

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
Per Fee Ordinance 2017-54

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: 12/28/18

Office Use
Received <u>12/28/18</u> <u>ER</u>

Office Use
Type/Date: <u>12/28/18</u>
Base Fee: <u>\$400.00</u>
Per Acre: <u>\$60.00X (11.74) =</u>
Total: <u>1104.40</u>
Prepared by: <u>D. BERT</u>
Reviewed by: <u>N. STANFILL</u>
PAYOR: <u>JOHN WICKS</u>
RECEIPT # <u>007907</u>

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

MIDDLEBURY CROSSING
PRELIMINARY DEVELOPMENT PLAN
CITY OF POWELL, OHIO
DECEMBER 2018



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December 1, 2018

City of Powell
47 Hall Street
Powell, OH 43065
Attention: Steve Lutz

Dear Mr. Lutz:

Please accept this letter as confirmation of our appointment of John C. Wicks, member of Home Steitz LLC, as our Agent relating to all matters concerning the current and Annexation, Zoning, and Development Plan applications of our property known as Parcel Number 319-230-01-003-000. I hereby give Mr. Wicks the authority to sign relevant zoning applications, annexation applications, forms and other documents on our behalf, as required by the City of Powell or Delaware County, for the current annexation and zoning applications.

Sincerely,



Kim E. Kelsik
Authorized Member
TLK Development LLC

State of AZ County of PIMA

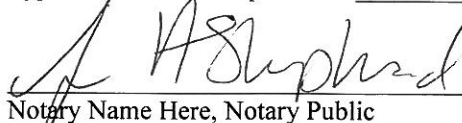
Subscribed and sworn to (or affirmed) before me

this 17th day of DECEMBER, 20 18

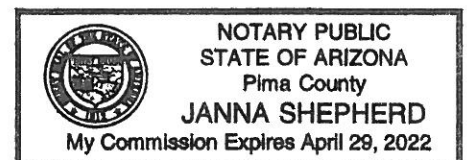
By JANNA SHEPHERD

Personally known _____ OR produced identification X

Type of identification produced AZ DL


Notary Name Here, Notary Public

My Commission Expires APRIL 29, 2022



MIDDLEBURY CROSSING
City of Powell, Ohio
Site Narrative

December 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.

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 62 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. Office/Retail space of up to 14,400 square feet is proposed along the Home Road frontage. 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 comeingle 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, public space, or other non-residential land use appropriate for the area.

DEVELOPMENT TEXT
for
MIDDLEBURY CROSSING

December 2018

Preliminary Planned District Development Plan Application Requirements. An application for preliminary Planned District Development Plan approval shall be filed with the Zoning Administrator by the owner of the property for which Planned District development is proposed. At a minimum, the application shall contain the following information. Where any of this information is missing or incomplete, the Zoning Administrator shall so notify the applicant and no additional actions need be taken until such missing material is provided.

- (1) Name, address, and phone number of applicant; **see Application**
- (2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan; **see Application**
- (3) Legal description of the property; **see Annexation/Boundary Survey and Legal Description**
- (4) A description of present use(s) on and of the land; ***The property is presently being farmed with no other uses.***
- (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. **See Preliminary Development Plan**
- (6) A preliminary development plan at a scale approved by the Zoning Administrator illustrating: **See Preliminary Development Plan**
 - 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; **see Project Schedule**
- 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. **see Preliminary Development Plan and Traffic Impact Analysis**
- 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;

- (7) Intentionally Left Blank
- (8) Intentionally Left Blank
- (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; **see Application containing Developer's signature and see Agency Letter**
- (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; **Applicant shall provide a letter from a lending institution with Final Development Plan submission**
- (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. **see Application containing Developer's signature and see Agency Letter**
- (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. **Developer's intended use of the Property is a neighborhood commercial development including but not limited to the following uses: Retail Sales; Convenience Business; Commercial Establishments; Civic Facilities including public library; Office Uses; General Business; Office Type Business; Office Research Centers; Services Business; Personal Services; Elderly Housing Facilities; Life-Care Facilities; Nursing Homes; Child Daycare; Agriculture; Restaurants; Medical or Dental Office Facilities; Hospitals and Clinics; Multi-family Residential housing.**

The following uses shall be prohibited: Nuisance or hazardous materials of any kind whatsoever; Automotive Fuel, Repair or Service Stations; Automotive Sales, New or Used as a primary business; Nightclubs; Adult Entertainment or Bookstores; Storage facilities.

Residential rents are projected to be between \$990 and \$1,600 per month

Retail rents are projected to be between \$22 and \$28 per square foot.

All rents are subject to market conditions and construction costs.

- (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. **A forthcoming Traffic Impact Study (TIS) will outline the required road improvements required for this this project. The impact to schools from multifamily residential homes at 0.15 students per unit is significantly less than the impact from single family residential homes at approximately 1.0 students per unit. This development would likely generate 9 to 10 students based on this formula.**
- (14) A fee as established by ordinance. **A check in the amount of \$1,104.40 has been submitted with this application**

See Divergence Requests for deviations from zoning district standards

Annexation Description
11.555 Acres
North side of Home Road (C.R. 124)
West side of Steitz Road (C.R. 125)
-1-

Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lots 15 and 16, Quarter 2, Township 3, Range 19, being a 11.555 acre tract, said 11.555 acre tract being part of Parcel No. 2 as conveyed to TLK Development, LLC of record in Official Record 666, Page 198 and part of a 10.006 acre tract conveyed to Howard R. Vance of record in Official Record 1491, Page 2826 and more particularly described as follows:

Beginning at a northeasterly corner of said Parcel No. 2, being the northwesterly corner of a tract of land conveyed to Jack A Price and Eula Gay Price of record in Official Record 243, Page 481, being in the northerly line of Farm Lot 16 and the southerly line of Farm Lot 30;

Thence **S 03° 26' 31" W**, along an easterly line of said Parcel No. 2, **160.00 feet** to a northeasterly corner thereof;

Thence **S 87° 01' 02" E**, along a northerly line of said Parcel No. 2, **109.50 feet** to a northeasterly corner thereof;

Thence **S 03° 22' 58" W**, along an easterly line of said Parcel No. 2, **150.05 feet** to a northeasterly corner thereof;

Thence **S 87° 00' 57" E**, along a northerly line of said Parcel No. 2, **245.30 feet** to a point, said point being in the westerly right-of-way line of Steitz Road as shown on (Del. C.R. 124-2.77) state Right-of-Way plans;

Thence across said Parcel No. 2 and along said westerly right-of-way line, the following four (4) courses;

S 03° 27' 51" W, 81.77 feet;

S 07° 16' 41" W, 150.34 feet;

S 03° 27' 51" W, 199.99 feet;

S 27° 31' 34" W, 60.83 feet to a point in the northerly right-of-way line of said Home Road as shown on (Del. C.R. 124-2.77);

Thence **S 03° 04' 35" W**, across said Parcel No. 2, across said 10.006 acre tract and across said Home Road, **75.00 feet** to a City of Powell Annexation Line (O.R. 826, Pg. 1463, Ord. No. 2007-58)

Thence **N 86° 55' 25" W**, across said 10.006 acre tract, with the northerly line of said City of Powell Annexation line, **715.53 feet** to a point in the westerly line of said 10.006 acre tract;

Thence **N 04° 02' 05" E**, along the westerly line of said 10.006 acre tract, **30.00 feet** to a northwesterly corner thereof, to the centerline of said Home Road and a common line of said Farm Lot 14 and said Farm Lot 15;

Thence **S 86° 55' 25" E**, along the center line of said Home Road and the common line of said Farm Lot 14 and said Farm Lot 15, **59.27 feet** to a point;

Thence **N 03° 26' 18" E**, across said 10.006 acre tract, across said Home Road and along the westerly line of said Parcel No. 2, **841.02 feet** to a northwesterly corner thereof, being in the northerly line of said Farm Lot 16 and the southerly line of Farm Lot 30;

Annexation Description
11.555 Acres
North side of Home Road (C.R. 124)
West side of Steitz Road (C.R. 125)
-2-

Thence **S 87° 00' 57" E**, along a northerly line of said Parcel No. 2 and along the common line of said Farm Lot 16 and Farm Lot 30, **335.57 feet** to the **True Point of Beginning**, and containing **11.555 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on April 23, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

The total length of the annexation perimeter is 3214.17 feet, of which 715.53 feet are contiguous with existing City of Powell Corporation lines, being 22% contiguous.

This annexation does not create any islands of township property.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

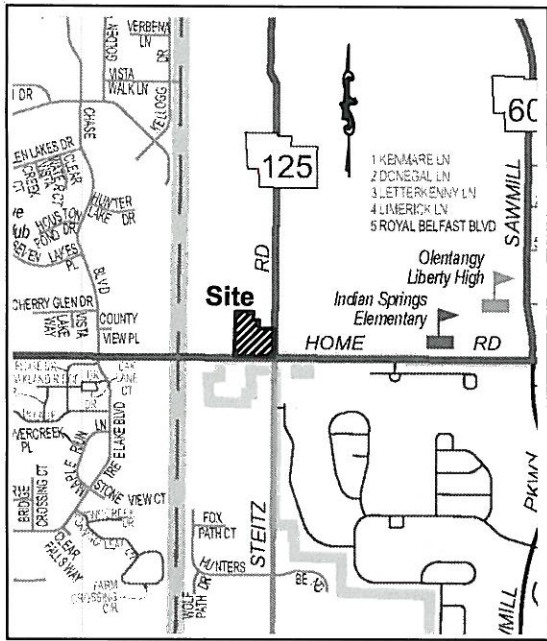
Douglas R. Hock, P.S. 7661

Date:

Z:\17-0005-579\survey\11.555 ac annexation desc (rev 04-23-18).doc



County Engineer Delaware County, Ohio	
I hereby certify the within to be a true copy of the document that is on file in the Map Department.	
CHRIS E. BAUSERMAN, P.E., P.S. County Engineer	
By _____	Date <u>5/29/18</u>



Location Map - NTS

Map of Territory to be
Annexed to the City of Powell

**11.555 ACRE ANNEXATION
TO THE CITY OF POWELL
FROM TOWNSHIP OF
LIBERTY EXPEDITED
TYPE II ANNEXATION
UNDER ORC §709.021
AND §709.023**

Township of Liberty, Delaware County, Ohio
Farm Lots 15 & 16, Section 2,
Township 3, Range 19,
United States Military District

LEGEND



Area to be Annexed

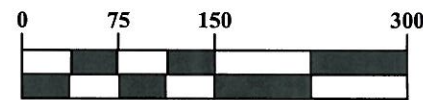


Existing Corp Line

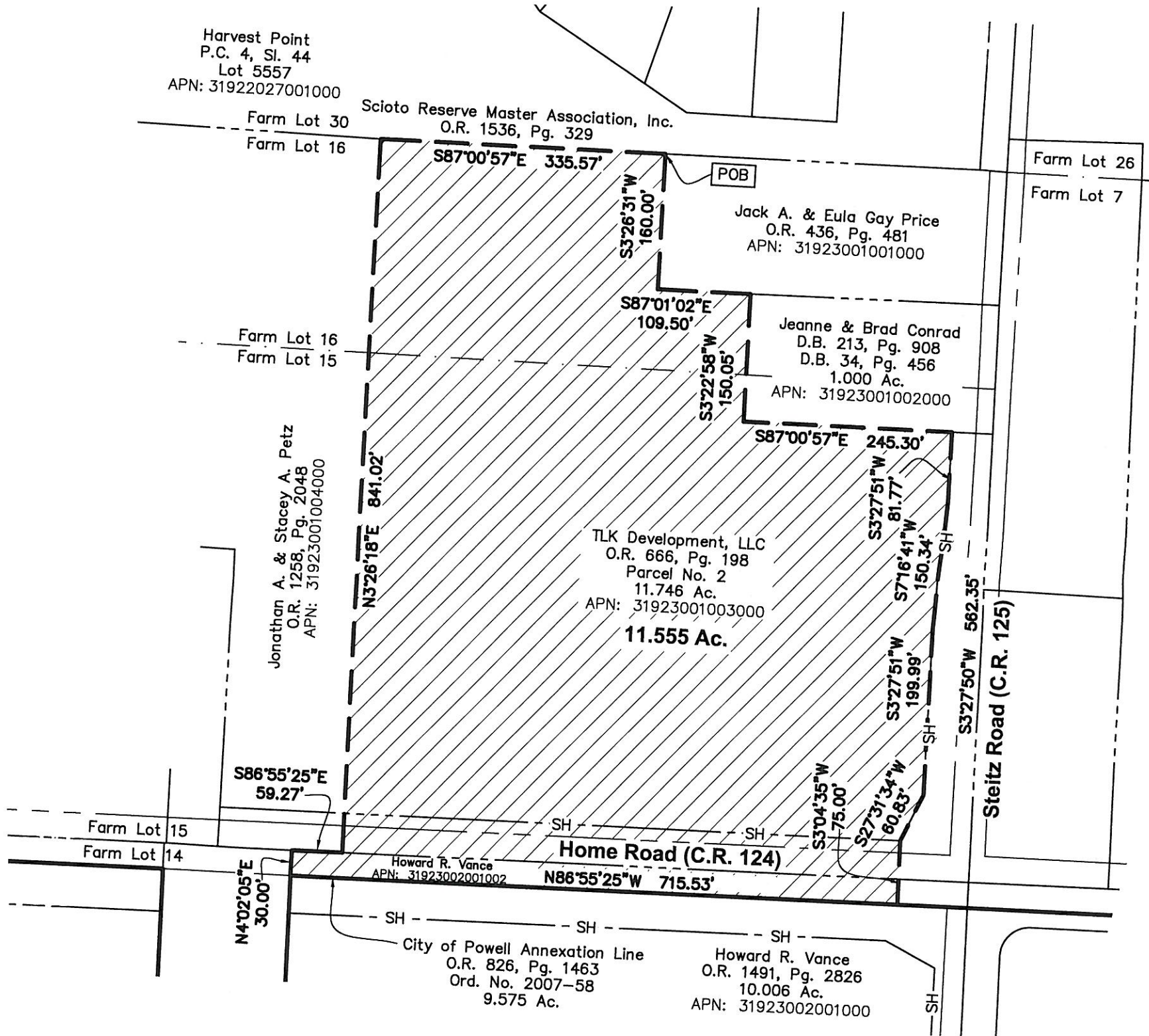


Proposed Corp Line

GRAPHIC SCALE



1 inch = 150 feet



Notes:

- 1.) The number of owners in the territory sought to be annexed is one.
- 2.) TLK Development LLC, C/O Kim E. Kelsik is located at 5751 Kolb Road, Tucson, Arizona, 85750 and is the petitioner for said proposed annexation.
- 3.) No islands of unincorporated areas are created by this annexation as defined in ORC 709.023(E)(5).
- 4.) 715.53' of lineal feet of Home Road (C.R. 124) will be annexed into the City of Powell.

