



PLANNING AND ZONING COMMISSION (P&Z) MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00
Pre Fee Ordinance 2019-49

Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

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

Property Owner: _____

Address/City/State/Zip: _____

Email Address: _____

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

Architect/Designer for Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

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

Property Address: _____

Lot Number/Subdivision: _____ Existing Use: _____ Proposed Use: _____

Reason for Administrative Review (attach necessary documents):

Checklist:

- ☐ Legal description of the property
- ☐ Vicinity Map
- ☐ Written Text explaining nature of amendment being requested.
- ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
- ☐ Provide any other information that may 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 - \$550.00
- ☐ 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)

**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: _____ Date: _____

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u> \$550.00 </u>
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

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



Nocterra Brewing Co., Outdoor Pour Station

Minor Amendment to the Development Plan Review

PREPARED FOR:

City of Powell | Planning & Zoning
March 24, 2021

Project Scope

THE WHY

The intent of the external beer service structure is to provide a **BETTER EXPERIENCE** for our customers and allow us to better serve and regulate the public’s **DORA EXPERIENCE** around Nocterra Brewing Co.

This structure would allow us to serve both the existing beer garden and DORA customers more **EFFICIENTLY** while providing a better work environment for our staff.

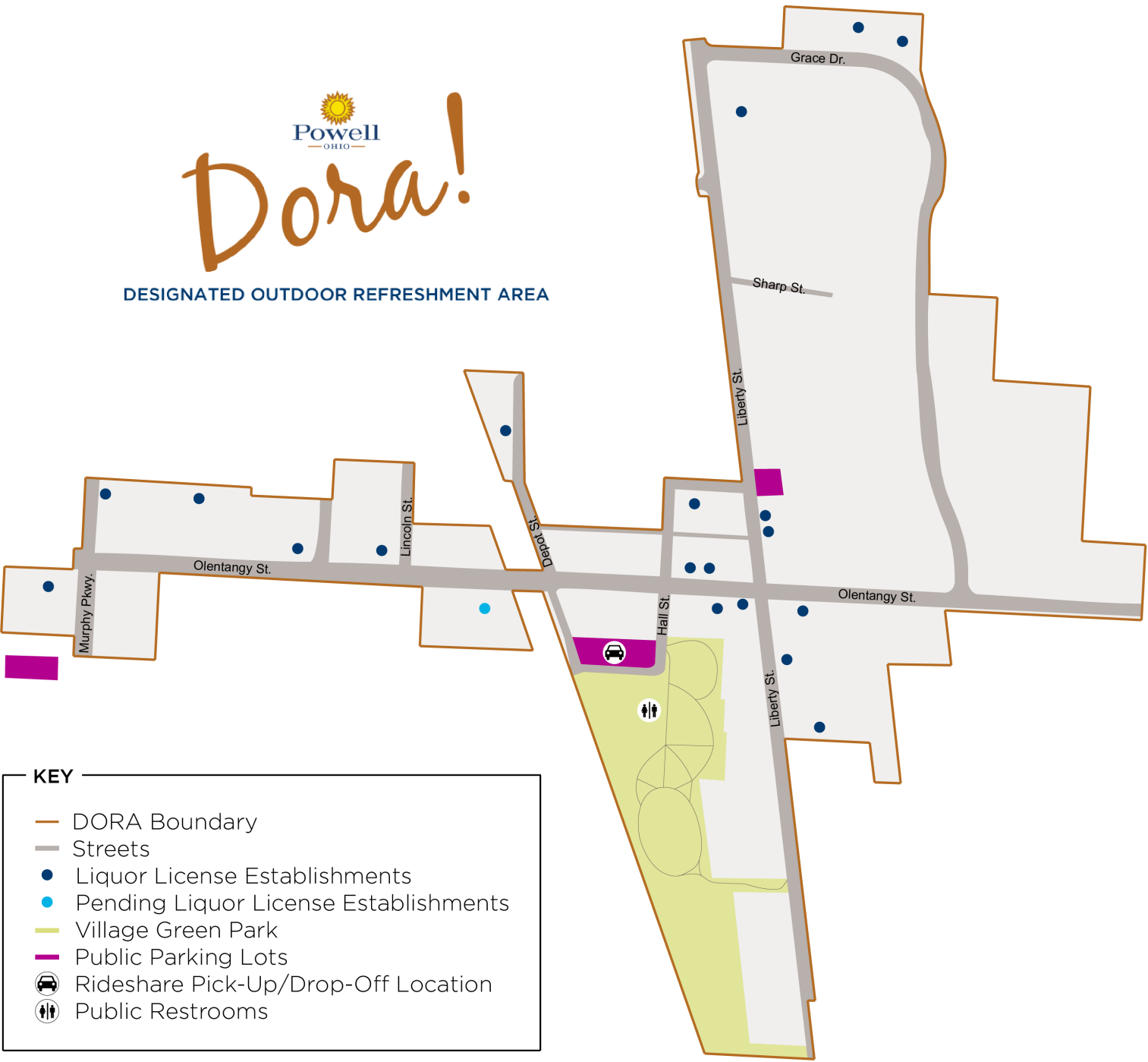
SUMMER 2020 we used a **TEMPORARY** tent and beer service cooler at busy times to accommodate customer experiences inside and outside of the **BEER GARDEN**.

While the temporary tent and beer service cooler was a success there were several **CHALLENGES** that impacted our staff. The temporary structure required longer set up times and extensive clean up.

THE SOLUTION

A **PERMANENT** service station would greatly impact our work flow and reduce operating expenses tied to serving customers outside. Ultimately, we want to provide the **BEST POSSIBLE EXPERIENCE** for our customers.

We believe a permanent service station will reduce service time and better serve the public’s **DORA EXPERIENCE** around Nocterra Brewing Co.



DORA boundary map for reference

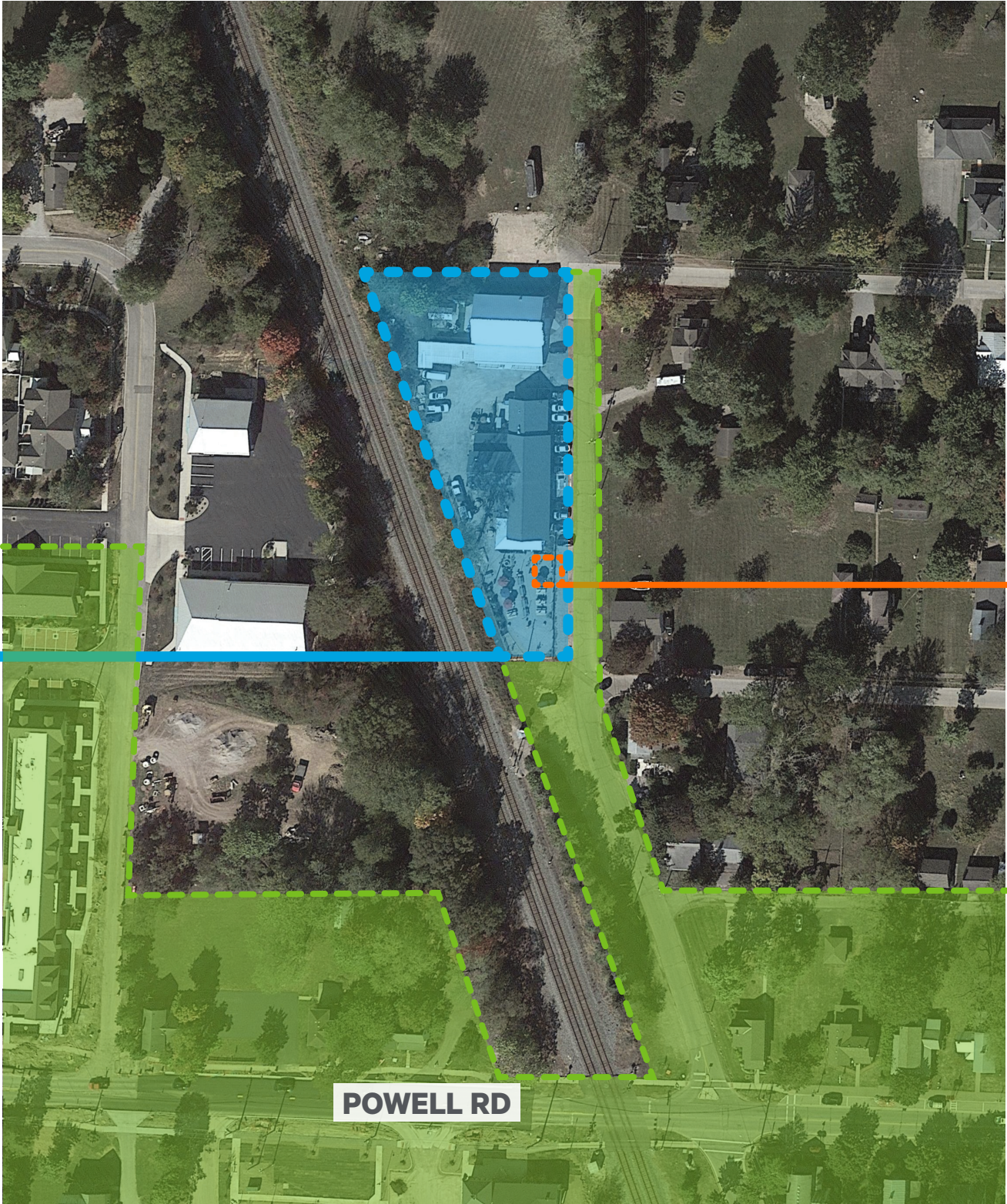
Project Location

41 DEPOT STREET

POUR STATION

DORA BOUNDARY

POWELL RD



Existing Photos



EXISTING FIRE PITS

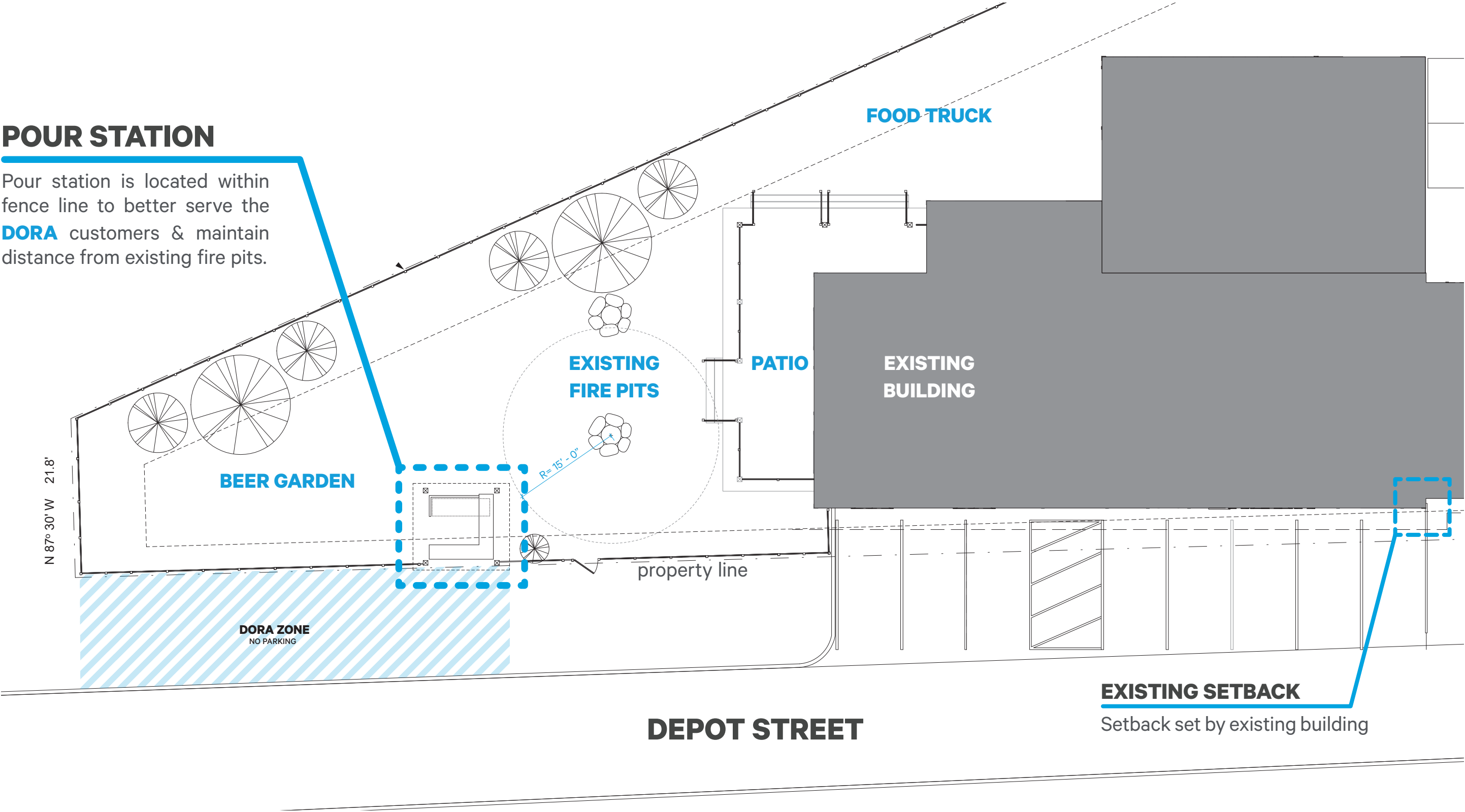


EXISTING BEER GARDEN

Proposed Site Plan

POUR STATION

Pour station is located within fence line to better serve the **DORA** customers & maintain distance from existing fire pits.



THANK YOU!