



# CITY OF POWELL

## PLANNING AND ZONING COMMISSION (P&Z)

### COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$700.00 + \$100.00 per acre  
Per Fee Ordinance 2018-48

**Applicant:** Sadie Webb

Address/City/State/Zip: 15 E Gay Street Columbus, Ohio 43215 Suite 2A

Email Address: s.webb@shyftcollective.com

Phone No: N/A Cell Phone No: 330.807.6233 Fax No: N/A

**Property Owner:** McClurg Properties LLC

Address/City/State/Zip: 2772 Sawbury Blvd Columbus, Ohio 43235

Email Address: dmccclurg@gmail.com

Phone No: 614.370.5234 Cell Phone No: N/A Fax No: N/A

**Architect/Designer for Applicant:** SHYFT Collective

Address/City/State/Zip: 15 E Gay Street Columbus, Ohio 43215 Suite 2A

Email Address: s.reynolds@shyftcollective.com

Phone No: N/A Cell Phone No: 614.668.0912 Fax No: N/A

**Property Address:** 204 S. Liberty Powell, Ohio 43065

Lot Number/Subdivision: Parcel: 319-431-03-027-000 Existing Use: Residential Proposed Use: Commercial

Reason for Administrative Review (attach necessary documents): \_\_\_\_\_

Preliminary and Final Development Plan Approval \_\_\_\_\_

#### Checklist:

- ☐ Preliminary Plan requirements set forth in Section [1143.11\(c\)](#) and Final Plan requirements set forth in Section [1143.11\(i\)](#).
- ☐ 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.
- ☐ **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 - \$700.00 + \$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)

**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: Sadie Webb Date: 05.28.2019

Office Use
Received

Office Use
Type/Date: <u>5/29/19 CC</u>
Base Fee: <u>\$700.00</u>
Per Acre: <u>\$100.00X (0.658) = 65.80</u>
Total: <u>765.80</u>
Prepared by: <u>[Signature]</u>
Reviewed by: <u>AV</u>
PAYOR: <u>Derrick Stodge</u>
RECEIPT # <u>8014</u>

