AGENDA
POWELL PLANNING & ZONING COMMISSION
47 HALL STREET, POWELL, OH 43065
COUNCIL CHAMBERS
WEDNESDAY, JANUARY 14, 2026
6:30 PM

I. CALL TO ORDER/ROLL CALL

II. HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

III. APPROVAL OF MINUTES

a. 11/12/25 P&Z Meeting Minutes
11.12.25 P&Z Minutes DRAFT.pdf

IV. ITEMS FOR REVIEW

a.

2025-24SP-120 – SKETCH PLAN – EAST OLENTANGY STREET – POWELL GATEWAY

Request for review and feedback for a new commercial building designed to accommodate up to six tenant spaces on the north side of East Olentangy Road, east of the intersection with Grace Drive. The site is zoned DB, Downtown Business District and PCD, Planned Commercial District and will require a rezoning. The site will tie into the future Susan Lane extension connecting west to Grace Drive. The applicant is Equity Development.

1. 2025-34SP- 120 East Olentangy_Staff Report.pdf
2. 120 E. Olentangy Sketch Plan.pdf
3. 120 E. Olentangy Elevations.pdf
4. 120 E. Olentangy Application.pdf

V. OTHER BUSINESS

VI. ADJOURNMENT

PLANNING & ZONING
COMMISSION MEETING MINUTES
NOVEMBER 12, 2025

I. CALL TO ORDER/ROLL CALL

Chair Lester called the meeting to order at 6:30 pm. Commission members present included David Lester, Shaun Simpson, Ryan Griffin, Kurt Ramsey, Ted Klecker, Sitaram Koppaka, and Ross Irvine. Staff members present included Claudia Husak, Planning Manager/Zoning Administrator, Logan Stang, Planning Director, Jacob Bon, Zoning Inspector and Kara Prem, Administrative Assistant. Architectural Advisor to the City Steve Reynolds was also present.

II. HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

III. APPROVAL OF MINUTES

MOTION: Mr. Irvine moved to approve the Minutes from the September 10, 2025, Planning and Zoning Commission meeting. Mr. Ramsey seconded. Motion passed by assent

IV. ITEMS FOR REVIEW

a. 2025-33ADM – ADMINISTRATIVE REVIEW DOWNTOWN OVERLAY DISTRICT CODE AMENDMENT – CITY OF POWELL

A request for review and recommendation of approval to City Council for an amendment to Section 1143.18-DD-Downtown District Overlay District to remove the Historic Downtown Advisory Commission (HDAC). The applicant is the City of Powell

Chair Lester read Case 2025-33ADM into the record. Mr. Stang provided the staff report. He explained that as part of the code update, a historic survey was completed and based on the results a local historic district could potentially be established around the four corners and Northwest Quad of the downtown area. The survey also revealed a need to explore the review process, specifically the purpose and focus of the Historic Downtown Advisory Commission (HDAC). The recommendation to remove the HDAC is based on looking at past cases and comparing them to the new historic district, which shows an average of 1.9 cases per year would be heard by this Commission.

There are two possible options for what happens if HDAC is not a required review step. Option one is to evolve HDAC into an Architectural Review Board (ARB) with expanded review authority, while option two is to have the Planning and Zoning Commission become the primary review authority for all development. Mr. Stang explained that the City would like to pursue option two, and outlined a plan to address concerns that were raised by the Development Committee.

Staff recommends approval of the code amendments to City Council to remove the Historic Downtown Advisory Commission based on the property survey revealing that only a specific portion of downtown is eligible for historic designation. HDAC which on average only meets a few times a year will see a reduced number of meetings due to the change in the historic district.The zoning code rewrite and design guideline update will clarify regulations and expectations for downtown development. The architechtural advisor would still continue to provide design considerations to the Planning and Zoning Commission as they have for the HDAC.

Chair Lester opened the meeting for public comment.

Tom Coffey
365 Shale Ridge Court
Powell, Ohio 43065

Mr. Coffey introduced himself as the Chair of the HDAC, and a member for 29 years. He believes that if HDAC is removed, then an Architectural Review Board should be formed, and he would like to be part of it. Mr. Coffey stated that the Architectural Review Board should then have more authority than HDAC currently has.

James Strunk
54 Scioto Street
Powell, Ohio 43065l

Mr. Strunk is a member of the HDAC and also lives in what could become the historic district of Powell. He urged the Commission to either keep the HDAC or to let it evolve into an Architectural Review Board as he believes that the City will see the need to have such a body in place sometime in the next 10-20-30 years. Mr. Strunk does not believe that it is sustainable to have Planning & Zoning undertake everything.

