



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: Home Steitz LLC, c/o John C. Wicks

Address/City/State/Zip: 267 N. Liberty St, Powell, OH 43065

Email Address: john.wicks@rpddllc.com

Phone No: 614.323.7800 Cell Phone No: 614.323.7800 Fax No: _____

Property Owner: TLK Development, LLC, c/o Kim Kelsik

Address/City/State/Zip: 5751 Kolb Rd., Tuscon, AZ 85750

Email Address: kelsik@hotmail.com

Phone No: 614-260-0649 Cell Phone No: 614-260-0649 Fax No: _____

Architect/Designer for Applicant: G2 Planning and Design, c/o Gary Smith

Address/City/State/Zip: 720 E. Broad St., Suite 200, Columbus, OH 43215

Email Address: gsmith@g2planning.com

Phone No: 614-390-6149 Cell Phone No: _____ Fax No: _____

Property Address: 0 Home Road, Powell, OH 43065

Lot Number/Subdivision: N/A Existing Use: Agriculture Proposed Use: Planned Commercial

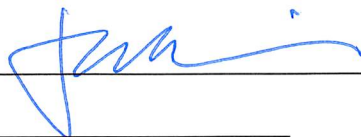
Reason for Administrative Review (attach necessary documents): sketch plan review for proposed development

Checklist:

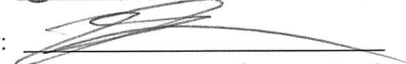
- ☒ Sketch Plan requirements set forth in Section [1109.06](#)
- ☒ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ Attach **5 copies** containing all drawings, text, any other items, and application.
- ☒ **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

(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: 11/2/18

Office Use
Received

Office Use
Type/Date: <u>11-2-18</u>
Base Fee: <u>\$400.00</u>
Prepared by: <u>GLOBIA MILLER</u>
Reviewed by: <u></u>
PAYOR: <u>JOHN C. WICKS</u>
RECIEPT # <u>007860</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

**Home and Steitz Property
City of Powell, Ohio
Project Summary**

November 2, 2018

The subject property located at the northwest corner of Home Road and Steitz Road in Liberty Township, Delaware County, Ohio, is approximately 11.74 gross acres in size and is currently used as agricultural/farm ground. The parcel has approximately 710 feet of frontage along Home Road to the south and 508 feet of frontage along Steitz Road to the east. A high-tension power line and associated 150-foot wide easement traverse the southeast corner of the tract, occupying approximately 1.84 acres. An existing Del-Co Water raw water line was recently installed within this easement area as well.

Roadways/Traffic

Per the Delaware County Thoroughfare Plan, Appendix 6, dated 2007, Home Road is classified as a “Major Arterial” by the Delaware County Engineer, with a projected average daily traffic (ADT) flow of 12,000 to 18,000 vehicles per day (vpd) by 2020. Steitz Road is designated as a “Major Collector” with a projected ADT of 500 to 4,000 vpd. Recently, Home Road was widened to 4 lanes in this area and a traffic signal was installed by Delaware County at the Home/Steitz intersection to accommodate the heavy volumes of traffic generated by recent and planned developments in the area.

Utilities

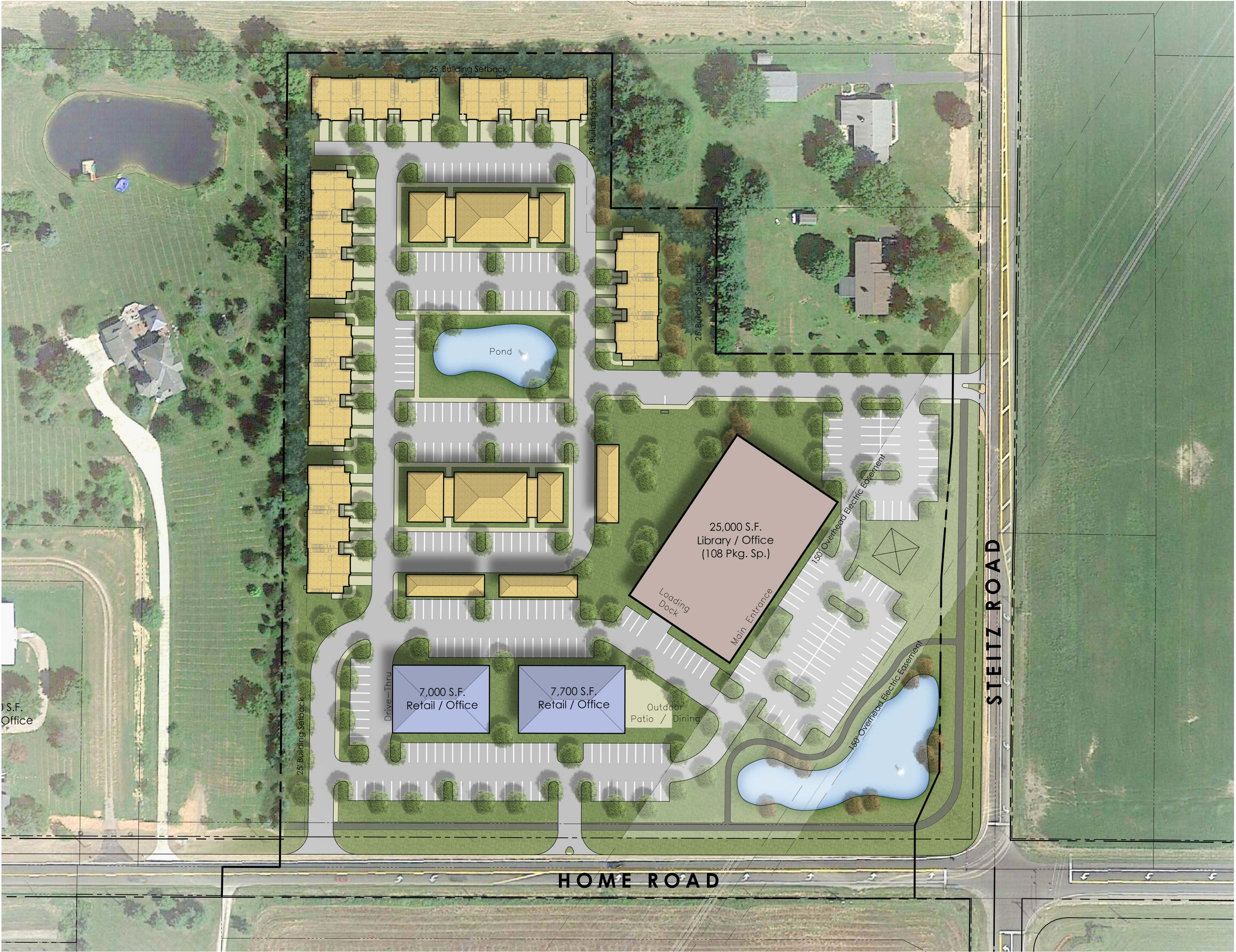
Public sewer is available on the north side of the property. Del-Co Water public water lines exist along both Home Road and Steitz Road. Electric, natural gas, telephone and cable services are available to the site.

