



CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z)

PRELIMINARY DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$500.00 + \$100.00 per acre
Per Fee Ordinance 2018-48

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: _____ Cell Phone No: _____ Fax No: _____

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

Address/City/State/Zip: 720 East Broad Street, suite 200 Columbus, OH 43215

Email Address: gsmith@g2planning.com

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 Proposed Use: Planned Residential

Reason for Administrative Review (attach necessary documents): Lot 1849 / Carriage Road Farm Residence District

Checklist:

- ☐ Preliminary Plan requirements set forth in Section 1107.01.
 - ☐ 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 - \$500.00 + \$100.00 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
Type/Date: _____
Base Fee: _____ \$500.00
Per Acre: _____ \$100.00X () = _____
Total: _____
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

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

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

January 5, 2019

- (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:

Mike Keller, Kleingers
350 Worthington Road suite B
Westerville, OH 43082
Phone: (614) 882-4311

Land Planner:

Gary Smith, G2 Planning+Design
720 East Broad Street, suite 200
Columbus, OH 43215
Phone: (614) 583-9230

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;

Legal Description enclosed.

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

The land is currently vacant.

- (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 and Conceptual Landscape Plan (including an 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;

The property fronts to Liberty Road to the east and Carriage Road to the South. Proposed internal street names TBD.

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.

Each home will have a 2 or 3 car garage. The driveways will support two additional parking spaces. On street parking will be available as well.

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;

(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 11 high quality residential units with high quality constructed by Romanelli and Hughes. The square footage of the units will be approximately 1,700-2,300 sf (exclusive of any basement, garage and any 2nd level bonus room). Natural building materials including brick, stone, cultured stone, stucco, concrete, wood siding and cementitious siding shall be used for all exterior elevations, provided that entry doors, garage doors, windows, soffits, gutters, downspouts and trim details may be steel, metal, fiberglass or composite materials. Elevations are enclosed.

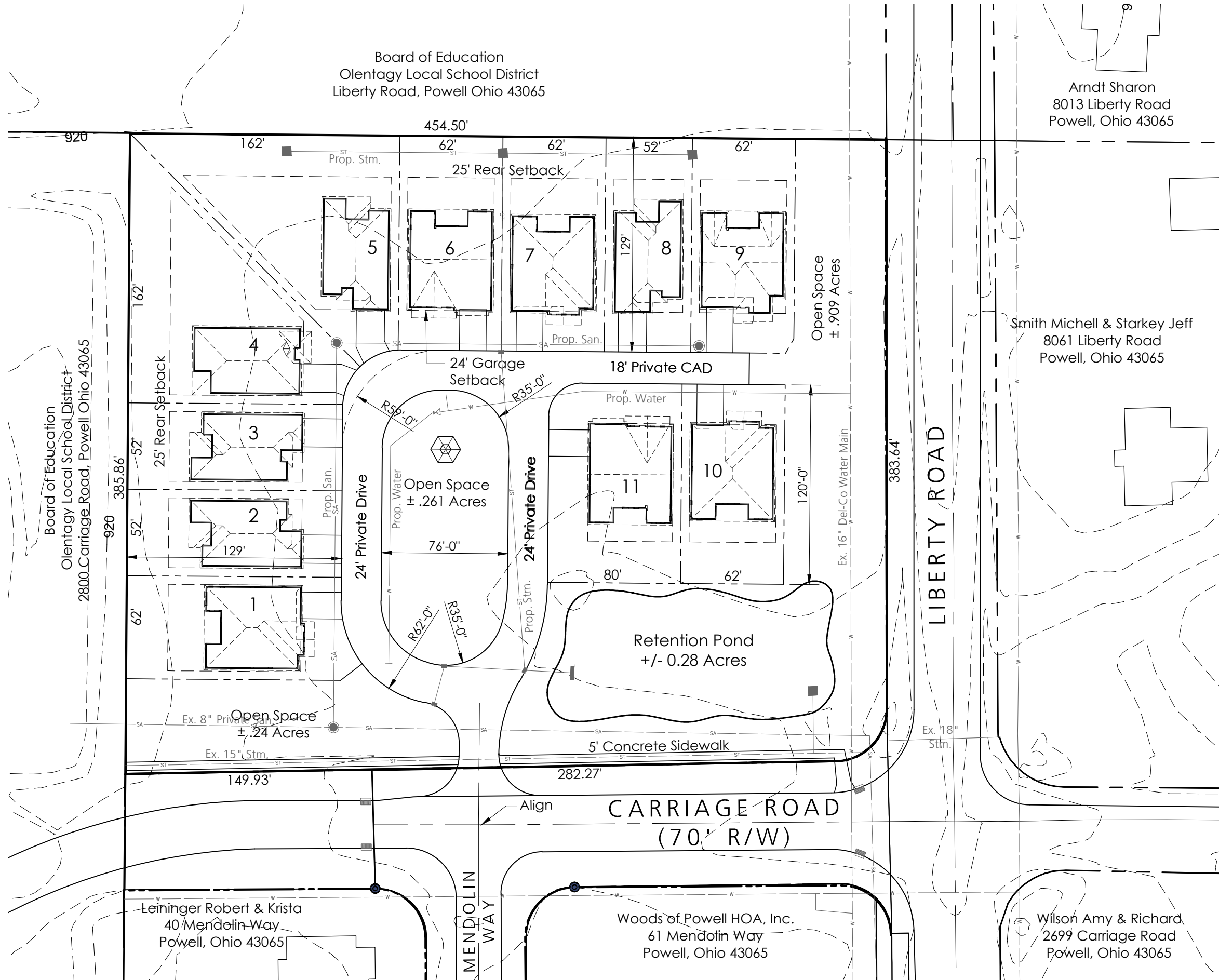
(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.

