

ORDINANCE  
2001-74


File No. \_\_\_\_\_

**APPLICATION FOR  
COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN  
POWELL PLANNING AND ZONING COMMISSION**

Applicant BRAD GRYWALSKI Phone No. 888-9600Address 65 E. WILSON BRIDGE RD WORTHINGTON OH 43085Property Owner BOWEN LEE Phone No. 846-1712Address 80 GRACE DR # D POWELL, OH 43065Plan Preparer ARCHITECTURAL RESOURCE GROUP Phone No. 888-9600Address 65 E WILSON BRIDGE RD. WORTHINGTON OH 43085Zoning District PLANNED COMMERCIALProposed Use BUSINESS Existing Use N/AAttach a list of contiguous property owners as well as directly across the street from and within 250 feet of property ✓Attach a legal description of property YESAttach 15 copies of a vicinity map as required ✓Attach 15 copies of a preliminary plan drawing and text showing the requirements set forth in Section 1143.11(C) of the Powell Zoning Code ✓Attach 15 copies of plans and text as required by Section 1143.11(I) of the Powell Zoning Code ✓Attach the required fee (\$400.00 plus \$80.00/acr.) ✓

Attach any other information helpful to the Commission \_\_\_\_\_

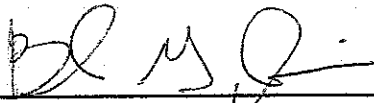
I attest that all information presented with this application is true and exact.



Applicant's Signature

APPROVAL SHALL EXPIRE AND BE REVOKED IF CONSTRUCTION HAS NOT BEGUN  
WITHIN TWO (2) YEARS FROM ISSUANCE OF APPROVAL.

I agree to grant the Village 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 \_\_\_\_\_ Date 10/31/01

**FOR OFFICE USE ONLY**

Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_ By: \_\_\_\_\_  
Cash: \_\_\_\_\_ Check: \_\_\_\_\_ RCPT#: \_\_\_\_\_  
Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

**ORIENTAL TRADERS CORP., INC.**  
**40 Clairedan Drive**  
**Powell, Ohio 43065**

**Applicant:** **Architectural Resource Group**  
Bradley Grywalski – Contact  
64 E. Wilson Bridge Road Ste. 202  
Worthington, Ohio 43085  
(614) 888-9600

**Owner:** **Bowen Lee**  
Oriental Traders Corp., Inc.  
80 Grace Drive #D  
Powell, Ohio 43065  
(614) 846-1712

**Architect:** **Architectural Resource Group**  
64 E. Wilson Bridge Road Ste. 202  
Worthington, Ohio 43085  
(614) 888-9600

**Engineer:** **EM Engineering**  
Michael Fantin, PE  
3014 Seamtown Road  
Delaware, Ohio 43015  
(740) 747-3303

**Surveyor:** **HLG Engineering & Surveying. Inc.**  
705-F Lakeview Plaza Blvd.  
Worthington, Ohio 43085

The information provided in the following application for Combined Preliminary & Final Development is true and correct to the best of my knowledge.

Bowen Lee  
Oriental Traders Corp, Inc.

Date: 10/31/01

Bradley Grywalski  
Architectural Resource Group

Date: 10/31/01

## Contiguous Property Owners within 200'

CITY OF POWELL	LIBERTY RD, POWELL OH 43065	<u>31942302003007</u>
HUFFMAN LOUIS V	SELDOM SEEN RD, POWELL OH 43065	<u>31942302003000</u>
ADVANTAGE MANAGEMENT LTD	LIBERTY RD, POWELL OH 43065	<u>31942302003006</u>
CUA NICHOLAS G	80 CLAIRE DAN DR, POWELL OH 43065	<u>31942302003004</u>
VEDAIE BEHZAD	60 CLAIRE DAN DR, POWELL OH 43065	<u>31942302003003</u>
LEE BOWEN	40 CLAIRE DAN DR, POWELL OH 43065	<u>31942302003002</u>
MANSFIELD MARK D	CLAIRE DAN DR, POWELL OH 43065	<u>31942302003001</u>
DUBLIN MANOR CORP INC	LIBERTY RD, DELAWARE OH 43015	<u>31942302004000</u>

## *Site Use & Proposed Development*

The site in question is presently an undeveloped .887 Acre parcel located in the JD Wolfe Commerce Park on the north side of Clairedan Drive approximately 270' from the intersection of Liberty Road and Clairedan Drive. The address is 40 Clairedan Drive Powell, Ohio 43065. The site is currently zoned as Planned Commercial. The surrounding parcels within 250' are zoned Planned Commercial, Planned Office, Planned Industrial and Farm Residential. See the attached Vicinity Map for parcel zoning. The proposed development includes a 7,600 square foot commercial building with 38 parking spaces with driveway to Clairedan Drive. This application does not include provisions for the future development of this property.

