



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 2019-49

Applicant: Randall Alan Woodings, AIA, RA, NCARB

Address/City/State/Zip: 380 Polaris Parkway, Westerville, Ohio 43082

Email Address: thechampioncompanies.com

Phone No: 614-895-6844 Cell Phone No: NA Fax No: 614-895-6844

Property Owner: Powell Crossing Endeavors LLC

Address/City/State/Zip: 380 Polaris Parkway, Westerville, Ohio 43082

Email Address: thechampioncompanies.com

Phone No: 614-895-6844 Cell Phone No: NA Fax No: 614-895-6844

Architect/Designer for Applicant: Kontogiannis & Associates-Architects/Planners

Address/City/State/Zip: 380 Polaris Parkway, Westerville, Ohio 43082

Email Address: thechampioncompanies.com

Phone No: 614-895-6844 Cell Phone No: NA Fax No: 614-895-6844

Property Address: 147 West Olentangy Street, Powell, Ohio 43065

Lot Number/Subdivision: 319-432-02-002-000 Existing Use: Vacant Proposed Use: See Attachments

Reason for Administrative Review (attach necessary documents):

See Attachments

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: Randall Alan Woodings Date: 09/29/2020

Office Use
Received

Office Use
Type/Date: <u>OK 5136 10/2/20</u>
Base Fee: <u>\$500.00</u>
Prepared by: <u>AO</u>
Reviewed by: <u>AO</u>
PAYOR: <u>Joe Hakim (Randall Woodings)</u>
RECIPT # <u>8286</u>

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



**Kontogiannis Companies**

Development • Management • Construction

## Project Narrative

**The Dr. Campbell House  
147 West Olentangy Street  
Powell, Ohio 43065**

The Dr. Campbell House, or the "Yellow House" has long been a noticed structure on the west side of the downtown area of Powell, Ohio.

After use as a residence, office and food establishment, the house has sat vacant awaiting its next call of use.

The existing building and later addition and deck at the back of the building have been vacant for several years.

The Campbell House recent contemplated use was as a support and leasing office for the new Powell Crossing apartment project to south and east of the building. This proposed use, however, never went forward.

Interior demolition, was started on the Campbell House, however that work was stopped and the house currently exists in a state of pre-renovation.

All interior walls have been taken down to studs. All finishes, plumbing, mechanicals and electrical have been removed.

The building, once under design, will need to be brought up to current code requirements based on its proposed future use and occupancy.

The current development group envisions the following future use as commercial, retail or restaurant. Possibly even second floor apartments above the retail or commercial use. They are still considering final plans and wish to submit this sketch plan to the Planning Commission and City Staff to discuss future options for the Campbell House.

We wish to keep original front of the Campbell House and demolish the addition at the back of the house. We then will build an addition to the home while designing that addition with the same Architectural details and finishes.

So far, as the Architect and applicant, I have had only beginning discussions with the following staff and oversight groups:

1. Elise Schellin, Development Planner
2. Kevin Moran, Chief Building Official
3. Larry Coolidge, member of City of Powell Historic Downtown Advisory Commission
4. City of Powell Law Director

All discussions were general in nature and very informative in terms of the history, condition and hopefully, new repurposing of the structure.

While we are only at the beginning of our process, we are excited and hopeful about the Dr. Campbell House Development Project.

We look forward to meeting with the Planning Commission, discussing future options and listening to the comments of the Board members.

Thank you, in advance, for your review, comments and thoughts.

Sincerely,

**KONTOGIANNIS & ASSOCIATES**

Randall A. Woodings, A.I.A.

RAW/dal