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



P&Z SUBMISSION | June 12, 2019

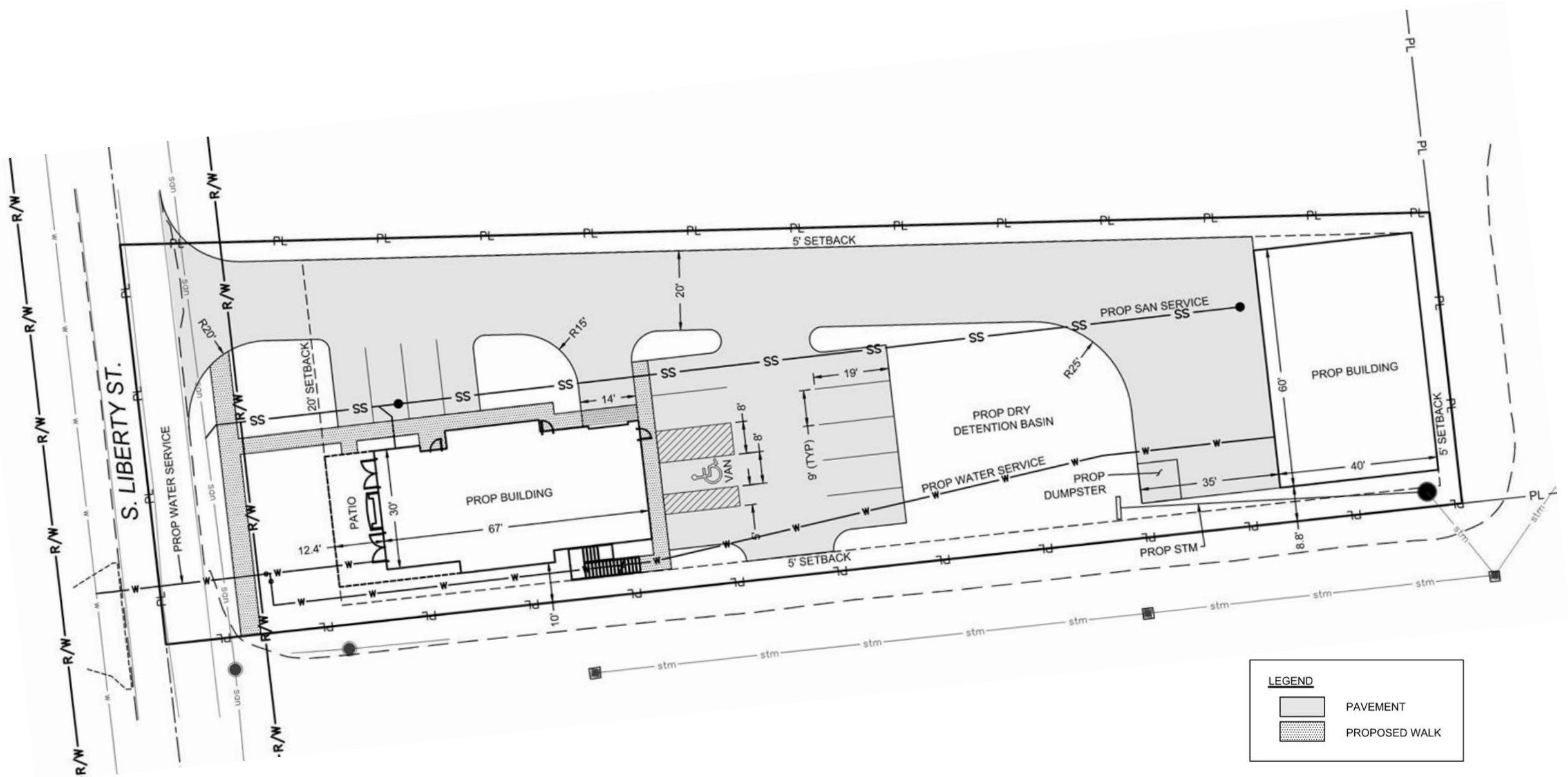
***SHIFT***

“building for the future...”

