

CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z)

AMENDING AN APPROVED FINAL DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00
Pre Fee Ordinance 2017-54

Applicant: Armita plaza LLCAddress/City/State/Zip: 170 W. olentangy St. POWELL, OH 43065Email Address: zelzeleh2@hotmail.comPhone No: 614-595-1930 Cell Phone No: 614-595-1930 Fax No: _____Property Owner: Alp KhaksarAddress/City/State/Zip: 5600 Heathrow DR. POWELL, OH 43065Email Address: zelzeleh2@hotmail.comPhone No: 614-390-1124 Cell Phone No: 614-390-1124 Fax No: -Architect/Designer for Applicant: E.P FerrisAddress/City/State/Zip: 880 King Ave.Email Address: sgillian@epferris.comPhone No: 614-299-2999 Cell Phone No: 614-299-2999 Fax No: 614-299-2992Property Address: 170 W. olentangy St. POWELL, OH 43065Lot Number/Subdivision: 319 426-02-019 Existing Use: under constr. Proposed Use: commercial retail

Reason for Administrative Review (attach necessary documents): relocating the dumpsters
and moving the entrance from Traditions by 17 feet to the south to gain
back 4 parking spaces.

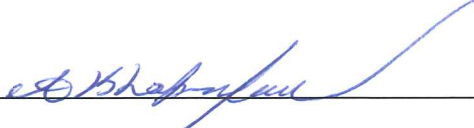
Checklist:

- ☐ Legal description of the property
 - ☐ Vicinity Map
 - ☐ Written Text explaining nature of amendment being requested.
 - ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
 - ☐ Provide any other information that may 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 - \$550.00
 - ☐ 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)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

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
Type/Date: <u>OK 12/20/18</u>
Base Fee: <u>\$550.00</u>
Prepared by: _____
Reviewed by: _____
PAYOR: <u>Ohio Buckeye land</u>
RECEIPT # <u>7905</u>

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

We have been informed by the realtor agent who is working on this property to lease the spaces AND multiple potential restaurant tenants regarding the location of our dumpsters being way too close to the main entrance of their restaurants which could be a health hazard and Health and Food administration will have problems with its location. I did my own research and I found out that its recommend for the dumpsters to be at least 50 feet from main entrance of restaurant establishment and if space permitting it is recommended to be 100 feet away from the main entrance to eliminate pests , rats and roaches climb back to the establishment (Article attached). There are two potential locations proposed for the dumpsters (please see attached drawing). However, Once we move the dumpsters, we will lose 4 parking spots for Armita Plaza regardless of which locations we pick. In order to gain back our 4 parking spots, the site engineers at E.P Ferris have proposed to move the entrance from Tranditions way by 17 feet to the south (toward Olentangy St) which will gain back the four parking spots (please see attached drawing). This movement not only gains back the 4 parking spaces but also eliminate removing a very nice, tall and old tree that located at the original proposed entrance. We would also place a concrete ramp right cross from our new entrance for our neighboring retail center, so their

customers/clients could have and easy access to our parking spaces.

Thank you for your consideration regarding this matte.

1.800.222.2908 (tel:18002222908)

Proper Dumpster Management And Cleaning To Keep Pests Away



Dumpsters can be major pest magnets, providing a steady source of food and water for flies, rodents, and roaches, to name only a few . And if you aren't careful, these pests could make their way from your dumpster into your establishment. Luckily, with proper dumpster management and cleaning, you can keep pests at a distance. When it comes to dumpster maintenance, be sure to keep the following in mind:

Choose The Right Location

Dumpsters should be placed a minimum of 50 feet away from your establishment, and most professionals recommend that a dumpster be placed at least 100 feet from the nearest door if space permits. Dumpsters should always rest on concrete slabs (never on grass or mulch). This ensures that pests, particularly rodents, aren't able to start nesting underneath and also prevents the leakage of waste into groundwater supplies. If, there are no concrete areas in the vicinity, consider installing pads underneath the dumpster. You will also want to keep the area surrounding the dumpster free of any plants or trees, as this conceals fallen trash, making it more difficult to keep the area clean.

Lids Lock Out Pests

Make sure that your dumpster has a tight lid that can be easily secured. Pests can be quite mobile, and they can work their way into your dumpster easier than you may imagine. Many larger pests are clever and can easily maneuver lids open that haven't be securely closed.