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the existing centerline of Home Road as having a bearing of N86°55'25"W.

This drawing is based on the existing records from the Delaware County Auditor's office and Delaware County Recorder's office and an actual field survey by Advanced Civil Design, Inc. in April of 2018. A boundary survey for this property has been approved and is on file in the Delaware County Map Department's office.

Length of Contiguity: 715.53 feet
Total Length of Perimeter: 3214.17 feet
Percentage of Contiguity : 22%

**DELAWARE COUNTY ENGINEER
Map Department**

I hereby certify the within to be a true
copy of the original on file in the Map Department

**Chris E. Bauserman, P.E., P.S.,
County Engineer**

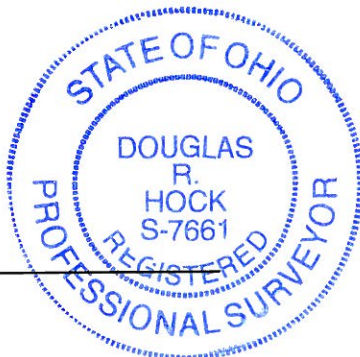
[Signature]
Supervisor

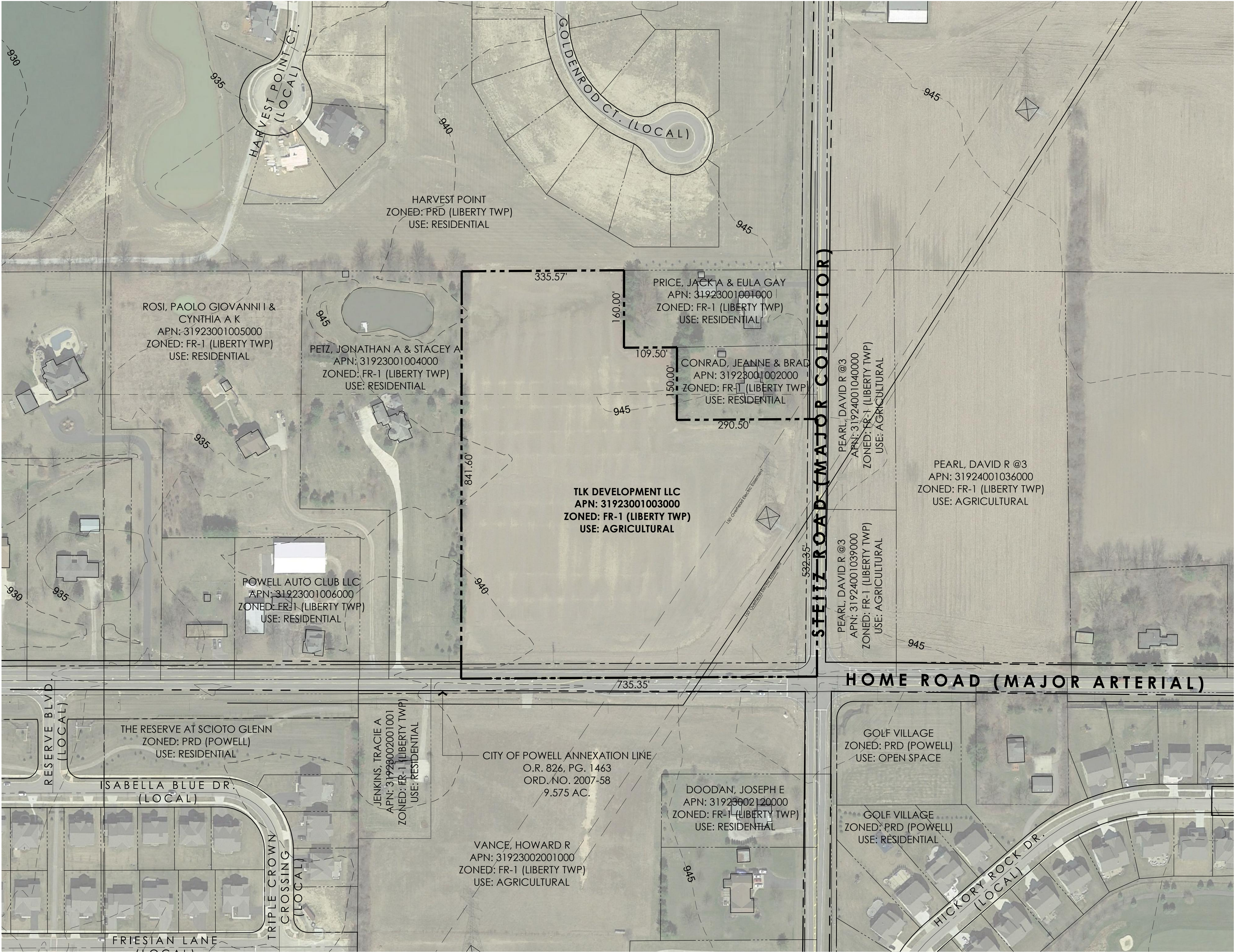
5/29/18
Date

Douglas R. Hock, P.S. 7661

Advanced Civil Design, Inc
422 Beecher Road
Gahanna, OH 43230
Phone 614-428-7750

Job No.: 17-0005-579 Date: 04/23/2018





SITE DATA

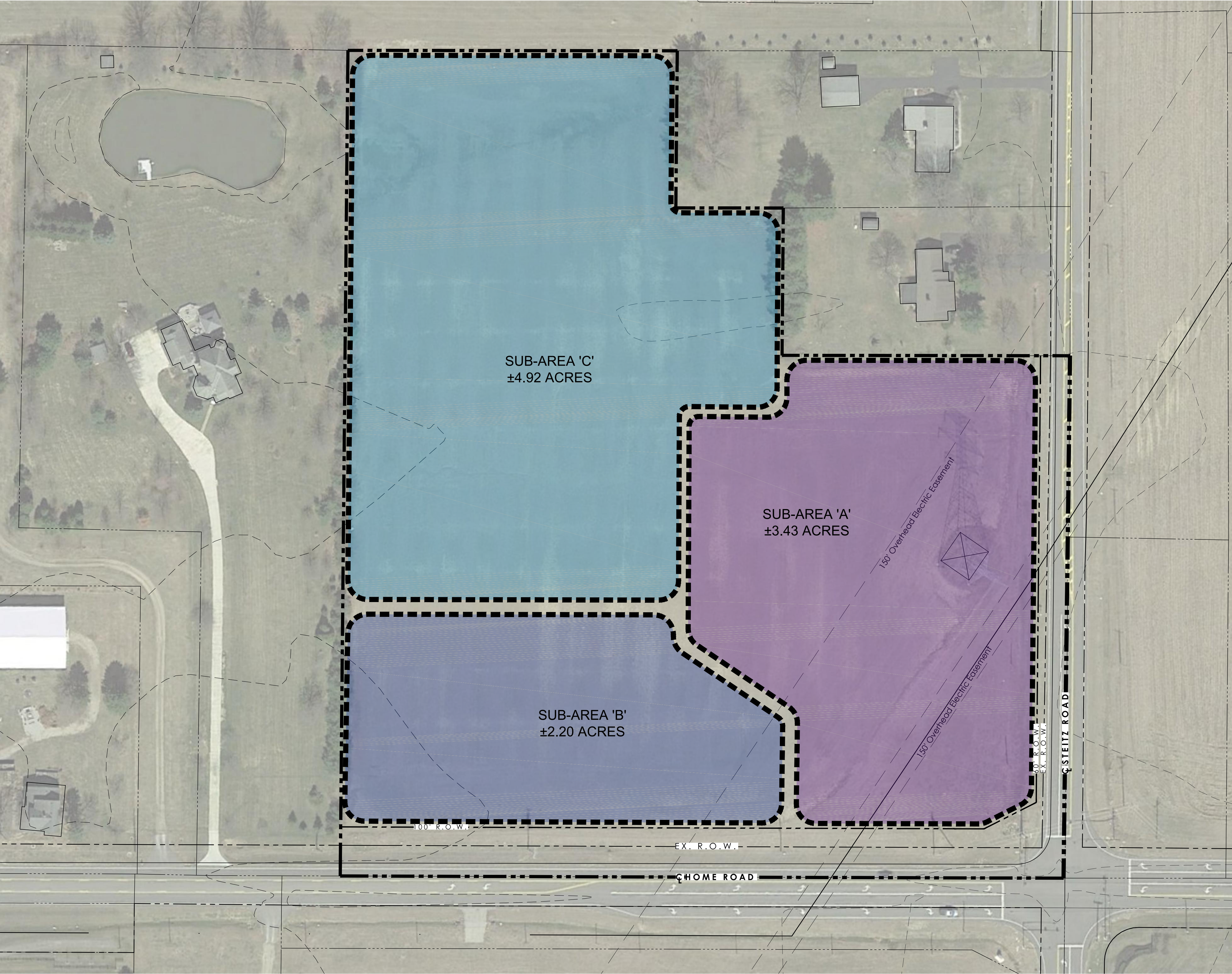
Existing Conditions	
Gross Acreage	± 11.75 Acres
- R.O.W. (Home and Steitz Roads)	± 1.20 Acres
Net Acreage	± 10.55 Acres

Middlebury Crossing - EX. 'A': Existing Conditions

City of Powell, Ohio 12.26.2018

Real Property Design and Development





SITE DATA

Planned Commercial District Sub-Areas

Sub-Area 'A' - Community Facilities or Office	± 3.43 Acres
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Sub-Area 'B' - Commercial Establishments or Office	± 2.20 Acres
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Sub-Area 'C' - Multi-Family Residences	± 4.92 Acres
	62 Dwelling Units

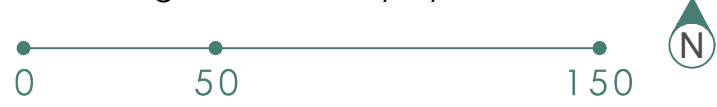
Residential Density per 1143.09(c)(10)(C)

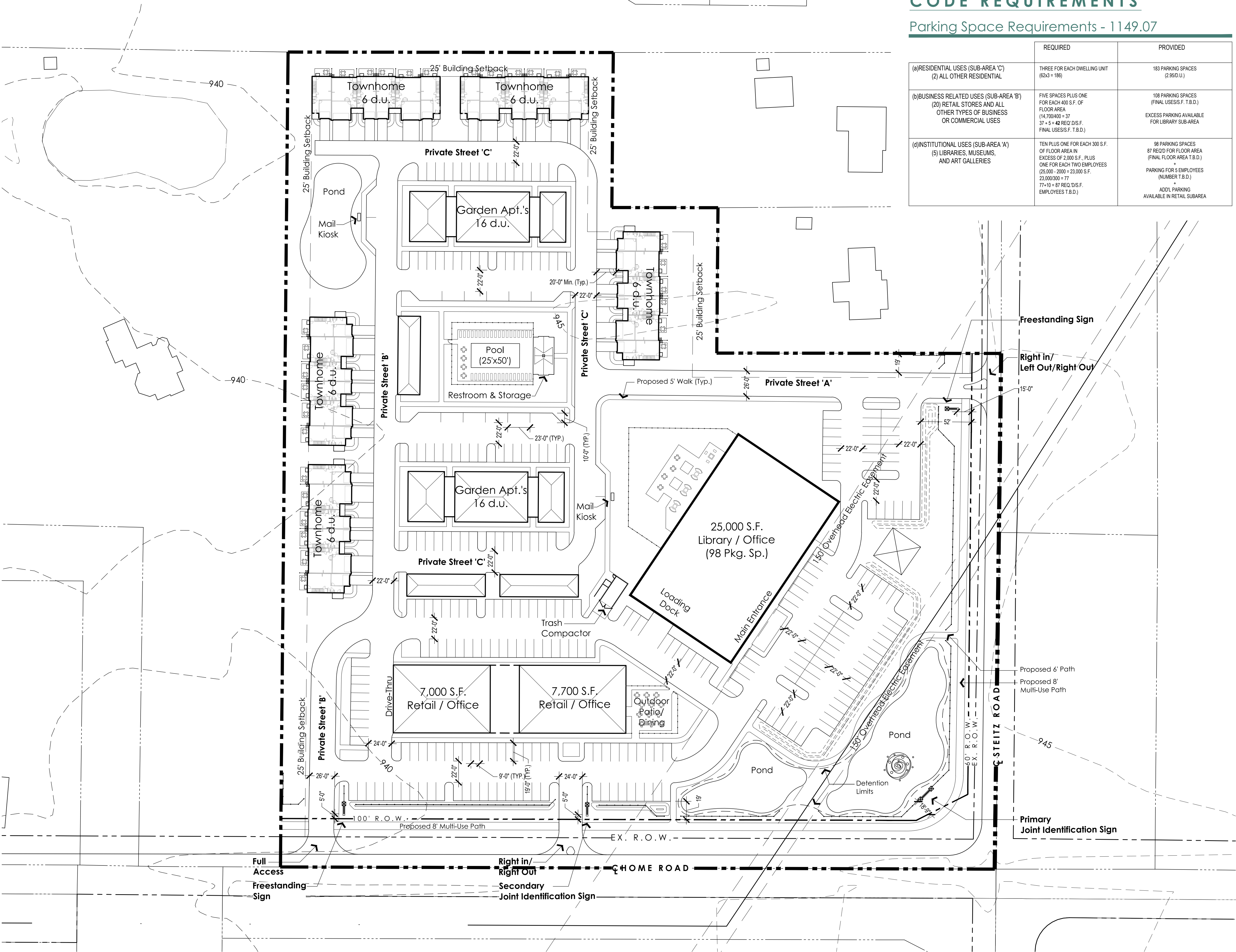
Dwelling Units	62 D.U.
Total Acreage Sub-Area C acreage (4.92 Ac.) + Sub-Area A&B Open Space/Public Use (3.71 Ac.)	± 8.63 Acres
	± 7.18 D.U./Acre

Residential Units Permitted by Zoning Ordinance

Maximum dwelling units per acre	9 D.U.
Total Acreage Sub-Area C acreage (4.92 Ac.) + Sub-Area A&B Open Space/Public Use (3.71 Ac.)	± 8.63 Acres
	78 D.U.