Mr. Koppaka had no questions regarding the request.

Mr. Ramsey verified where the new historic district would be located, and had no further questions.

Mr. Simpson asked if the City had an Architectural Review Board prior to the creation of HDAC. Mr.Stang explained that the HDAC was created to focus on architectural issues within the downtown but that there was not previously an Architechtural Review Board. Mr. Simpson then asked what neighboring communities do, and Mr. Stang answered that most neighboring communities have an Architectural Review Board.

Mr. Simpson asked if the HDAC had any decision making authority, and Mr. Stang stated that in some cases, it does, highlighting the covered patio for Elliot’s Woodfired Pizza that the HDAC approved in October.

Mr. Irvine asked for clarification on how an Architechtural Review Board would differ from the HDAC. Mr. Stang answered that an Architechtural Review Board would take on more of a Planning and Zoning role for the downtown area, and would have final approval on what happens in that area.

Mr. Klecker clarified that if removal is approved, the HDAC would not exist after the end of 2025. He then asked how any previous HDAC cases would be handled before a final decision is made on what if anything would replace it. Mr. Stang acknowledged that there would be a gap, but that it made sense to remove the HDAC before 2026 for scheduling purposes, and stated that the Planning and Zoning Commission would handle all cases.

Mr. Griffin expressed concern that the Planning and Zoning Commission may not have the right people to make decsions on historic properties, and suggested that someone from HDAC be put on the Commission.

Chair Lester noted that with the size of the proposed historical district it may be time to move on from the HDAC, as much as he does not like saying it, the current process is inefficient, and can be irritating for applicants based on the wait times between meetings.

Mr. Simpson motioned to approve Case 2025-33 ADM to remove the Historic Downtown Advisory Committee. Mr. Klecker seconded the motion.

VOTE: Y-7 N-0 AB-0

b. ZONING CODE REWRITE 2025-12ADM – CITY OF POWELL

Mr. Stang introduced Jacob Bon, Zoning Inspector for the City. Mr. Bon then gave a presentation explaining his job duties and outlining his process for identifying and rectifying zoning code violations. He then compared Powell's zoning inspection and results process with those of other nearby communities. Mr. Bon began inspections in March of 2024, and as of October 2025, he had identified 188 violations, and 173 of them have been resolved, which is a 92% success rate.

Chair Lester commented that he appreciated Mr. Bon's proactive approach to zoning enforcement and said that he wants to credit Mr. Stang and Ms. Husak for supporting Mr. Bon in his role.

V. OTHER BUSINESS

Chair Lester announced that HDAC member Larry Coolidge had passed away and wanted the record to show that he appreciates all that Mr. Coolidge has done for the City and noted that he will be missed.

VII. ADJOURNMENT

MOTION: Mr. Simpson moved to adjourn. Mr. Griffin seconded. Motion passed. Meeting adjourned at 7:26 p.m.

David Lester, Chair, Date

Kara Prem, Administrative Assistant, Date

STAFF REPORT

PLANNING & ZONING COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, January 14, 2026
6:30 P.M.

CASE 2025-34SP – SKETCH PLAN – 120 E. OLENTANGY – POWELL GATEWAY

Request for review and feedback for a new commercial building designed to accommodate up to six tenant spaces on the north side of East Olentangy Road, east of the intersection with Grace Drive. The site is zoned DB, Downtown Business District and PCD, Planned Commercial District and will require a rezoning. The site will tie into the future Susan Lane extension connecting west to Grace Drive. The applicant is Equity Development.

