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Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
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Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

June 19, 2019

HAND-DELIVERED VIA COURIER

Mr. David Betz
Director of Development
City of Powell
47 Hall Street
Powell, OH 43065

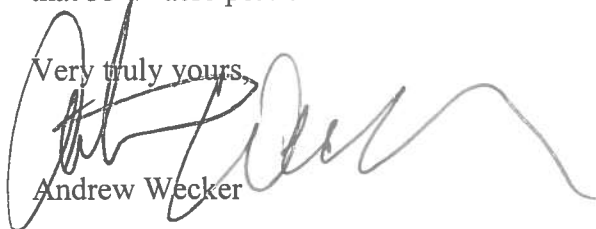
Re: Sketch Plan Review Application for 70+/- acres at 3041 Home Road

Enclosed are the original and five copies of a Sketch Plan Review Application. Also enclosed is this law firm's check number 25155 in the amount of \$500 payable to the City of Powell as the required filing fee.

Other documents, as previously discussed with Rocky Kambo, Assistant Director of Development, to follow from Todd Foley of POD Design on or before June 25.

Please contact me with any questions, and be advised that we are simultaneously filing a petition to annex that 35+/- acre portion of the site from Liberty Township into the City. Thank you.

Very truly yours,



Andrew Wecker

tjh

Enclosures

c/enc. James E. Frey (via email)
David Fisher, Esq. (via email)
Todd Foley (via email)
c Stephen D. Martin, Esq.
(T13736-101)

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
SKETCH PLAN REVIEW APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$500.00
Per Fee Ordinance 2018-48

Applicant: Redwood USA LLC

Address/City/State/Zip: 7510 East Pleasant Valley Road, Independence, Ohio 44131

Email Address: jim@jimfreyadvisor.com

Phone No: 216-360-9441

Cell Phone No: 614-206-1123

Fax No: _____

Property Owner: Breagha Plana II, LLC

Address/City/State/Zip: P. O. Box 245, Powell, Ohio 43065

Email Address: steel@GFSCchemicals.com

Phone No: 740-881-5440 ext 118

Cell Phone No: 614-975-0300

Fax No: 740-881-9309

Architect/Designer for Applicant: Mann Parsons Gray Architects, Inc.

Address/City/State/Zip: 3660 Embassy Parkway, Fairlawn, Ohio 44333

Email Address: james@mpg-architects.com

Phone No: 330-666-5770

Cell Phone No: _____

Fax No: _____

Property Address: 3041 Home Road and Home Road, Powell, Ohio 43065

Lot Number/Subdivision: _____ Existing Use: commercial/vacant Proposed Use: mixed

Reason for Administrative Review (attach necessary documents): Proposed rezoning from commercial/vacant ground to a multi-phase mixed use that includes multi-family, office and assisted living.

Checklist:

- ☐ Sketch Plan requirements set forth in Section [1109.06](#)
- ☐ 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.
- ☐ Attach **5 copies** containing 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
- ☐ 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: _____

James E. Frey, Authorized
Representative

Date: _____

6/18/19

Office Use
Received

Office Use
Type/Date: 6/19/19 CK 25155
Base Fee: \$500.00
Prepared by: [Signature]
Reviewed by: AU
PAYOR: Manos, Martin & Pergam Co.
RECIEPT # 8035

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

Redwood Home Rd



Redwood
APARTMENT NEIGHBORHOODS

**Sketch Plan Review
Submittal**

City of Powell, Ohio
June 25, 2019

Developer



7510 Pleasant Valley Rd
Independence, Ohio 44131
(614) 206-1123

Represented by: Jim Frey
Real Estate Advisor

Design Team



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Shawn Goodwin, PE
Regional Services Director
2550 Corporate Exchange Dr, Suite 300
Columbus, OH 43231
(614) 901-2235



James Keys
Architecture
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

General Counsel

Stephen D. Martin, Esq.
Manos, Martin & Pergram Co.,
LPA

50 North Sandusky Street
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Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Powell.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Powell because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

