



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: Liberty Reserve LLC, c/o Aaron L. Underhill, Esq.

Address/City/State/Zip: Underhill & Hodge LLC, 8000 Walton Pkwy., Ste. 260, New Albany, OH 43054

Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Property Owner: Liberty Reserve LLC, c/o Aaron L. Underhill, Esq.

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Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Architect/Designer for Applicant: Todd Faris, Faris Planning & Design

Address/City/State/Zip: 243 North 5th Street, Suite 401, Columbus, OH 43215

Email Address: tfaris@farisplanninganddesign.com

Phone No: 614.487.1964 Cell Phone No: _____ Fax No: _____

Property Address: 4026 Home Road, Powell, OH 43065

Lot Number/Subdivision: N/A Existing Use: Vacant/Residential Proposed Use: Residential

Reason for Administrative Review (attach necessary documents):

To gain feedback from the Planning Commission on a development proposal consisting of 42 twin-single residential units to be contained within 21 buildings.

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.

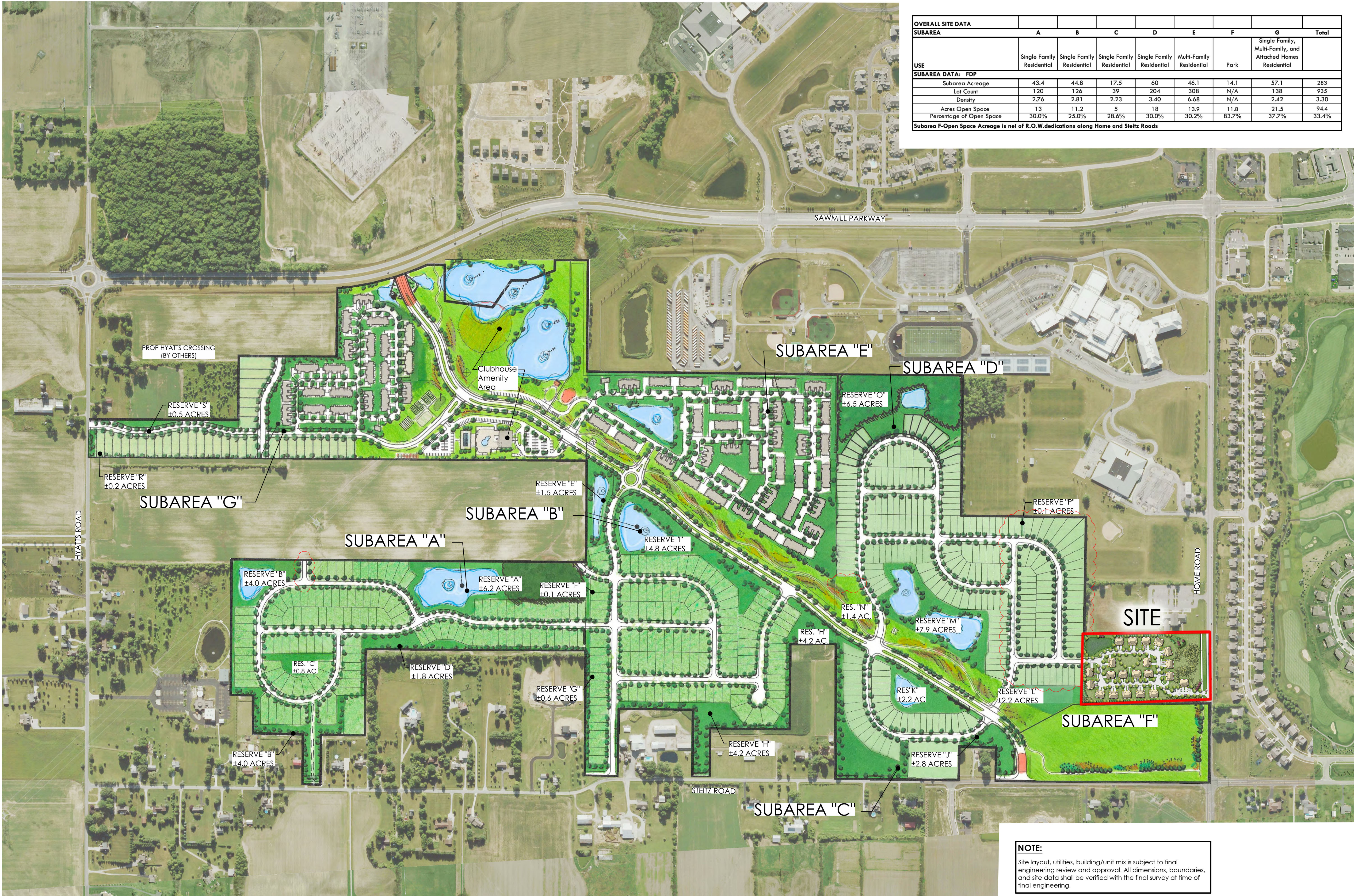
Signature of Applicant: *Am L. Hult* Date: 11/24/20

