

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*
Per Fee Ordinance 2017-54

Applicant: The Camber Company, LLC

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

Email Address: cbradley9@hotmail.com

Phone No: _____ Cell Phone No: 614.578.3581 Fax No: _____

Property Owner: Linda R Wallingford Trustee

Address/City/State/Zip: 2772 Clarion Court Columbus, OH 43220

Email Address: _____

Phone No: 614.459.5938 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: G2 Planning+Design, Gary Smith

Address/City/State/Zip: 720 East Broad Street, suite 200

Email Address: _____

Phone No: _____ Cell Phone No: 614.390.6149 Fax No: _____

Property Address: 2770 Carriage Road Powell, Ohio 43065

Lot Number/Subdivision: 319-133-02-006-001 Existing Use: Liberty Township Farm Residential District (various) Proposed Use: Planned Residential

Lot 1899/Carriage H. 11

Zoning Map Change Request (attach necessary documents): From Liberty Township F District to Planned Residential District in order to develop:

Single Family housing - 11 homes

Checklist:

- Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
 - Attach **5 copies** of a vicinity map
 - 1 digital copy** (CD, USB, Email) of the complete application packet.
 - 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.
- 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: CB Date: 1/8/19

Office Use
Received

Office Use
Type/Date: <u>CK1008 1/8/19</u>
Base Fee: <u>\$750.00</u>
Prepared by: _____
Reviewed by: _____
PAYOR: <u>Amber Comany</u>
RECIEPT # <u>7918</u>

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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware and City of Powell (Formerly Liberty Township);

Being Lot No. 1899 in Carriage Hill, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet I, Slide 481, Recorder's Office, Delaware County, Ohio.

APPLICATION FOR AMENDMENT TO THE ZONING MAP
January 7, 2019

- (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:

Mrs. Linda Wallingford, Trustee
2772 Clarion Court
Columbus, OH 43220

- (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 zoning amendment from Liberty Township Farm Residence District to Planned Residence District is requested to accommodate the development of 11 single-family (empty nester type) homes on this 4-acre parcel. The 4-acre parcel is the lone remaining development parcel of a larger tract of land previously owned by the same land owner (Wallingford's) that was annexed into the city of Powell for development purposes. The proposed zoning map amendment is consistent with the previously approved zoning map amendment for the neighboring property (The Woods of Powell).

- (e) The present use;

Vacant land.

- (f) The present zoning district;

Liberty Township Farm Residence District

- (g) The proposed use;

11 for sale homes.

(h) The proposed zoning district;

PR – Planned Residence District

(i) Five (5) 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 asks for high quality homes to be built with great character in the community. The comprehensive plan also calls for a variety of housing types. The proposed development is consistent with these recommendations.

The development, as proposed, will bring highly efficient and modern floor plan housing opportunities to the area. The homes will complement and, in some cases, raise the level of quality/value in the area. The specific housing type proposed will have a low impact to the schools in terms of new enrollment (if any) and will produce minimal vehicle trips particularly during am/pm peak hours (see enclosed letter from traffic engineer).

(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.