Aerial Site Image



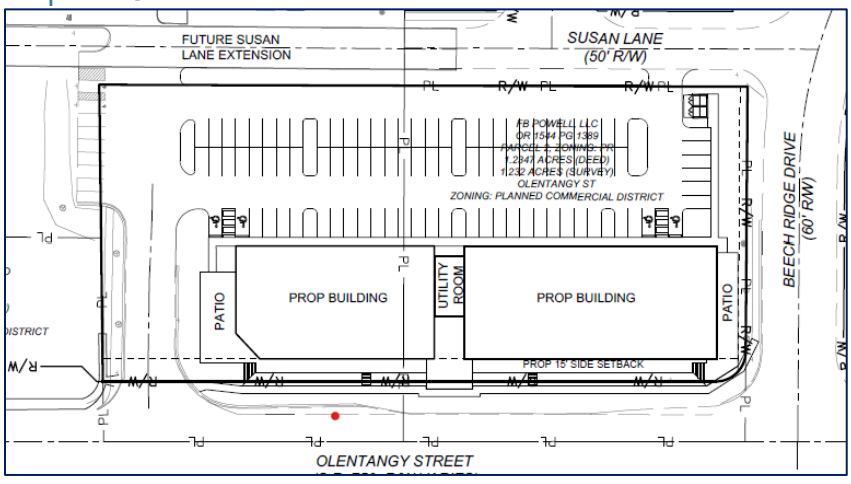
Project Background

The project site is located south of the Powell Center commercial development, on the north side of East Olentangy Street. Current access to Powell Center is from East Olentangy Street, which will remain with this proposal.

The site includes two zoning districts, Planned Commercial to the east and Downtown Business District to the west. Adjacent lots to the north and west are also zoned Downtown Business District. Land to the south, across East Olentangy Street is zoned Planned Residence District as are the lots to the east in Olentangy Ridge. The Harper's Point development to the north is zoned Downtown Residence District.

Currently, the western portion of the site is also located within the Downtown Historic District Overlay. The proposal will require a rezoning to create a unified zoning district. The most appropriate district for rezoning is DB, Downtown Business District.

Proposal Overview



The main request of this proposal is to gather feedback from the Commission and determine additional considerations before filing a preliminary and final development plan. The next

required steps will be for a zoning map amendment and preliminary and final development plans, which may be combined.

Comprehensive Plan Consistency

This site is designated as Mixed-Use and Commercial buildings in the Land Use chapter of the Comprehensive Plan. Within this area, the intent is that:

"The traditional village character of Powell's historic heart should be preserved, while also accommodating sensitive infill and redevelopment in certain locations. A variety of uses and activities are encouraged to support a vibrant, walkable village center. Building heights and massing should be closely coordinated with the scale of existing buildings to create a cohesive character that blends new and old structures" (pg 30).

This project proposes additional commercial space. The site is appropriate for this use as it is located in the walkable downtown, however the proposal appears one-dimensional and the Urban Decision Group (UDG) Market Analysis conducted in 2025 notes that while retail is not obsolete, it is evolving with successful sites "combining dining, services, public space, and experience-driven destinations."

The proposal is striving to be consistent, where applicable, with the listed Development Guidelines on page 30:

Exhibit 2.3: Mixed Use Village Center Detail



- Commercial [and mixed-use buildings] should be located adjacent to the public sidewalk with prominent main entrances and storefront windows. Outdoor patio spaces are encouraged.
- Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys. The proposal appears to accommodate parking with the shopping center to the north, however, as drawn proposed lots lines appear to be bifurcating existing parking spaces to the west of the site.
- High quality materials and architectural detailing are critical to ensure new development contributes to the village character. The proposed architecture lacks such detailing and the proposed architectural rendering does not contribute to the character of downtown Powell nor does it enhance the charm of the City that had been requested through numerous public outreach and surveys as part of on-going planning efforts.

Process

In accordance with the requirements of Codified Ordinance 1143.11(a), the Commission shall review a Sketch Plan, as the first step, with the owner/developer and provide comments during the meeting, it being understood that no statement by officials of the City shall be binding upon

either. This submission is informal and for the purpose of establishing communication and discussing the concept for completing the development of the site. No formal action will be taken on the Sketch Plan. Future reviews by the Commission will be for a Preliminary and Final Development Plan, which may be combined. City Council will be the final approving body.

Staff Comments

A portion of the site is located in the Downtown Business District, and is regulated by the Codified Ordinances of Powell, Section 1143.16.2. Another portion of the site is located in the Planned Commercial District, regulated by Section 1143.15

The following items are highlighted as comments/concerns following Staff's review of the Sketch Plan application

- Uses / Rezoning
  - Commercial are permitted in the existing and proposed Zoning District. This proposal will be considered a commercial facility, which is permitted. The application will require the review and approval of a Preliminary/Final Development Plan by the Commission and City Council. Any deviations for strict adherence to the Code can be incorporated/requested through this process.