Clean Dumpsters Regularly

You will want to clean your dumpster regularly to the buildup of any rotting waste. For optimal results, it can be advantageous to hire a professional dumpster cleaning service at regular intervals.

Take Care Of Smells

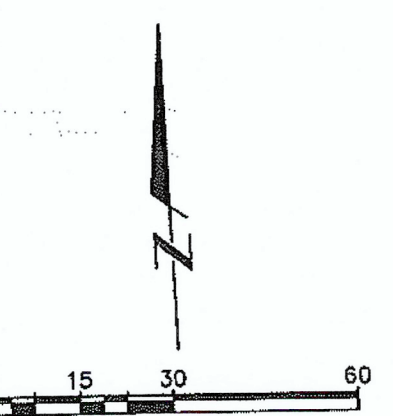
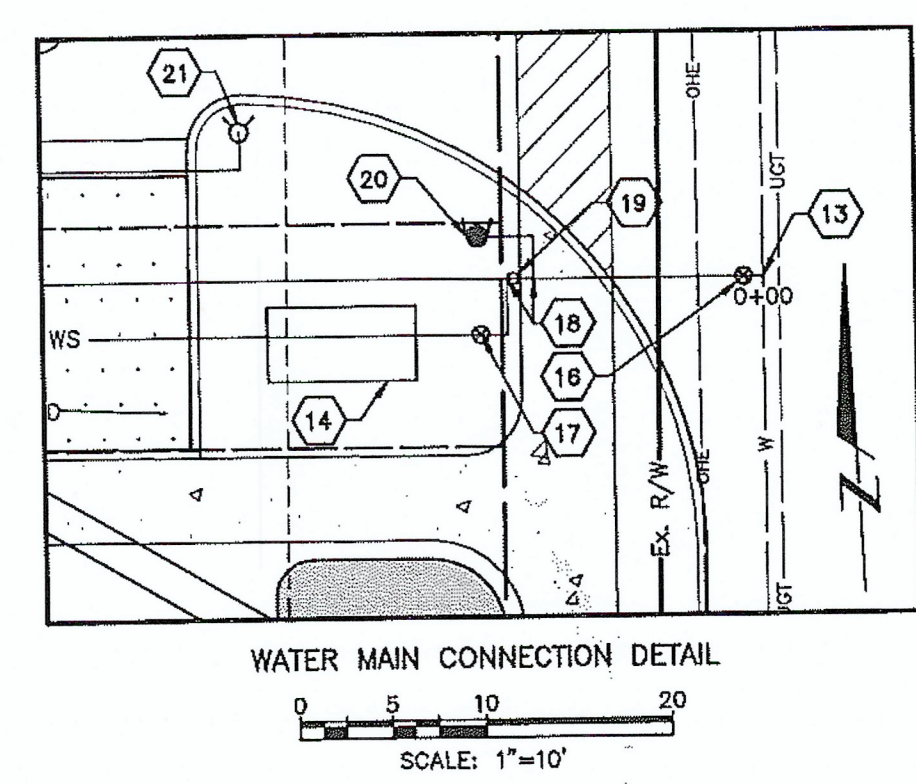
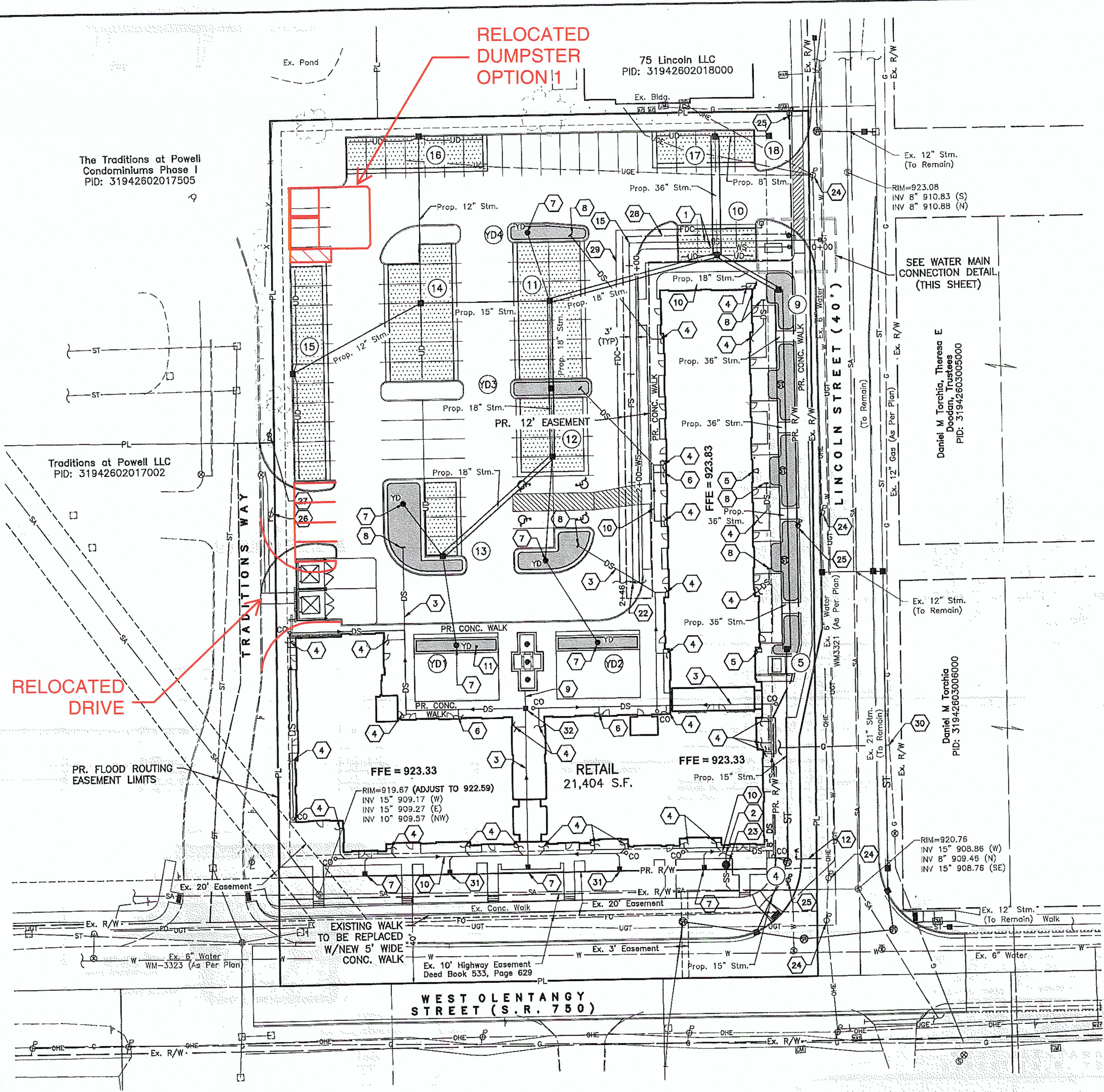
There is no denying it: Dumpsters can get pretty smelly. Unfortunately, these smells aren't just unpleasant for anyone nearby, but they can also attract pests. Rats in particular often follow these scents to the source: your dumpster. You can use a dumpster deodorizer to help reduce odors. These nonpathogenic formulas contain bacteria that break down the grease and organic materials that are often the culprits behind unpleasant odors.

The bottom line is this: Keeping dumpsters clean is a critical component of sanitation in your commercial establishment, not only for keeping out pests, but for maintaining a safe environment for employee and customer health.

JP Pest Services is dedicated to solving your commercial pest problems. Our pest control service professionals understand the specific regulations and requirements of the numerous different types of many different commercial industries operations we provide service for. We offer free staff training for you and your staff to educate on fast identification and fast learn how more about identifying and preventing pest problems in your establishment. We offer free staff training for anyone looking to give their employees the resources and knowledge needed to help not only lessen the effects of pest issues, but also to prevent them all together. Request your free consultation (/request-a-free-commercial-estimate) today for a thorough examination of your business location and a pest control program tailored to your specific needs.

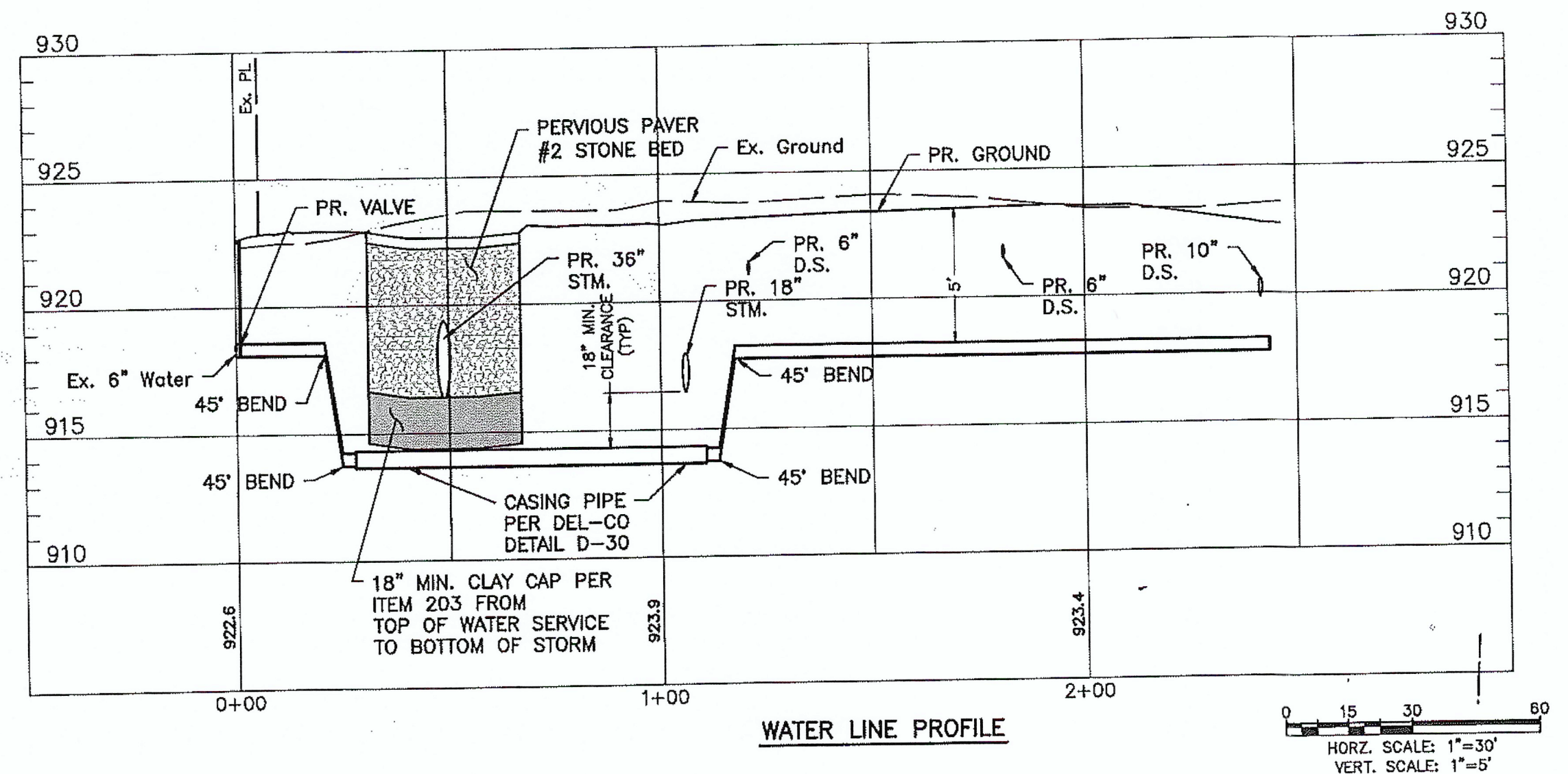
commercial pest control (/component/easyblog/tags/commercial-pest-
Tags: control?Itemid=373)

C:\Users\cass\Desktop\Projects\1997.001_Powell\DWG Production Drawings\Final Engineering Plan\Utility Planning\Seved on: 05-25-16 15:11 Revised by: cpost - L:\scale: 1"=10' MS/PS



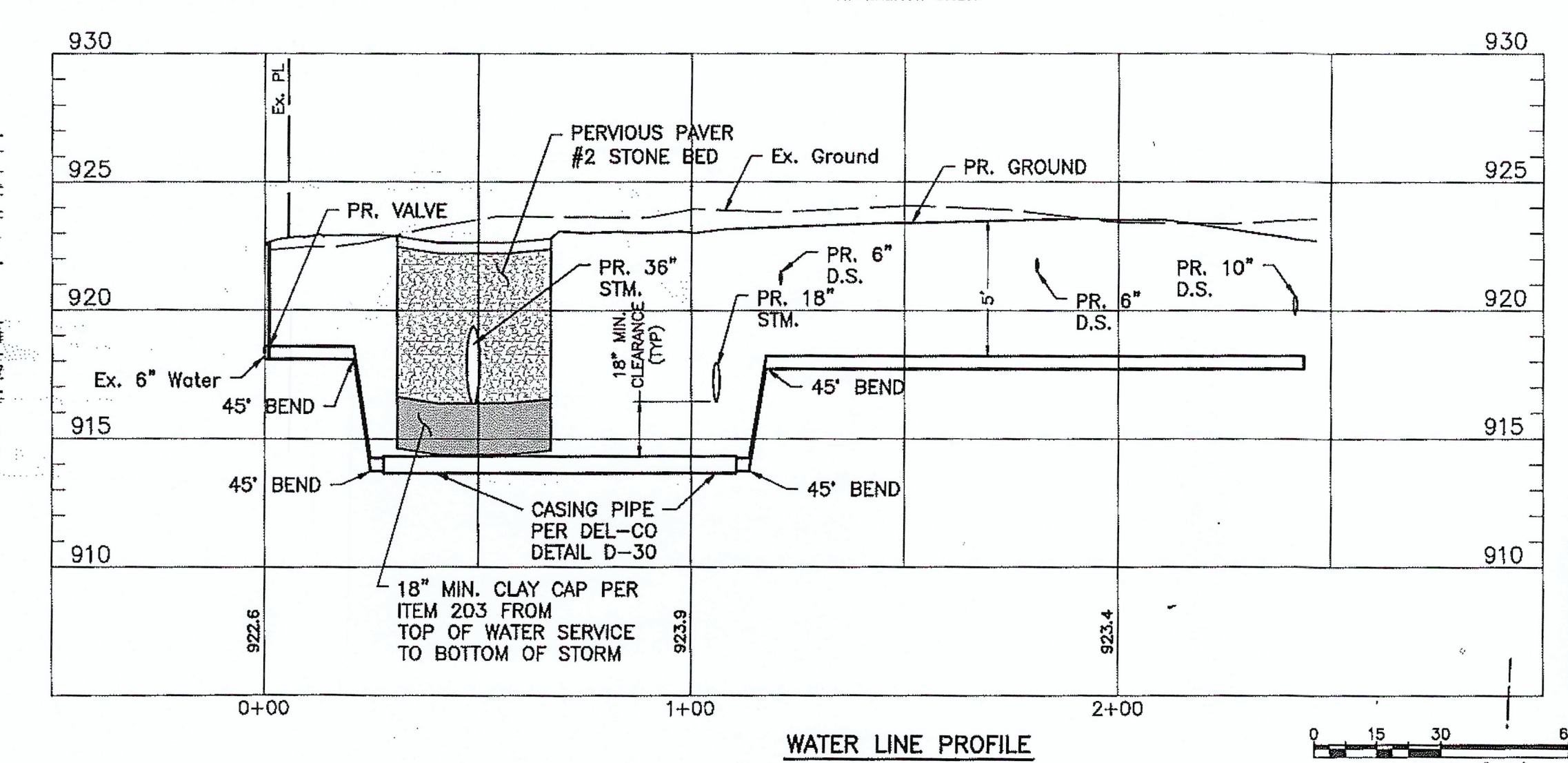
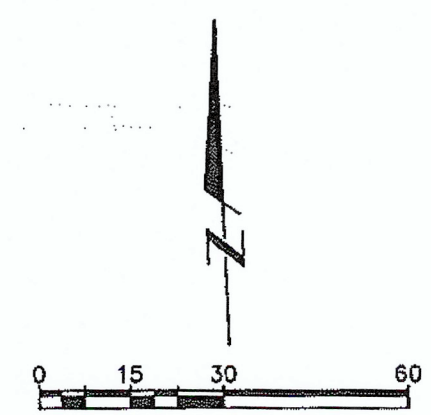
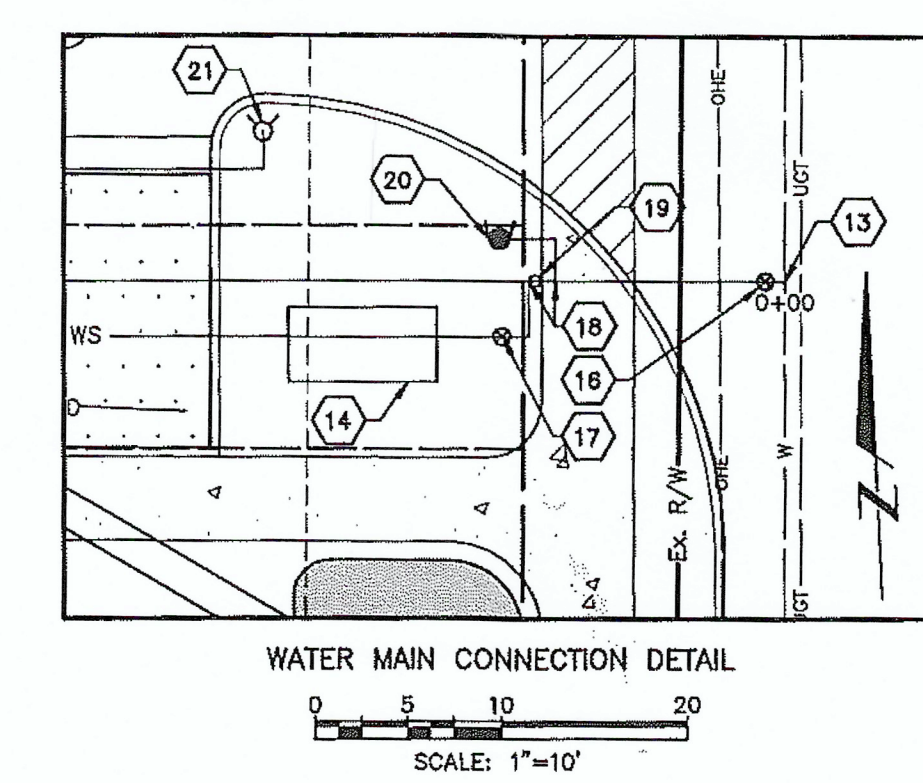
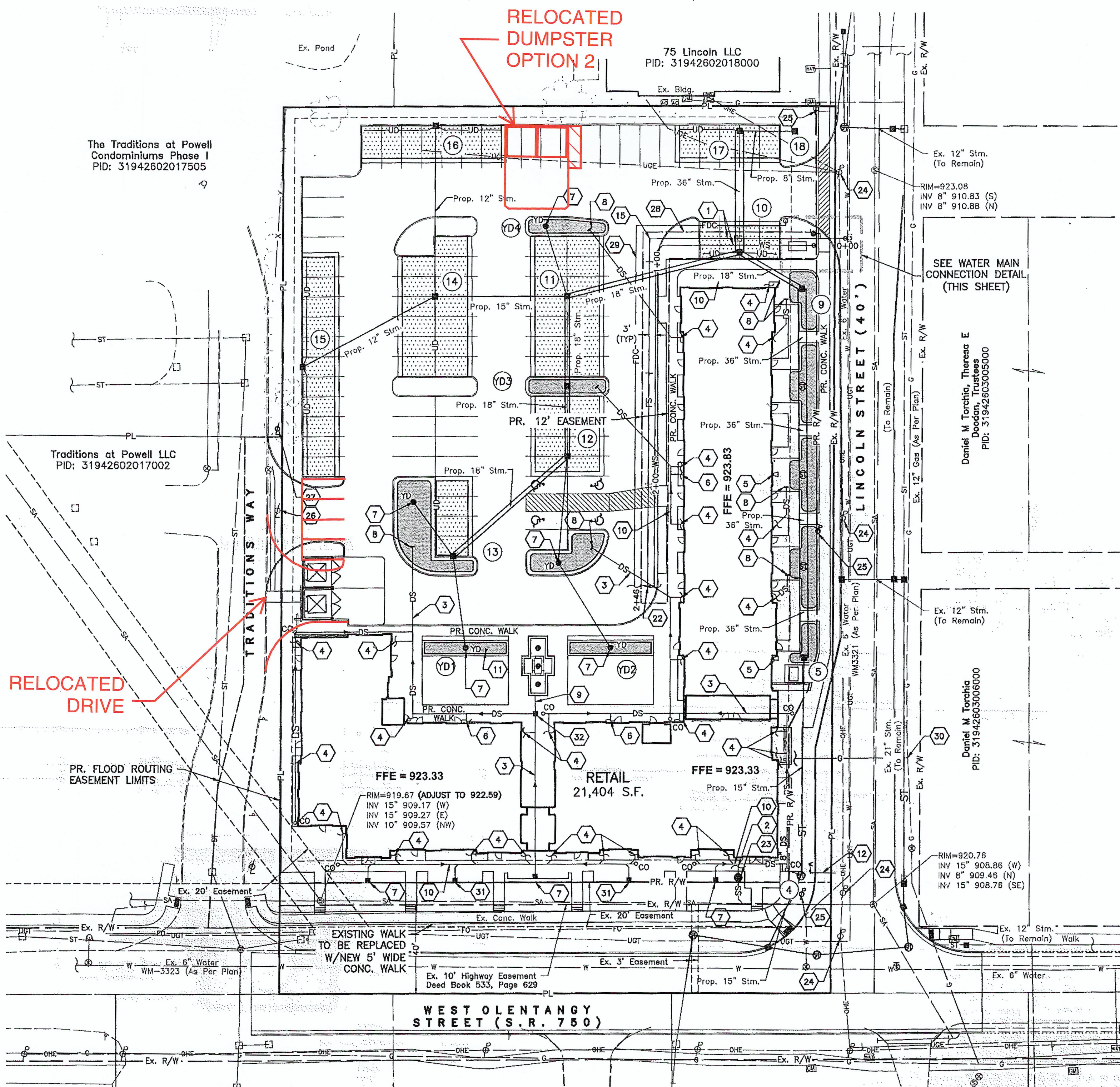
- CODED NOTES**
- 1 PROPOSED 2" WATER SERVICE AND 6" FIRE SERVICE
 - 2 PROPOSED 6" SANITARY SERVICE LATERAL @ 2.08% MINIMUM SLOPE
 - 3 10" DOWNSPOUT CONCRETE ENCASED WITHIN HEAVY DUTY PAVEMENT LIMITS WITH ITEM 912 BACKFILL
 - 4 4" DOWNSPOUT WITH @ 1.0% MINIMUM SLOPE WITH ITEM 912 BACKFILL
 - 5 PROPOSED DOWNSPOUT WITH SPLASH BLOCK AT GRADE
 - 6 6" STORM LINE. SEE PLUMBING PLAN FOR DETAILS.
 - 7 PROPOSED NYLOPLAST YARD DRAIN - AREA DRAIN WITH 8" DOME CASTING
 - 8 PROPOSED DOWNSPOUT HEADWALL W/ STONE CLADDING. SEE DETAIL SHEET 9.
 - 9 PROPOSED 2" GRAVITY DRAIN FROM FOUNTAIN TO YARD DRAIN. SEE LANDSCAPE PLANS FOR DETAILS.
 - 10 8" DOWNSPOUT WITH ITEM 912 BACKFILL.
 - 11 PROPOSED YARD HYDRANT. SEE LANDSCAPE PLANS FOR DETAILS.
 - 12 EX. FIRE HYDRANT TO BE RELOCATED. EX. VALVE BOX TO BE RELOCATED W/CITY OF COLUMBUS HEAVY DUTY BOX, ADJUSTED TO GRADE OF PROPOSED LINCOLN ST.
 - 13 6"x6" HOT TAP BY DEL-CO WATER AT CONTRACTOR'S EXPENSE.
 - 14 PROPOSED METER PIT WITH 2" METER BY DEL-CO WATER.
 - 15 PROPOSED 6" FIRE SERVICE
 - 16 PROPOSED 6" VALVE
 - 17 PROPOSED 2" VALVE
 - 18 PROPOSED 6"x2" TEE
 - 19 PROPOSED POST INDICATOR
 - 20 PROPOSED FIRE HYDRANT
 - 21 PROPOSED FIRE DEPARTMENT CONNECTION
 - 22 TERMINATE DEL-CO WATER OWNERSHIP OF FIRE SERVICE 5' OUTSIDE OF THE CONCRETE WALK AREA.
 - 23 SAMPLING MANHOLE FOR SANITARY SERVICE TO = 922.65 6" INV. (N&S) = 912.00
 - 24 EXISTING POWER POLE WITH UNDERGROUND ELECTRIC AND OVERHEAD ELECTRIC TO BE RELOCATED
 - 25 PROPOSED POWER POLE RELOCATION
 - 26 EXISTING LIGHT POLE TO BE RELOCATED
 - 27 PROPOSED LIGHT POLE RELOCATION
 - 28 PROPOSED DEL-CO WATER EASEMENT 12' WIDE
 - 29 PROPOSED 6" FIRE DEPARTMENT CONNECTION PIPE
 - 30 TAP GAS MAIN FOR NEW SERVICE. PROVIDE HIGH PRESSURE REGULATOR ON WEST SIDE OF LINCOLN STREET OUTSIDE OF SIDEWALK. COORDINATE WITH COLUMBIA GAS.
 - 31 PROPOSED NYLOPLAST YARD DRAIN - AREA DRAIN WITH 12" BRONZE CASTING
 - 32 STRUCTURE TO BE 600T CATCH BASIN 2-2B PER SCD NUMBER CB-1.1
- NOTE:
ALL WORK OUTSIDE PUBLIC RIGHT OF WAY SHALL BE PERFORMED UNDER THIS PLAN. ALL ITEMS SHOWN INSIDE OF THE PUBLIC RIGHT OF WAY ARE FOR REFERENCE ONLY.

- LEGEND**
- | | |
|---|---------------------------|
| Ex. Fire Hydrant | Ex. Sign |
| Ex. Pull Box | Ex. Fence |
| Ex. Tree | Ex. Water Line |
| Ex. Catch Basin | Ex. Water Service |
| Ex. Sanitary Manhole | Ex. Underground Telephone |
| Ex. Storm Manhole | Ex. Gas |
| Ex. Storm Curb Inlet | Ex. Storm |
| Ex. Utility Pole | Ex. Sanitary |
| Ex. Light Pole | Ex. Underground Electric |
| Ex. Gas Service Valve | Ex. Overhead Electric |
| Ex. Underground Tele. Pedestal | Ex. Fiber Optic |
| Ex. Water Service Valve | |
| Prop. Catch Basin | |
| Prop. Storm Manhole | |
| Prop. Storm Sewer | |
| Prop. Downspout Line | |
| Prop. Underdrain | |
| Prop. Sanitary | |
| Prop. Sanitary Svc. | |
| Prop. Water | |
| Prop. Water Svc. | |
| Prop. Pervious Pavers/
Underground Storage | |
| Prop. Conc. Pad/Walk | |
| Prop. Bio-Retention | |
| Prop. Heavy Duty Pavement | |
| Prop. Pavement Marking | |
| Prop. Clean-out | |
| Prop. Yard Drain | |
| Do Not Disturb | |
- NOTE: (TBR) Shall mean to be removed.



REVISIONS					DATE		BY	CHK	<div><div><div>E. P. FERRIS</div><div>AND ASSOCIATES</div><div>INC</div></div><div>Consulting Civil Engineers and Surveyors</div></div>		CONTACT: 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com		CITY OF POWELL, DELAWARE COUNTY, OHIO ARMITA PLAZA ARMITA PLAZA, LLC				<div>JOB NO. 1097.001</div> <div>DESIGNED BY: MJO</div> <div>DRAWN BY: CLP</div> <div>CHECKED BY: SWG</div> <div>APPROVED BY: -----</div> <div>DATE: 03/15/17</div>		UTILITY PLAN		SCALE: 1" = 30'	
																	SHEET NO. 5		OF 11			

EPFERRIS & ASSOCIATES, INC.



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