Office Use
Received

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

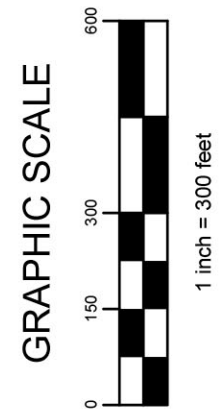
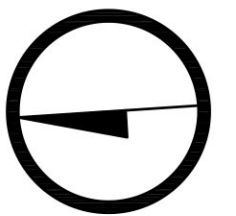
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J:\2017\648 Dwg\04\Sheets\FDP\PHASE - A, B, C & D\Illustrative Site Plan 2017-08-02.dwg, Last Saved By: jmaxwell, 11/27/2019 3:40 PM



OVERALL SITE DATA								
SUBAREA	A	B	C	D	E	F	G	Total
USE	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Multi-Family Residential	Park	Single Family, Multi-Family, and Attached Homes Residential	
SUBAREA DATA: FDP								
Subarea Acreage	43.4	44.8	17.5	60	46.1	14.1	57.1	283
Lot Count	120	126	39	204	308	N/A	138	935
Density	2.76	2.81	2.23	3.40	6.68	N/A	2.42	3.30
Acres Open Space	13	11.2	5	18	13.9	11.8	21.5	94.4
Percentage of Open Space	30.0%	25.0%	28.6%	30.0%	30.2%	83.7%	37.7%	33.4%
Subarea F-Open Space Acreage is net of R.O.W.dedications along Home and Steitz Roads								

NOTE:
Site layout, utilities, building/unit mix is subject to final engineering review and approval. All dimensions, boundaries, and site data shall be verified with the final survey at time of final engineering.





DIVERGENCES REQUESTED

1143.13 (A) - OTHER THAN SINGLE-FAMILY OR TWO FAMILY HOUSING:
DISTANCE BETWEEN BUILDINGS - A DIVERGENCE IS REQUESTED TO REDUCE THE DISTANCE BETWEEN BUILDINGS FROM 30' TO 25'.
1143.13 (A) - OTHER THAN SINGLE-FAMILY OR TWO FAMILY HOUSING:
MINIMUM REAR YARD - A DIVERGENCE IS REQUESTED TO REDUCE THE REAR YARD SETBACK FROM 40' TO 25'.

PARKING PROVIDED

ON-STREET PARKING	23 SPACES
HEAD-IN PARKING AT RENTAL OFFICE	6 SPACES

SITE DATA

TOTAL ACRES (GROSS AREA)	± 8.601 AC
NET DEVELOPABLE AC (8.6 x 0.85)	± 7.310 AC
TOTAL UNITS	42 UNITS
NET DU/AC	± 5.74 DU/AC
GROSS DU/AC	± 4.88 DU/AC
LOT COVERAGE	± 12.66%
OPEN SPACE REQUIRED (20%)	± 1.72 AC
OPEN SPACE PROVIDED (AC)	± 2.07 AC
OPEN SPACE PROVIDED (%)	± 24.07%

