



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: _____

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:

- ☐ 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: _____ Date: _____

Office Use

Received

Office Use

Type/Date: _____

Base Fee: _____ \$500.00

Prepared by: _____

Reviewed by: _____

PAYOR: _____

RECIEPT # _____

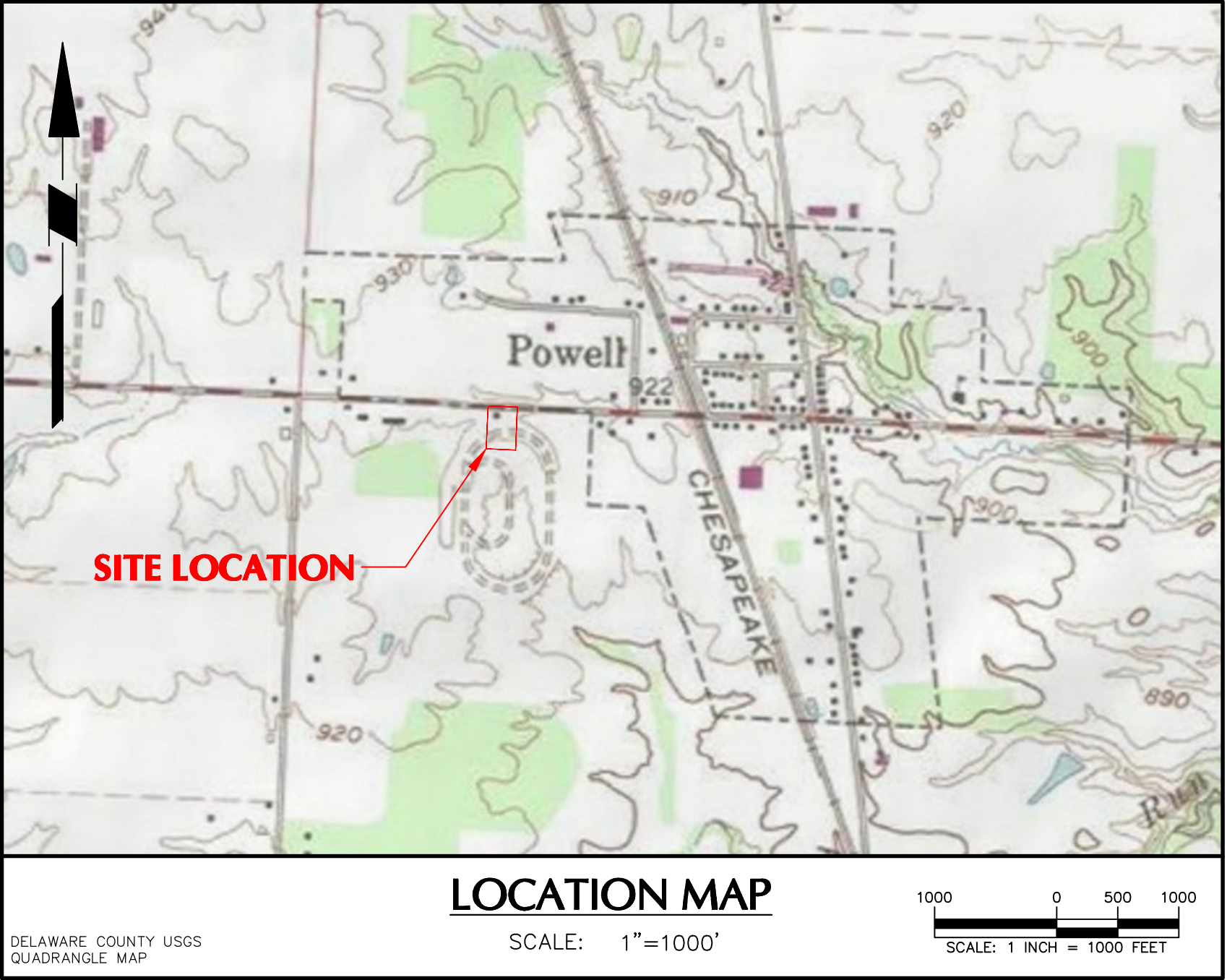
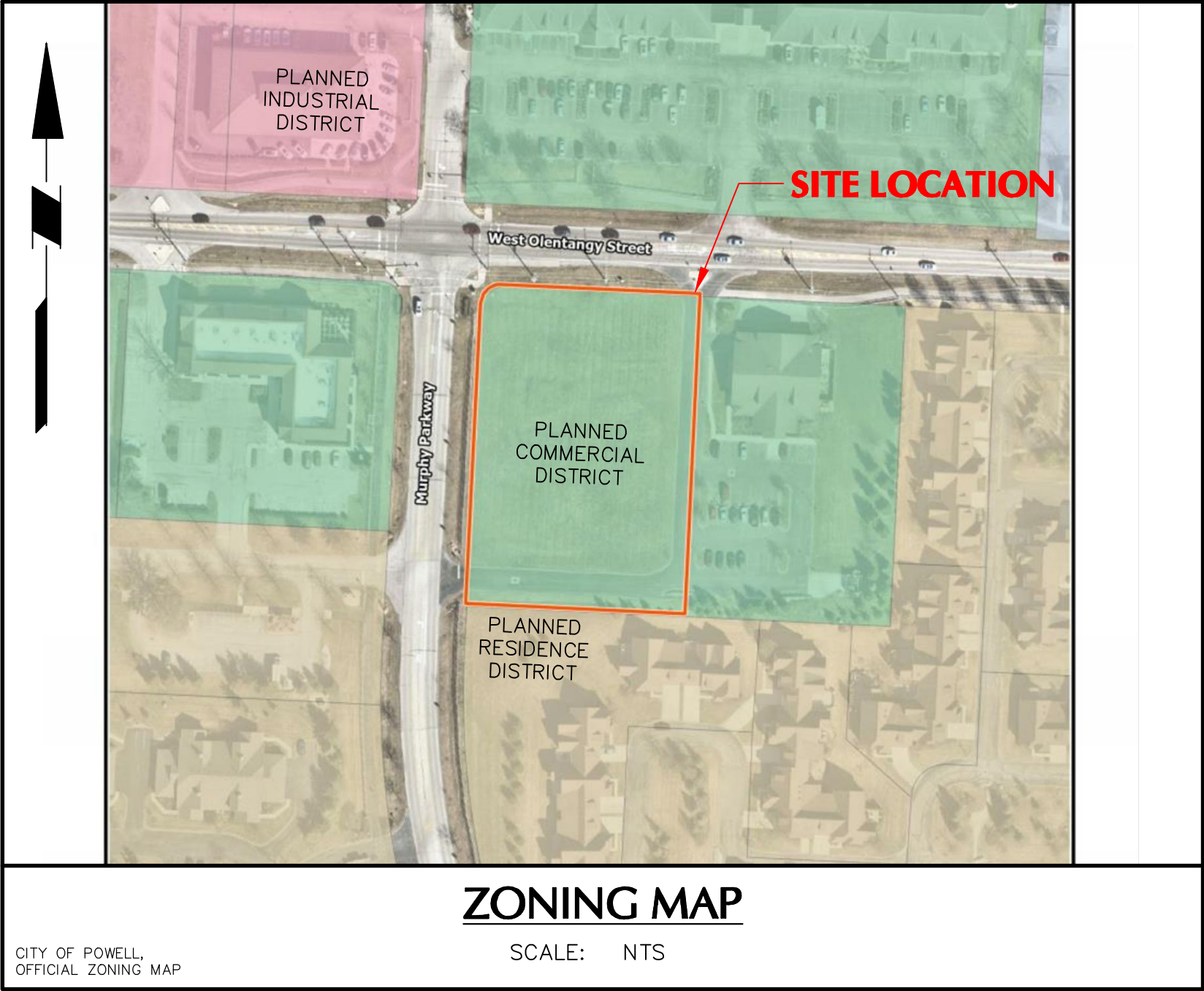
City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us