The development will not have a significant impact on the infrastructure or schools given the limited single-family density and product type being proposed (2.75 units/acre). It is anticipated the homes will appeal mainly to an older higher net worth demographic. Therefore, the neighborhood is not expected to significantly increase (if at all) new student enrollment within the school system. The values of the homes will provide substantial tax dollars to the schools and the residents will grow the income tax base for the city.

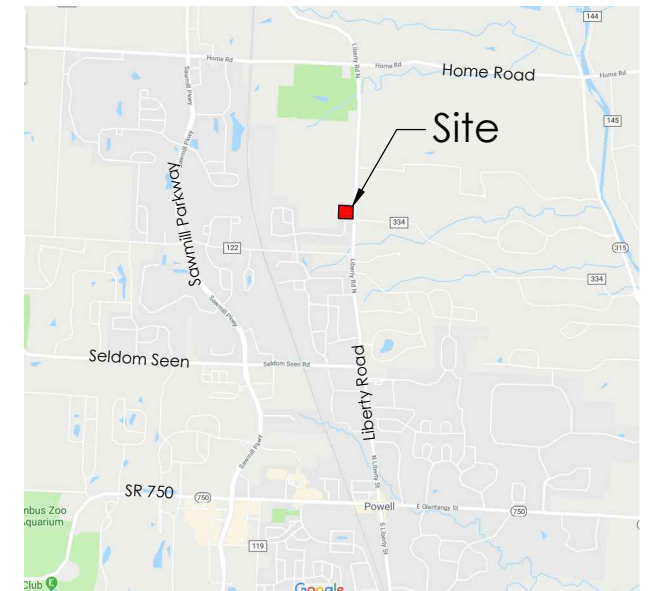
Additionally, the property owners do not typically have a similar commuter pattern as the working public. With only 11 units it is expected the AM and PM peak hour counts will be minimally impacted. Please see enclosed letter with more details on this from the traffic engineer.

(14) A fee as established by ordinance.

Included.