Note:
The plan as shown is conceptual in nature
and is provided to illustrate the desired layout
and quality of the project. Final layout and
landscaping are subject to change based
upon final zoning approval and engineering.
Final design of the library by others.





CODE REQUIREMENTS

Parking Space Requirements - 1149.07

	REQUIRED	PROVIDED
(a)RESIDENTIAL USES (SUB-AREA 'C') (2) ALL OTHER RESIDENTIAL	THREE FOR EACH DWELLING UNIT (62x3 = 186)	183 PARKING SPACES (2,950 U.)
(b)BUSINESS RELATED USES (SUB-AREA 'B') (20) RETAIL STORES AND ALL OTHER TYPES OF BUSINESS OR COMMERCIAL USES	FIVE SPACES PLUS ONE FOR EACH 400 S.F. OF FLOOR AREA (14,700/400 = 37 37 + 5 = 42 REQ'D/S.F. FINAL USES/S.F. T.B.D.)	108 PARKING SPACES (FINAL USES/S.F. T.B.D.) EXCESS PARKING AVAILABLE FOR LIBRARY SUB-AREA
(d)INSTITUTIONAL USES (SUB-AREA 'A') (5) LIBRARIES, MUSEUMS, AND ART GALLERIES	TEN PLUS ONE FOR EACH 300 S.F. OF FLOOR AREA IN EXCESS OF 2,000 S.F., PLUS ONE FOR EACH TWO EMPLOYEES (25,000 - 2,000 = 23,000 S.F. 23,000/300 = 77 77 + 10 = 87 REQ'D/S.F. EMPLOYEES T.B.D.)	98 PARKING SPACES 87 REQ'D FOR FLOOR AREA (FINAL FLOOR AREA T.B.D.) PARKING FOR 5 EMPLOYEES (NUMBER T.B.D.) ADD'L PARKING AVAILABLE IN RETAIL SUBAREA

SITE DATA

Preliminary Development Plan

Gross Acreage	± 11.75 Acres
- R.O.W. (Home and Steitz Roads)	± 1.20 Acres
Net Acreage	± 10.55 Acres

Commercial/Institutional Uses

Proposed Library (Sub-Area 'A')	± 25,000 Square Feet 98 Parking Spaces
Commercial/Office (Sub-Area 'B')	± 14,700 Square Feet 108 Parking Spaces

Residential Uses (Sub-Area 'C')

2-Story Townhome Units	30 Dwelling Units
2-Story Garden Units	32 Dwelling Units
Residential Parking (40) Townhome Garage (40) Townhome Driveway (21) Detached Garage (66) Surface (16) Guest & Mail	183 Parking Spaces

Total Open Space/Public Use

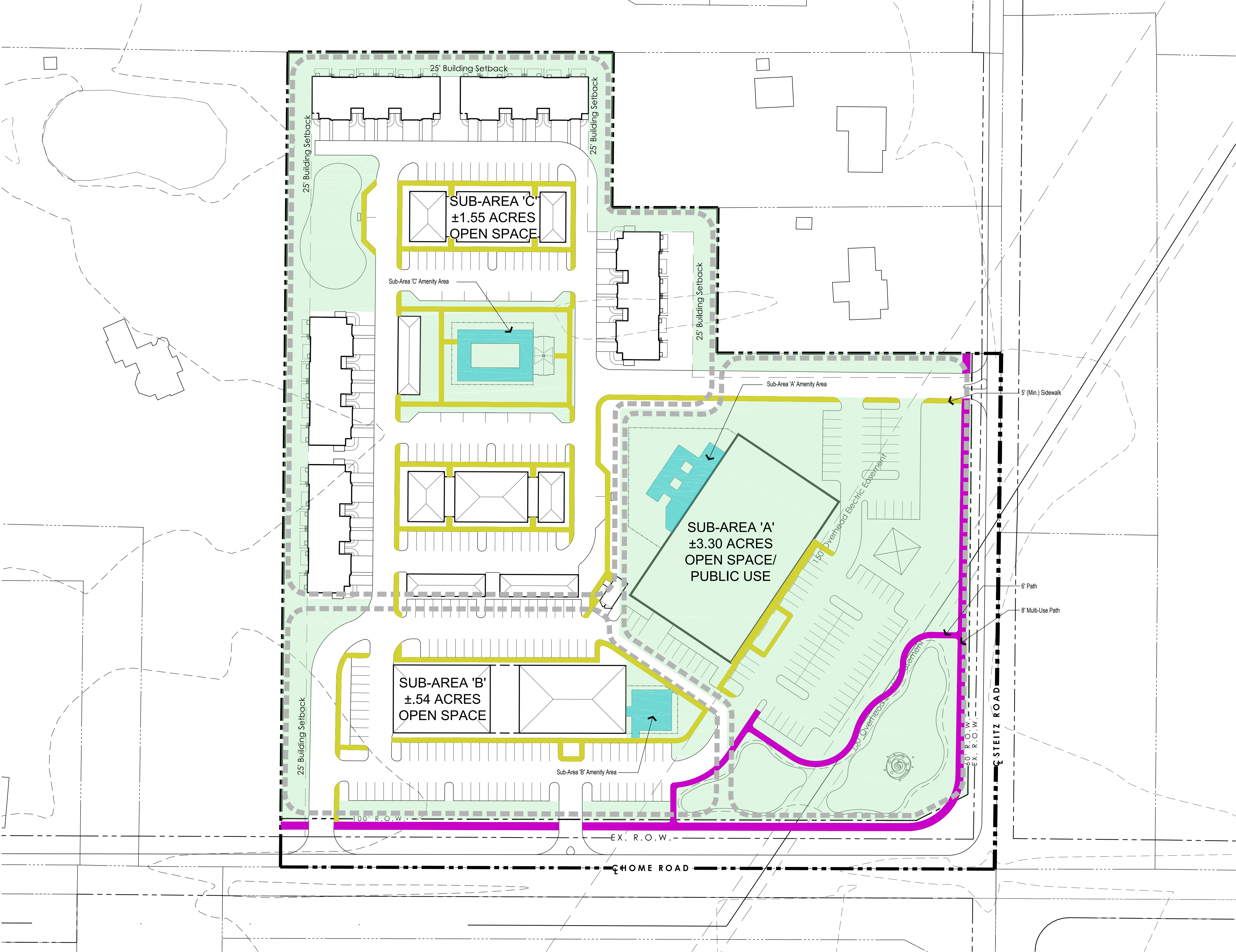
Sub-Area 'A'	±3.30 Acres
Sub-Area 'B'	±.54 Acres
Sub-Area 'C'	±1.55 Acres
	5.39 Acres (51.1%)

Total Impervious Cover

Sub-Area 'A'	±1.81 Acres
Sub-Area 'B'	±1.60 Acres
Sub-Area 'C'	±3.08 Acres
	6.49 Acres (61.5%)

Note:
The plan as shown is conceptual in nature
and is provided to illustrate the desired layout
and quality of the project. Final layout and
landscaping are subject to change based
upon final zoning approval and engineering.
Final design of the library by others.





SITE DATA

Open Space/Public Use	
Gross Acreage	± 11.75 Acres
- R.O.W. (Home and Steitz Roads)	± 1.20 Acres
Net Acreage	± 10.55 Acres

Total Open Space/Public Use	
Sub-Area 'A'	±3.30 Acres
Sub-Area 'B'	±.54 Acres
Sub-Area 'C'	±1.55 Acres
	5.39 Acres (51.1%)

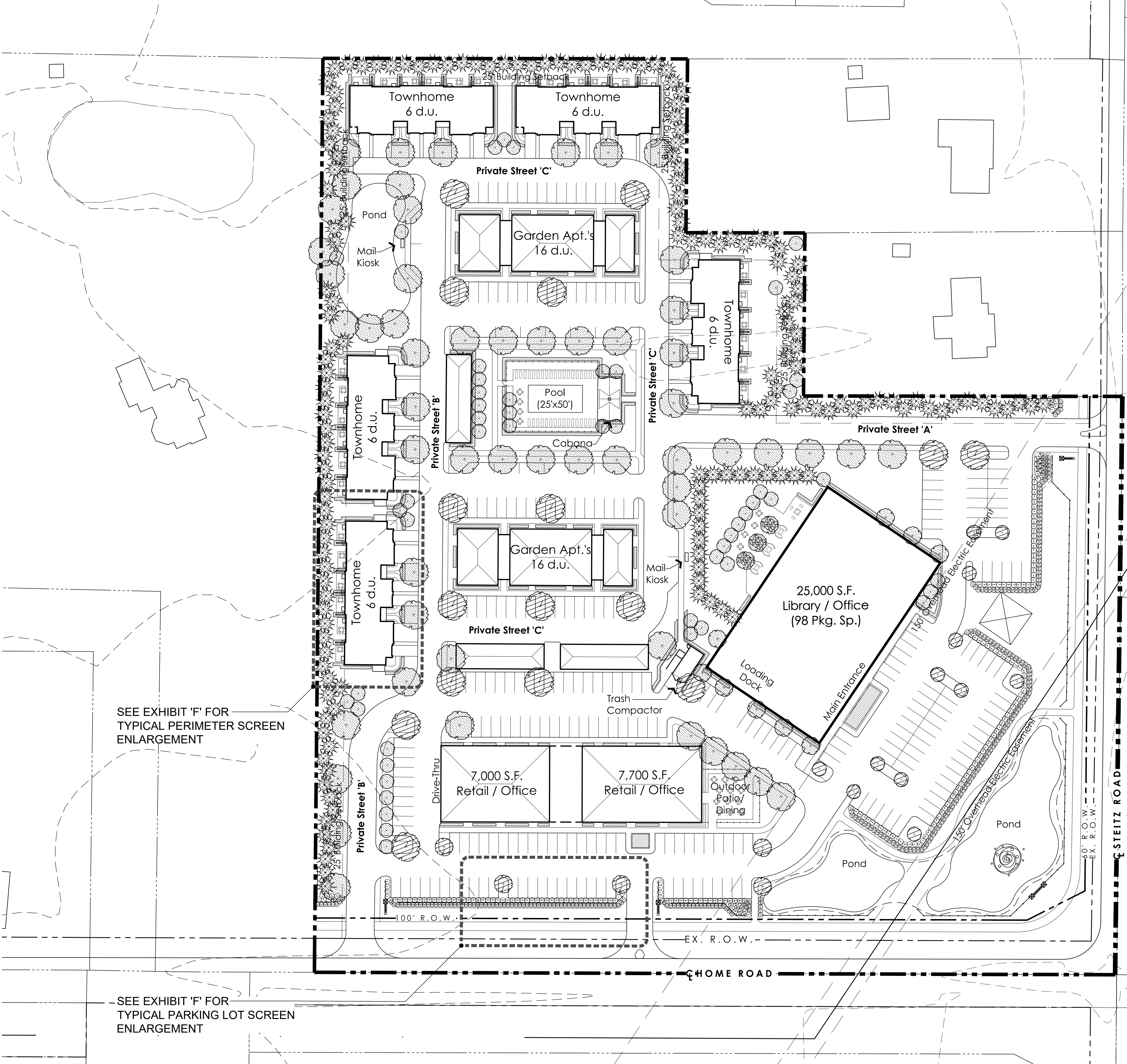
Note:
The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of the project. Final layout and landscaping are subject to change based upon final zoning approval and engineering. Final design of the library by others.