- Engineering/Access/Circulation
  - Access is proposed from the existing curb cut off East Olentangy and off Beech Ridge Drive via Susan Lane which is a public street constructed as part of the Harper's Point subdivision. The potential extension of Susan Lane is proposed as part of this development. Additionally, the dedication of this extension of a public street and the adjustment of lot lines will require a plat to accommodate at a future phase.
  - As discussed above, the proposed development site includes 1.23-acre parcel on the east and a portion of the Powell Center parcel. The application also includes the potential extension of Susan Lane from the current terminus west to Grace Drive. The applicant will be required to plat a new parcel for the development and dedicate right-of-way for the Susan Lane extension.
  - Staff also requests the applicant work with the City Engineer to discuss plans for stormwater management.

- Economic & Market Considerations
  - In collaboration with Economic Development, staff has identified a failure to promote pedestrian traffic and density within the district. The concern is to address the identified goals in the Village Green and Downtown Powell Plan to create activity during standard business hours. Specifically, the lack of a daytime population, the need for vertical mixed use and the evidence of the existing business struggles. In addition, the City's strategic vision is to boost the local economy by leveraging tourism with the right mix of businesses and shifting away from a single-style model of development.
  - More than 80% of the population commute outside the City during business hours and would not use the proposed development. Second story residential/office would likely provide a necessary customer base. A development that adds retail supply without adding the residential/commercial density to support it will only exacerbate the issue of existing businesses struggling to attract customers.
  - The City's current policy framework is geared toward incentivizing the redevelopment of *existing* underperforming shopping centers into mixed-use formats. Permitting the construction of a new, single-story center contradicts efforts to modernize the existing commercial stock.

- Liberty Township Fire Requirements
  The applicant will need to illustrate adherence to Fire Code requirements. Additional information will be required at the next step to determine whether a fire hydrant is required on site. Additionally, the sketch plan shows a water line on the south side of the property as being abandoned, which requires clarification and approval from Delco.

- Architecture
  - This site serves as the entrance to downtown, and as the proposed name implies, will serve as a Gateway to the center of Powell. Especially when travelling from SR 315 via SR 750.
  - The site design and architecture should reflect this important anchor of the community and staff is concerned the current proposal lacks the significance of the location by demonstrating modern architecture with little variation. While the site can serve as a transition to downtown, it appears to provide no complementary character to the existing buildings west of Grace Drive.



  - The comments from the City's Architectural Advisor include the following:
    - Encouragement and embracement of timeless architecture, current submission lacks an acknowledgement of the neighboring properties in massing and exterior articulation
    - Encourage applicant to review 80 E Liberty, the historic society building, and the Powell Shopping center for opportunities to break up massing, roofline, and landscape articulation
    - Appreciation of the use of materials, the application provides challenges
    - Tiered hardscape and landscape makes sense with the topography, however there needs to be moments of relief and scale. It currently reads too linear much like the roofline.
    - The landscape walls are very uninviting on the Beech Ridge corner. Encourage applicant to consider more transparency above the finished floor elevation on the exterior and at the base of the wall
    - A need to review retaining wall materials to understand correlation with rest of the materials

- Site Design & Landscaping
  - While the proposal is conceptual in nature and appropriate for a Sketch Plan review, the applicant will need to work with staff on the overall site design. While the sidewalk connections will improve walkability and connectivity, there is a lack of attention along the Beech Ridge Drive frontage, which will be an important entrance point to the development and also serves as an important access to neighboring residential neighborhoods.
  - Given the topography, the proposed terrace design and landscaping is appropriate along the East Olentangy Road frontage, as are the patio spaces, which could provide vibrancy to the development. A landscape treatment such as a green wall or climbing plants could enhance the space with a softer approach.
  - Overall, staff appreciates certain aspects of the proposal as they can promote vibrancy and help activate the frontage along SR 750.

- Parking
  - For future reviews, Staff requests the applicant provide a description of the expected uses and parking needs. The expectation for the location is for the option for shared or public parking in the vicinity in addition to the proposed spaces.

Staff Recommendation

According to the Zoning Code, “the Commission shall review the Sketch Plan with the owner and provide the owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan”.

Staff recommends the Commission provide the applicant/owner with comments regarding the above topics, and additional items the Commission wishes to discuss.