Location Map: NTS



Site Data:

Current Zoning:	Liberty FRD
Proposed Zoning:	Planned Residential
Total Site Area:	±4.011 Acres
Total Units:	11
Total Density	± 2.67 du/acre

Lot Information:

Typical Lot Width:	52' & 62' Wide
Typical Lot Depth:	Varies
Smallest Lot Area:	6,707 S.F.
Largest Lot Area:	12,774 S.F.

Garage Setback from Private Street:	24' Min.
Rear Yard Setback:	25' Min.
Side Yard Setback:	5' Min.

Lot Coverage:

Maximum Allowed by Code:	50%
As proposed:	50% or less

Open Space:

Shared Open Space:	± 1.41 Acres (35%)
--------------------	--------------------

2770 Carriage Road - Preliminary Development Plan

City of Powell, Ohio

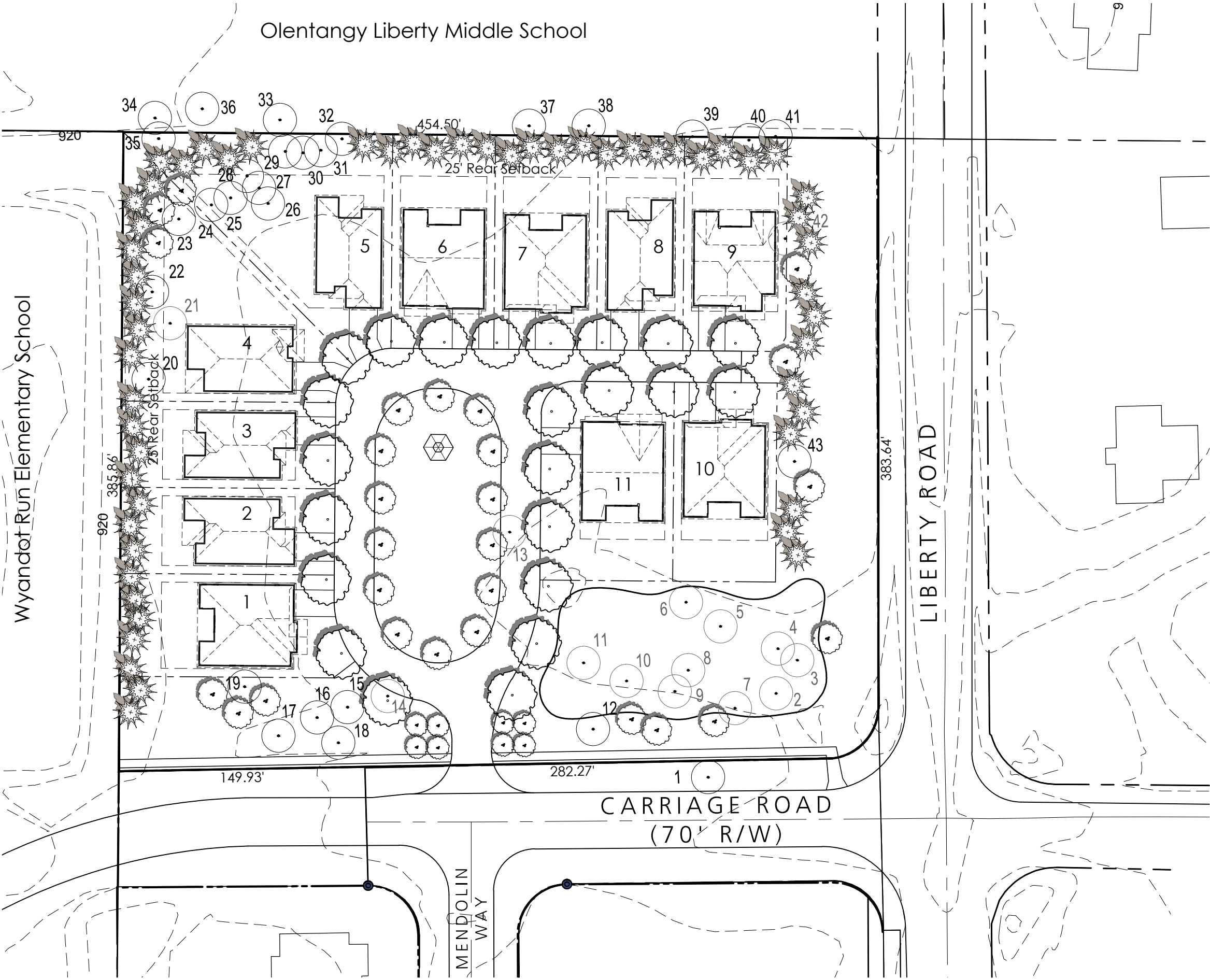
January 8, 2018

Camber Company / Romanelli & Hughes

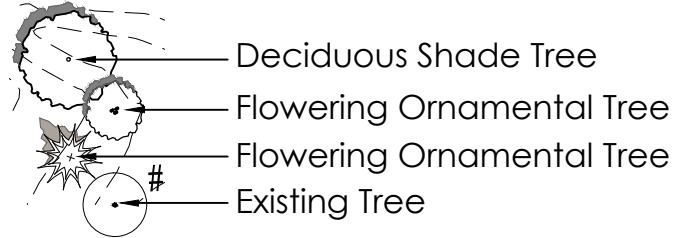
Scale: 0 60 180

G2 Planning
Urban Design
Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



Plant Key:



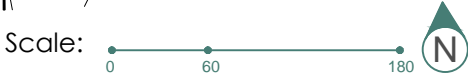
EXISTING TREE INDEX			