Land Use

While much of the surrounding land in this area has developed over the past 25 years, this property as well as the surrounding properties to the north and east has remained undeveloped because sanitary sewer service was not available. In 2015 sewer was finally extended east of Scioto Reserve to service the Harvest Point project as well as this property. Because this site is situated at the signalized intersection of two major roadways, and because of the high-tension powerline and tower on the parcel, a single-family residential use is not the recommended use for the property. Accordingly, a mixed – use planned commercial project with institutional and multi-family residential components is being proposed for this site.

Proposed Project

This planned mixed-use project is proposed to provide neighborhood services to benefit the local residents of Powell and Liberty Township, which may include retail, office, restaurant and similar uses. A rental residential community of 68 townhomes and garden apartments is also planned to provide quality housing options for those residents who choose to rent instead of own. Landscaped mounds are proposed around the perimeter of the property for screening from the adjacent residential properties. The easterly portion of the site is being considered as an option for a new 25,000 square foot library branch to serve the community. The retail and residential components of this project would come together well with and would provide support for the library branch if this site is selected. Absent of a library branch, that portion of the project would otherwise be slated as office space or other non-residential land use appropriate for the area.



SITE DATA

Gross Acreage: +/- 11.75 Ac

Commercial / Institutional Uses:

Proposed Library ± 25,000 s.f.
• 108 Parking spaces

Commercial / Office ± 14,700 s.f.
• 104 Parking Spaces

Residential Uses:

(36) 2-story Town-homes Units

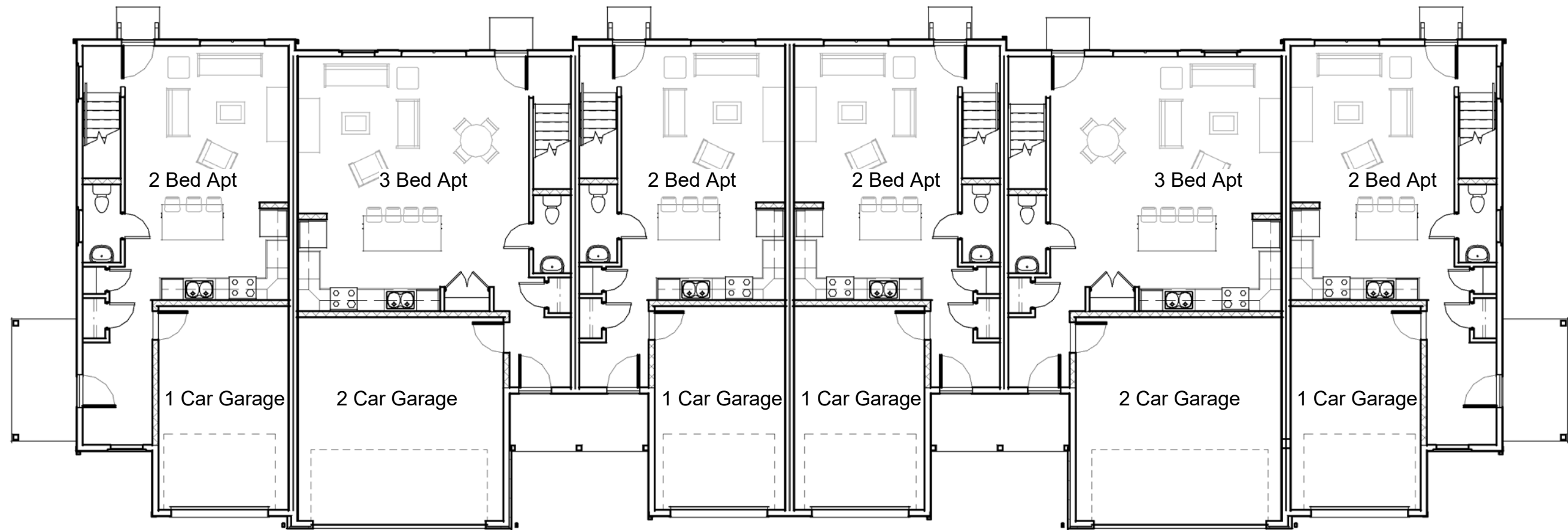
(32) 2-Story Garden Units

Home and Steitz Road - Concept Plan

City of Powell, Ohio 10.28.2018

Real Property Design and Development





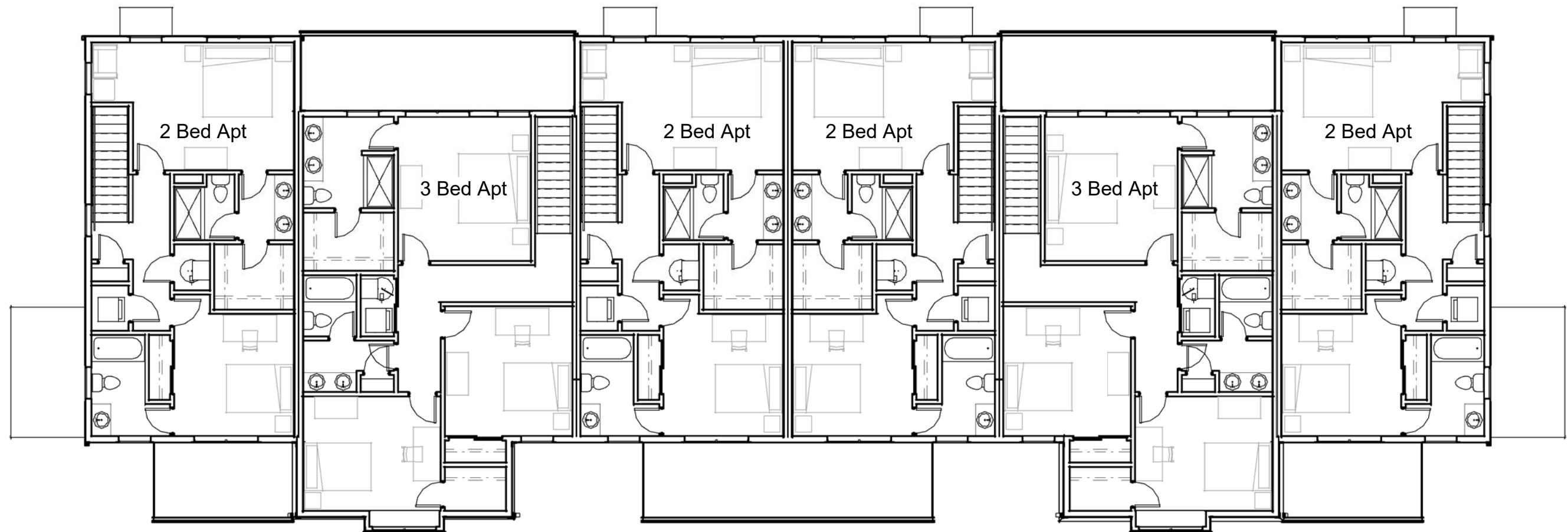
First Floor Plan

3/32" = 1'-0"

Home + Steitz Apartments

10/10/2018





Second Floor Plan

3/32" = 1'-0"

Home + Steitz Apartments

10/10/2018





Front Elevation Copy 1

3/32" = 1'-0"



Rear Elevation Copy 1

3/32" = 1'-0"