Middlebury Crossing - EX. 'D': Open Space Plan

City of Powell, Ohio 12.26.2018

Real Property Design and Development



LANDSCAPE CODE REQUIREMENTS

Minimum Required Trees - 1145.30

(a) MINIMUM TREES	REQUIRED	PROVIDED
THE FOLLOWING MINIMUMS ARE REQUIRED, BASED UPON TOTAL COVERAGE SQUARE FOOTAGE: (1) ALL RESIDENCES AND RESIDENTIAL LAND USES, PER DWELLING UNIT: 1/2" IN TRUNK DIAMETER FOR EVERY 150 S.F. OR FRACTION THEREOF OF BUILDING GROUND COVERAGE. (2) ALL COMMERCIAL STRUCTURES, INCLUDING COMMERCIAL-RELATED PARKING, LOADING AND TRASH STORAGE AREAS: C. OVER 50,000 S.F.: A TOTAL TRUNK DIA. OF 53", PLUS 2" OF TRUNK DIAMETER FOR EVERY 4,000 S.F. OVER 50,000 S.F. OR FRACTION THEREOF	A TOTAL OF 145.5" FOR +43,588 S.F. OF GROUND COVERAGE (SUB-AREA 'C') A TOTAL OF 59" FOR +60,675 S.F. OF GROUND COVERAGE (SUB-AREA 'B') A TOTAL OF 63" FOR +67,374 S.F. OF GROUND COVERAGE (SUB-AREA 'A')	A TOTAL OF 145.5" IN TRUNK DIAMETER ACHIEVED WITH 42 TREES @ 2.5" CAL. AND 27 TREES @ 1.5" CAL. A TOTAL OF 59" IN TRUNK DIAMETER ACHIEVED WITH 11 TREES @ 2.5" CAL., 10 TREES @ 1.5" CAL., AND 16.5" SURPLUS TRUNK DIAMETER FROM FROM 1145.31 PARKING AREA TREES. A TOTAL OF 63" IN TRUNK DIAMETER ACHIEVED WITH 15 TREES @ 2.5" CAL., 14 TREES @ 1.5" CAL., AND 4.5" SURPLUS TRUNK DIAMETER FROM FROM 1145.31 PARKING AREA TREES

Parking Area Landscaping - 1145.31

PARKING LOT PLANTING BAYS/TREES	REQUIRED	PROVIDED
IN ALL PARKING AREAS IN WHICH MORE THAN TEN PARKING SPACES ARE REQUIRED, THERE SHALL BE ONE PARKING BAY (SPACE) LEFT UNPAVED, BUT CONCRETE CURBED, FILLED WITH SODDED GRASS, AND CONTAINING NO LESS THAN ONE DECIDUOUS TREE OF ONE AND ONE-HALF INCH TRUNK DIAMETER OR MORE, MEASURED 24 INCHES FROM THE GROUND, FOR EVERY EIGHT PARKING SPACES, OR PORTION THEREOF, PROVIDED.	34 TREES @ 1 1/2" CAL. FOR 272 PARKING SPACES	21 TREES @ 2 1/2" CAL. AND 12 TREES @ 1 1/2" CAL. FOR 272 PARKING SPACES (+21" ABOVE REQ'D. ADDITIONAL TRUNK DIAMETER APPLIED TO 1145.30 REQUIREMENTS)

Building Foundation Landscaping - 1145.32

REQUIRED LANDSCAPING AROUND BUILDING FOUNDATIONS	REQUIRED	PROVIDED (SUB-AREA 'A')	PROVIDED (SUB-AREA 'B')
IN ALL COMMERCIAL, OFFICE AND INDUSTRIAL ZONING DISTRICT, AS WELL AS NONRESIDENTIAL BUILDINGS IN RESIDENTIAL ZONING DISTRICTS; AT LEAST 70 PERCENT OF THE LINEAL FOOTAGE AROUND THE PERIMETER OF A STRUCTURE SHALL BE LANDSCAPED. A MINIMUM OF FIVE SHRUBS SHALL BE PLANTED IN EVERY 40 FEET OF LINEAL BUILDING PERIMETER. A MINIMUM OF TEN PERENNIAL OR ANNUAL PLANTS AND/OR FLOWERS SHALL BE PLANTED IN EVERY 40 FEET OF LINEAL BUILDING PERIMETER.	MINIMUM: 70% PLANTED 5 SHRUBS/40 L.F. PERIMETER 10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER	MINIMUM: 70% PLANTED MIN. 90 SHRUBS FOR 700 L.F. MIN. 180 PERENNIALS OR ANNUALS FOR 700 L.F.	MINIMUM: 70% PLANTED MIN. 85 SHRUBS FOR 650 L.F. MIN. 170 PERENNIALS OR ANNUALS FOR 650 L.F.

Screening - 1145.33

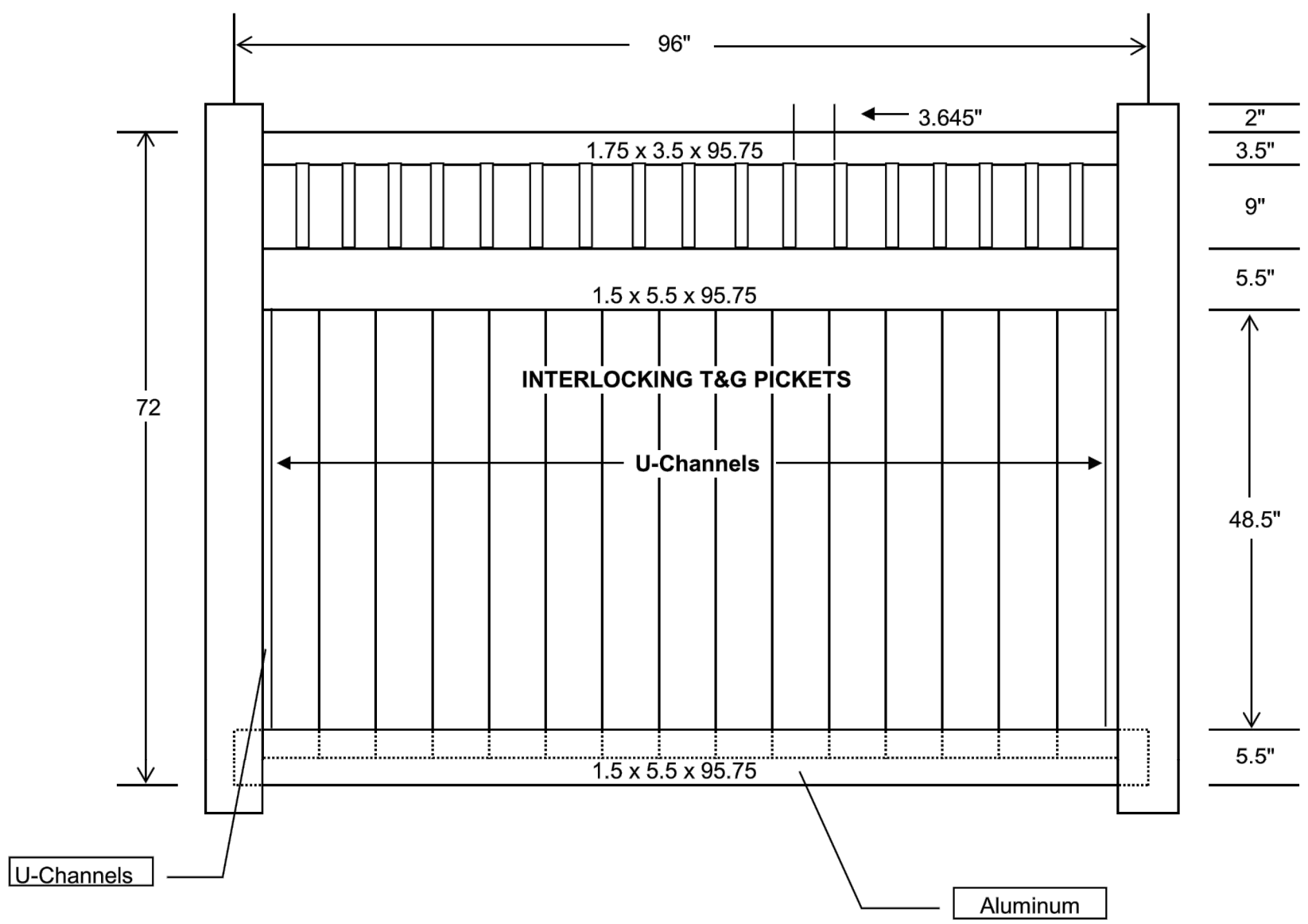
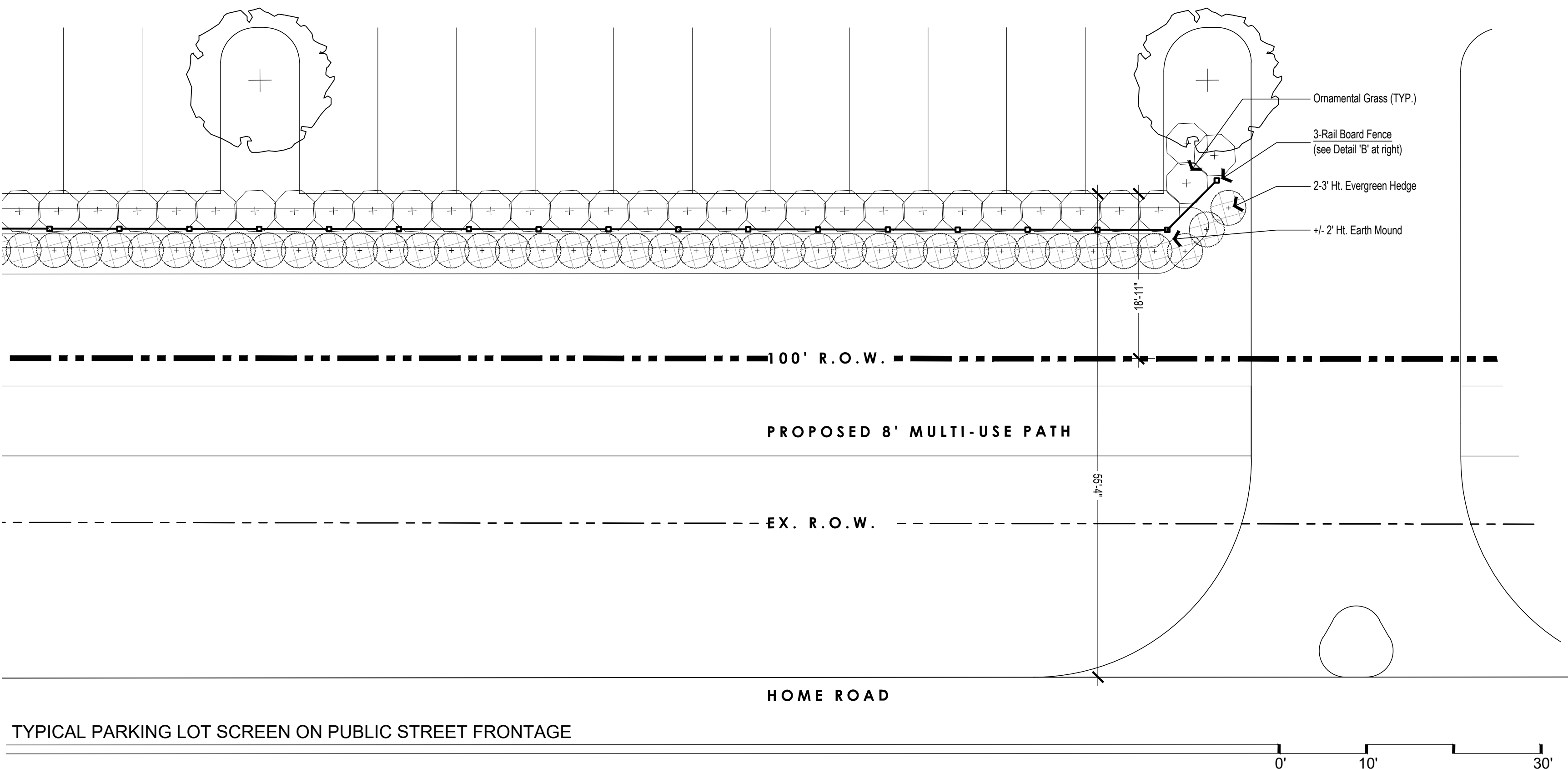
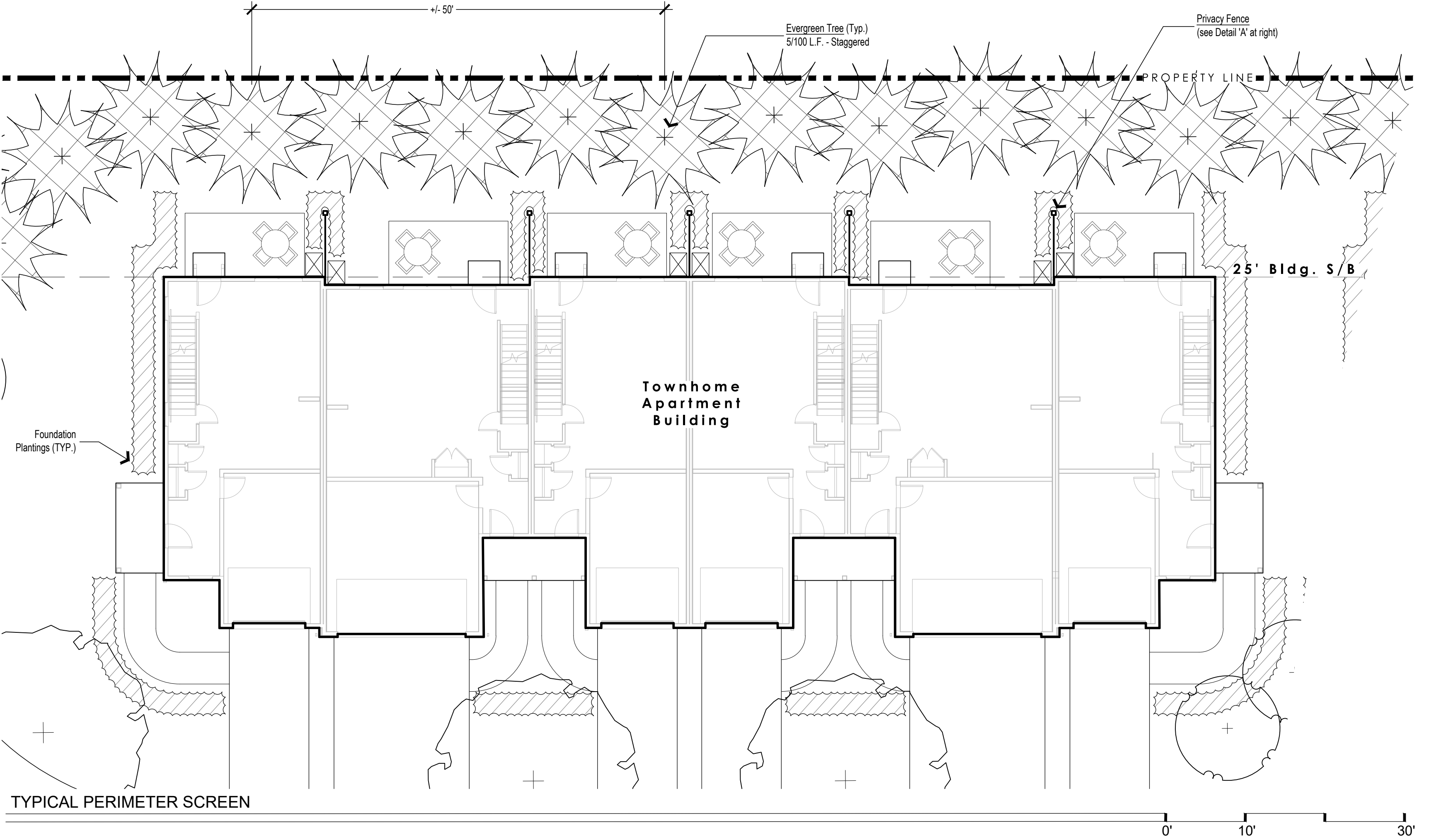
SCREENING OR BUFFERING	REQUIRED	PROVIDED
(a) FOR ANY PERMITTED OR CONDITIONALLY PERMITTED NON-RESIDENTIAL USES WHICH ABUT ANY RESIDENTIAL DISTRICT, OR CURRENT RESIDENCE, IN ADDITION TO SETBACK AND YARD REQUIREMENTS PROVIDED ELSEWHERE IN THE ORDINANCE. (1) SCREENING SHALL BE PROVIDED FOR ONE OR MORE OF THE FOLLOWING PURPOSES: A. A VISUAL BARRIER TO PARTIALLY OR COMPLETELY OBSTRUCT THE VIEW OF STRUCTURES OR ACTIVITIES. B. AN ACOUSTIC SCREEN TO AID IN ABSORBING OR DEFLECTING NOISE. C. A PHYSICAL BARRIER TO CONTAIN DEBRIS AND LITTER	VISUAL SCREENING WALLS, FENCES, PLANTINGS, MOUNDS OR A COMBINATION OF THESE ELEMENTS SHALL BE A MINIMUM OF FIVE AND ONE-HALF FEET HIGH IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT. PLANTINGS SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AT THE TIME OF PLANTING.	6' HT. AT INSTALLATION EVERGREEN TREES