2770 Carriage Road, Powell, OH			
TREE NUMBER	SIZE	SPECIES	CONDITION
1	16	BLACK WALNUT	GOOD
2	10	MAPLE	GOOD
3	6	MAPLE	GOOD
4	14	COTTONWOOD	GOOD
5	8	HONEYLOCUST	GOOD
6	6	MAPLE	GOOD
7	6	MAPLE	GOOD
8	6	MAPLE	GOOD
9	7	MAPLE	GOOD
10	10	MAPLE	GOOD
11	6	MAPLE	GOOD
12	9	CALLERY PEAR	GOOD
13	10	MAPLE	GOOD
14	11	CALLERY PEAR	GOOD
15	9	CALLERY PEAR	GOOD
16	8	CALLERY PEAR	GOOD
17	18	COTTONWOOD	GOOD
18	13	CALLERY PEAR	GOOD
19	8	MULBERRY	GOOD
20	8	CALLERY PEAR	GOOD
21	8	CALLERY PEAR	GOOD
22	9	CALLERY PEAR	GOOD
23	7	CALLERY PEAR	GOOD
24	9	CALLERY PEAR	GOOD
25	9	CALLERY PEAR	GOOD
26	7	CALLERY PEAR	GOOD
27	8	CALLERY PEAR	GOOD
28	7	CALLERY PEAR	GOOD
29	7	CALLERY PEAR	GOOD
30	6	CALLERY PEAR	GOOD
31	7	CALLERY PEAR	GOOD
32	8	CALLERY PEAR	GOOD
33	14	COTTONWOOD	GOOD
34	9	MULBERRY	GOOD
35	6	CALLERY PEAR	GOOD
36	6	CRAB APPLE	GOOD
37	11	COTTONWOOD	GOOD
38	7	CALLERY PEAR	GOOD
39	19	OAK	GOOD
40	10	OAK	GOOD
41	19	OAK	GOOD
42	6	CALLERY PEAR	GOOD
43	7	CALLERY PEAR	GOOD