Home + Steitz Apartments

10/10/2018





Left Side Elevation Copy 1

$\frac{3}{32}'' = 1'-0''$



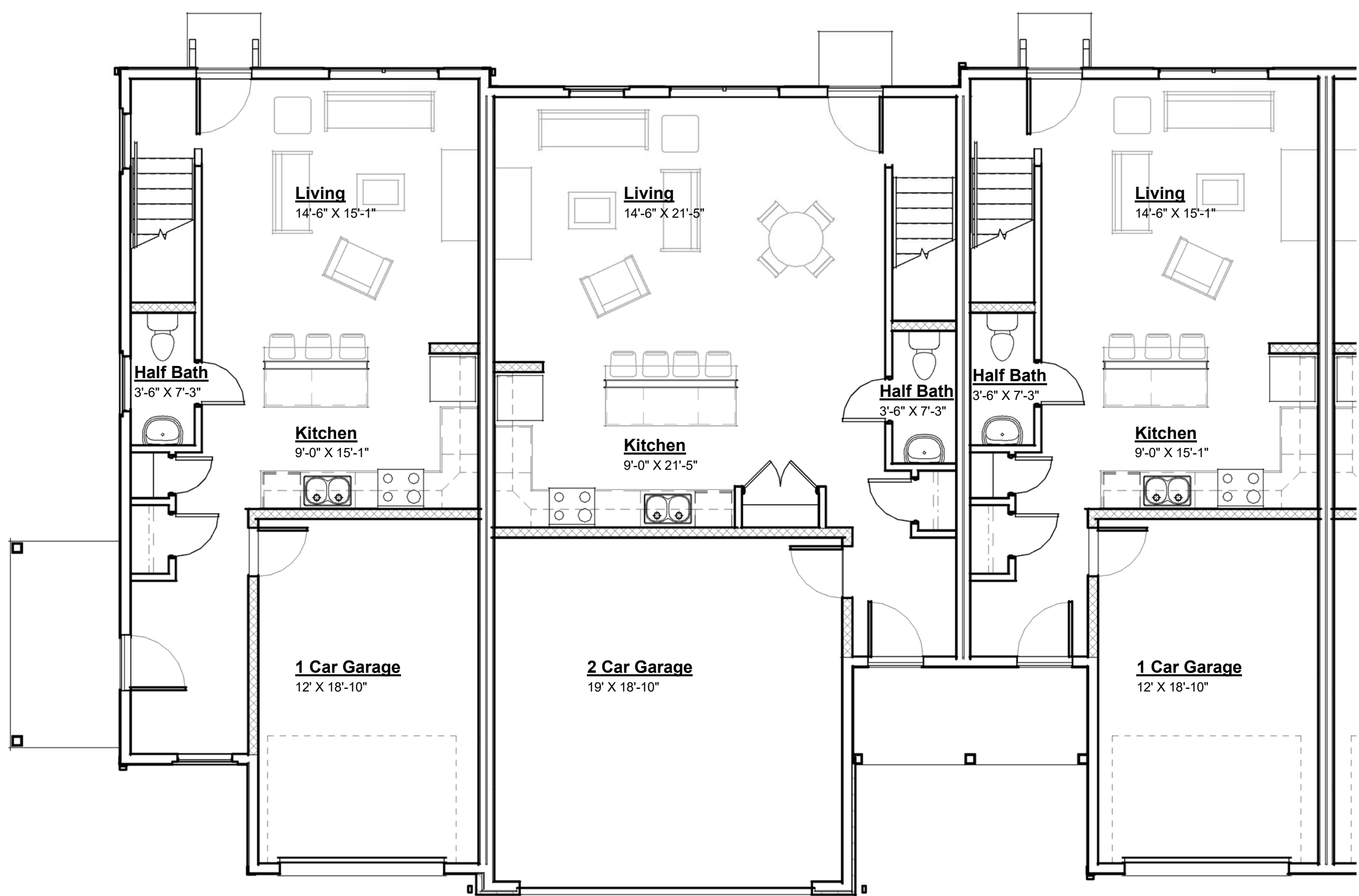
Right Side Elevation Copy 1

$\frac{3}{32}'' = 1'-0''$

Home + Steitz Apartments

10/10/2018





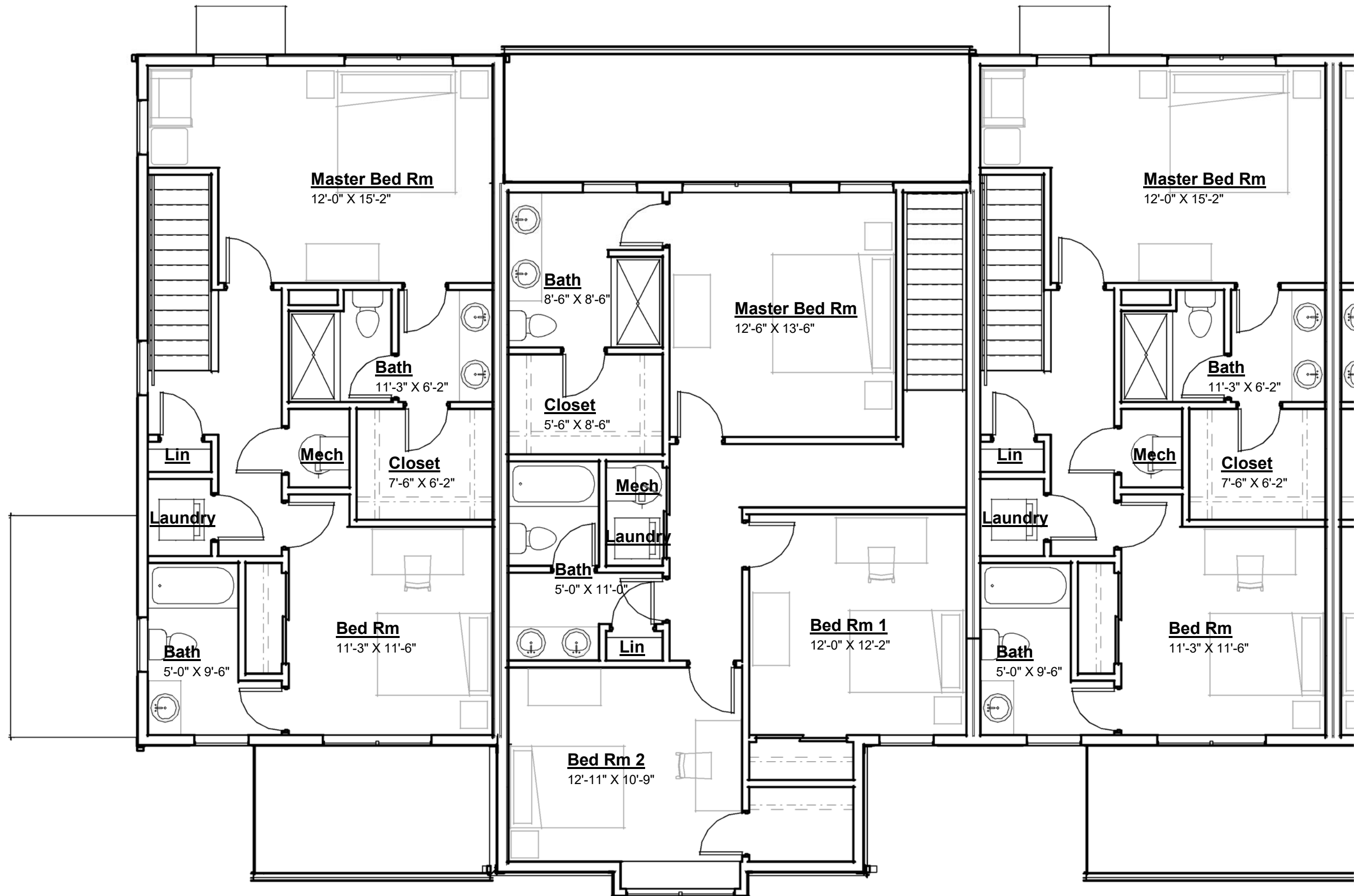
First Floor Unit Plan

3/16" = 1'-0"

Home + Steitz Apartments

10/10/2018





Second Floor Unit Plan

3/16" = 1'-0"