# EXISTING SITE PHOTOS



# CONCEPTUAL SITE PLAN



# ILLUSTRATIVE SITE PLAN



# PLANTINGS



Arborvitae



Dogwood Tree



Ornamental Grass



Azalea

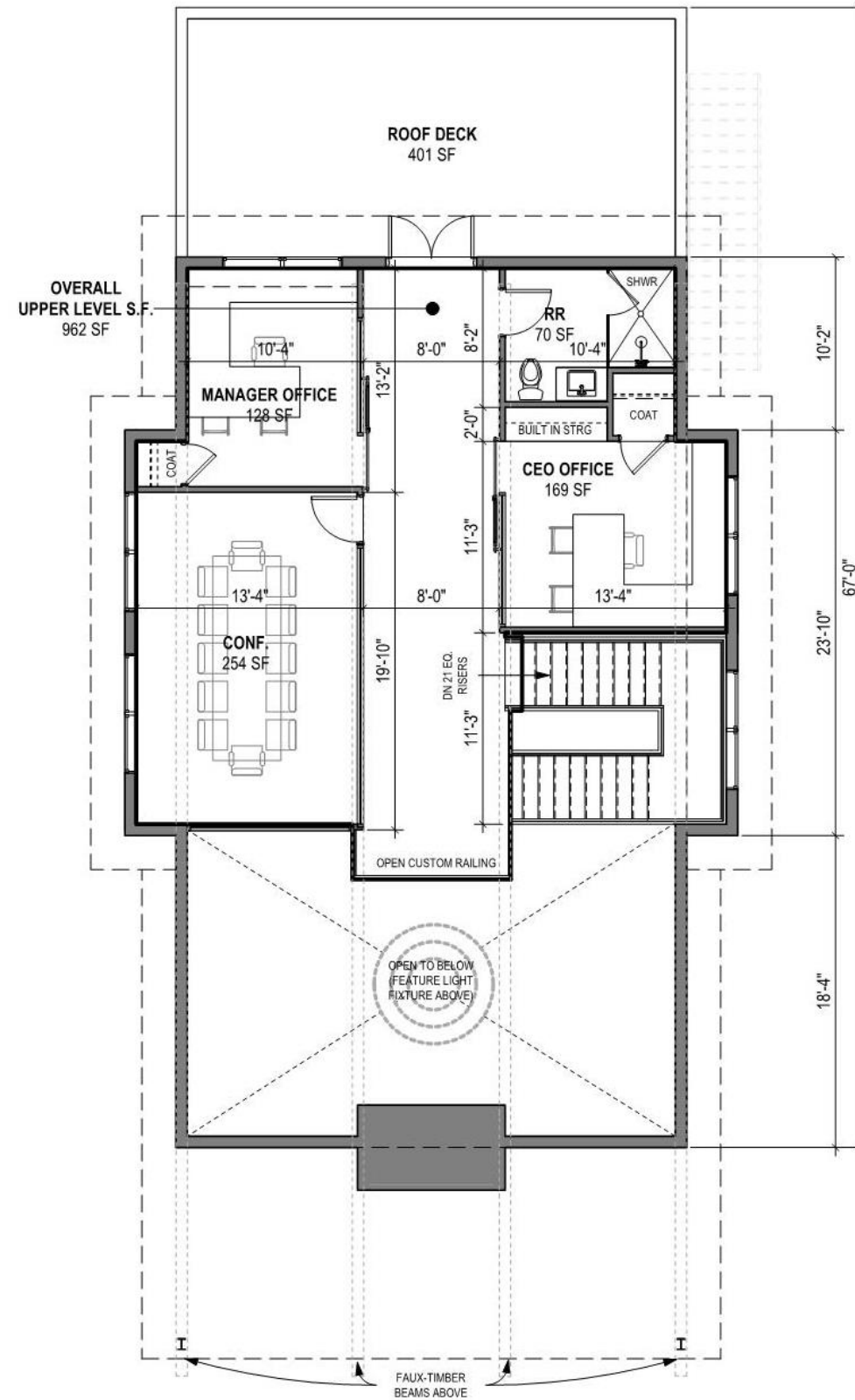
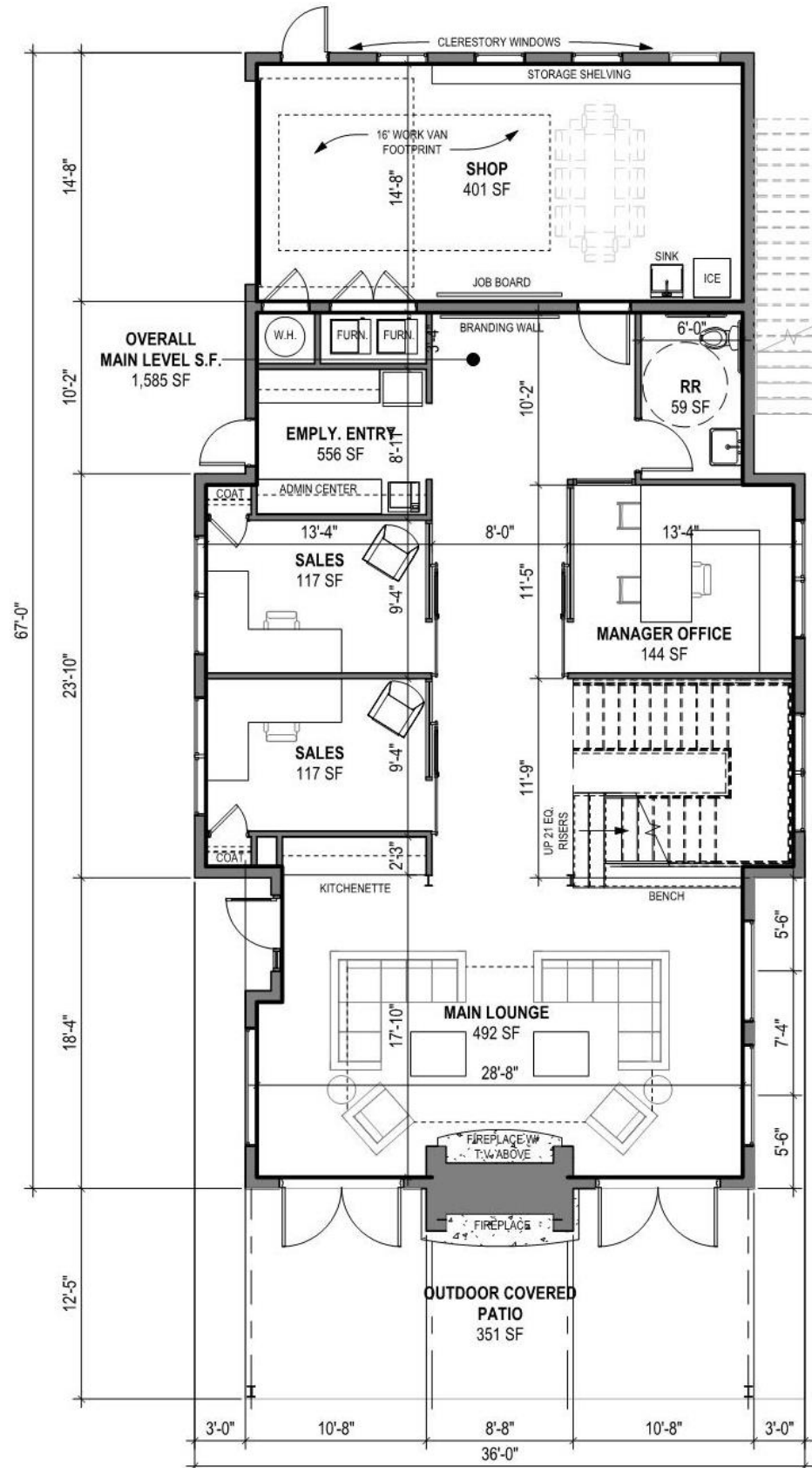