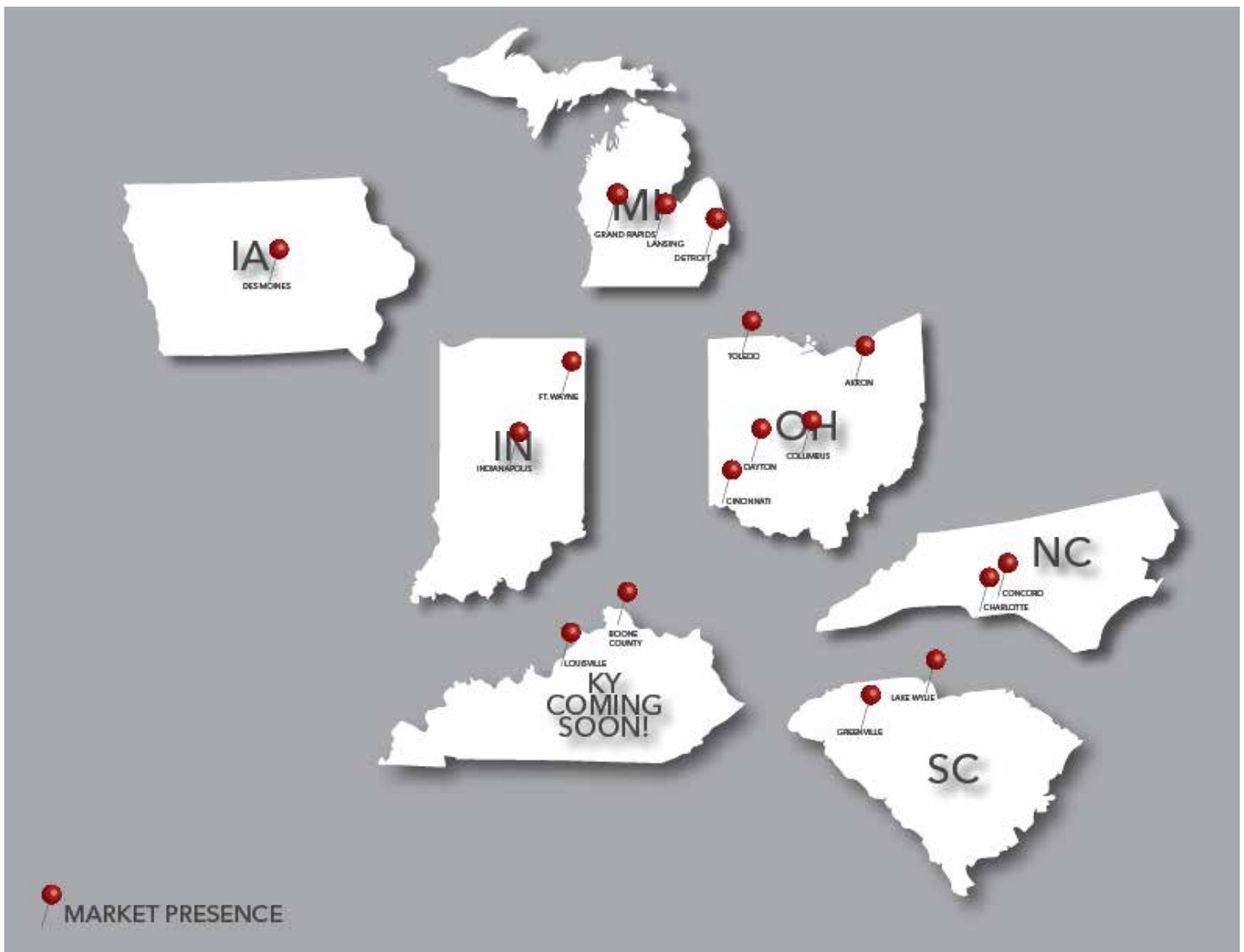
We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