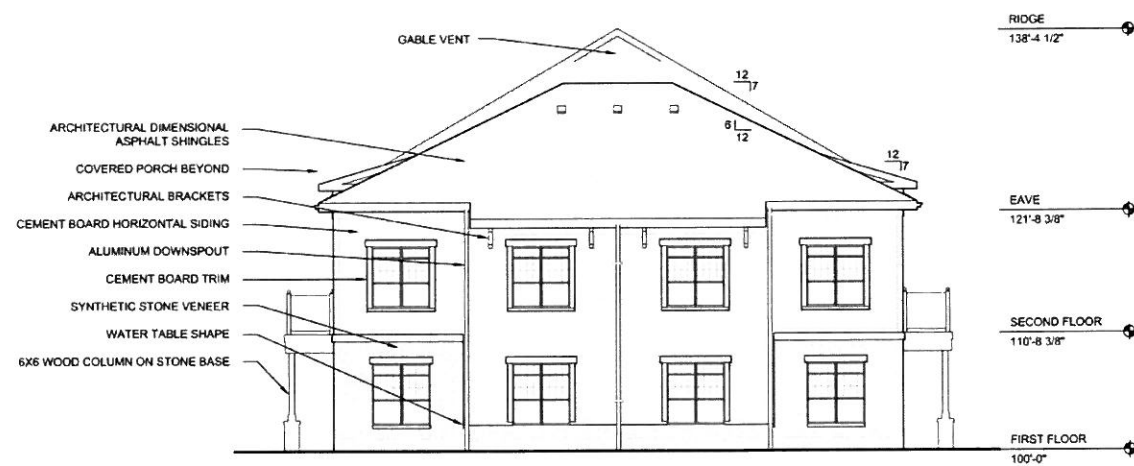
Home + Steitz Apartments

10/10/2018

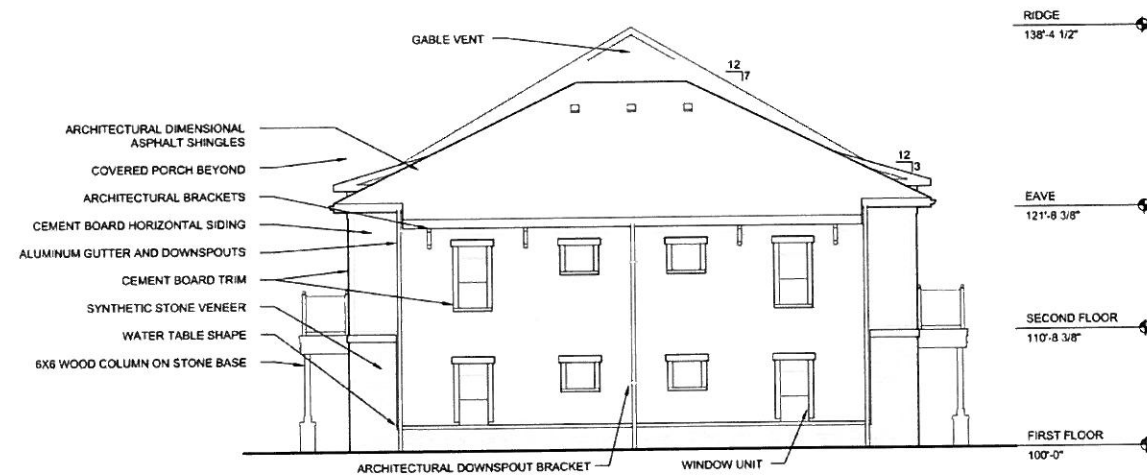




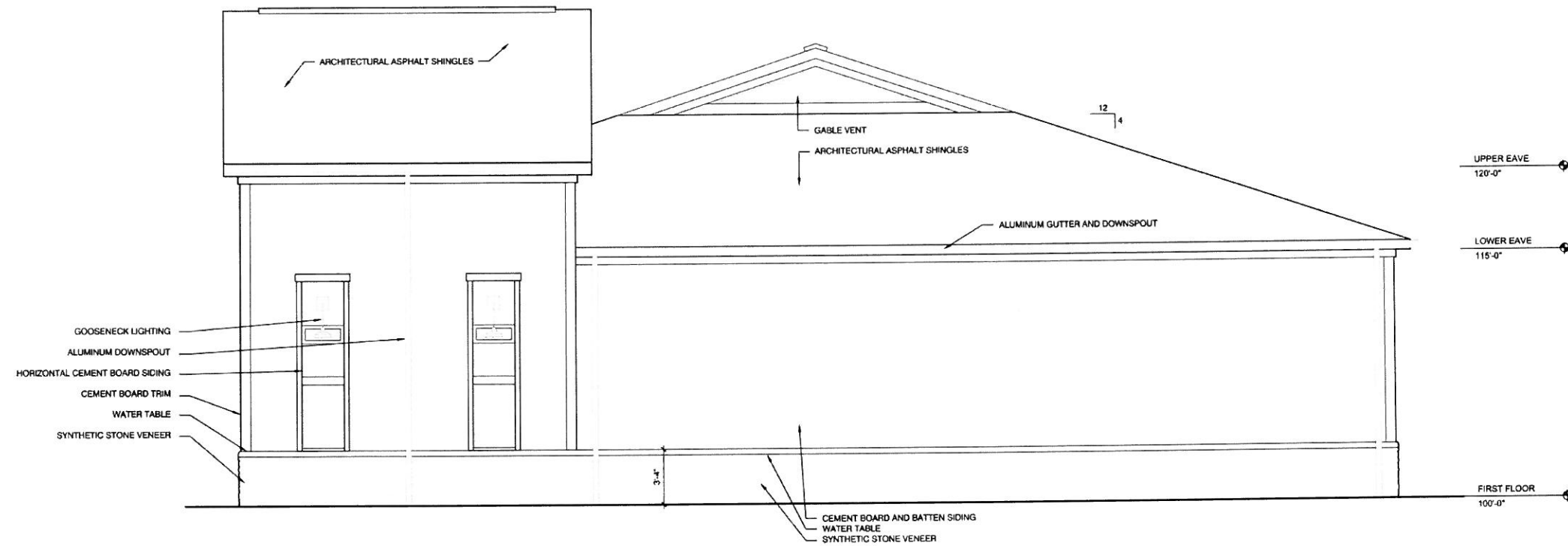
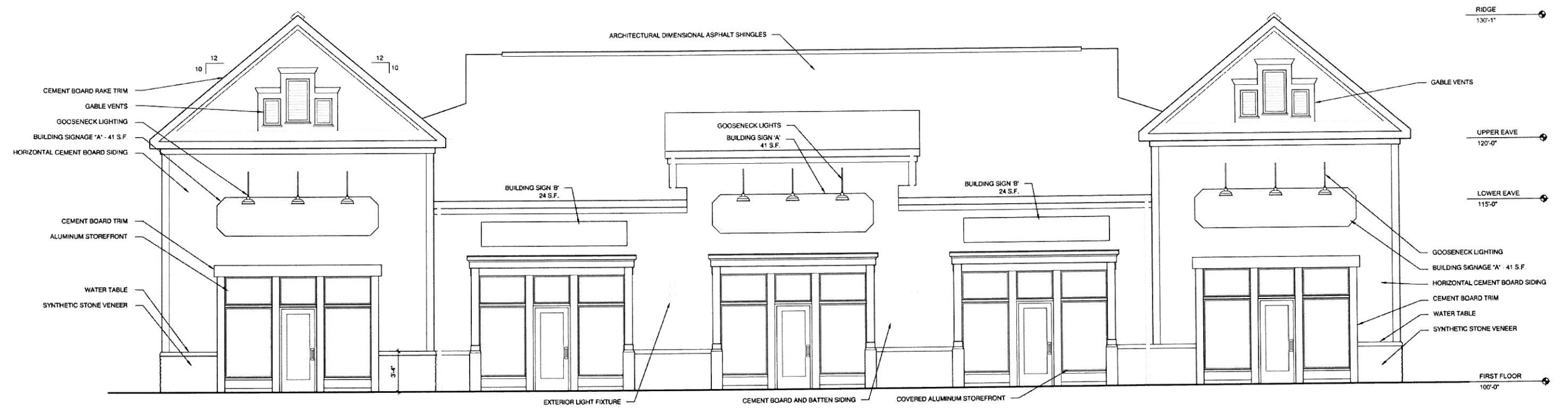
3 Front/Rear Elevation
1/8" = 1'-0"