PC - Planned Commercial District - 1143.15

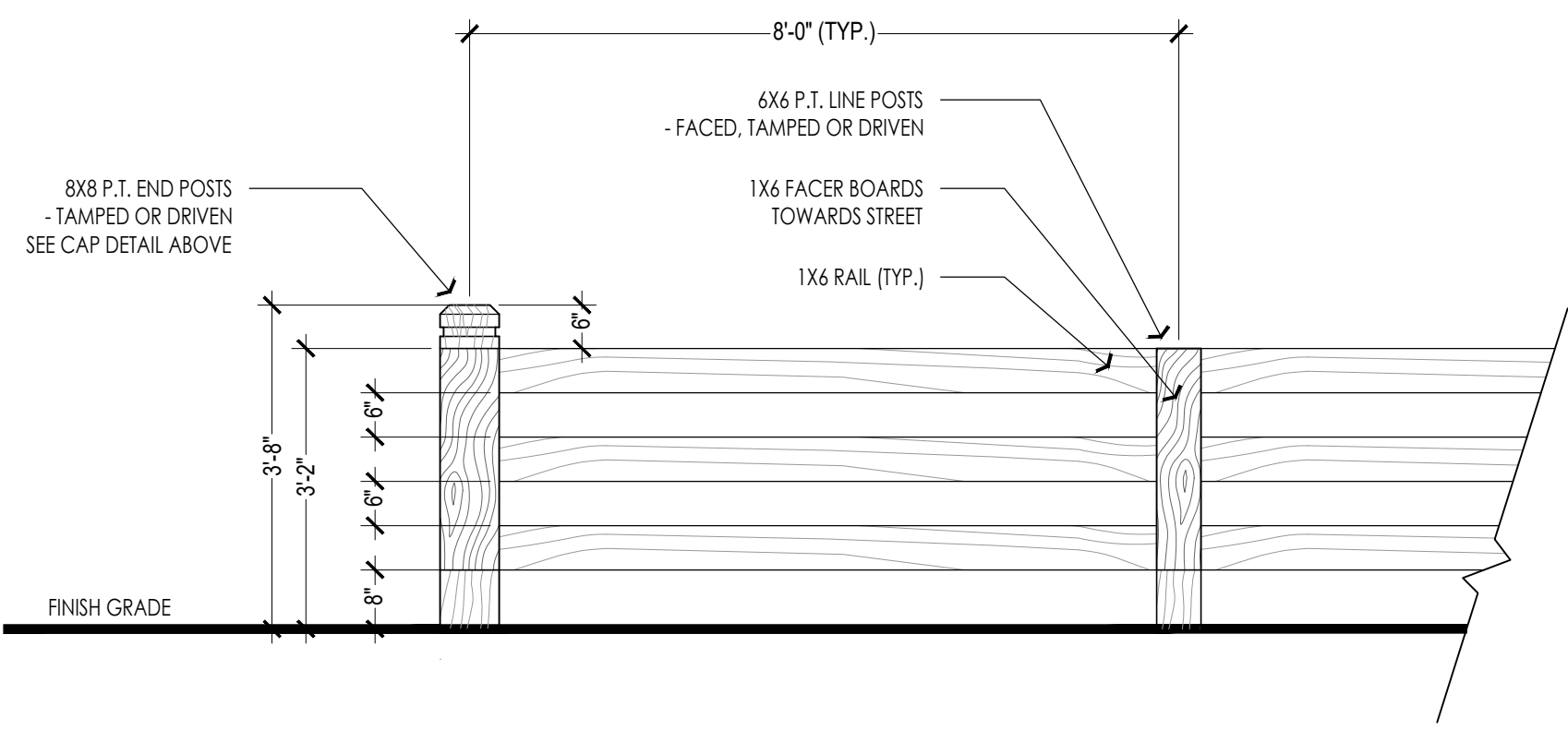
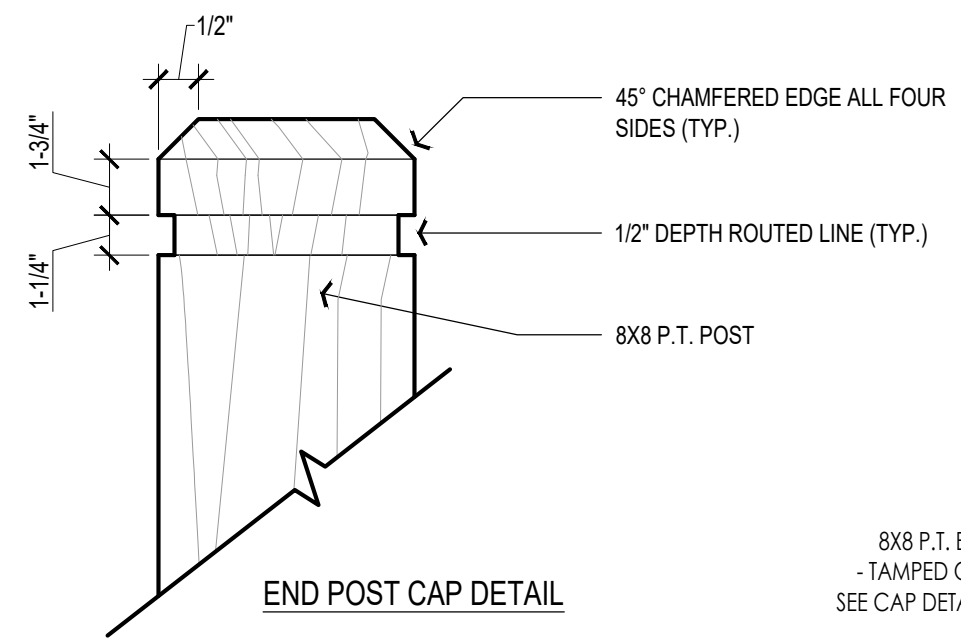
(b) SUPPLEMENTAL REGULATIONS FOR THE PLANNED COMMERCIAL DISTRICT	REQUIRED	PROVIDED
(10) ALL PARKING AREAS ARE TO BE INTERIOR TO BUILDING GROUPS, OR BEHIND THREE-OR-FOUR RAIL NATURAL SPLIT-RAIL FENCES, OR THREE-OR-FOUR RAIL, WHITE OR BLACK BOARD FENCES, OR OTHERWISE HIDDEN BY EARTH MOUNDING, SCREEN WALLS, OR DENSE SHRUBBERY FROM SIGHT FROM ADJACENT SITES AND FROM NEARBY PUBLIC ROADS, AND DESIGNED AND LOCATED FOR MINIMUM IMPACT ON ADJACENT RESIDENTIAL AREAS.	VISUAL SCREENING WALLS, FENCES, PLANTINGS, MOUNDS OR A COMBINATION OF THESE ELEMENTS.	COMBINATION OF +/ 2' HT. EARTH MOUND, 2-3' HT. EVERGREEN HEDGE, 3-RAIL BOARD FENCE, & ORNAMENTAL GRASSES.

Note:
The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of the project. Final layout and landscaping are subject to change based upon final zoning approval and engineering. Final design of the library by others.

Middlebury Crossing - EX. 'E': Preliminary Landscape Plan



A VINYL PRIVACY FENCE
SCALE: 1" = 2'-0"



NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELD THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT
CUSTOM PAINT/ STAIN COMBO COLOR TO BE DURON PAINTS "SCIOTO RESERVE GREEN" FLOOD SEMI-TRANSPARENT DECK STAIN.

FASTENERS
NAILS-10D PLAIN SHANK BOX GALVANIZED

B 3-RAIL BOARD FENCE
SCALE: 1/2" = 1'-0"



Middlebury Crossing - Illustrative Plan

City of Powell, Ohio 12.26.2018

Real Property Design and Development

SITE DATA

Preliminary Development Plan

Gross Acreage	± 11.75 Acres
- R.O.W. (Home and Steitz Roads)	± 1.20 Acres
Net Acreage	± 10.55 Acres

Commercial/Institutional Uses

Proposed Library (Sub-Area 'A')	± 25,000 Square Feet 98 Parking Spaces
Commercial/Office (Sub-Area 'B')	± 14,700 Square Feet 108 Parking Spaces

Residential Uses (Sub-Area 'C')

2-Story Townhome Units	30 Dwelling Units
2-Story Garden Units	32 Dwelling Units
Residential Parking (40) Townhome Garage (40) Townhome Driveway (21) Detached Garage (66) Surface (16) Guest & Mail	183 Parking Spaces

Total Open Space/Public Use

Sub-Area 'A'	±3.30 Acres
Sub-Area 'B'	±.54 Acres
Sub-Area 'C'	±1.55 Acres
	5.39 Acres (51.1%)

Total Impervious Cover

Sub-Area 'A'	±1.81 Acres
Sub-Area 'B'	±1.60 Acres
Sub-Area 'C'	±3.08 Acres
	6.49 Acres (61.5%)

Note:
The plan as shown is conceptual in nature and is provided to illustrate the desired layout and quality of the project. Final layout and landscaping are subject to change based upon final zoning approval and engineering. Final design of the library by others.