Redwood Communities: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 10,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Community Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no ribbon parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry



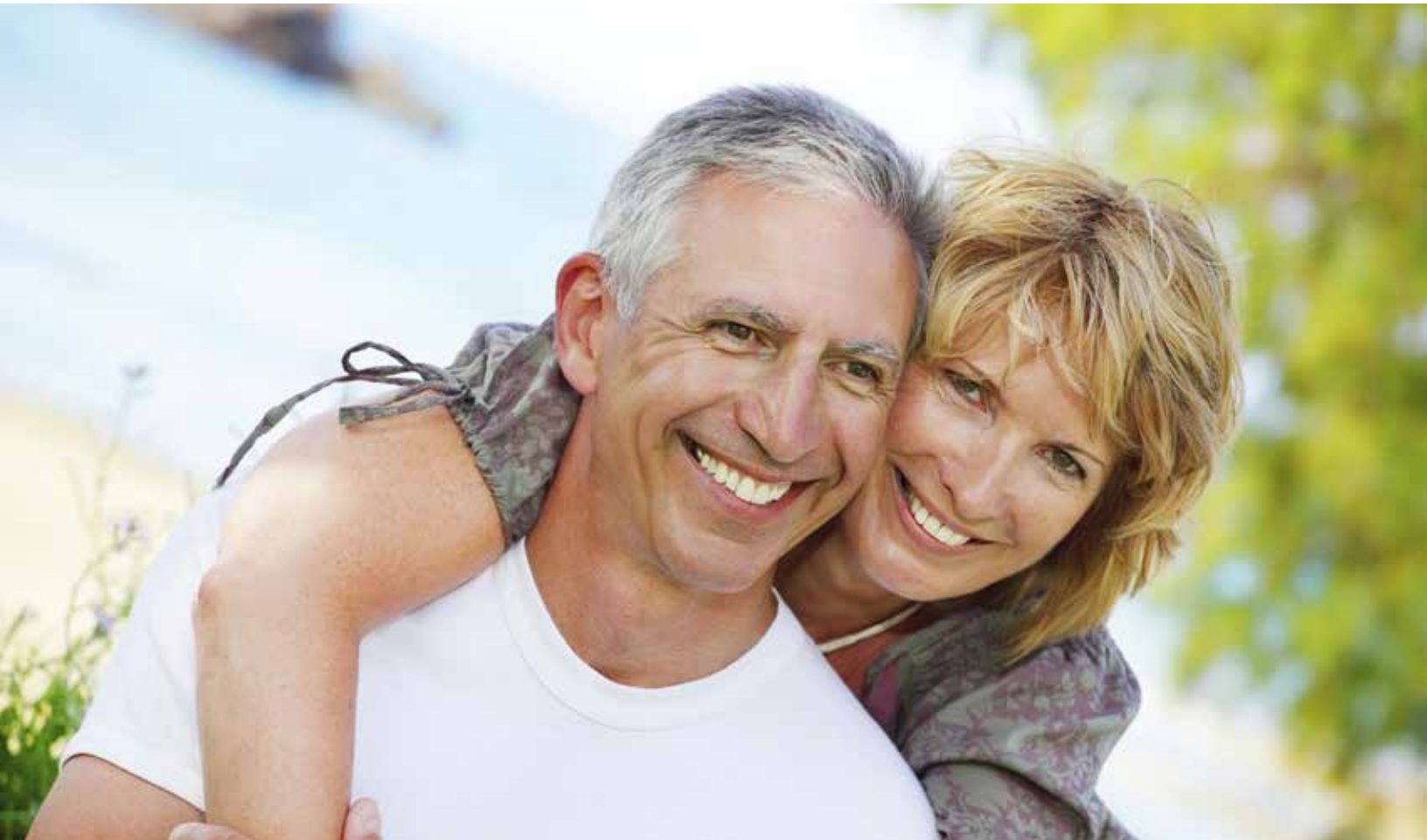
Redwood Community Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections
- Smoke-free apartments