CHRISTIAN BROTHERS AUTOMOTIVE

285 WEST OLENTANGY STREET, POWELL, OHIO 43065

DELAWARE COUNTY

SKETCH PLAN



Zoning Table		
PC - Planned Commercial District		
Item	Required/ Permitted	Proposed
Min. Lot Area	N/A	65,634 sf.
Min. Front Yard	60 ft. 60 ft.	72.0 ft. 76.3 ft.
Min. Side Yard	25 ft. 40 ft.	75.0 ft. 133.3 ft.
Max. Structure Height	35 ft.	TBD ft.
Max Lot Coverage	20 %	9.1%
See Setback Table on Site Plan for Off-Street Parking Setbacks		
Required Parking Spaces for Motor Vehicle Service Station Use	1 Space per 400 SF + 1 Space per Each Employee = 25 Spaces	34 Spaces (incl. 2 ADA spaces)

OWNER

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
TEL: (281) 675-6192

CONTACT:
BILLY GREEN JR.

CIVIL ENGINEER

LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
6000 LOMBARDO CENTER, SUITE 210
CLEVELAND, OH 44131
TEL: (216) 328-3344
FAX: (216) 328-3301

CONTACT:
RYAN FLANAGAN, P.E.

SURVEYOR

LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
6000 LOMBARDO CENTER, SUITE 210
CLEVELAND, OH 44131
TEL: (216) 328-3321
FAX: (216) 328-3301

CONTACT:
ANTHONY MAIONE, P.S.

UNDERGROUND UTILITIES

CALL
1-800-362-2764
(TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

Date	Description	No.
Revisions		

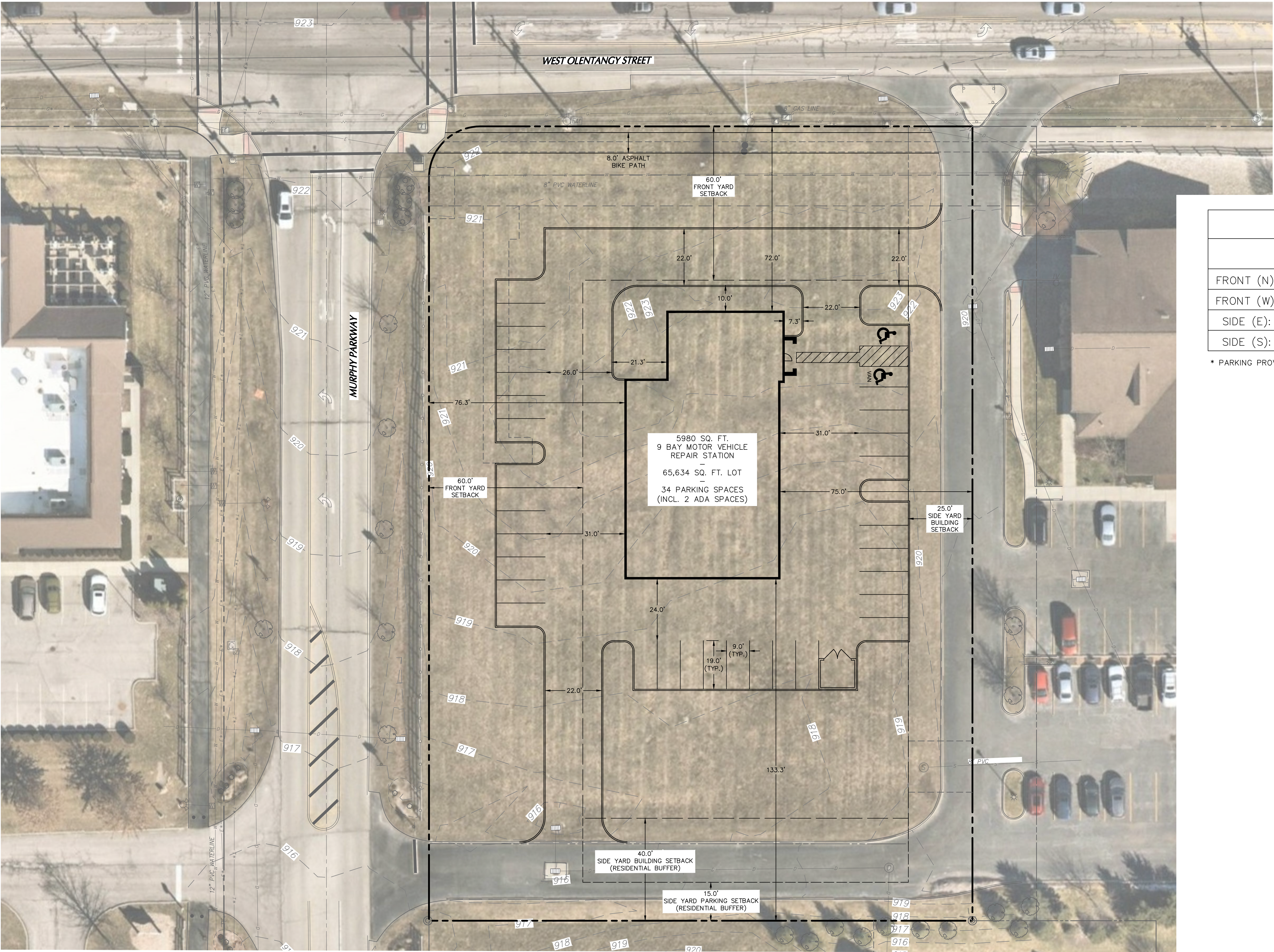
LANGAN
Langan Engineering and
Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
CBAC
POWELL
DELAWARE COUNTY
OHIO

