



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 WebbAddress/City/State/Zip: 15 E Gay Street Columbus, Ohio 43215 Suite 2AEmail Address: s.webb@shyftcollective.comPhone No: N/A Cell Phone No: 330.807.6233 Fax No: N/A**Property Owner:** McClurg Properties LLCAddress/City/State/Zip: 2772 Sawbury Blvd Columbus, Ohio 43235Email Address: dmccclurg@gmail.comPhone No: 614.370.5234 Cell Phone No: N/A Fax No: N/A**Architect/Designer for Applicant:** SHYFT CollectiveAddress/City/State/Zip: 15 E Gay Street Columbus, Ohio 43215 Suite 2AEmail Address: s.reynolds@shyftcollective.comPhone No: N/A Cell Phone No: 614.668.0912 Fax No: N/A**Property Address:** 204 S. Liberty Powell, Ohio 43065Lot 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



P&Z SUBMISSION | June 12, 2019

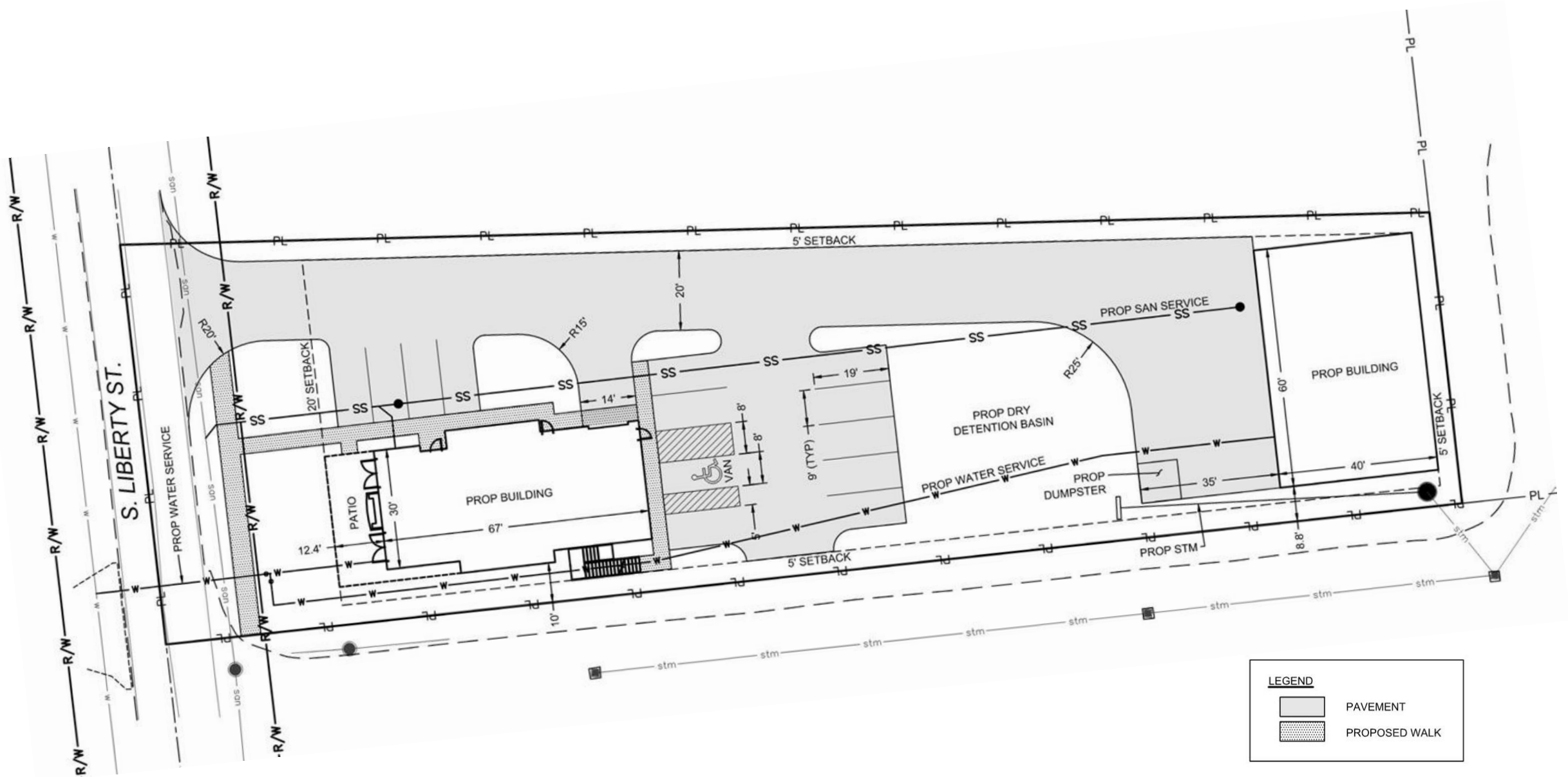
SHIFT

“building for the future...”