2770 Carriage Road - Conceptual Landscape Plan

City of Powell, Ohio

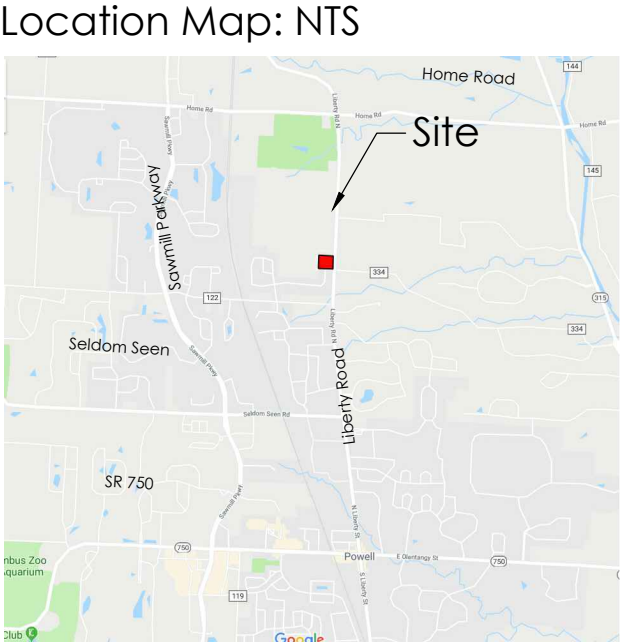
January 8, 2018

Camber Company / Romanelli & Hughes



G2 Planning
Urban Design
Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



Site Data:	
Current Zoning:	Liberty FRD
Proposed Zoning:	Planned Residential
Total Site Area:	±4.011 Acres
Total Units:	11
Total Density	± 2.67 du/acre

Lot Information:	
Typical Lot Width:	52' & 62' Wide
Typical Lot Depth:	Varies
Smallest Lot Area:	6,707 S.F.
Largest Lot Area:	12,774 S.F.
Garage Setback from Private Street:	24' Min.
Rear Yard Setback:	25' Min.
Side Yard Setback:	5' Min.

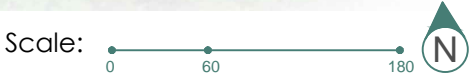
Lot Coverage:	
Maximum Allowed by Code:	50%
As proposed:	50% or less

Open Space:	
Shared Open Space:	± 1.41 Acres (35%)

2770 Carriage Road - Illustrative Plan

City of Powell, Ohio January 8, 2018

Camber Company / Romanelli & Hughes



G2 Planning
Urban Design
Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



2770 Carriage Road - Architectural Examples

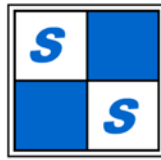
City of Powell, Ohio January 8, 2018

Camber Company / Romanelli & Hughes

Scale: ———— N

G2 Planning
Urban Design
Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



January 7, 2019

Mr. David Betz, AICP
City of Powell
47 Hall St.
Powell, OH 43065-1028

Re: Carriage Road Site Trip Generation
City of Powell, Delaware County, Ohio

Dear Dave:

Please consider this letter a summary of the analysis required for the subject development.

BACKGROUND

The site is proposed to be developed with 11 units that are a Romanelli & Hughes (R&H) product marketed to “empty nesters”. The site is located in the northwest quadrant of the intersection of Liberty Road & Carriage Road in the City of Powell.

PROJECTED SITE GENERATED TRAFFIC

The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. Since the homes will be marketed to “empty nesters”, it is a judgement as to which land use categories in *Trip Generation, 10th Edition* apply. As part of a previous study in another jurisdiction for an “empty nester” R&H product, peak hour link counts (7-9 AM and 4-6 PM) were taken at the River Highlands access (West Case Road) and the Villas at Tussic access (Tussic Street Road) which are both R&H developments that are marketed to “empty nesters”. The compilation of the data collected are below (the counts and calculations are attached):

Villas at Tussic/River Highlands:
AM Peak Hour: 0.23 Trips/unit
PM Peak Hour: 0.39 Trips/unit

To provide a basis of comparison, the rates for Single-Family Detached Housing (ITE Code #210) regression rates based on 11 units is below (Table 1 attached shows the trip generation calculations):

AM Peak Hour: 1.18 Trips/unit
PM Peak Hour: 1.09 Trips/unit

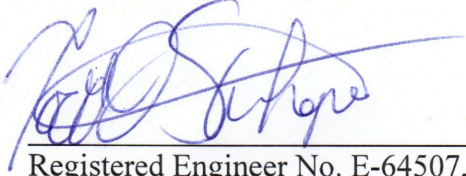
CONCLUSIONS

The results show that applying the counted rates show that the site will generate 3 trips in the AM Peak Hour and 4 trips in the PM Peak Hour. The counted rates are approximately 1/3 or less of the regression rates for Single Family-Detached Housing provided in the *Trip Generation Manual*. In the AM Peak hour based upon the counted rates, the 11 units marketed to "empty nesters" generate the equivalent traffic as four (4) single-family units.