Drawing Title
SITE COVER SHEET

Project No.
400082001
Date
05/07/2021
Drawn By
MCT
Checked By
RPF

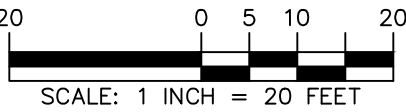
Drawing No.
CS001



SETBACK TABLE

	REQUIRED:	PROVIDED (BUILDING):	PROVIDED (DUMPSTER):	PARKING PERMITTED:
FRONT (N):	60 FT	72.0 FT	207.7 FT	COMPLIES
FRONT (W):	60 FT.	76.3 FT.	152.0 FT.	*
SIDE (E):	25 FT.	75.0 FT.	45.3 FT.	COMPLIES
SIDE (S):	40 FT.	133.3 FT.	90.3 FT.	COMPLIES

* PARKING PROVIDED IN FRONT YARD SETBACK AS DIVERGENCE TO THE ZONING CODE



Date	Description	No.
Revisions		

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Project

CBAC

POWELL

DELAWARE COUNTY

Drawing Title

SITE PLAN

Project No.

400082001

Date

05/07/2021

Drawn By

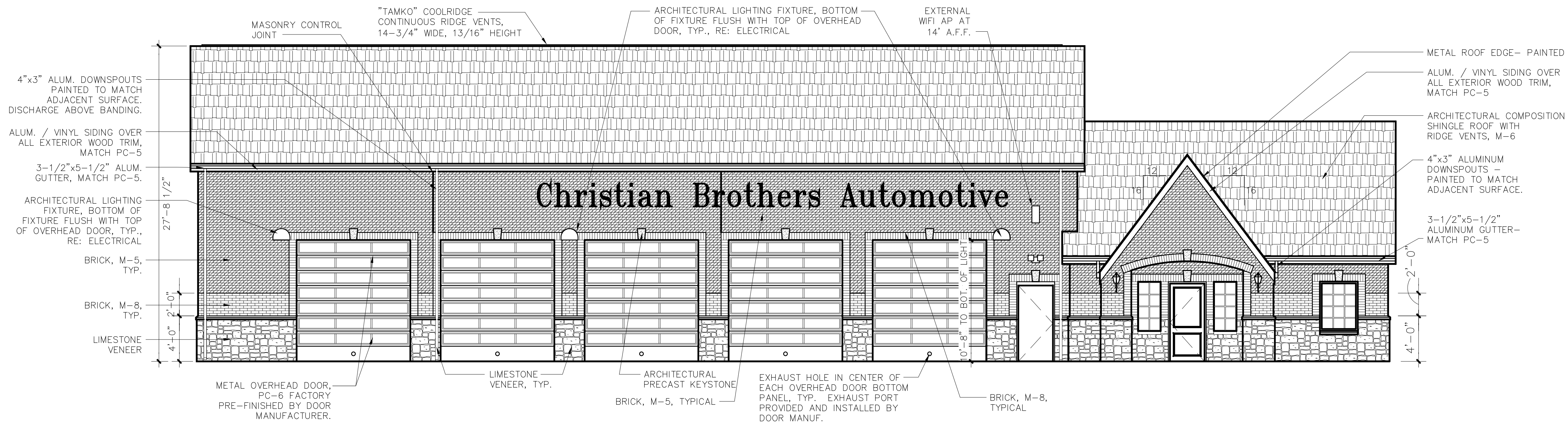
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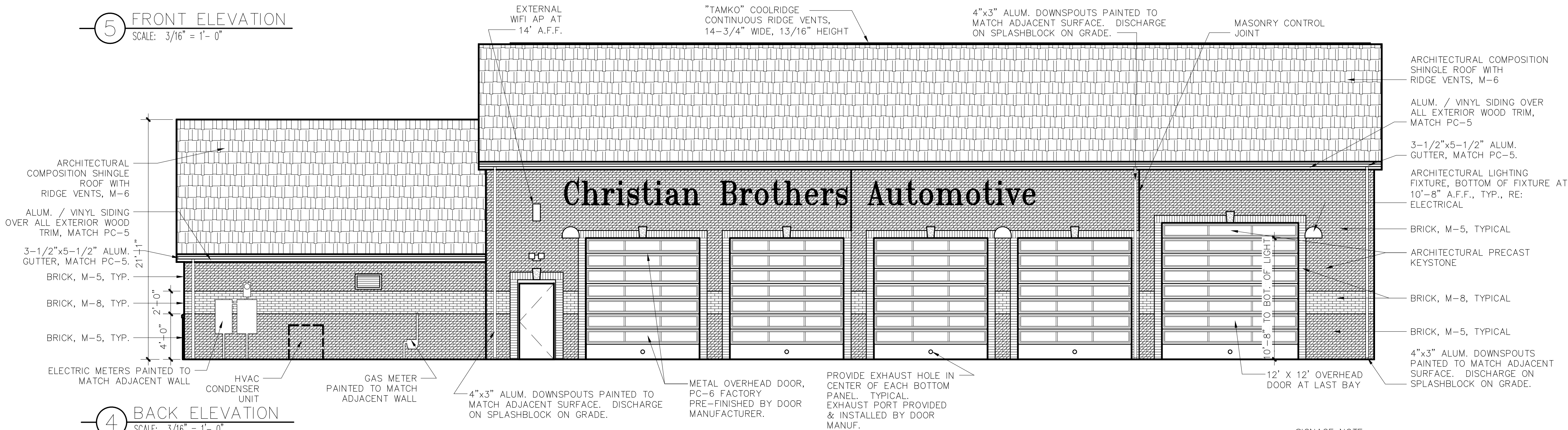
RPF

Drawing No.