EXISTING SITE PHOTOS



CONCEPTUAL SITE PLAN



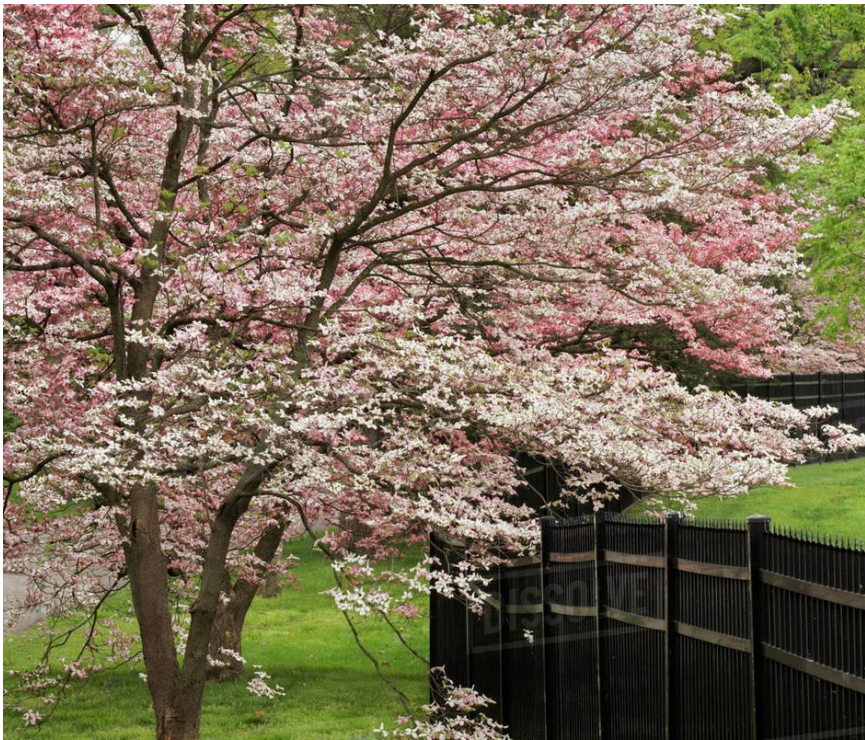
ILLUSTRATIVE SITE PLAN



PLANTINGS