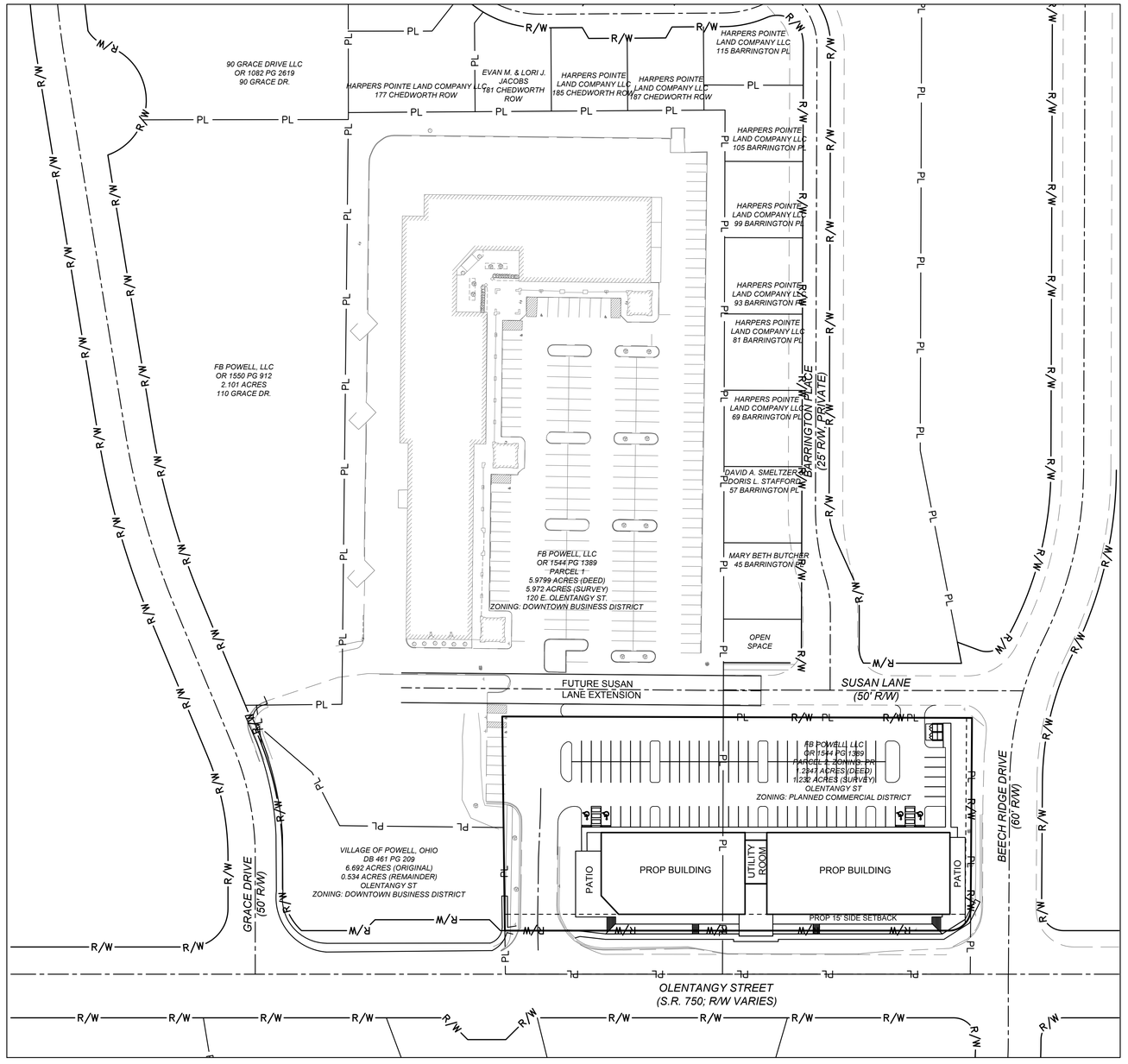
SHEET INDEX

C001 - TITLE SHEET
C100 - EXISTING CONDITIONS & DEMOLITION PLAN
C200 - SITE & UTILITY PLAN

SKETCH PLAN
FOR

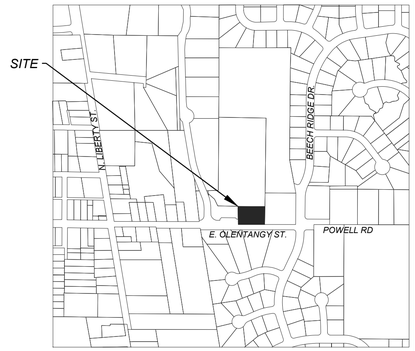
120 E. OLENTANGY ST.

CITY OF POWELL, DELAWARE COUNTY, OHIO



ZONING/INDEX MAP

HORZ 1"=60' 0 60 120



VICINITY MAP
NTS

OWNER/DEVELOPER
EQUITY COMMERCIAL REAL ESTATE SOLUTIONS
4653 TRUEMAN BLVD., SUITE 100
HILLIARD, OHIO 43026
CONTACT: SARAH FREIHEIT
PHONE: (614) 334-7840
EMAIL: SFREIHEIT@EQUITY.NET

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT: ALICE ALDIS
PHONE: (614) 901-2235
EMAIL: AALDIS@STRUCTUREPOINT.COM

SITE DATA:

PROPERTY OWNER:	FB POWELL LLC
EXISTING ZONING:	DOWNTOWN BUSINESS DISTRICT; PLANNED COMMERCIAL DISTRICT
EXISTING ADDRESS:	120 E. OLENTANGY ST.
TAX PARCEL ID:	319425-13048000
FEMA MAP PANEL & ZONE:	39041C0237L, EFF: 12/21/2023, ZONE 0.2%
TOTAL PARCEL AREA:	7.2146 ACRES
PROPOSED PARCEL AREA:	1.93 ACRES

SETBACK INFO:

BUILDING SETBACK:	20'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'

PARKING DATA:

PROPOSE SPACES:	96 SPACES (4 ADA)

Ohio Utilities Protection Service
Call 811 before you dig

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

STATE OF OHIO
ALICE ALDIS PE.87370 REGISTERED PROFESSIONAL ENGINEER

Alice P. Aldis

11/7/2025
DATE

REGISTERED ENGINEER
ALICE ALDIS, E-87370, P.E.

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2550 Corporate Exchange Dr. Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
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SKETCH PLAN
FOR
120 E. OLENTANGY ST.
CITY OF POWELL, DELAWARE COUNTY, OHIO
TITLE SHEET

REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE:	11/7/2025
DRAWN BY:	HSR
CHECKED BY:	APA
JOB NUMBER:	2025.01742

C001

PLOT SCALE: 1:1 EDIT DATE: 11/7/25 - 2:48 PM EDITED BY: HREICHARD DRAWING FILE: O:\2025\01742\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\SKETCH PLAN\2025.01742 TS.DWG

PLOT SCALE: 1:1 EDIT DATE: 11/7/25 - 2:56 PM EDITED BY: HREICHARD DRAWING FILE: O:\2025\01742\D_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\SKETCH PLAN\2025.01742.DXTP.DWG

ASPHALT
CP 2003
EXIST DRAINAGE INLET
TR:902.63
INV(E):898.06
INV(N):0.00
12" CPP
16 SPACES
14 SPACES
ITEM 15
EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY
DB 305 PG 212
EX STRIPING (TBR)
EX TREE (TBR)
MAG SPIKE FOUND
M.N.F.
SUSAN LANE
(50' R/W)
EXIST DRAINAGE INLET
TR:896.54
INV(E):892.19
3/4" IRON PIN BENT
EXIST DRAINAGE MH
TR:897.48
INV(S):891.76
12" RCP
EXIST CURB INLET
TR:896.76
INV(S):891.76
INV(W):891.76
ITEM 25
TEMPORARY CONSTRUCTION EASEMENT
OR 1699 PG 2655
ITEM 20'
GAS LINE EASEMENT
DB 541 PG 209
EX SWALE (TBR)
EX STM HW MARK (TBR)
EXIST DRAINAGE INLET
TR:898.55
INV(NE):893.59
INV(NW):896.09
INV(S):893.55
EXIST DRAINAGE INLET
TR:894.84
INV(S):889.94
INV(W):889.97
BEECH RIDGE DRIVE
(60' R/W)
Item 16
VacatedSanitary Sewer Easement
OR 513 PG 358
CP 2000
10 SPACES
ASPHALT
EX SWALE (TBR)
EX TREE (TBR)
FB POWELL, LLC
OR 1544 PG 1389
PARCEL 2, ZONING: PR
1.2347 ACRES (DEED)
1.232 ACRES (SURVEY)
OLENTANGY ST
28"
3/4" IRON PIPE FOUND
12" VCP
8" PVC
24" DOUBLE
23"
brick wall shop sign
12" CPP
VILLAGE OF POWELL, OHIO
DB 461 PG 209
6.692 ACRES (ORIGINAL)
0.534 ACRES (REMAINDER)
OLENTANGY ST
CP 2002
EXIST SANITARY MH
TR:894.36
INV(W):880.67
INV(N):882.23
INV(SE):882.88
INV(SE):880.67
34"
32"
17"
10" PVC
12" VCP
EX SWALE (TBR)
EX TREE (TBR)
utility area w/ wood retaining wall
EXIST DRAINAGE INLET
TR:894.52
INV(W):889.82
CP 2001
EX HYDRANT (TBR)
EX TREE (TBR)
26"
28"
27"
36"
5/8" IRON PIN
3/4" IRON PIPE FOUND
EX WATER MAIN (TO BE ABANDONED)
12" CPP
10" VCP
12" RCP
EXIST CURB INLET
TR:887.03
INV(W):884.88
INV(E):884.88
INV(N):885.28
Item 18.
Easement to The Ohio Bell Telephone Company
DB 511 PG 314
5/8" IRON PIN
15" RCP
12" CPP
ASPHALT
EXIST CURB INLET
TR:888.88
INV(E):884.48
INV(W):884.48
ITEM 16
SANITARY SEWER EASEMENT
OR 499 PG 703
EXIST SANITARY MH
TR:892.54
INV(NE):881.99
INV(NW):880.29
INV(S):880.17
INV(E):881.02
ITEM 18.
EASEMENT TO THE OHIO BELL TELEPHONE COMPANY
DB 511 PG 314
OLENTANGY STREET
(S.R. 750; R/W VARIES)
EXIST DRAINAGE INLET
TR:892.73
INV(N):884.39
INV(E):884.34
INV(W):884.34
EXIST SANITARY MH
TR:889.02
INV(N):879.33
INV(W):879.28
INV(S):879.13
12" VCP
15" VCP
MAG NAIL FOUND
M.N.F.
EXIST DRAINAGE INLET
TR:887.06
INV(S):884.86
INV(N):885.26
INV(E):884.88
MAG NAIL FOUND
M.N.F.
12" CPP

DEMOLITION LEGEND

TBR	TO BE REMOVED
TBRO	TO BE REMOVED BY OTHERS
TBRR	TO BE REMOVED AND REPLACED
TBA	TO BE ABANDONED
DND	DO NOT DISTURB
	ASPHALT PAVEMENT TO BE REMOVED
	CONCRETE PAVEMENT TO BE REMOVED
	BUILDING TO BE REMOVED
—X—X—X—	ITEM TO BE REMOVED
- - - - - -	SAWCUT
	TREE TO BE REMOVED

N

HORZ 1"=20' 0 20 40

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SKETCH PLAN FOR
120 E. OLENTANGY ST.
CITY OF POWELL, DELAWARE COUNTY, OHIO
EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	11/7/2025
DRAWN BY:	HSR
CHECKED BY:	APA
JOB NUMBER:	2025.01742

C100

PROP 8" WATER MAIN
(CONNECT TO EX DEL-CO WATER 8" PVC WM)

EX 8" PVC WATER MAIN

EX 12" STM

FUTURE
SUSAN LANE
EXTENSION

EASEMENT TO
~~COLUMBUS AND~~
SOUTHERN OHIO
ELECTRIC COMPANY
DB 305 PG 212

SUSAN LANE
(50' R/W)

TEMPORARY CONSTRUCTION
EASEMENT
OR 1699 PG 2655

22'

PROP DUMPSTER

EX GAS

GAS LINE EASEMENT
DB 541 PG 209

VACATEDSANITARY
SEWER EASEMENT
OR 513 PG 358

EX PARKING SPACES (DND)

EX 6" PVC WATER MAIN

PROP STM

23'

19'

5'

UNDERGROUND
DETENTION BASIN

PROP STORM
OUTLET STRUCTURE

PROP STORM MH

9' (TYP)

19' (TYP)

PROP 5' WALK

EX 8" SAN

EX 12" SAN

EX DRIVE ACCESS
34.46' (DND)

VILLAGE OF POWELL, OHIO
DB 461 PG 209
6.692 ACRES (ORIGINAL)
0.534 ACRES (REMAINDER)
OLENTANGY ST

FB POWELL, LLC
OR 1544 PG 1389
PARCEL 2, ZONING: PR
1.2347 ACRES (DEED)
1.232 ACRES (SURVEY)
OLENTANGY ST

PROP WATER SERVICE

PROP 5' SETBACK

EX SIDEWALK
(DND)

BEECH RIDGE DRIVE
(60' R/W)

EX 10" PVC WATER MAIN

SANITARY SEWER
EASEMENT
OR 499 PG 703

PROP
PATIO

PROP 6" SAN SERVICE
@ 2.08% MIN. SLOPE

PROP BUILDING

UTILITY
ROOM

EXISTING TELECOM
UTILITIES TO BE
RELOCATED

EASEMENT TO THE OHIO BELL
TELEPHONE COMPANY
DB 511 PG 314

EX WATER MAIN (TO BE ABANDONED)

PROP 15' SETBACK

EX 10" SAN

EX 12" STM

PROP 5' WALK

EASEMENT TO THE OHIO BELL
TELEPHONE COMPANY
DB 511 PG 314

OLENTANGY STREET
(S.R. 750; R/W VARIES)

EX 15" SAN

HORZ 1"=20' 0 20 40

PLOT SCALE: 1:1 EDIT DATE: 11/7/25 - 2:46 PM EDITED BY: HREICHARD DRAWING FILE: O:\2025\01742\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\SKETCH PLAN\2025.01742-S&UP.DWG

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Commercial Real Estate Solutions®

AMERICAN STRUCTUREPOINT INC.
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SKETCH PLAN
FOR
120 E. OLENTANGY ST.
CITY OF POWELL, DELAWARE COUNTY, OHIO

SITE & UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	11/7/2025
DRAWN BY:	HSR
CHECKED BY:	APA
JOB NUMBER:	2025.01742

C200



EQUITY - POWELL DEVELOPMENT
E. OLENTANGY ST. & BEECH RIDGE DR.
,, CBS25-0044

WARE MALCOMB

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

Powell OHIO
DEVELOPMENT DEPARTMENT
47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

Planning Department Application

The following form is used for all Planning and Zoning Commission, Board of Zoning Appeals, and Historic Downtown Advisory Committee applications. All items on this application must be completed, please provide all required documents and the applicable fee per the City's fee schedule.

APPLICATION DETAILS	
Address: 120 E. Olentangy Street	
Subdivision / Neighborhood: Olentangy Ridge	
Existing Zoning: Downtown Business District, Planned commercial district	**Proposed Zoning** (if applicable): Downtown Business District
Existing Use: Vacant	**Proposed Use** (if applicable)**:** Commercial

Application Type (select all that apply):

- ☑ Sketch Plan
- ☐ Preliminary Development Plan
- ☐ Final Development Plan
- ☐ Amended Final Development Plan
- ☐ Administrative Review
- ☐ Zoning Map Amendment
- ☐ Certificate of Appropriateness
- ☐ Conditional Use
- ☐ Informal Review
- ☐ Subdivision without Plat
- ☐ Variance
- ☐ Zoning Appeal

Summary of the proposed development, project, or request (attach all required documents)**:**

The proposed development is a gateway to downtown Powell and consists of a commercial building designed to accommodate six tenant spaces - two on the west portion and four on the east portion - along with an on-site parking lot, associated utilities, outdoor patios and pedestrian connections. The site will tie into the future Susan Lane extension. Stormwater management will be provided through an underground detention system to meet regulatory requirements.

CONTACT INFORMATION	
Applicant	
Name: Sarah Freiheit	
Address: 4653 Trueman Blvd, Suite 100	
Email: sfreiheit@equity.net	**Phone:** (614) 334-7840
Property Owner	
Name: FB Powell, LLC	
Address: 4653 Trueman Blvd, Suite 100	
Email: sfreiheit@equity.net	**Phone:** (614) 334-7840
Design Professional	
Name: Alice Aldis (American Structurepoint)	
Address: 2550 Corporate Exchange Dr, Suite 300	
Email: aaldis@structurepoint.com	**Phone:** (614) 901-2235

ACKNOWLEDGEMENT	
I agree to grant the City Staff, Commission, Board or Council considering this application access to the property listed for the purposes of reviewing this request and to post public notice if and when this application is on an agenda for a public hearing.	
Applicant Signature: Aldis, Alice Digitally signed by Aldis, Alice DN: E=aaldis@structurepoint.com, CN="Aldis, Alice" Date: 2025.11.07 14:06:13-05'00'	**Date:** 11/7/25
A FINAL DEVELOPMENT PLAN APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF THE APPROVAL.	

FOR OFFICE USE ONLY	
Date Submitted:	**Total Fee:**
Payor:	**Receipt #:**