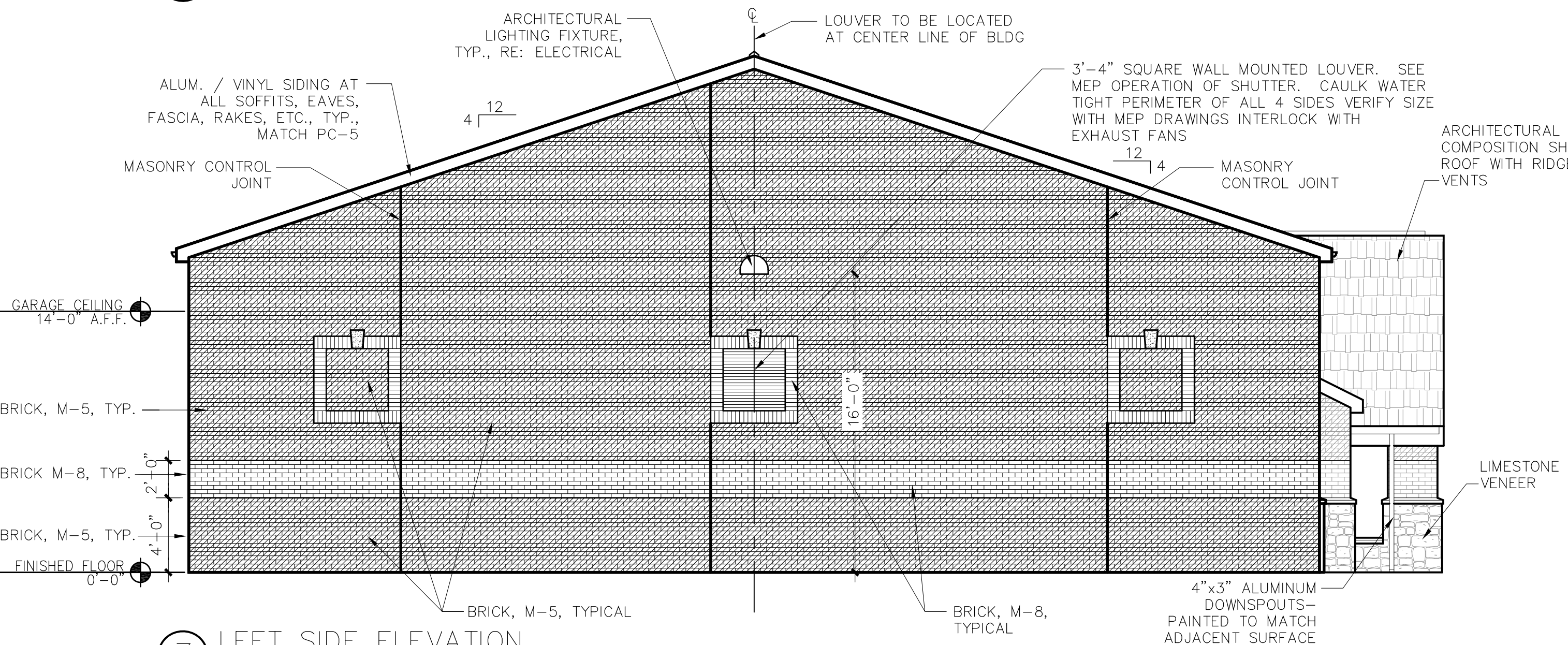
CS101



5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

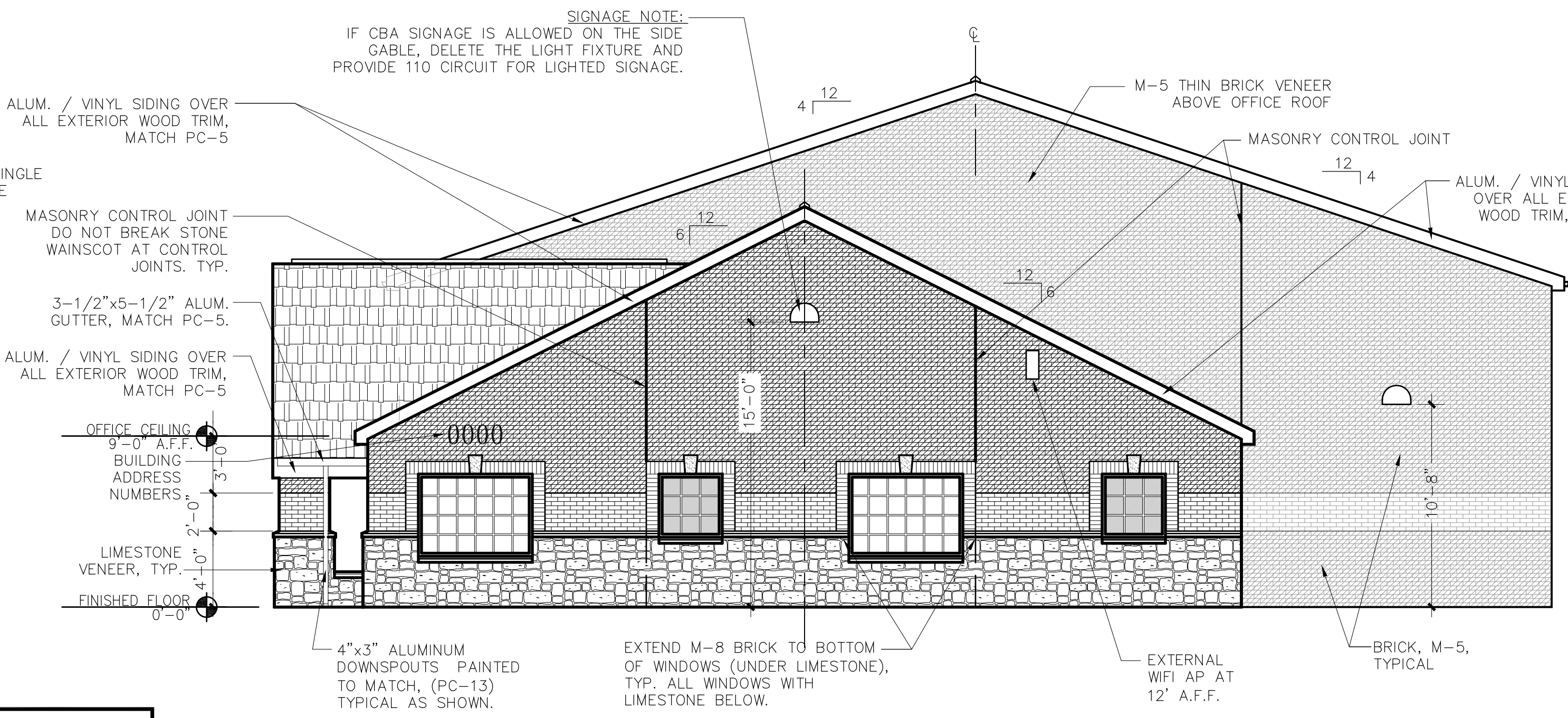


4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

M-5	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR 'WHITE'
M-6	COMPOSITION SHINGLE ROOF	CERTAINTED LANDMARK 30 AR, COLOR: "MOIRE BLACK"
M-8	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR 'WHITE'
M-10	LIMESTONE VENEER	1 1/2" THIN LIMESTONE VENEER OVER 4" CMU BLOCK BASE, SALADO QUARRY. MORTAR COLOR 'WHITE'
M-11	CAST STONE	PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE; SEE A-5 FOR PROFILES



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PC-5	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	MARSHMALLOW SW 7001
PC-6	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	BLACK

TYPICAL NOTES FOR ALL ELEVATIONS

- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
 - HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN. ALL ROOF PENETRATIONS ARE PAINTED BLACK UNLESS METAL ROOF, THEN PAINT TO MATCH. SEE SHEET A-2.1 FOR MATERIAL SCHEDULE
 - EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.

Date

Revisions
5/6/21 - Issued for site plan submittal

Project No. 21-XX

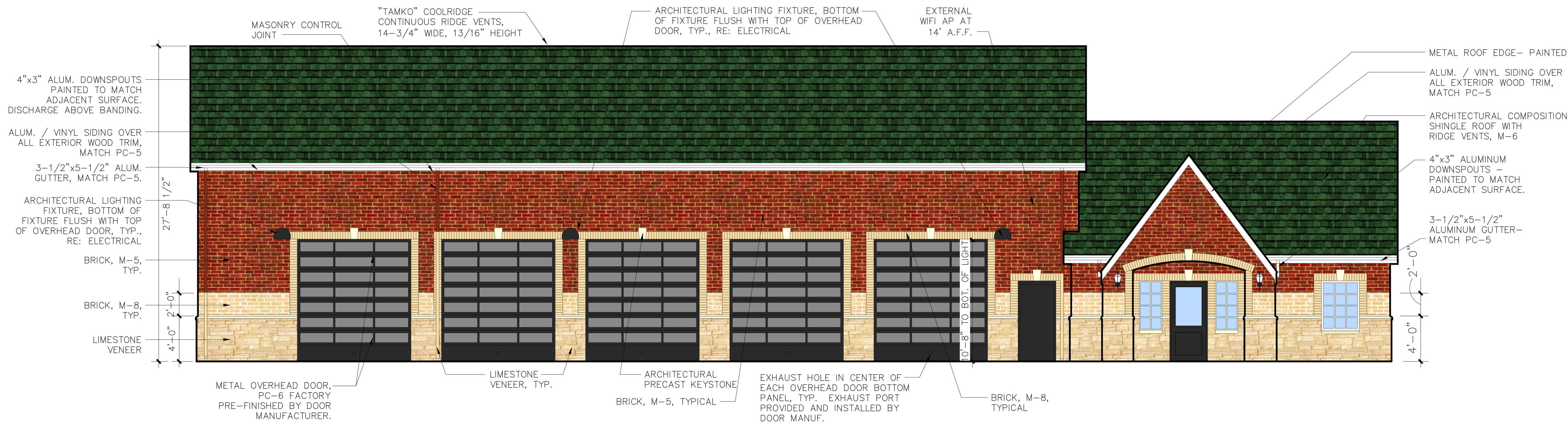
Drawn By:

Date: 5/6/21

Sheet Title:

EXTERIOR ELEVATIONS

Drawing No.



5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

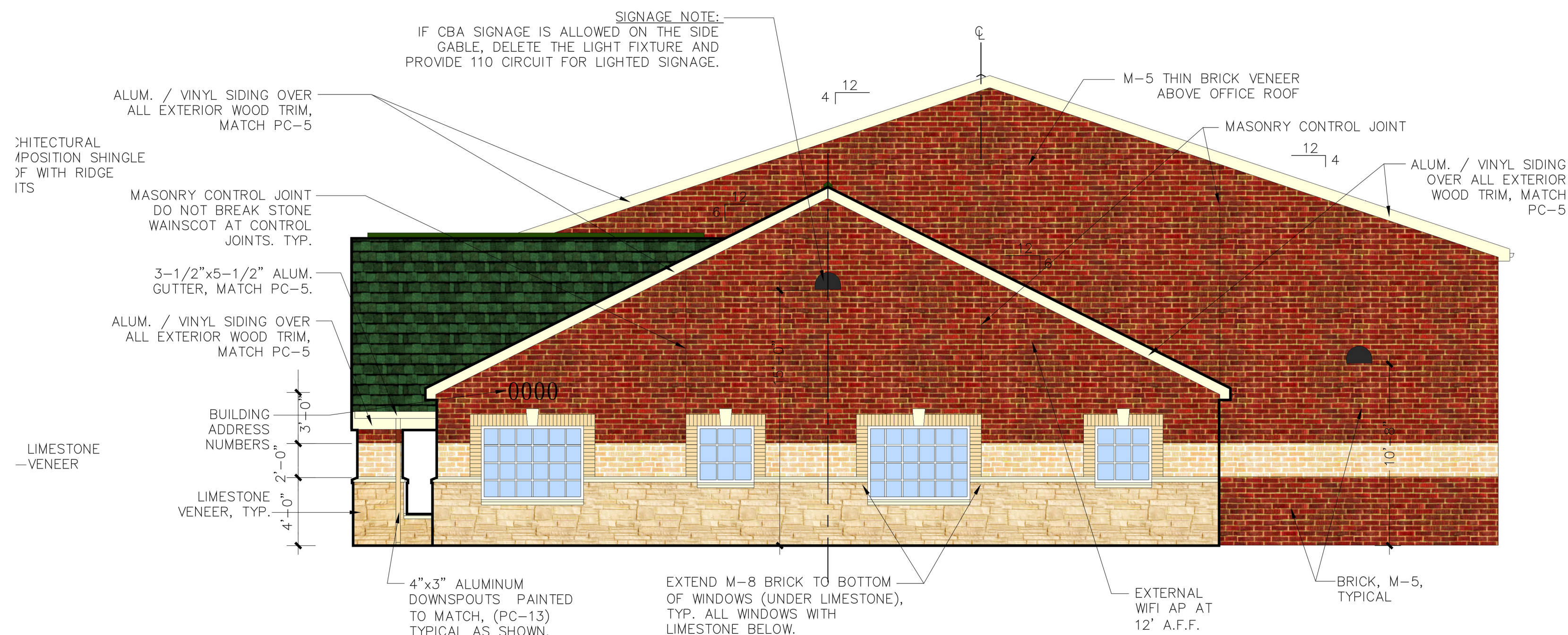


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5/6/21 - Issued for site plan submittal

Project No. 21-XX

Drawn By:

Date: 5/6/21

Sheet Title:

**COLOR
EXTERIOR
ELEVATIONS**

Drawing No.

A-4.1

10RH-2-2021



Christian Brothers

A U T O M O T I V E



From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.





This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.



The business is manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos





Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.



Site Plans and Criteria



PURCHASABLE PROPERTY



3 Mile Population:
Greater than 30,000 people



3 Mile Income:
Greater than \$85,000
(Average Household Income)



Frontage Required:
100 - 120 Feet



Depth Required:
225 - 300 Feet



Size:
Greater than 25,000 ft²
(Typically .7 - 1.0 acres)



Use:
Light / Minor Automotive







For Questions Please Contact:

Michael Suttle | Chief Development Officer
(281) 675-6102 • Michael.Suttle@cbac.com

Billy Green Jr. | Property Procurement Manager
(281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com





RealEstate@cbac.com