Arborvitae



Dogwood Tree



Ornamental Grass



Azalea

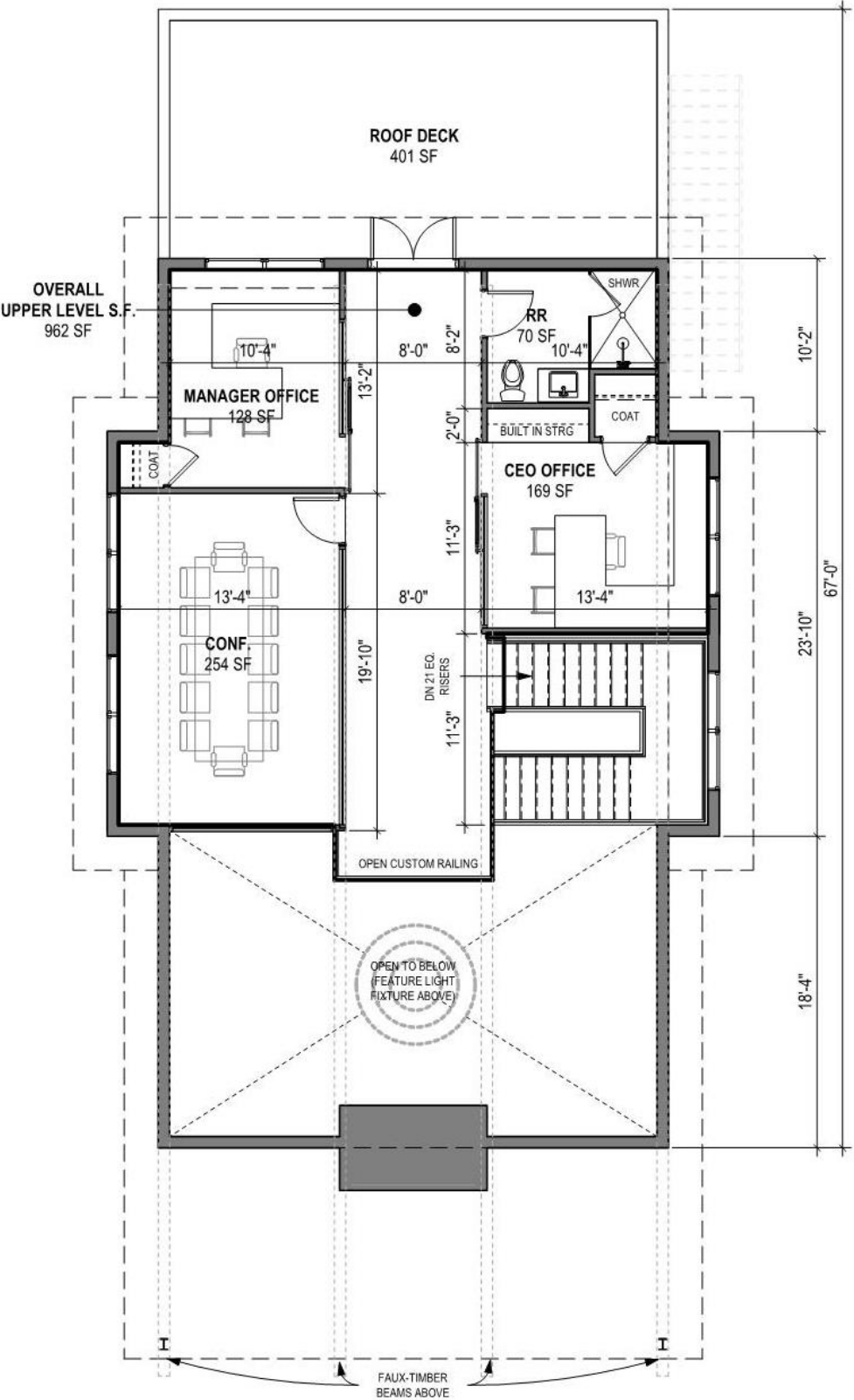
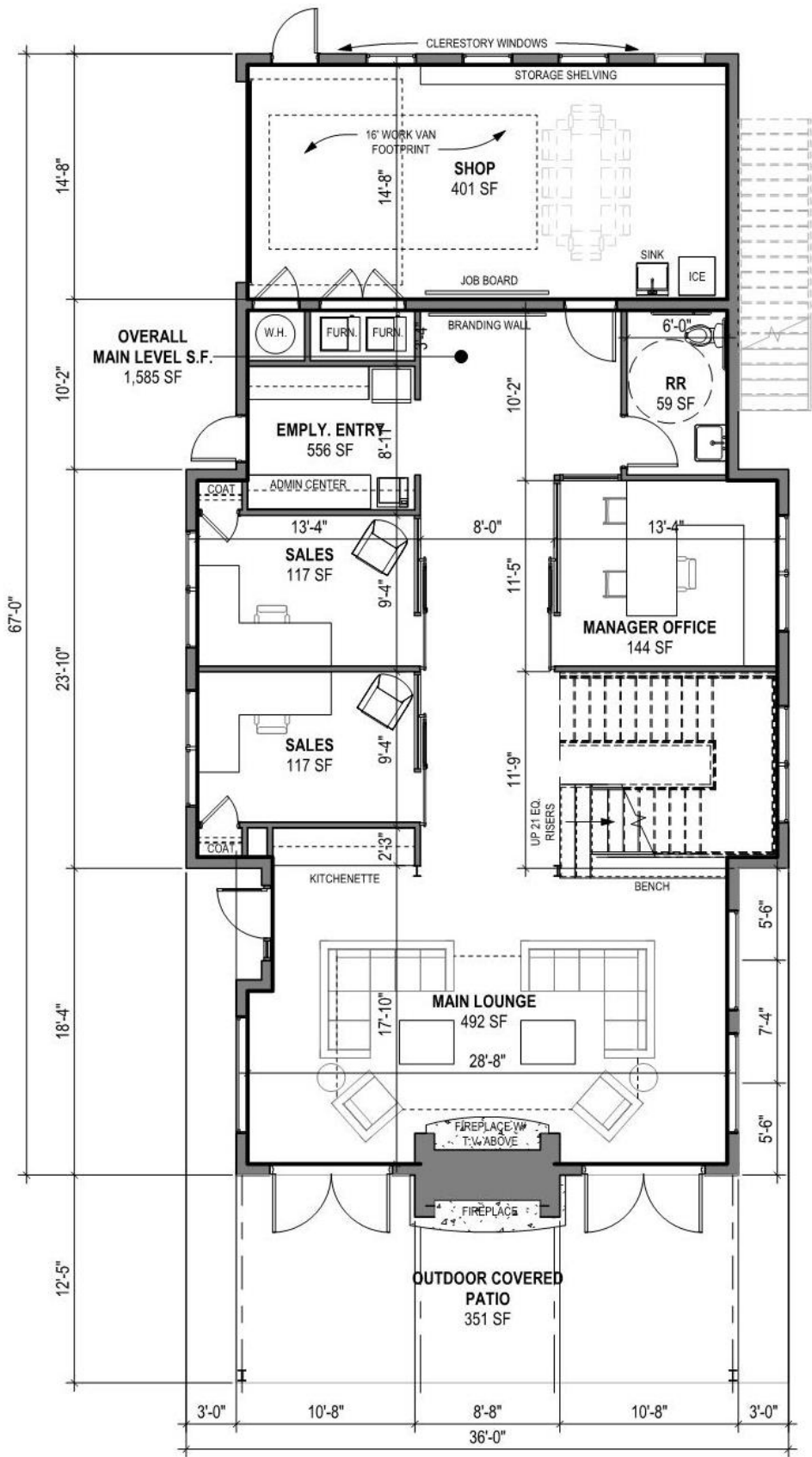