Middlebury Crossing - Birdseye Perspective

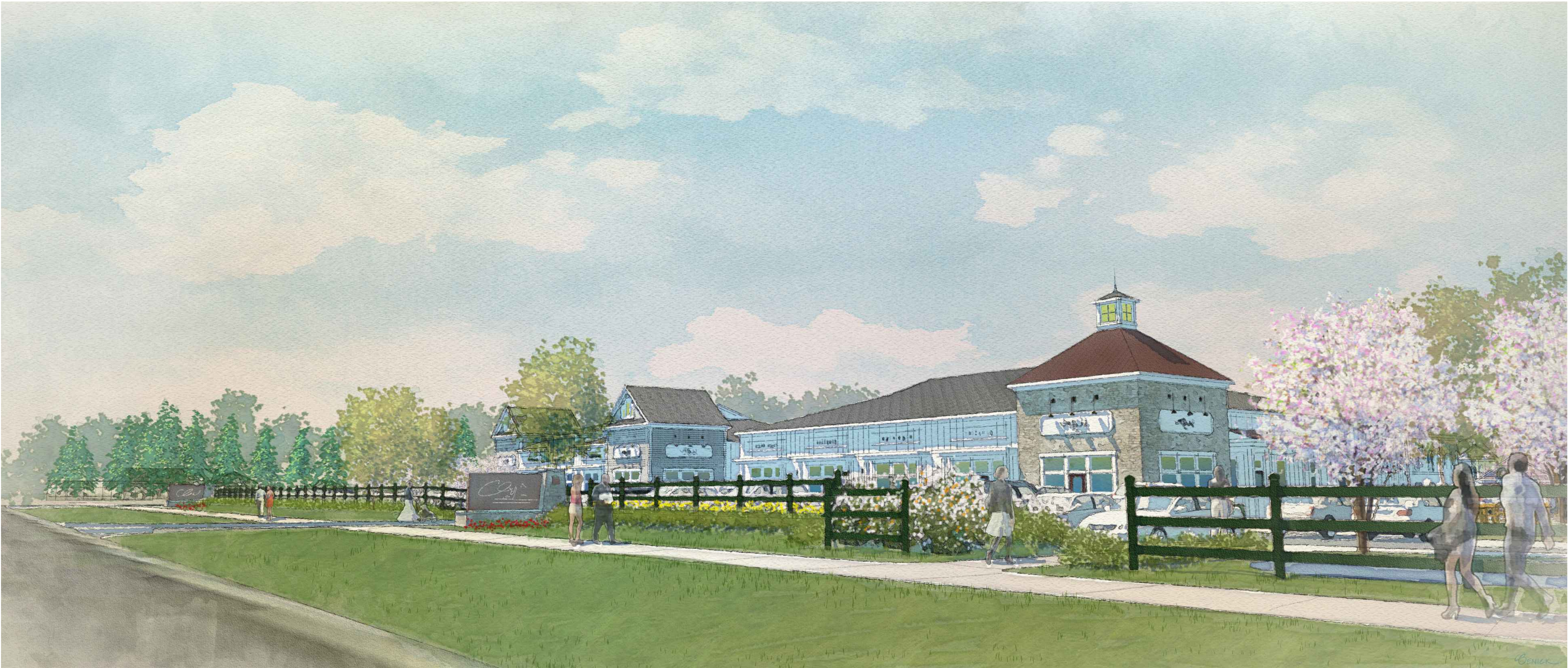
City of Powell, Ohio 12.26.2018

Real Property Design and Development



G2
Planning
Urban Design
Landscape Architecture

Planning + Design
Ph: 614.583.9230
Web: www.g2planning.com



Middlebury Crossing - Home Road Frontage

City of Powell, Ohio 12.26.2018

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Middlebury Crossing - Townhome Village Center

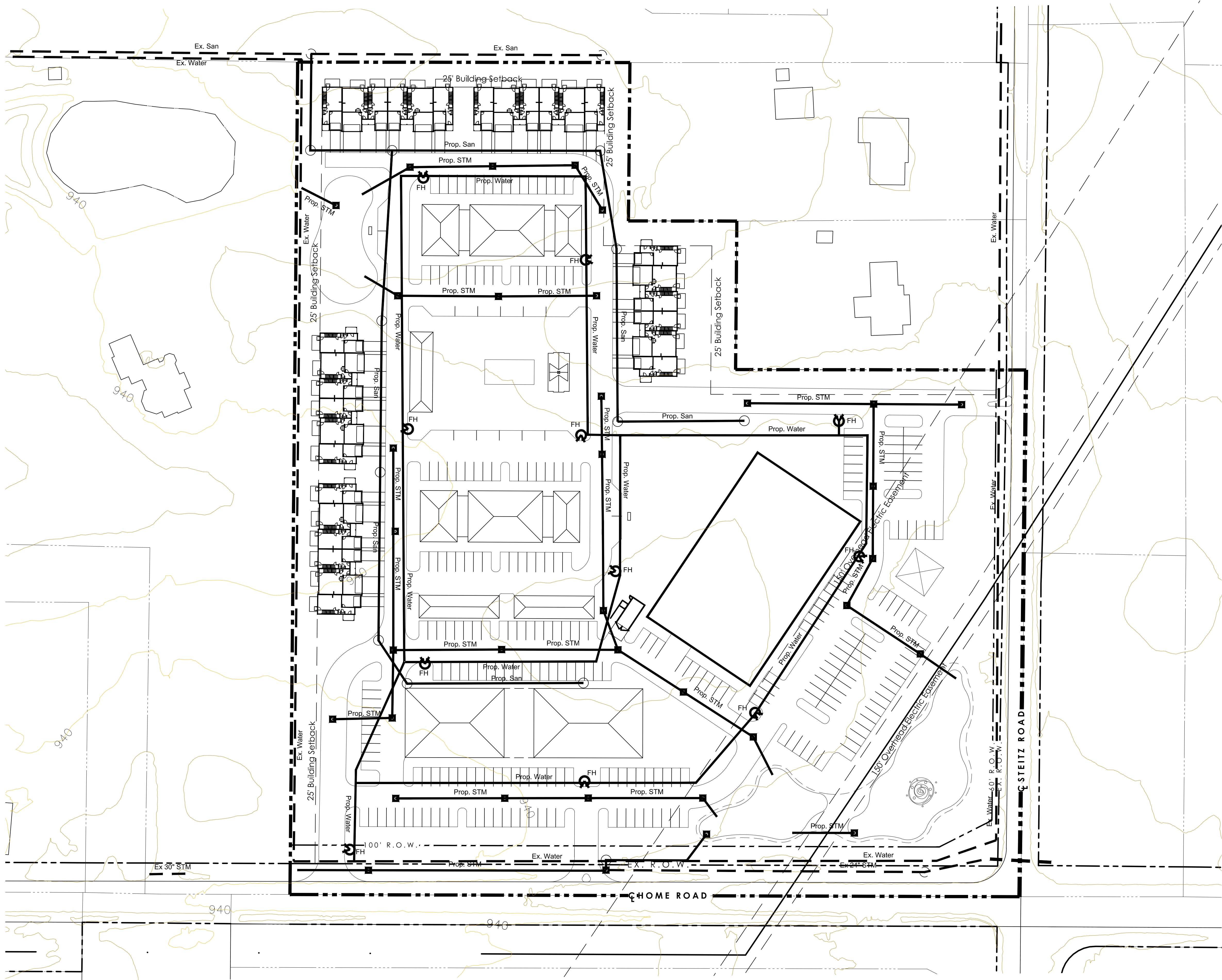
City of Powell, Ohio 12.26.2018

Real Property Design and Development



G2
Planning
Urban Design
Landscape Architecture

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Web: www.g2planning.com



Note:
 The plan as shown is conceptual in nature
 and is provided to illustrate the general utility
 connections and layout. Final layout and is
 subject to change based upon final zoning
 approval and engineering.
 Final design of the library by others.



PROJECT SCHEDULE
For
MIDDLEBURY CROSSING
December 2018

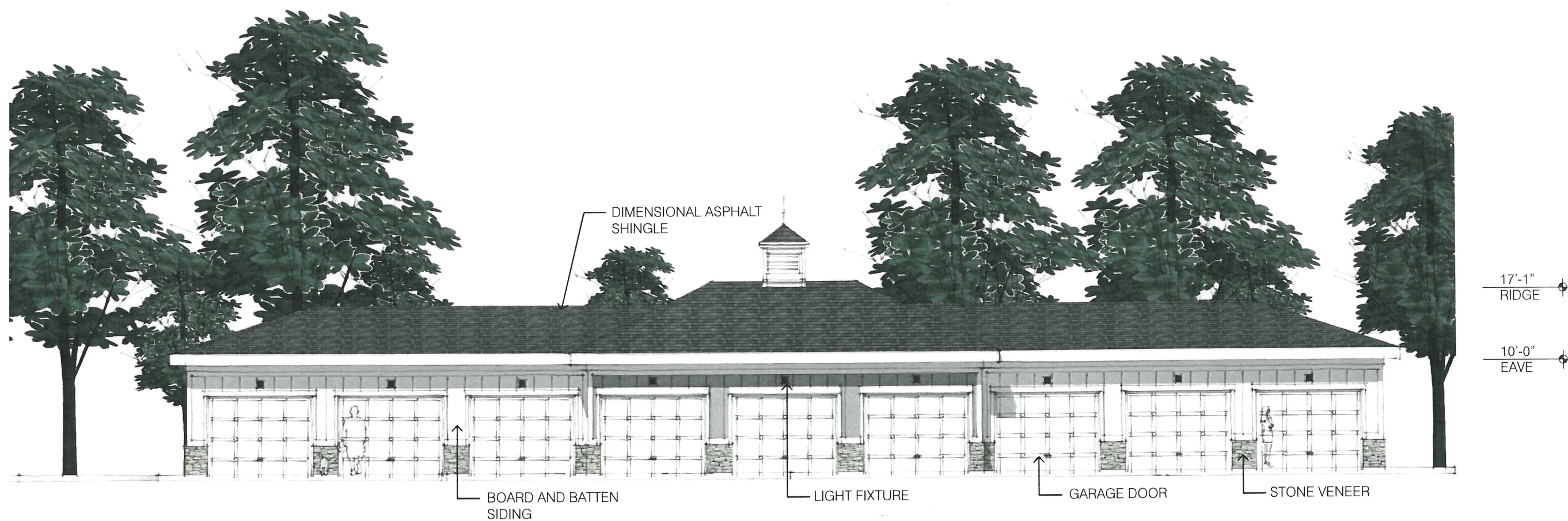
Below is the anticipated schedule for the planning, design and construction of the proposed development. Building construction will begin as close to the completion of infrastructure construction as possible. All dates are subject to change.

Receive Zoning Approval	Spring 2019
Final Development Plan/ Final Engineering Approval	Summer 2019
Begin Site Construction	Summer/Fall 2019
Complete Site Construction	Fall/Winter 2019/2020
Begin Building Construction	Spring 2020

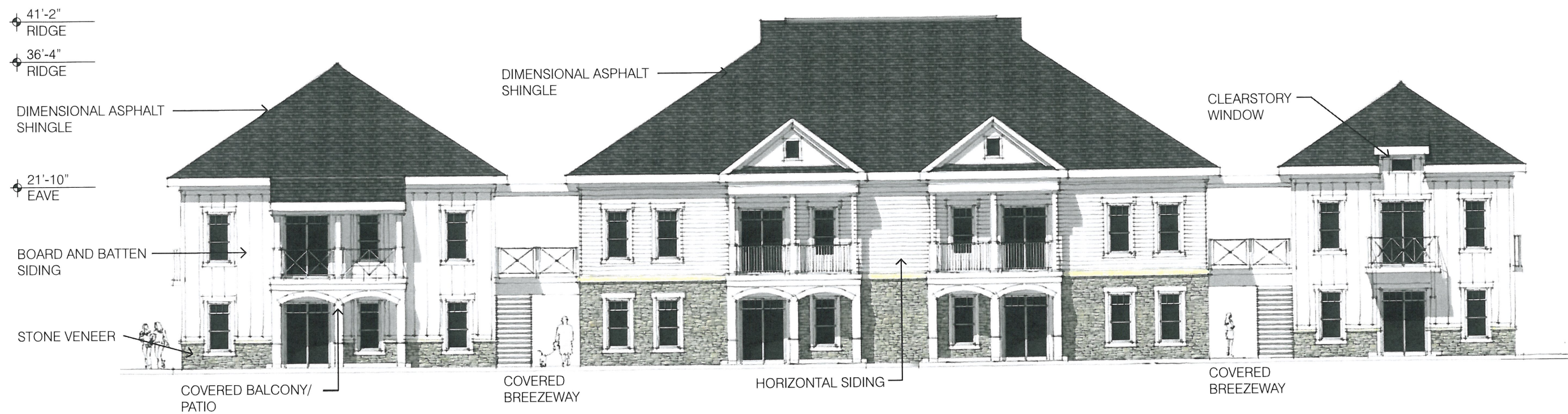
TRAFFIC IMPACT ANALYSIS
for
MIDDLEBURY CROSSING
December 2018

This project is located at the Northwest corner of Home Road and Steitz Road in Liberty Township, Delaware County, Ohio. 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.