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters
- Those who can afford \$1,650 - \$2,200 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



Why Redwood is Good for Powell:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



Revised 1/2/2019

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
SKETCH PLAN REVIEW APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

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Fax No: _____

Property Owner: Breagha Plana II, LLCAddress/City/State/Zip: P. O. Box 245, Powell, Ohio 43065Email Address: steel@GFSCchemicals.comPhone No: 740-881-5440 ext 118Cell Phone No: 614-975-0300Fax No: 740-881-9309**Architect/Designer for Applicant:** Mann Parsons Gray Architects, Inc.Address/City/State/Zip: 3660 Embassy Parkway, Fairlawn, Ohio 44333Email Address: james@mpg-architects.comPhone No: 330-666-5770

Cell Phone No: _____

Fax No: _____

Property Address: 3041 Home Road and Home Road, Powell, Ohio 43065Lot Number/Subdivision: _____ Existing Use: commercial/vacant Proposed Use: mixedReason for Administrative Review (attach necessary documents): Proposed rezoning from commercial/vacant ground to a multi-phase mixed use that includes multi-family, office and assisted living.**Checklist:**

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- ☐ Post a public notice sign at least (10) days prior to a public hearing meeting, pursuant to ordinance 1107.035. Public notice sign details found [here](#).

**See Original Copy
 Filed with the City of
 Powell**

(See Over)

PLANNING AND ZONING

SKETCH PLAN REVIEW

Page 1 of 2



Redwood
 APARTMENT NEIGHBORHOODS



mann
 PARSONS GRAY ARCHITECTS

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: _____

James E. Frey, Authorized
Representative

Date: _____

6/18/19

Office Use
Received

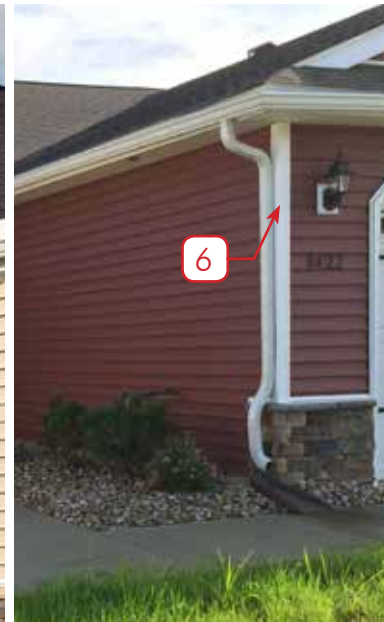
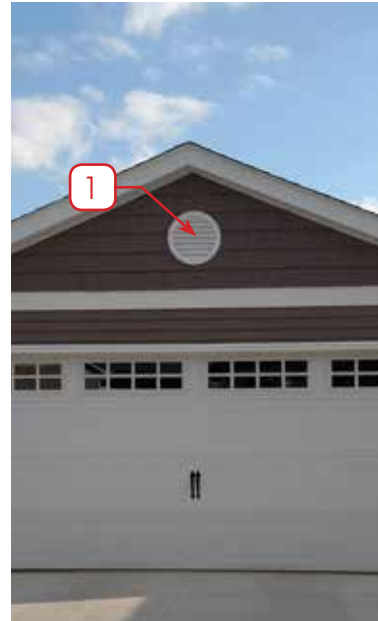
Office Use
Type/Date: _____
Base Fee: \$500.00
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECEIPT #: _____

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

**See Original Copy
Filed with the City of
Powell**

Standard Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 19)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 19)
6	CORNER TRIM	VINYL	WHITE



Standard Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
(7)	STONE VENEER	PRESTIGE	OHIO WHITE VEIN
(8)	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
(9)	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
(10)	SLIDING PATIO DOOR	VINYL	WHITE
(11)	COACH LIGHT	METAL & GLASS	BLACK
(12)	COLUMN	VINYL	WHITE

