homes constructed by Romanelli and Hughes with projected sales price of \$425,000 - \$525,000. The square footage of the units will be approximately 1,700-2,300 sf (exclusive of basement, garage and any 2nd level bonus room). Natural building materials shall be used consistent with and enhancing the character as generally observed in this area of the city of Powell. Elevations are enclosed.

The objective for the homes and neighborhood is to raise the valuation of the neighboring existing residential and complement the current traditional village design. The lot sizes are fairly consistent with adjacent properties.

The main roadway improvement, which includes the new main road (public) accessed from Adventure Park Drive will have a cul-de-sac and shall include a streetscape of a tree lawn and sidewalks on both sides of the street. The ROW width is 50' with a pavement section of 26' allowing for two-way traffic and ample on street parking. The future Depot Street connector ROW width is 30' allowing for a sidewalk abutting the curb on one side of the street and a 20' pavement section consistent with the "Yield Street" condition described in the Moving Powell Forward plan.

(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.

The development will not have a significant impact on the infrastructure or schools given the limited single-family density being proposed (4 units/acre). It is anticipated the product type will appeal mostly to an older higher net worth demographic and select professional working couples without kids given the walkability to the historic district. The neighborhood is not expected to significantly increase (if at all) new student enrollment to the school system.

The project will provide infrastructure with benefits that go beyond the smaller pocket neighborhood being developed. The future connection to Depot Street (the land is being donated as ROW by the developer) will provide a means for new and current residents to avoid congested streets, access the neighboring park and continue to provide a vibrant environment that is critical to the downtown areas continued success. Additionally, additional parkland will be dedicated to the city of Powell to extend the bike/pedestrian trail thru the site and protect trees neighboring the existing bike/pedestrian trail on the south side of Adventure Park Drive.

(14) A fee as established by ordinance.

Included.

APPLICATION FOR AMENDMENT TO THE OFFICIAL ZONING MAP
September 24, 2018

- (a) The name, address, and phone number of the applicant and, in the case of a lessee, of the property owner;

Applicant:

The Camber Company, LLC (in conjunction with Romanelli & Hughes)
Chris Bradley, Principal
6760 Colt Court
Dublin, OH 43017
(614) 578-3581

Owner:

Mr. and Mrs. Harold Perry
185 N. Liberty Street
Powell, OH 43065
(614) 582-2460

- (b) Legal description of all of the property affected by the proposed amendment;

Enclosed.

- (c) The proposed amending ordinance, approved as to form by the Director of Law;

To be submitted by City of Powell.

- (d) A statement of the reason(s) for the proposed amendment in terms of serving the public health, safety, convenience, and/or welfare, and in terms of any changed or changing conditions within the area;

The requested zoning change from Residential to Downtown Residential is requested to accommodate the development of single-family homes south of Adventure Park as described and recommended in the Downtown Revitalization Plan, which will allow the extension of Depot Street from its current terminus at Case to Adventure Park Drive, in turn providing better pedestrian and vehicular traffic through the downtown corridor. Furthermore, the plan calls for the dedication of additional park land to include an extension of the city's bike and pedestrian trails. The proposed zoning code and the accompanying lot sizes (density) is consistent with neighboring properties.

- (e) The present use;

Single family residential and part of a large tract of vacant land containing two shed/outbuildings.

- (f) The present zoning district;

R- Residential

(g) The proposed use;

Single family homes. Less than four (4) units per acre.

(h) The proposed zoning district;

DR - Downtown Residence District

(i) Fifteen (15) copies of a vicinity map drawn to scale illustrating and denoting:

A vicinity map and development plan with the following information is enclosed.

- (1) Property lines, ownerships, and property dimensions;
- (2) Streets, street names, alleys and thoroughfares;
- (3) Existing zoning district boundaries and designations;
- (4) Proposed changes to zoning district boundaries and designations;
- (5) Any other information the Zoning Administrator may require, which may include, but is not limited to:
 - A. Streets and traffic accesses;
 - B. Location and extent of all existing and proposed building and structures;
 - C. Yard dimensions;
 - D. Utilities;
 - E. Landscape features and plans, including the location and trunk diameter of existing trees;
 - F. Site drainage patterns and facilities;
 - G. Drawings and dimensions of signs;
 - H. Refuse and service areas and facilities;
Waste refuse will be handled by a private hauler with residents having individual trash cans.
 - I. Open spaces;
 - J. Loading areas;
 - K. Walks and pathways;
 - L. Off-street parking spaces, aisles and accesses;
 - M. Uses of land;
 - N. Location and extent of structures and land uses on surrounding property;
 - O. Written evidence of compliance with EPA and/or Health Department sanitary sewer requirements.

(j) A statement on the ways in which the proposed amendment relates to and is consistent with the Comprehensive Plan;

The Comprehensive plan, the Downtown Revitalization plan and the Moving Powell Forward plan all support and in fact recommend the proposed plan and use for this area. Specifically, those plans call for higher density housing adjacent the park allowing for additional quality living opportunities in the downtown core and for the connection of the existing street grid for both pedestrians and vehicular traffic. The Moving Powell Forward traffic plan (and the submitted plan) calls for the extension of Depot Street to the north to intersect with Adventure Park Drive allowing for better access for pedestrian and vehicular access to the park while avoiding congested streets.

The development, as proposed, will bring highly efficient and modern floor plan housing opportunities to the downtown area and further enhance the walkability and viability of the Downtown core. The neighborhood and homes will have characteristics symbolic of the traditional village design, and will complement and raise the level of quality in the area. The housing type will have a low impact to the schools (if any) and minimal vehicle trips.

(k) A fee as established by the Council. (Amendment by Ordinance 91-40)

The fee has been paid at the time of filing.

(l) Any application for zoning map amendment to a Planned District shall be accompanied by a Development Plan as otherwise described by this Zoning Code.

A Preliminary Development Plan has been submitted in conjunction with the zoning map amendment.