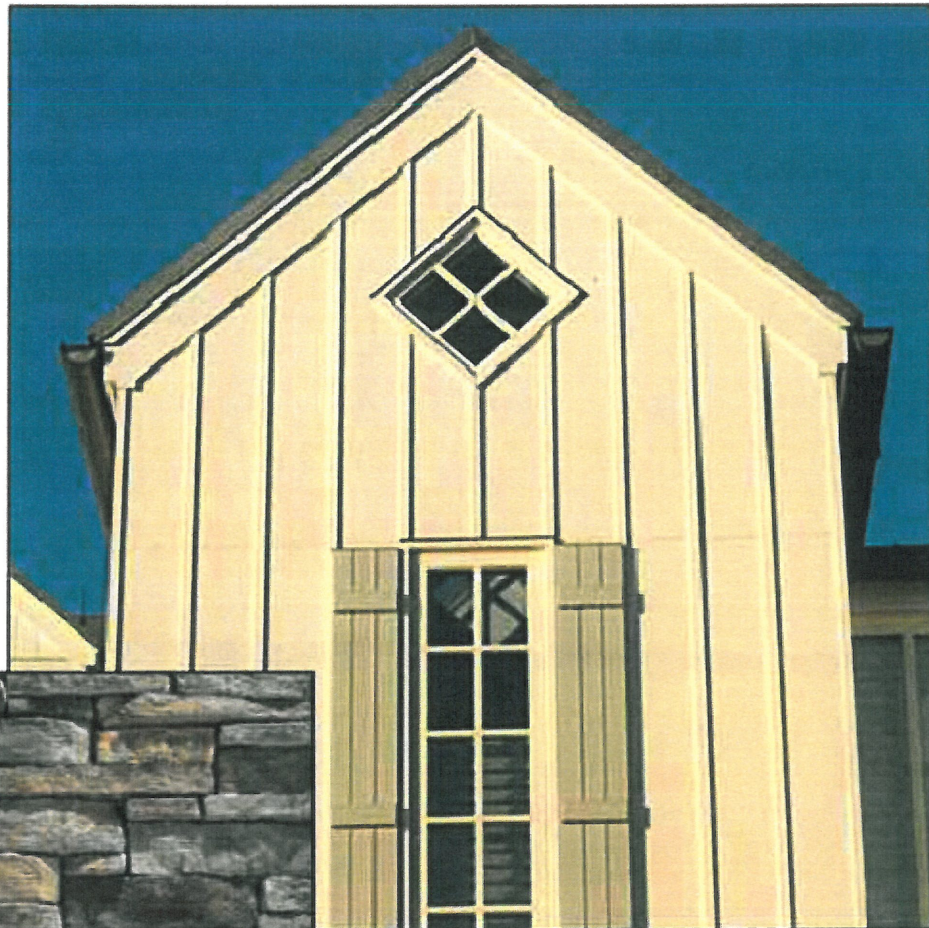
1 Left Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