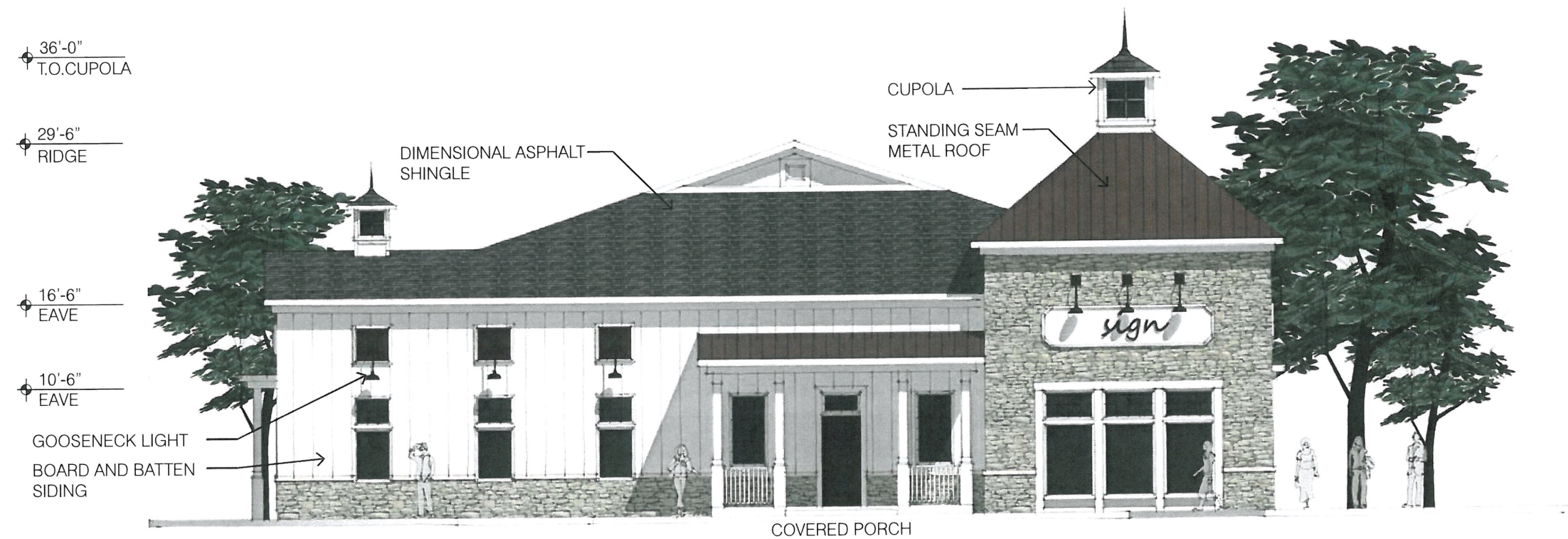
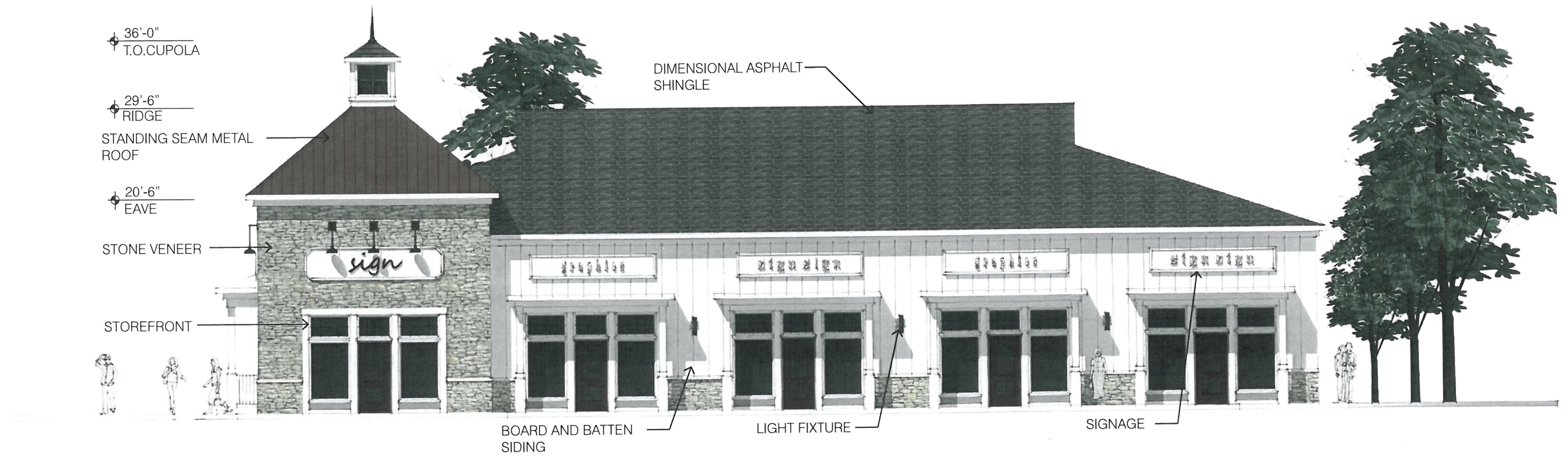
The County Engineer has approved the driveway access locations as shown on the plan, and currently the scope of a Traffic Impact Study (TIS) is being determined by the City of Powell and County Engineer’s office. The TIS will be completed during the planning and engineering stages of the project and it will determine the extent of roadway improvements necessary to accommodate the project as proposed.



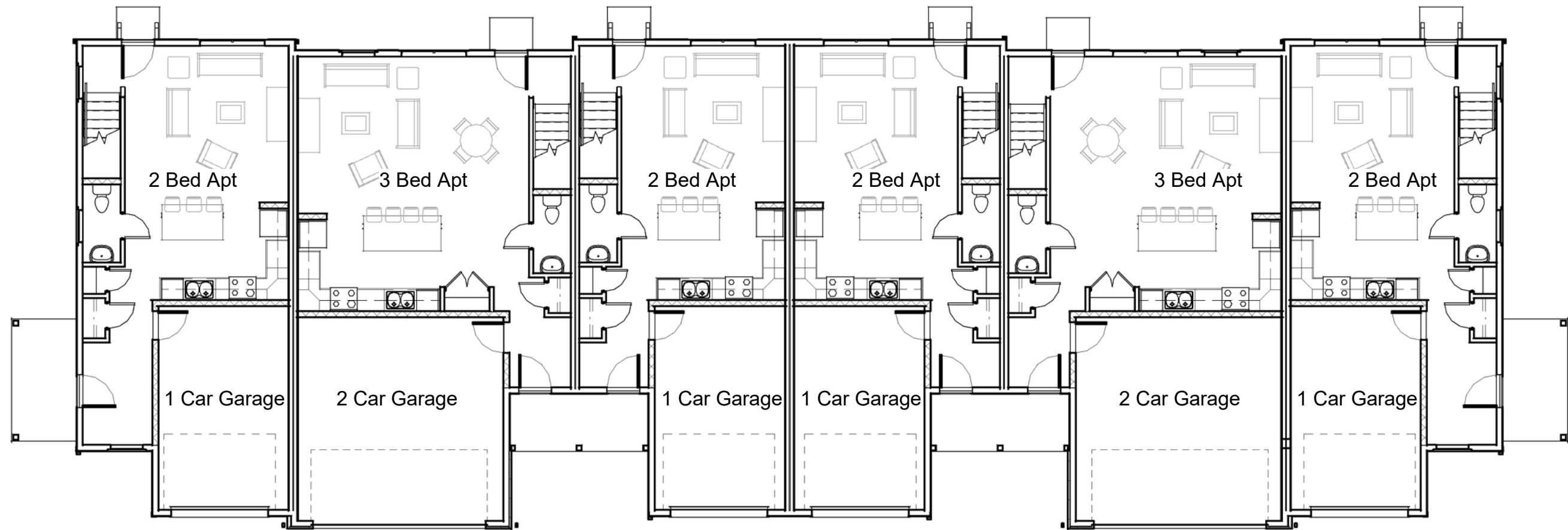
EXAMPLE GARAGE UNITS
HOME & STEITZ PROJECT