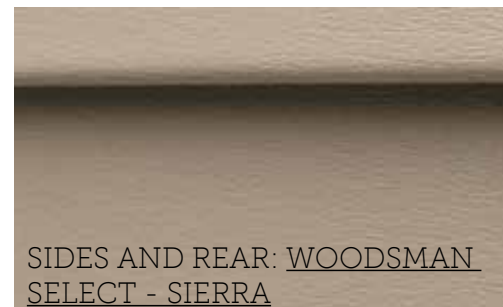
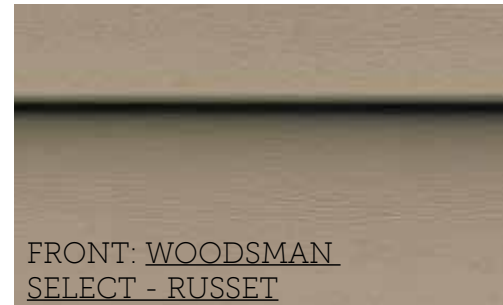
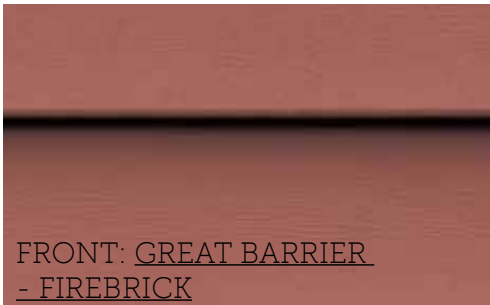


Standard Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE



SIDING COLORS - BY NORANDEX

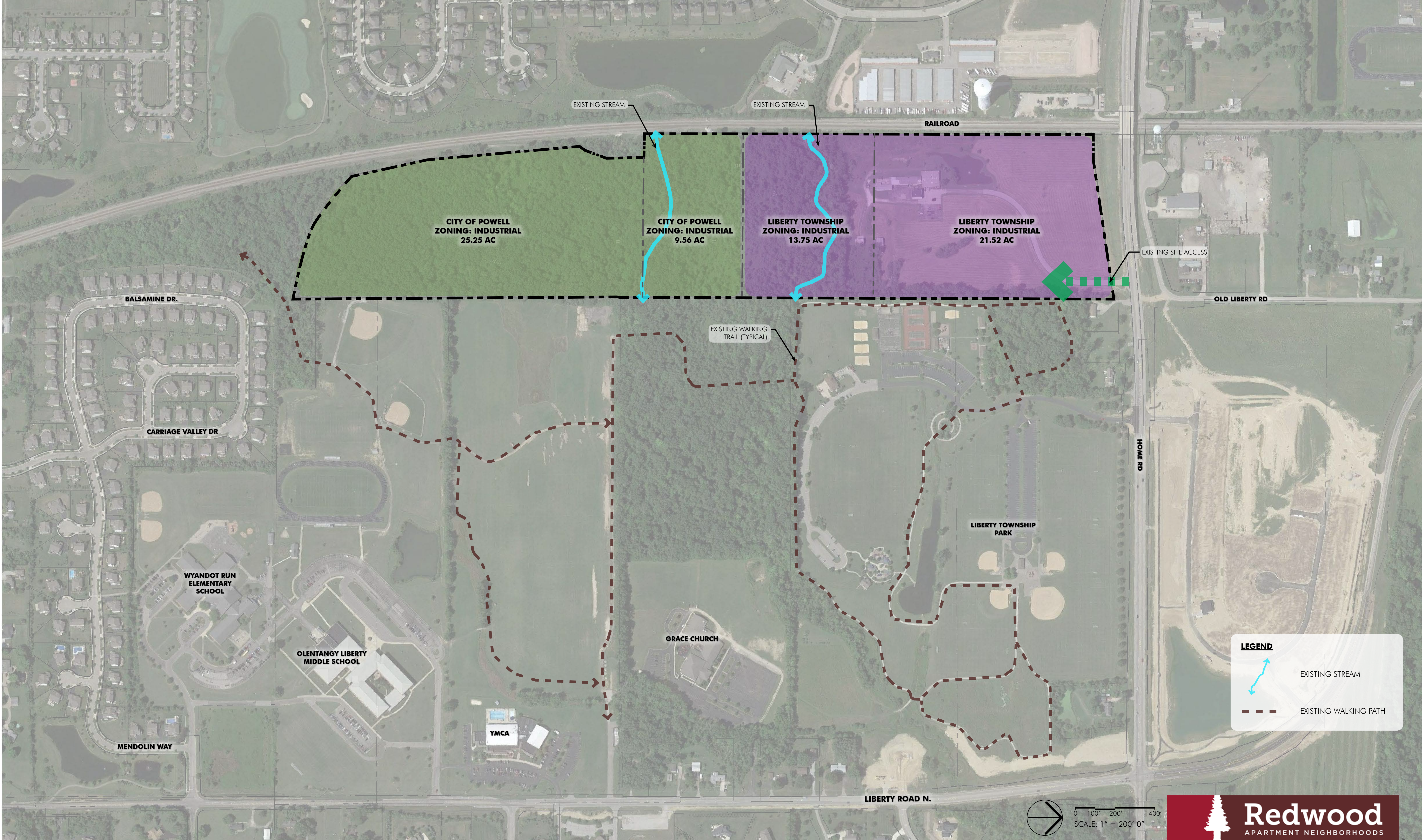


NOTES:

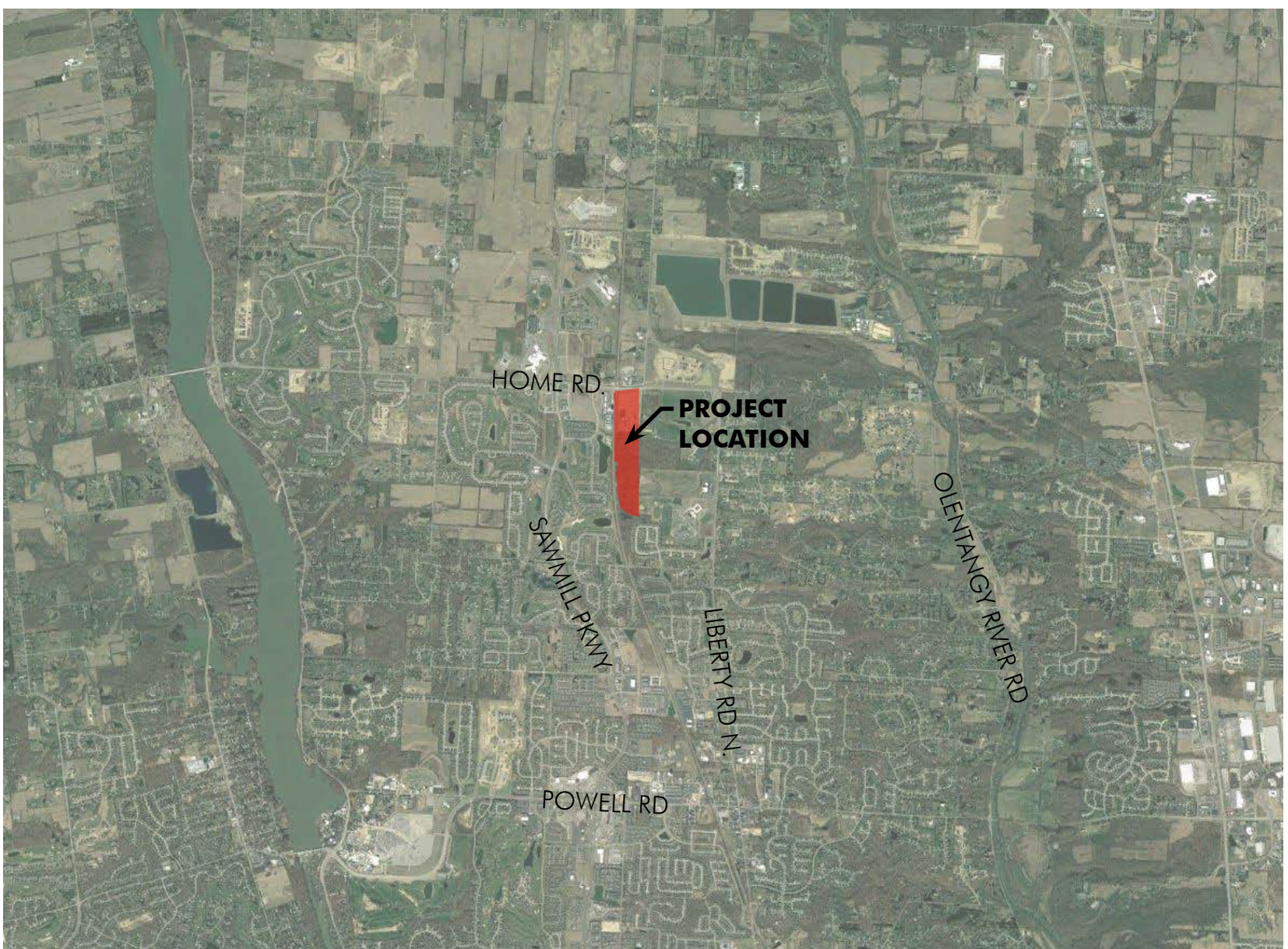
1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 3 OPTIONS
2. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