ILLUSTRATIVE PLAN

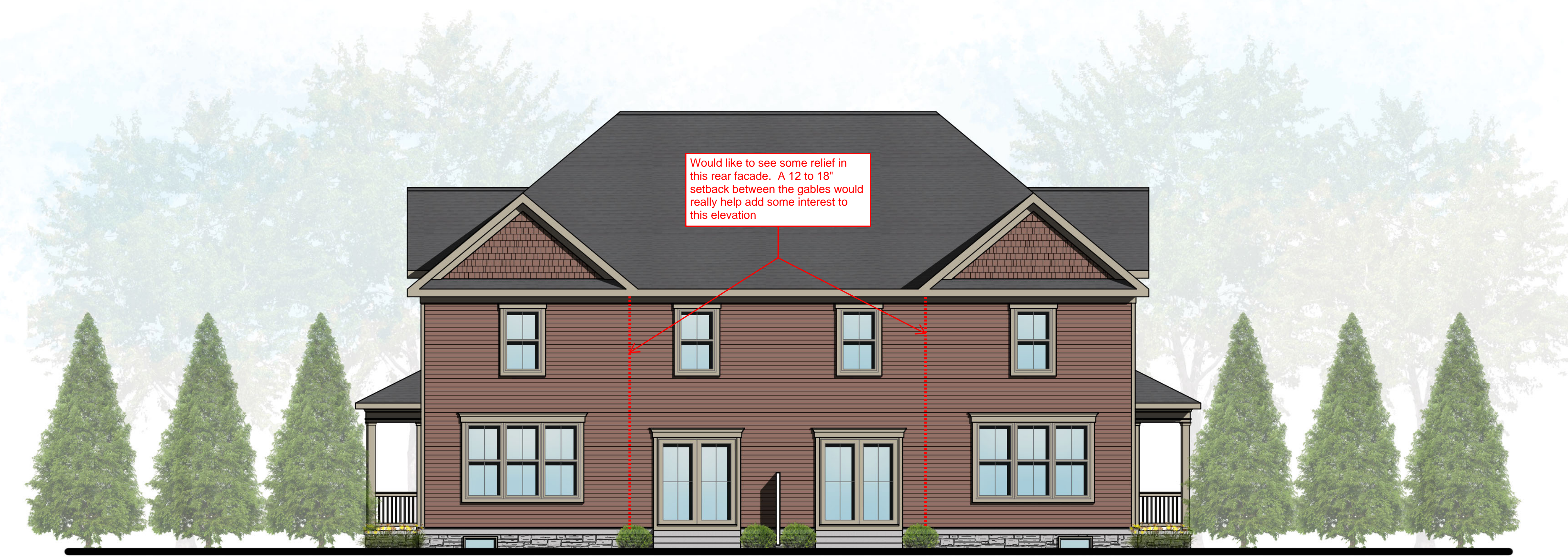
HOME ROAD
PREPARED FOR BELL PROPERTIES, LTD.
DATE: 11/23/20

EXHIBIT C-1.1



1 FRONT ELEVATION A
SCALE: $\frac{3}{16}$ " = 1'-0"

Applicant has made several improvements over the last few months trying to improve the 4 sided architectural perception and building variations.



2 REAR ELEVATION A
SCALE: $\frac{3}{16}$ " = 1'-0"



3 SIDE ELEVATION A
SCALE: $\frac{3}{16}$ " = 1'-0"

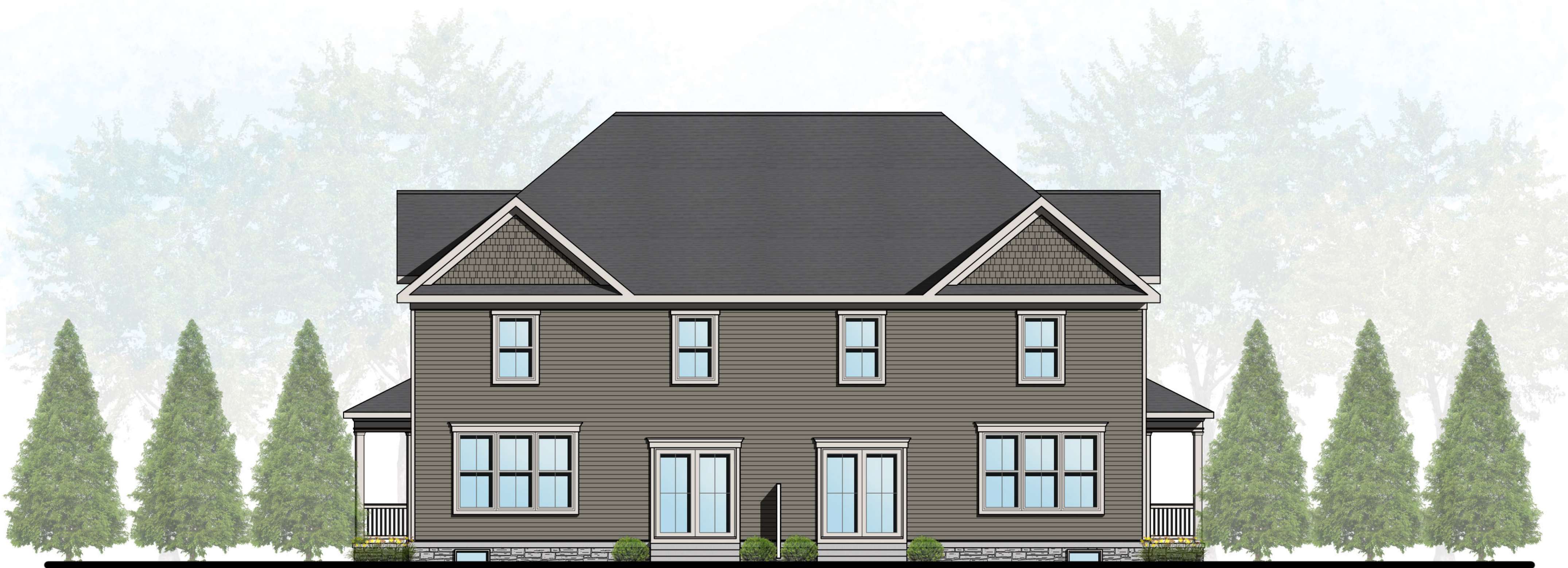
ARCHITECTURAL CHARACTER - ELEVATION A

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p (614) 487-1964 www.farisplanninganddesign.com



1 FRONT ELEVATION B
SCALE: $\frac{3}{16}" = 1'-0"$



2 REAR ELEVATION B
SCALE: $\frac{3}{16}" = 1'-0"$



3 SIDE ELEVATION B
SCALE: $\frac{3}{16}" = 1'-0"$

ARCHITECTURAL CHARACTER - ELEVATION B

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It would be important to review the final physical material selection to verify color and texture.

This scheme feels particularly flat without any additional materials.



1 FRONT ELEVATION C
SCALE: $\frac{3}{16}" = 1'-0"$

Would like to see the dormers slightly wider and scaled up.

As a rear elevation this still feels particularly flat. Will there be sconces by the rear patio doors? Have shutters been considered?



2 REAR ELEVATION C
SCALE: $\frac{3}{16}" = 1'-0"$

The scale and symmetry of this elevation feels unresolved.

This elevation has 4 windows and 3 sizes. Could the be simplified?



3 SIDE ELEVATION C
SCALE: $\frac{3}{16}" = 1'-0"$

ARCHITECTURAL CHARACTER - ELEVATION C

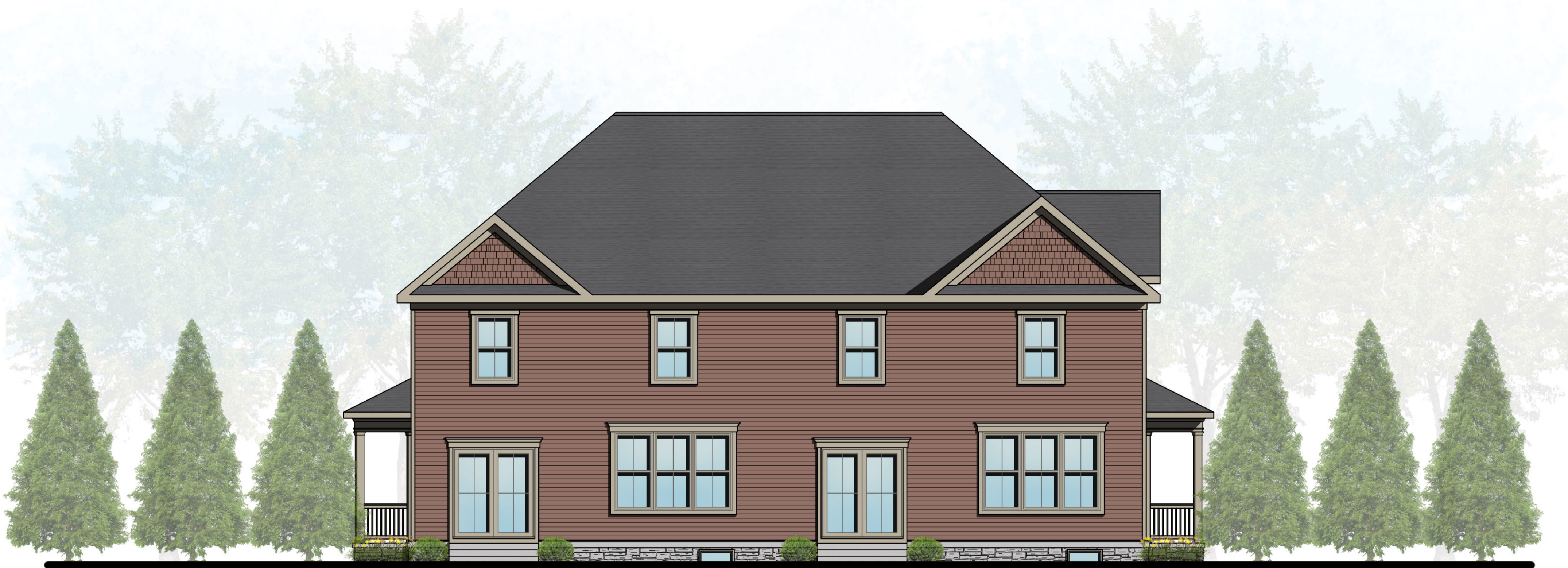
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1 FRONT ELEVATION D
SCALE: $\frac{3}{16}" = 1'-0"$



2 REAR ELEVATION D
SCALE: $\frac{3}{16}" = 1'-0"$



3 LEFT SIDE ELEVATION D
SCALE: $\frac{3}{16}" = 1'-0"$



4 RIGHT SIDE ELEVATION D
SCALE: $\frac{3}{16}" = 1'-0"$

ARCHITECTURAL CHARACTER - ELEVATION D

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