16- UNIT GARDEN APARTMENT BUILDING
HOME & STEITZ PROJECT



ARCHITECTURAL STYLE SAMPLE
COMMERCIAL/ RETAIL/ OFFICE
HOME & STEITZ PROJECT



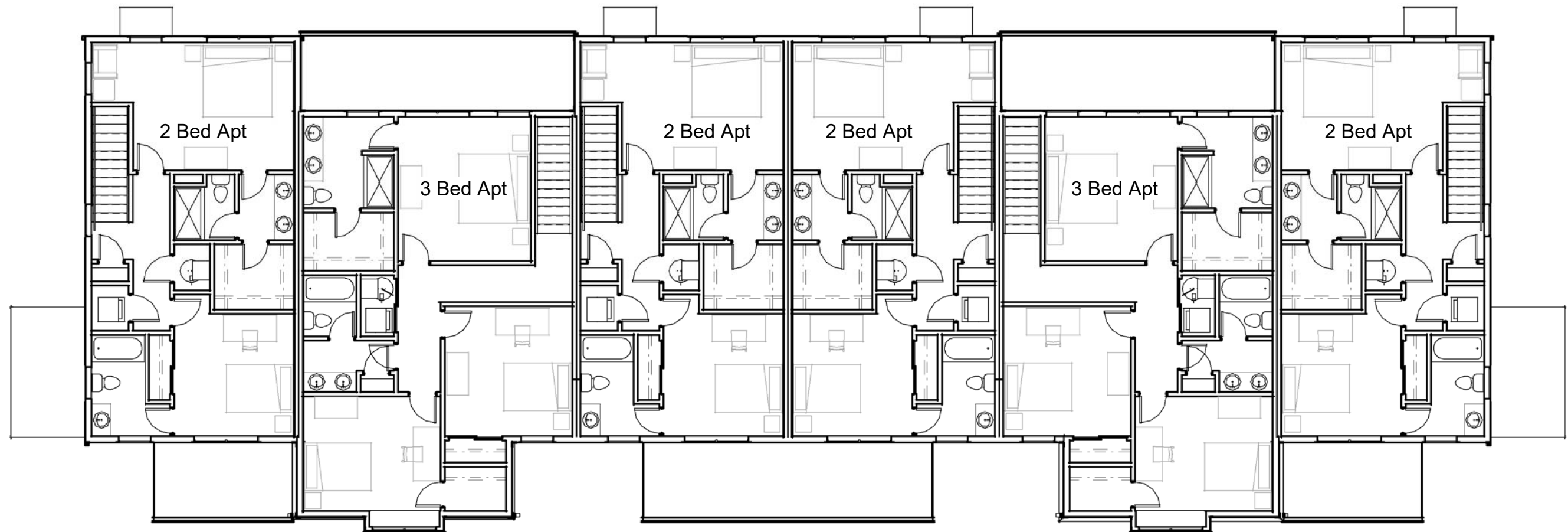
First Floor Plan

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

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



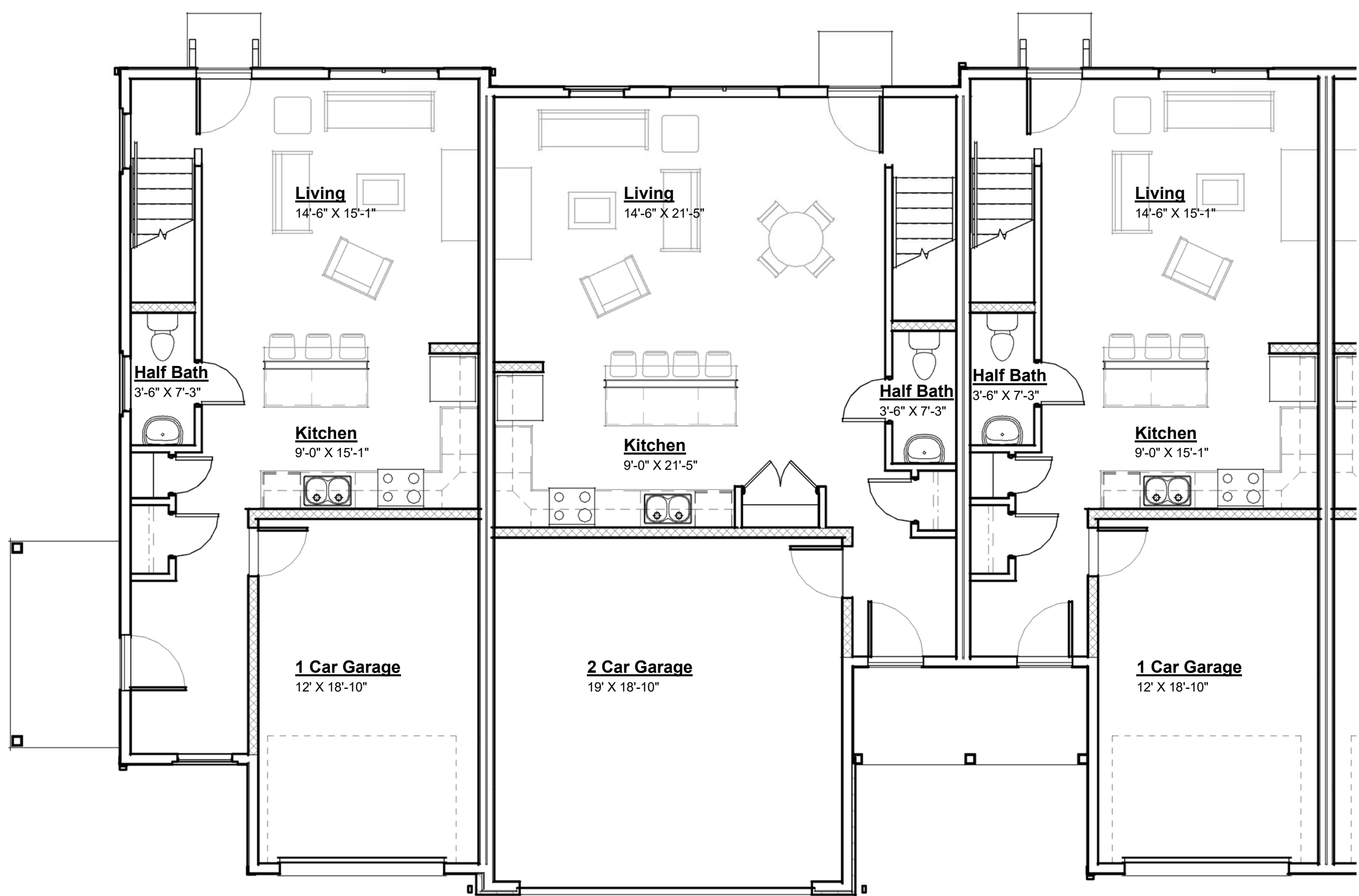
Right Side Elevation Copy 1

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

Home + Steitz Apartments

10/10/2018





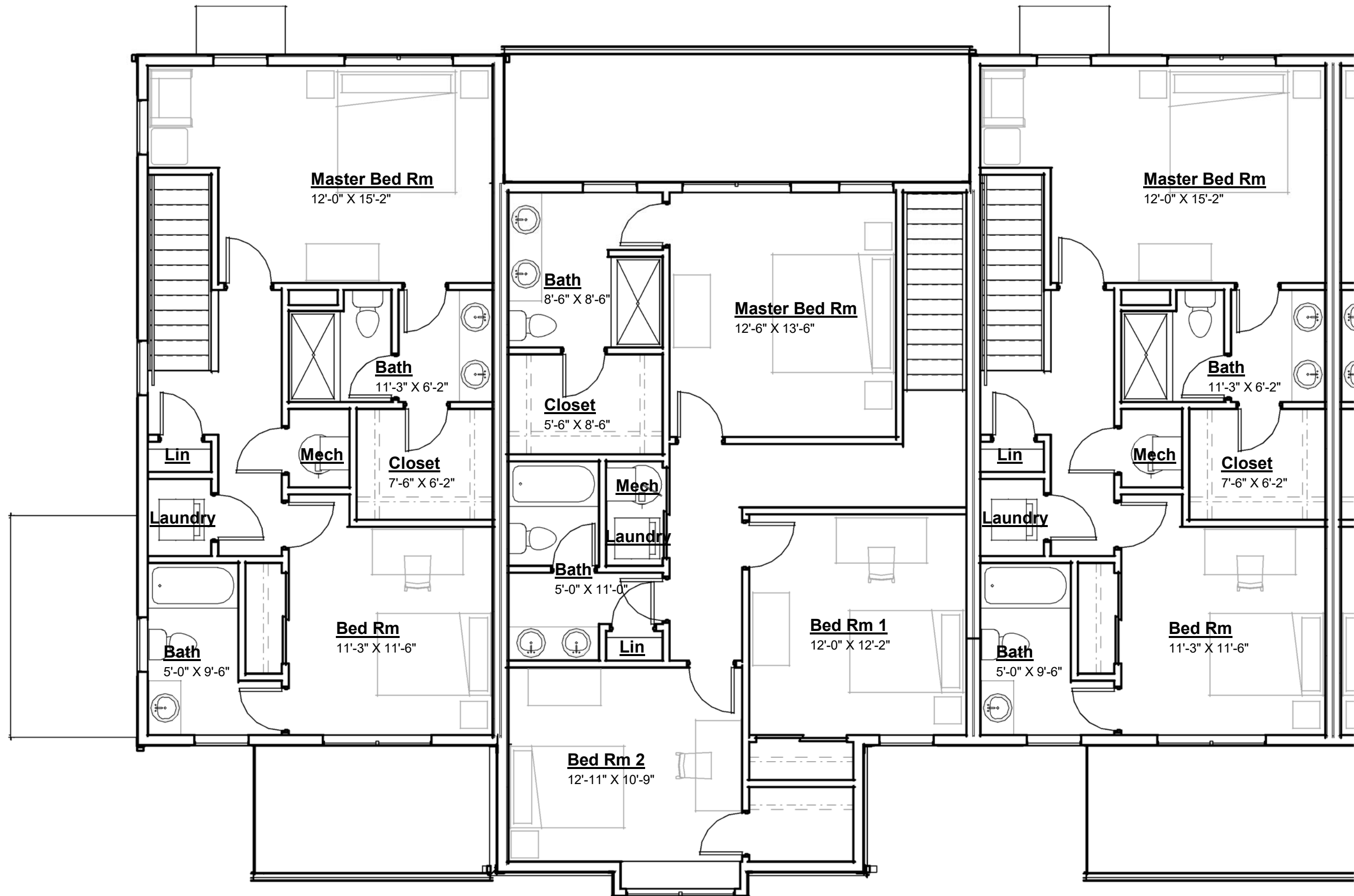
First Floor Unit Plan

3/16" = 1'-0"

Home + Steitz Apartments

10/10/2018





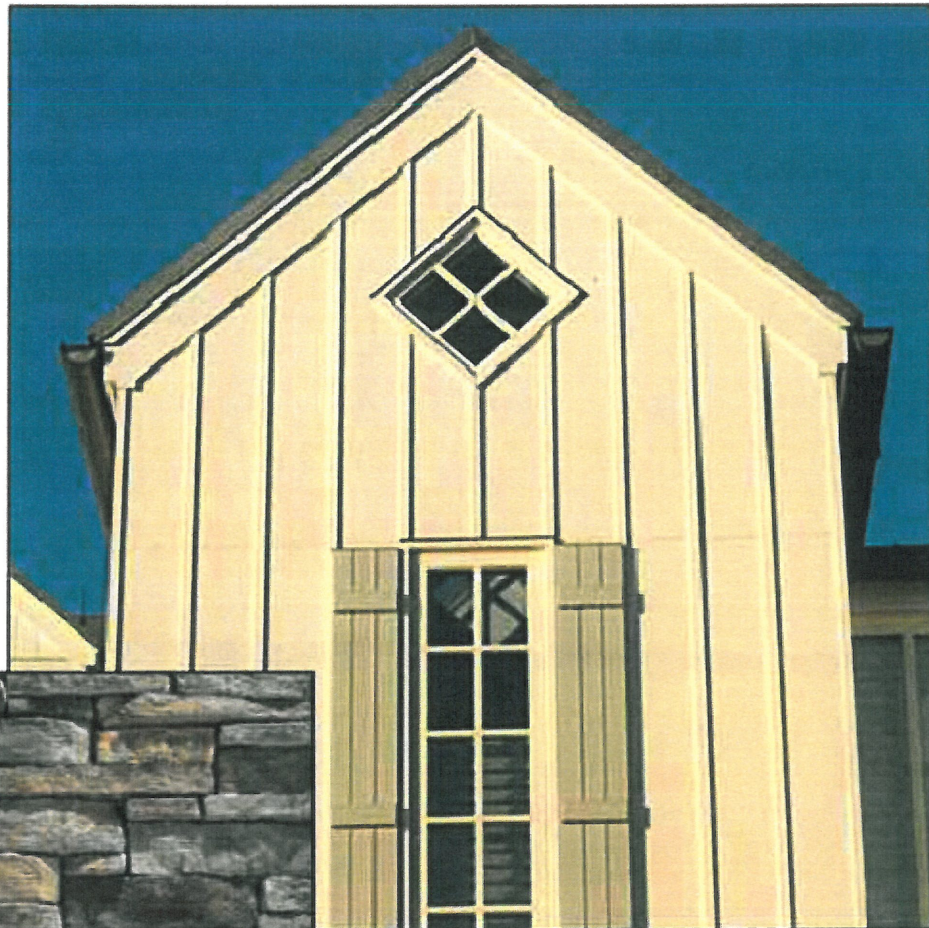
Second Floor Unit Plan

3/16" = 1'-0"

Home + Steitz Apartments

10/10/2018

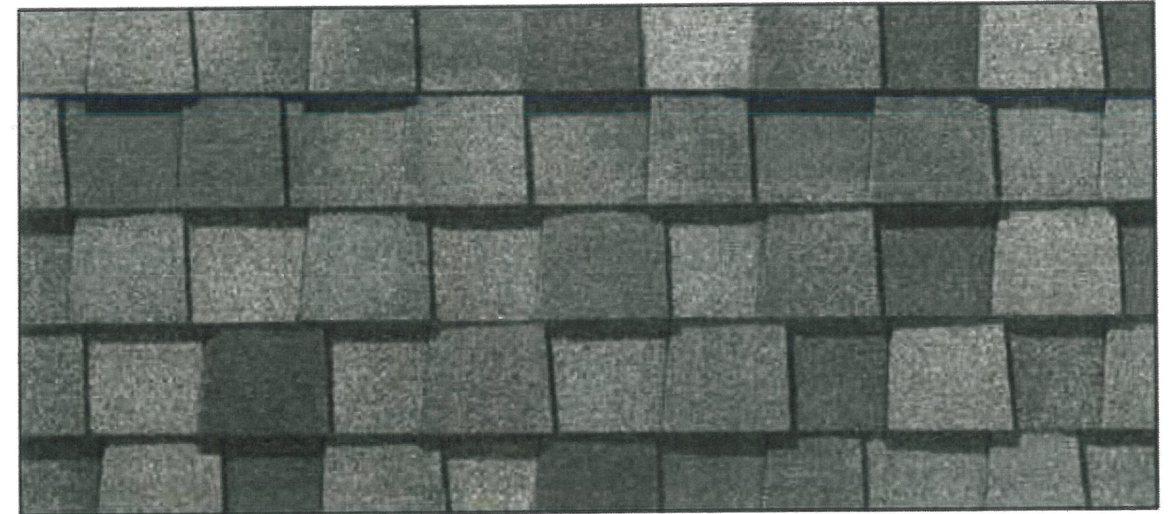




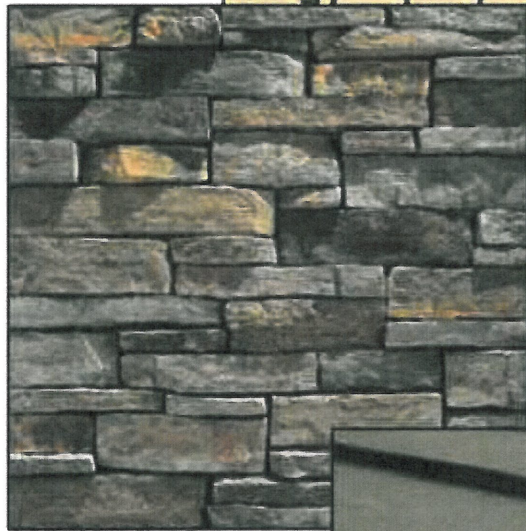
BOARD AND BATTEN SIDING



STANDING SEAM METAL ROOF



ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLE



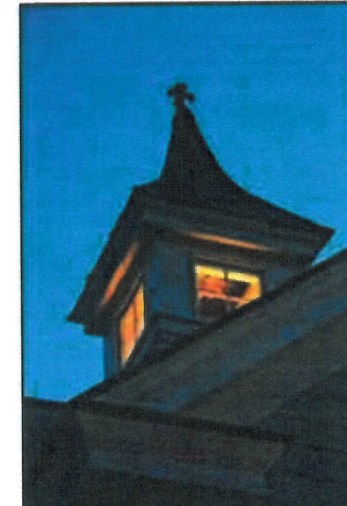
STONE VENEER



CEMENT BOARD SIDING



EXTERIOR LIGHT - GOOSE NECK



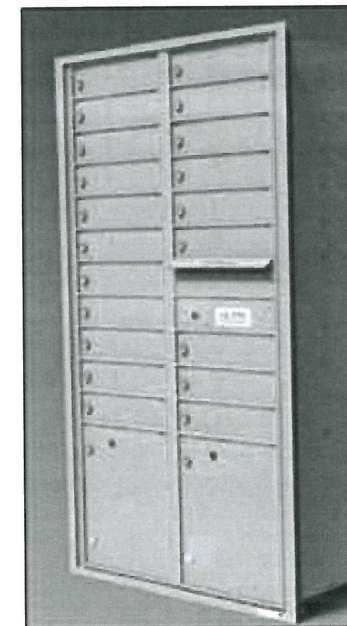
CUPOLA



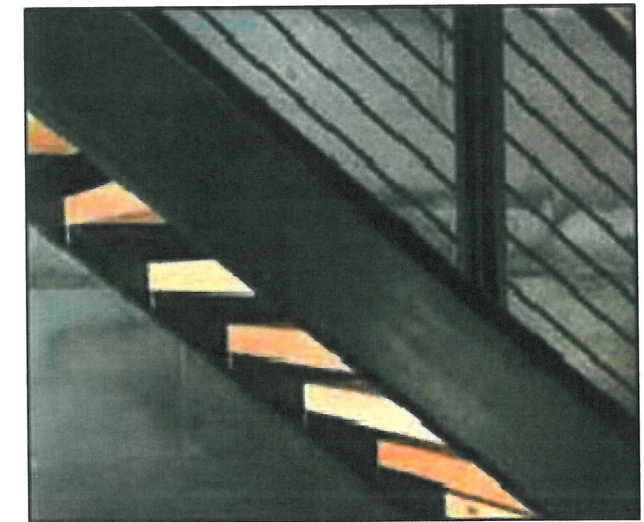
EXTERIOR LIGHT - WALL SCONCE



ALUMINUM BALCONY RAILINGS



MAILBOXES



HEAVY TIMBER STAIRS

EXAMPLE ARCHITECTURAL STYLES
HOME & STEITZ PROJECT

DIVERGENCE REQUESTS

for

MIDDLEBURY CROSSING

December 2018

The proposed Middlebury Crossing is a neighborhood mixed-use development which contains three different uses within one zoning application. As such, the project does not fully comply with the Planned Commercial (PC) development standards. The following Divergences to the PC standards are being requested in order to provide the different uses proposed with Middlebury Crossing.

1. Rear Yard Setback. The PC code requires a minimum 30' rear yard setback. This project proposes a 25' perimeter setback for all residential buildings. The 25' setback is necessary due to the geometric restrictions of the site. Dense landscaping within the setback is proposed within the setback for maximum screening to adjacent properties.
2. Building Separation. The PC code requires a minimum of 50' between structures. The Planned Residential (PR) code requires a minimum of 30' between structures. This project proposes 20' between the townhome buildings in 2 locations due to the geometric restrictions of the site. The 20' provided is greater than the minimum 10' distance required by the Ohio Fire Code and is a customary building separation within multi-family developments. The retail buildings are proposed to be constructed as one structure with a continuous roof with breezeway, so no building separation divergence is requested.
3. Sign Setbacks. Per the zoning code, Joint Identification Signs (JIS) are required to be located 25' behind the right-of-way, and Freestanding Signs (FS) are required to be located 15' behind the right-of-way. This project proposes that the "Primary" JIS located at the intersection of Home and Steitz Roads to be 18' from the right-of-way, and the remaining signs on Home Road to be located 5' from the right-of-way. Considering Home Road's 100' right-of-way designation, combined with the fact that the centerline of the pavement is located south of the centerline of the right-of-way, the distance between the edge of pavement and the signs would be much greater than typical, making the signs difficult to see. The reduced sign setbacks will locate the signs approximately 40 feet from the edge of pavement which falls well outside the safety clear-zone requirements and places them in a more conventional location with respect to the road.
4. Parking in Front of Retail Buildings. The intent of the PC district is to place buildings close to the front setback providing parking in the rear. Due to the 150' overhead powerline easement, placing the retail buildings closer to Home Road is impractical and would create internal traffic circulation problems. With the site layout as proposed, the approved access locations function very well, providing excellent internal traffic circulation and cross-access between the different uses within the project.