Plan Exhibits

- Existing Conditions
- Sketch Plan
- Open Space Plan



Redwood Home Road Existing Conditions | 06.25.2019



VICINITY MAP
N.T.S.

SITE DATA

TOTAL ACRES:	±70 AC
SENIOR LIVING:	±8 AC
REDWOOD:	±62 AC

TOTAL REDWOOD UNITS:	334
PHASE 1:	94
PHASE 2:	86
PHASE 3:	153

OVERALL REDWOOD DENSITY: ±5.4 DU/AC

REQUIRED OPEN SPACE: 14 AC (20%)
PROPOSED OPEN SPACE: ±26.6 AC (43%)

DEVELOPER:



7510 Pleasant Valley Rd
Independence, Ohio 44131
(614) 206-1123

Represented by: Jim Frey
Real Estate Advisor

DESIGN TEAM



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



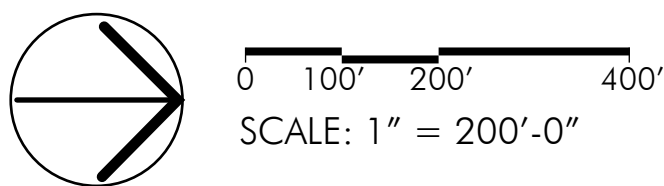
Shawn Goodwin, PE
Regional Services Director
2550 Corporate Exchange Dr, Suite 300
Columbus, OH 43231
(614) 901-2235