Red Tip Photinia



Hosta

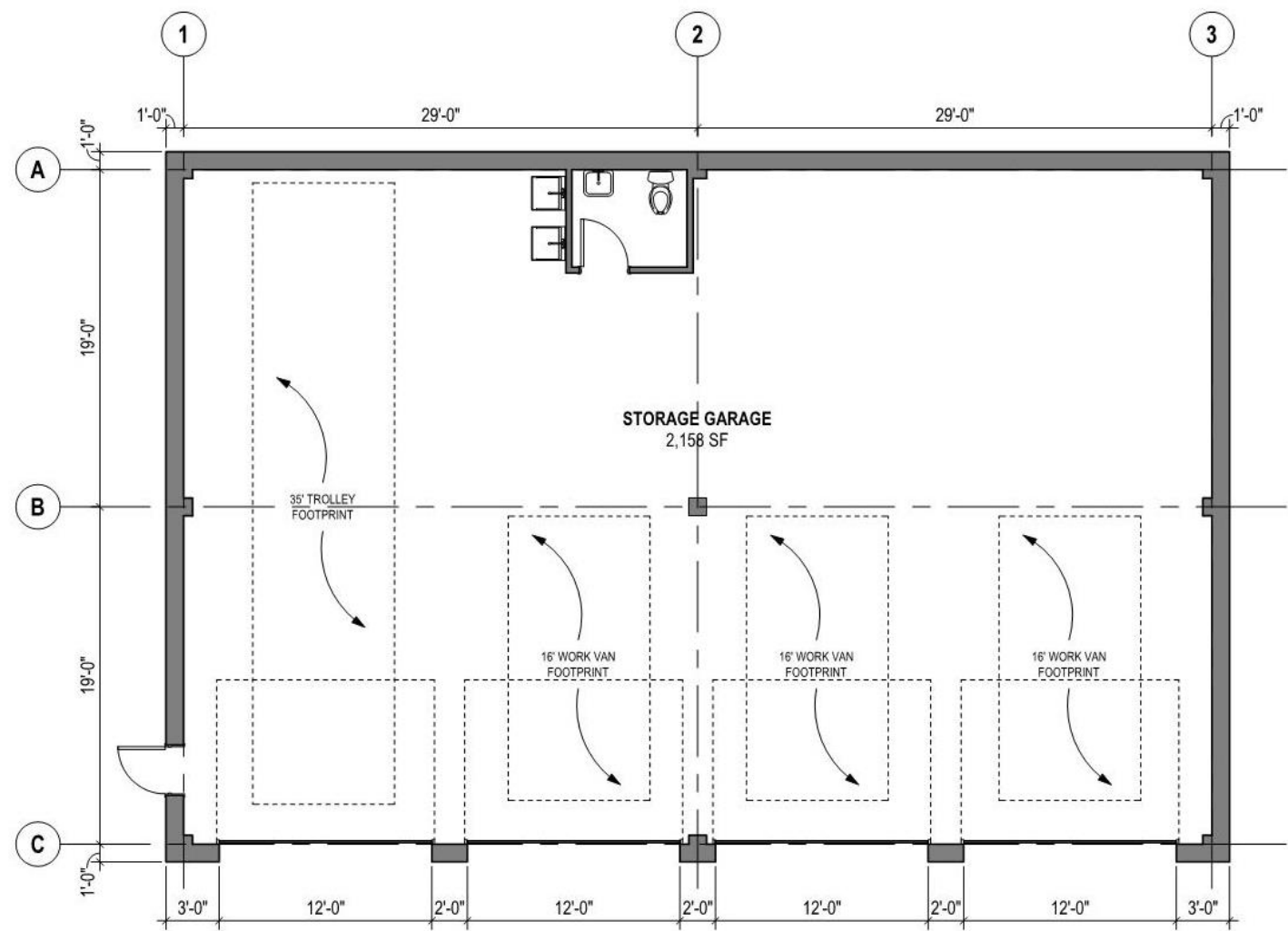
CONCEPTUAL FLOOR PLAN



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



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



SHYFT
COLLECTIVE

SHYFT
COLLECTIVE

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