The development of this parcel will be consistent with the development of the remainder of zoned Planned Commercial properties in the surrounding area. The impact of this property on traffic is not anticipated to be greater than that of similarly zoned properties in this area.

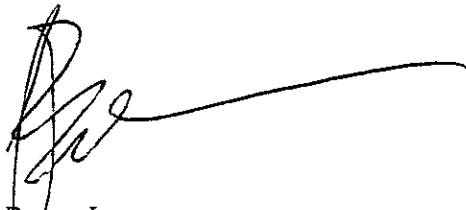
# Oriental Traders Corp., Inc.<sup>3</sup>

30 Grace Dr. # D Powell (Columbus), OH 43065 USA  
614.846.1712 \* Fax 846.7702  
mail@otcinc8.com www.otcinc8.com

10/31/01

To the City of Powell,

OTC, INC is a wholesaler of fashion jewelry. The future building at 40 Clairedan drive will be used primarily for an office environment with an office type warehouse. Please see enclosed flyer.



Bowen Lee  
President

CONSULTING ENGINEERING  
 ARCHITECTURE  
 LAND PLANNING  
 LAND SURVEYING  
 HIGHWAY DESIGN  
 SUBDIVISION DESIGN  
 FEASIBILITY STUDIES  
 LANDSCAPE ARCHITECTURE  
 CONSTRUCTION INSPECTION  
 COMMUNITY PLANNING



**STULTS and  
 ASSOCIATES, INC.**

**ARCHITECTS • ENGINEERS  
 PLANNERS • SURVEYORS**

**H. EDWARD SNOODGRASS  
 PRESIDENT  
 SEPTEMBER 10, 1999**

**DESCRIPTION OF A 0.887 ACRE TRACT (PARCEL 2)**

**FOR LOUIS V. HUFFMAN AND DORIS E. HUFFMAN**

**EXHIBIT "A"**

Situated in the Village of Powell, County of Delaware, State of Ohio, located in part of Farm Lots 35 and 36, Section 4, Township 3, Range 19, United States Military Lands and being a part of an original 52.018 acre tract conveyed to Louis V. Huffman and Doris E. Huffman in Deed Book 342, Page 57 and more particularly described as follows:

Commencing at a railroad spike found on the centerline of Liberty Road (C. R. 9, Liberty Street) at the northeasterly corner of Clairedan Drive Extension, a subdivision;

Thence, along the northerly boundary of said Clairedan Drive Extension (being the northerly right-of-way of Clairedan Drive) the following three (3) courses and distances:

- Course 1) South 89° 20' 20" West, a distance of 40.00 feet to an iron pin found;
- Course 2) Along the arc of a curve to the right, having a delta angle of 99° 18' 20", a radius of 50.00 feet, an arc length of 86.86 feet, a chord length of 76.21 feet, and a chord bearing of South 47° 59' 30" West to an iron pin found;
- Course 3) North 82° 21' 20" West, a distance of 137.91 feet to an iron pin set, being the True Place of Beginning;

Thence, North 82° 21' 20" West, continuing along the northerly boundary of said Clairedan Drive Extension, being the northerly right-of-way line of Clairedan Drive, a distance of 160.00 feet to an iron pin set;

Thence, through said original 52.018 acre tract the following three (3) courses and distances:

- Course 1) North 07° 38' 40" East, a distance of 241.46 feet to an iron pin set;
- Course 2) South 82° 21' 20" East, a distance of 160.00 feet to an iron pin set;
- Course 3) South 07° 38' 40" West, a distance of 241.46 feet to the True Place of Beginning.

Containing 0.887 acres, more or less, there being 0.120 acres in Farm Lot 35 and 0.767 acres in Farm Lot 36.

Subject, however, to all easements, restrictions and rights-of-way of record, if any.

The bearing system is based on the centerline of Clairedan Drive as recited on the plat of "J. D. Wolf Commerce Park", Section No. 2 in Cabinet 1, Sildes 542-542A.

The above description is based on and referenced to a survey plat entitled "Plat of a Four Lot Split for Louis V. Huffman and Doris E. Huffman" dated September 10, 1999 by Stults and Associates, Inc.

505 SUNBURY ROAD  
 DELAWARE, OHIO 43015-9795  
 (740) 363-6792  
 (740) 363-6636 FAX  
 E-mail: stults1@midohio.net  
 R. SCOTT CROWDER, C.P.A.  
 JOHN R. FABER, P.S.  
 GUY W. GRISDALE, P.S.  
 GLENN A. HALMBACHER, FEI, P.S.  
 CHARLES L. ORTH, REG. L.A.  
 J. MARK SCHUETZ, A.I.A.  
 CHAD P. WEISER, REG. L.A.  
 DANIEL W. WHITED, P.E.  
 WILLIAM R. WINTER, P.S.

JAC C. KAUF, A.I.A.  
 CONSULTANT

All references herein are to records in the Recorder's Office, Delaware County, Ohio.

*William R. Winter*  
William R. Winter  
Registered Surveyor No. 6767



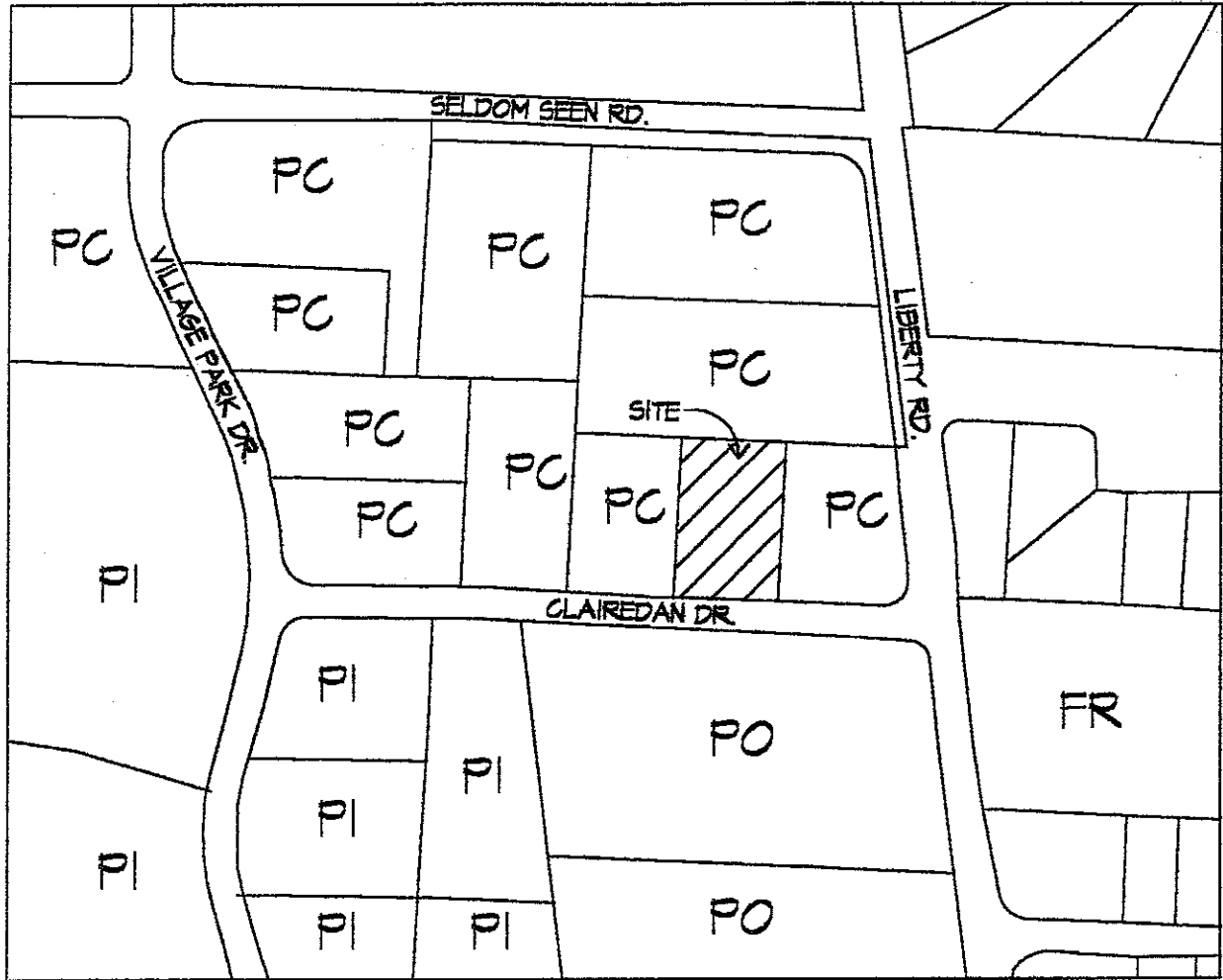
H:\CORE\LIWP\DOCS\08199-089\LEGAL\3

**S** DESCRIPTION OK FOR  
CLOSING ONLY  
MUNICIPALITY OF DELAWARE COUNTY

APPROVED BY POWELL PLANNING AND ZONING COMMISSION:  
NO SUBDIVISION PLAT REQUIRED.

*David M. Berg* 9/28/99  
David M. Berg, AICP  
DIRECTOR OF DEVELOPMENT

[Faint, mostly illegible text, likely a survey plat description or legal description]



- PC PLANNED COMMERCIAL
- PI PLANNED INDUSTRIAL
- FR FARM RESIDENTIAL
- PO PLANNED OFFICE

# VICINITY MAP



1. 1/2" DIA. BORE  
 2. 1/4" DIA. BORE  
 3. 1/8" DIA. BORE  
 4. 1/16" DIA. BORE

1/2" DIA. BORE  
 1/4" DIA. BORE  
 1/8" DIA. BORE  
 1/16" DIA. BORE