James Keys
Architecture
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

GENERAL COUNSEL

Stephen D. Martin, Esq.
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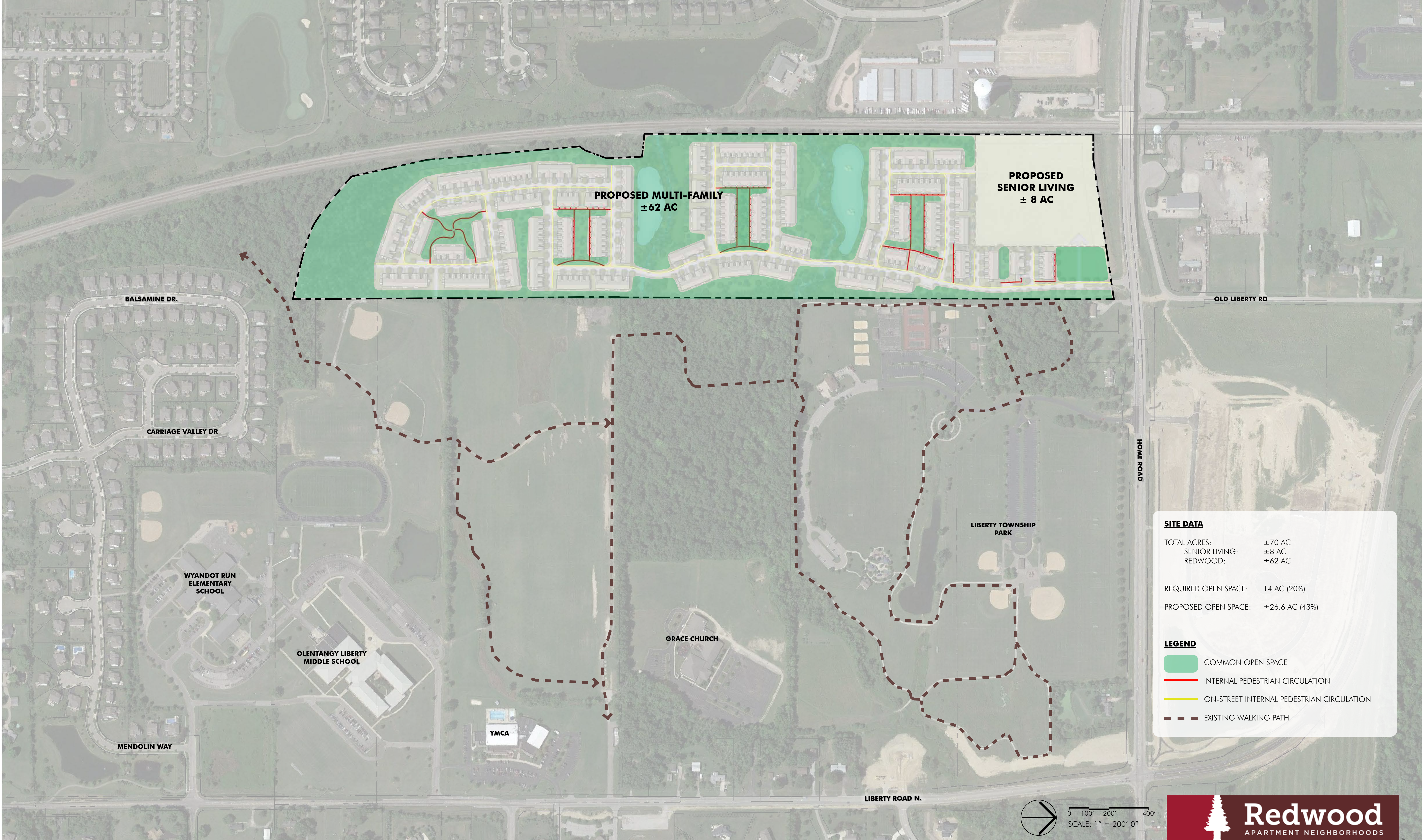
Redwood Home Road Sketch Plan | 06.25.2019



Redwood Home Road Sketch Plan - Phase 1 & 2 | 06.25.2019



Redwood Home Road Sketch Plan - Phase 3 | 06.25.2019



PROPOSED MULTI-FAMILY
±62 AC

PROPOSED SENIOR LIVING
± 8 AC

SITE DATA

TOTAL ACRES:	±70 AC
SENIOR LIVING:	±8 AC
REDWOOD:	±62 AC

REQUIRED OPEN SPACE:	14 AC (20%)
PROPOSED OPEN SPACE:	±26.6 AC (43%)

LEGEND

- COMMON OPEN SPACE
- INTERNAL PEDESTRIAN CIRCULATION
- ON-STREET INTERNAL PEDESTRIAN CIRCULATION
- EXISTING WALKING PATH

Redwood Home Road Sketch Plan - Open Space | 06.25.2019