Red Tip Photinia



Hosta

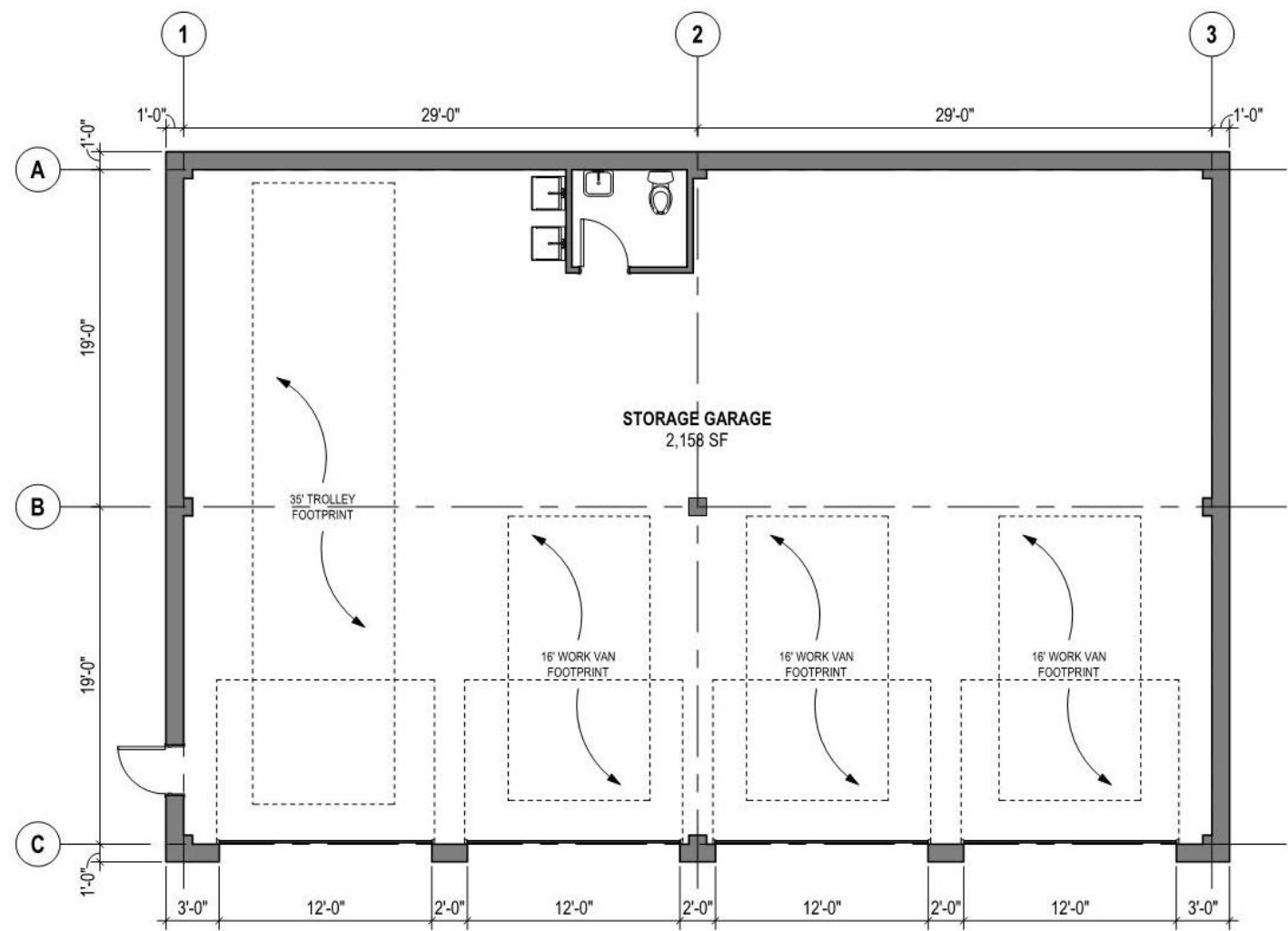
# CONCEPTUAL FLOOR PLAN



<b><u>FINISHED AREAS</u></b>	
MAIN LEVEL:	1,597 S.F.
UPPER LEVEL:	962 S.F.
<b>TOTAL FINISHED SQUARE FOOTAGE:</b>	<b>2,559 S.F.</b>
<b><u>UNFINISHED AREAS</u></b>	
SHOP:	401 S.F.
COVERED PATIO:	350 S.F.
ROOF DECK	401 S.F.
<b>TOTAL FINISHED SQUARE FOOTAGE:</b>	<b>1,152 S.F.</b>



# CONCEPTUAL GARAGE FLOOR PLAN



# CONCEPTUAL MASSING

Front



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Front - Alternate



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Rear Left



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Rear Right



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Front Right



# CONCEPTUAL MASSING

Garage Front



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Garage Front - Alternate



**SHYFT**  
COLLECTIVE

**SHYFT**  
COLLECTIVE

# CONCEPTUAL MASSING

Garage Back



# MATERIALS



Super White Board & Batten – Main



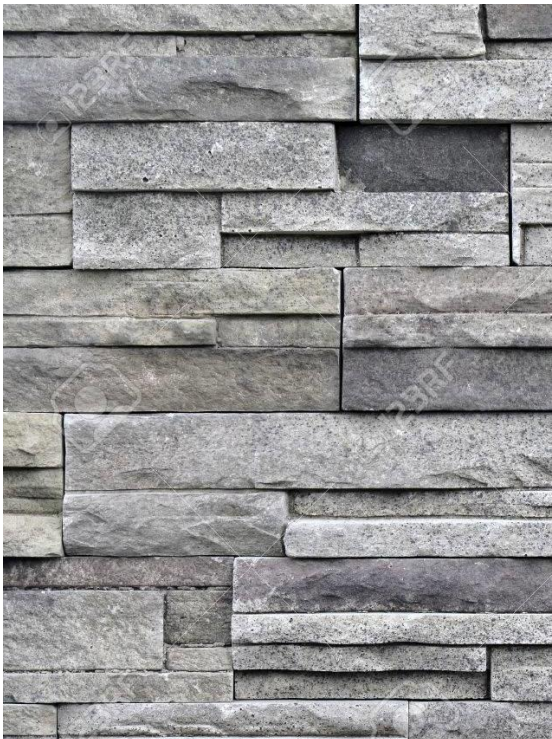
Tricorn Black Board & Batten – Garage/Shop



Fish Scale Asphalt Shingles



Dark Steel Fireplace



Stacked Stone Fireplace



Cedar Plank Ceiling



Gooseneck Exterior Lighting