Please let me know if you have any questions. Thank you.

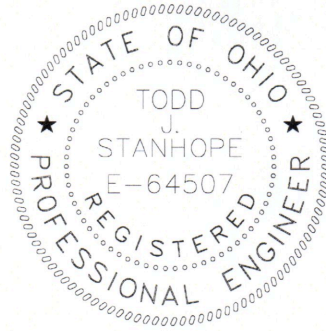
Sincerely,

SMART SERVICES, INC.



Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

1-07-2018
Date



Submitted: One electronic copy (PDF format) via e-mail





Smart Services, Inc.
88 W. Church Street

Newark, Ohio, United States 43055
(740) 345 4700 tstanhope@smartservices-inc.com
www.smartservices-inc.com

Count Name: River Highlands Way at Case Rd
Site Code:
Start Date: 01/30/2018
Page No: 1

Direction (Southbound)

Start Time	Total
7:00 AM	6
7:15 AM	3
7:30 AM	5
7:45 AM	4
8:00 AM	1
8:15 AM	8
8:30 AM	2
8:45 AM	2
4:00 PM	4
4:15 PM	3
4:30 PM	1
4:45 PM	1
5:00 PM	3
5:15 PM	3
5:30 PM	1
5:45 PM	4
Total	51
Total %	100.0
AM Times	7:00 AM
AM Peaks	18
PM Times	4:45 PM
PM Peaks	8



Smart Services, Inc.
88 W. Church Street

Newark, Ohio, United States 43055
(740) 345 4700 tstanhope@smartservices-inc.com
www.smartservices-inc.com

Count Name: River Highlands Way at Case Rd
Site Code:
Start Date: 01/30/2018
Page No: 2

Direction (Northbound)

Start Time	Total
7:00 AM	1
7:15 AM	2
7:30 AM	0
7:45 AM	1
8:00 AM	1
8:15 AM	1
8:30 AM	1
8:45 AM	2
4:00 PM	3
4:15 PM	5
4:30 PM	2
4:45 PM	8
5:00 PM	6
5:15 PM	2
5:30 PM	6
5:45 PM	5
Total	46
Total %	100.0
AM Times	7:00 AM
AM Peaks	4
PM Times	4:45 PM
PM Peaks	22



Smart Services, Inc.
88 W. Church Street

Newark, Ohio, United States 43055
(740) 345 4700 tstanhope@smartservices-inc.com
www.smartservices-inc.com

Count Name: Villas at Tussic Access ATR
Site Code:
Start Date: 01/25/2018
Page No: 1

Direction (Westbound)

Start Time	Total
7:00 AM	0
7:15 AM	0
7:30 AM	0
7:45 AM	1
8:00 AM	2
8:15 AM	1
8:30 AM	1
8:45 AM	0
4:00 PM	5
4:15 PM	0
4:30 PM	3
4:45 PM	4
5:00 PM	1
5:15 PM	4
5:30 PM	3
5:45 PM	2
Total	27
Total %	100.0
AM Times	7:00 AM
AM Peaks	1
PM Times	5:00 PM
PM Peaks	10



Smart Services, Inc.
88 W. Church Street

Newark, Ohio, United States 43055
(740) 345 4700 tstanhope@smartservices-inc.com
www.smartservices-inc.com

Count Name: Villas at Tussic Access ATR
Site Code:
Start Date: 01/25/2018
Page No: 2