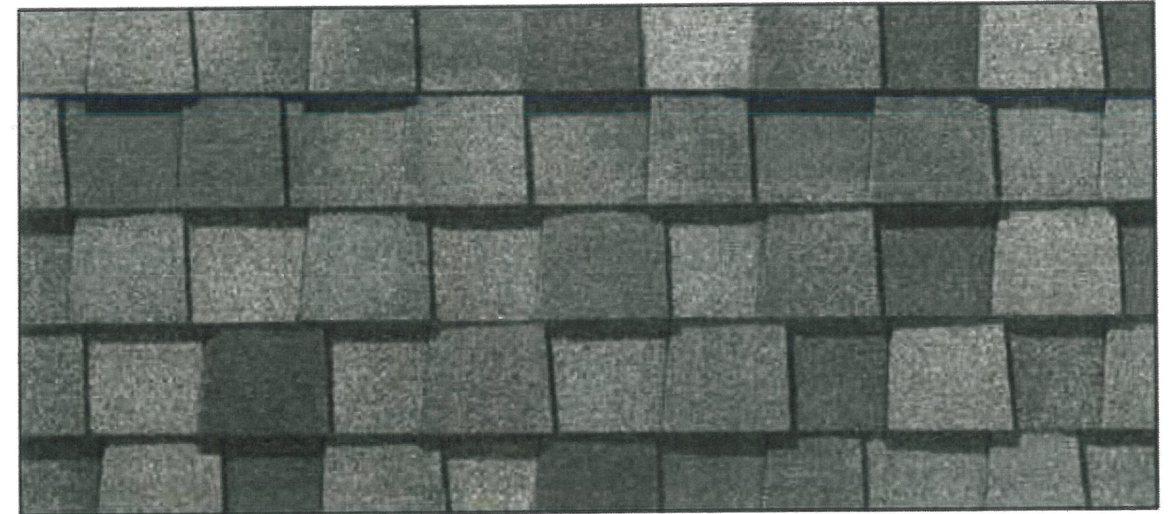
COMMERCIAL/ RETAIL/ OFFICE
HOME & STEITZ PROJECT



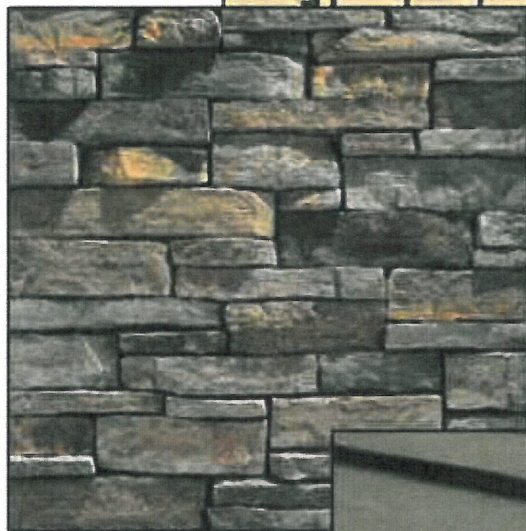
BOARD AND BATTEN SIDING



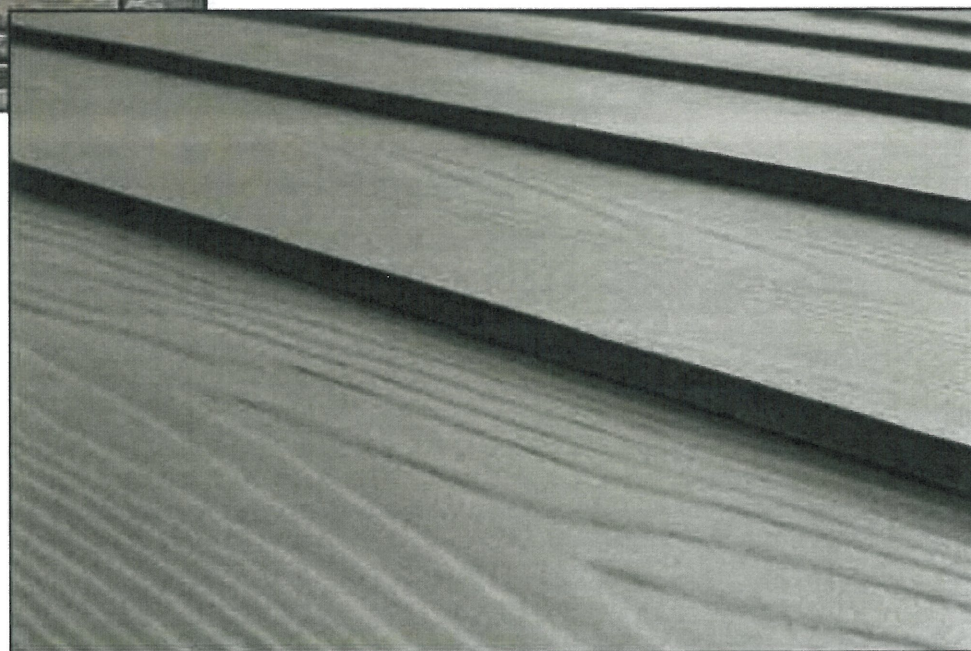
STANDING SEAM METAL ROOF



ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLE



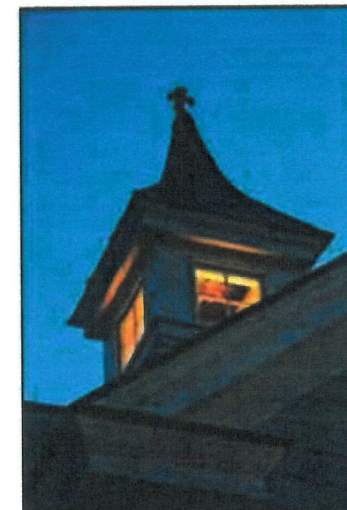
STONE VENEER



CEMENT BOARD SIDING



EXTERIOR LIGHT - GOOSE NECK



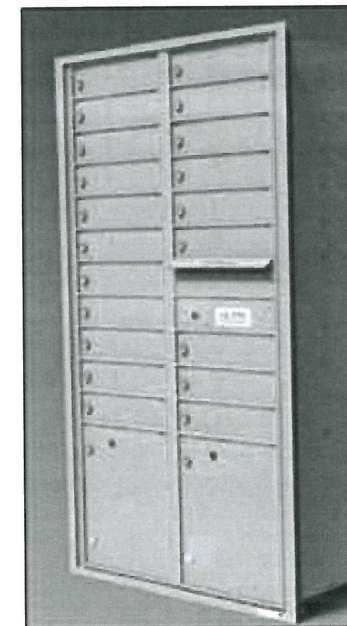
CUPOLA



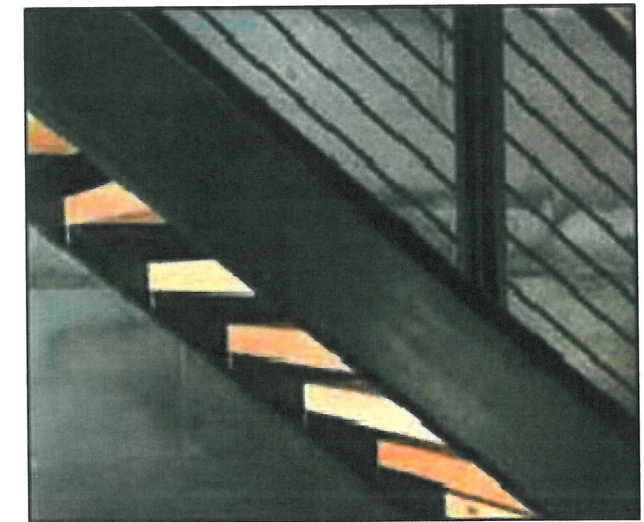
EXTERIOR LIGHT - WALL SCONCE



ALUMINUM BALCONY RAILINGS

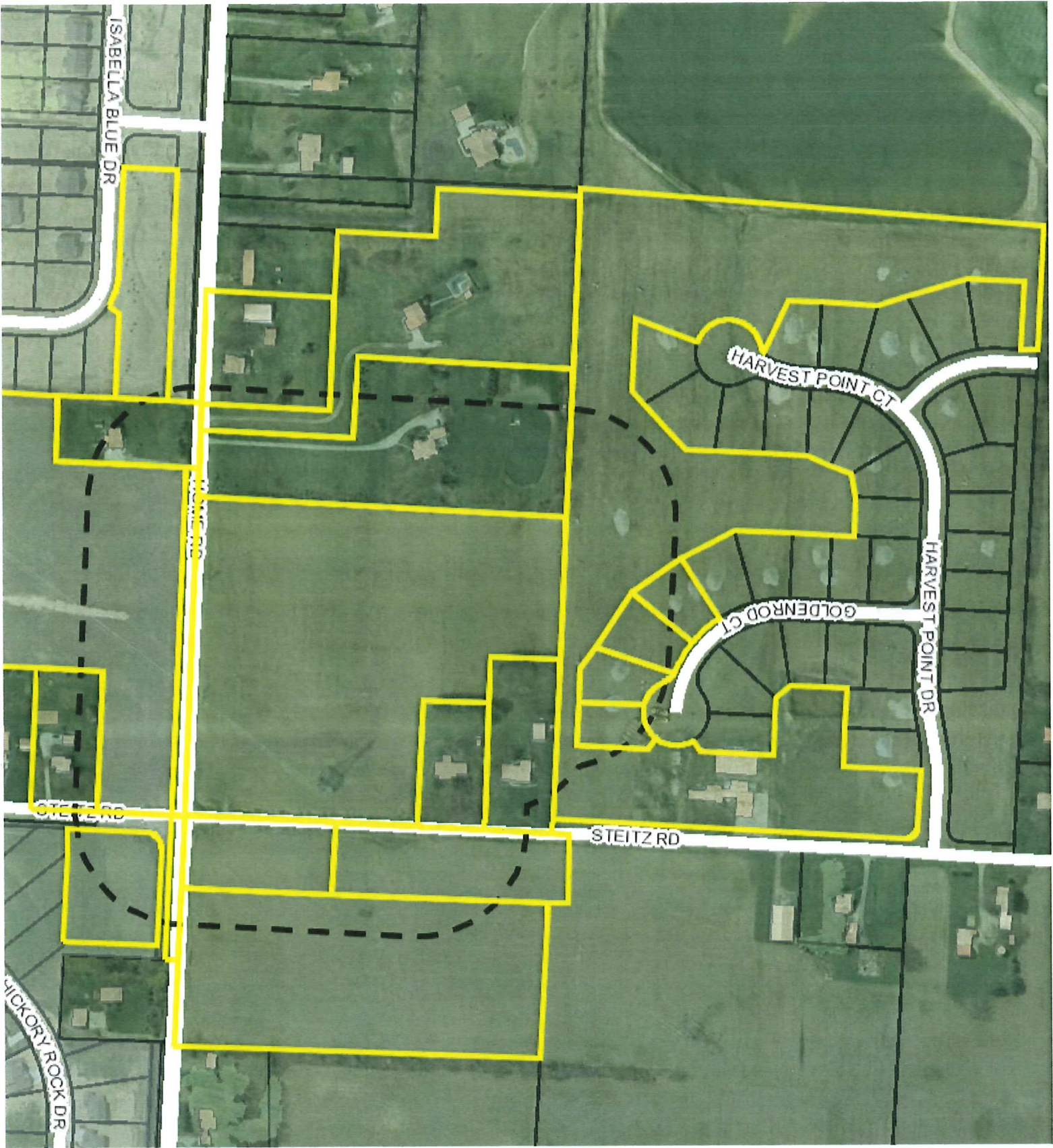


MAILBOXES



HEAVY TIMBER STAIRS

EXAMPLE ARCHITECTURAL STYLES
HOME & STEITZ PROJECT





Home + Steitz Apartments
10-23-2018

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Home + Steitz Apartments

10-23-2018

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