Direction (Eastbound)

Start Time	Total
7:00 AM	3
7:15 AM	4
7:30 AM	2
7:45 AM	3
8:00 AM	1
8:15 AM	3
8:30 AM	0
8:45 AM	2
4:00 PM	1
4:15 PM	1
4:30 PM	2
4:45 PM	2
5:00 PM	0
5:15 PM	3
5:30 PM	1
5:45 PM	7
Total	35
Total %	100.0
AM Times	7:00 AM
AM Peaks	12
PM Times	5:00 PM
PM Peaks	11



88 W. Church Street

Newark, OH 43055

(740) 345-4700

www.smartservices-inc.com

Romanelli & Hughes "Empty Nester" Targeted Housing

TIME	River Highlands		Villas at Tussic		Total Sample Sites		
	82 Units		49 Units				
	SB (Out)	NB (In)	EB (Out)	WB (In)	IN	OUT	TOTAL
7:00 AM	6	1	3	0	1	9	10
7:15 AM	3	2	4	0	2	7	9
7:30 AM	5	0	2	0	0	7	7
7:45 AM	4	1	3	1	2	7	9
8:00 AM	1	1	1	2	3	2	5
8:15 AM	8	1	3	1	2	11	13
8:30 AM	2	1	0	1	2	2	4
8:45 AM	2	2	2	0	2	4	6
AM Peak	18	4	12	1	5 14%	30 86%	35 0.267
AM Totals	31	9	18	5	14	49	63
4:00 PM	4	3	1	5	8	5	13
4:15 PM	3	5	1	0	5	4	9
4:30 PM	1	2	2	3	5	3	8
4:45 PM	1	8	2	4	12	3	15
5:00 PM	3	6	0	1	7	3	10
5:15 PM	3	2	3	4	6	6	12
5:30 PM	1	6	1	3	9	2	11
5:45 PM	4	5	7	2	7	11	18
PM Peak	11	19	11	10	29 57%	22 43%	51 0.389
PM Totals	20	37	17	22	59	37	96
AM & PM Totals	51	46	35	27	73	86	159

Traffic Study Subarea	Land Use	Time of Day	Data Set from: Trip Generation Manual, 10th Edition (Unless noted Otherwise)	Override with Average	Regression Equation from: Trip Generation Manual 10th Edition	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Single-Family Detached Housing (ITE Code #210)	AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	$T=0.71(X)+4.80$	13	25%	3	75%	10
	Ind. Variable (X) = 11 Dwelling Units	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	$\ln(T)=0.96\ln(X)+0.20$	12	63%	8	37%	4
TOTALS		<input checked="" type="checkbox"/>								
		AM Peak				13		3		10
		PM Peak				12		8		4

Adventure Park Drive Site Traffic Analysis - 01/2019

TABLE 1 - SITE TRIP GENERATION SUMMARY

NEIGHBORING PROPERTY OWNERS

2770 Carriage Road

POWELL, OH 43065

Owner Name: LEININGER ROBERT W & KRISTA

Address: 40 MENDOLIN WAY, POWELL 43065

Owner Name: OLENTANGY LOCAL SCHOOL DISTRICT

Address: LIBERTY RD POWELL OH 43065

Owner Name: ARNDT SHARON

Address: 8013 LIBERTY RD, POWELL 43065

Owner Name: NORRIS SALLY & ARNDT SHARON

Address: 7995 LIBERTY RD, POWELL 43065

Owner Name: SMITH MICHELLE & STARKEY JEFF

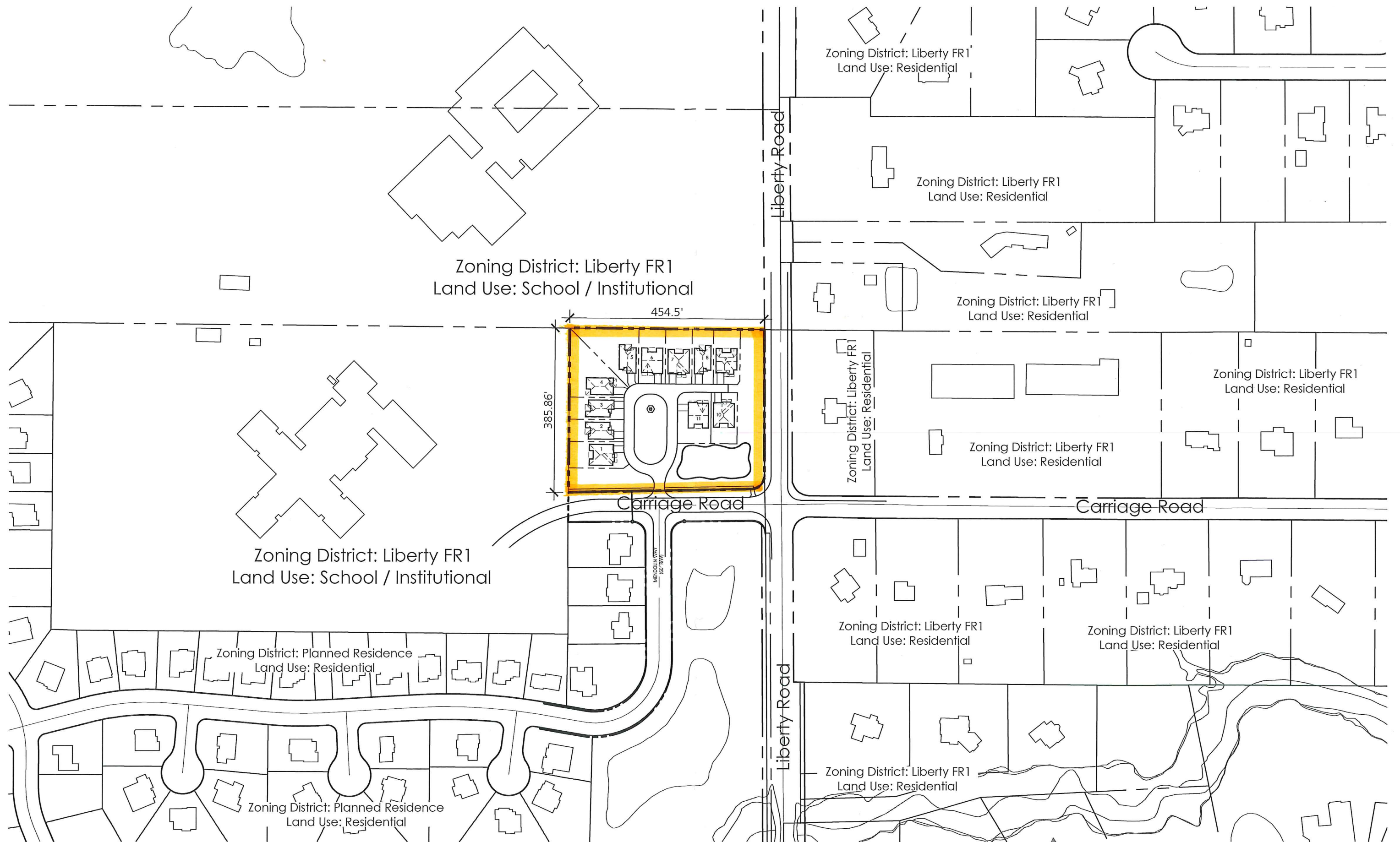
Address: 8061 LIBERTY RD, POWELL 43065

Owner Name: WILSON AMY M & RICHARD T

Address: 2699 CARRIAGE RD, POWELL 43065

Owner Name: DIELMAN MARK A & RICHEL L

Address: 48 MENDOLIN WAY, POWELL 43065



2770 Carriage Road - Vicinity Map

City of Powell, Ohio

January 8, 2018

Camber Company / Romanelli & Hughes

Scale: 0 200 600



G2 Planning
Urban Design
Landscape Architecture
Planning + Design

720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors