

Ordinance 2004-84

Exhibit 2

PRELIMINARY/ FINAL DEVELOPMENT PLAN & TEXT

# **GFS CHEMICAL COMPANY TRACT**

CITY OF POWELL, DELAWARE COUNTY, OHIO

Submitted by:

**GFS Chemical Company, Inc.**

P.O. Box 245

Powell, Ohio 43065

Prepared By:

**epa**

**EVERMAN PLANNING ASSOCIATES, LLC.**

1907 RIVER ROAD DELAWARE, OH 43015 (740) 595.3797

**ADR & Associates, Ltd.**

100 Dorchester Square

Westerville, Ohio 43081

(614) 891-8643

Submittal Date:

May 5, 2006

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## **Section 1143.11 (c), PRELIMINARY DEVELOPMENT PLAN**

An application for preliminary Planned District Development Plan approval shall be filed with the Zoning Administrator by the owner of the property for which Planned District development is proposed. At a minimum, the application shall contain the following information, which shall be filed in fifteen (15) copies. Where any of this information is missing or incomplete, the Zoning Administrator shall so notify the applicant and no additional action need be taken until such missing material is provided.

1. Name, address, phone number of applicant  
**GFS Chemical Company, Inc. (Applicant)**  
**P. O. Box 245**  
**Powell, Ohio 43065**  
**(740) 881-5501**
  
2. Name, address, phone number of engineer or planner  
**The team of consultants involved in the preparation of this Preliminary Development Plan application is:**  
  
**Eyerman Planning Associates, LLC. (planner, landscape architect)**  
**1907 River Road**  
**Delaware, Ohio 43015**  
**(740) 595-3797**  
  
**ADR & Associates, Ltd. (engineer, surveyor)**  
**279 North State Street, Suite 201**  
**Westerville, Ohio 43081**  
**(614) 891-8643**
  
3. List of adjoining property owners (within 250')  
**Please refer to Exhibit A, Property Owners**
  
4. Legal description of property  
**Please refer to Exhibit B, Legal Description (included in the Exchange Agreement, Exhibit C)**
  
5. Description of present uses(s) on site  
**The subject parcel is currently open space.**
  
6. Draft of proposed ordinance (prepared by the City)  
**Proposed Use of Site:**  
**PI – Planned Industrial, Permitted Uses;**  
**In addition, Outdoor Storage on lots backing into the Railroad ROW**
  
7. Vicinity Map to include:  
**Please refer to Exhibit D, Vicinity Map**
  - a. All property lines

- b. Existing streets or alleys
- c. Approved future streets on adjacent areas
- d. Approved land uses on adjacent areas
- e. Transportation elements from Comprehensive Plan
- f. Land Use elements from Comprehensive Plan
- g. Current Zoning Classifications/ Boundaries
- h. Current land uses on site
- i. Current land uses within 250 feet of site

8. Preliminary Development Plan Drawing

**Please refer to Exhibit E, Preliminary Development Plan**

- a. Property line definition & perimeter dimensions
- b. Existing R/W & pavement widths on existing, currently platted or approved streets on or adjacent to site
- c. Area of site and its sub-areas in acre
- d. Topography of site and areas within 200 feet at no more than 5 foot contours
- e. Existing surface drainage-ways and sheet flow patterns
- f. Flood plain areas, ravine-bottom areas, and areas of ground slope greater than six percent

**Not Applicable**

- g. Existing vegetation on site, spotting all trees six inches or greater in diameter
- h. Existing easements; type, extent and nature
- i. Existing utilities; location, size, type and elevations
- j. Calculation of maximum residential units permitted on site as determined by Zoning Ordinance; include any sub-districts of site

**Not Applicable**

- k. Preliminary plan for first or next development phase illustrating:

- 1) New street centerline, R/W and street classifications  
**General layout and design for subdivision of lots and general development scheme for the Site is reflected on attached Preliminary Development Plan. Please refer to the Exhibit E, Preliminary Development Plan.**

**Underground utilities will be provided throughout the proposed development. Exterior lights shall be oriented downward to minimize off-site pollution. Exterior lighting off-site requirements will comply with current City of Powell standards.**

**GFS shall receive a variance from the City of Powell for the length of the cul-de-sac shown on the attached Preliminary Development Plan. This cul-de-sac shall serve as the only access point for the Site, unless the City of Powell and/or an adjacent property owner extends another means of access to the Site.**

- 2) Names of existing and proposed streets

**Please refer to the Exhibit E, Preliminary Development Plan.**

- 3) Lot and block layout including property lines, lot areas, minimum building setbacks and yards and location and extent of off-street parking areas

**Setbacks, minimum lot sizes and street frontages are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**Minimum Street Frontage: 175' at Building Line**

**Minimum Setbacks:**

<b>Front:</b>	<b>30'</b>
<b>Side:</b>	<b>25' each side</b>
<b>Rear:</b>	<b>30'</b>

**Parking areas are permitted within the setback areas. Shared and connected parking areas, between two or more lots, are permitted. Parking areas may be located on any side of the principal structure, including between the public street and the building. Landscape screens and buffers are not required around parking areas and storage areas. Tree replacement standards shall not be required within this proposed development.**

**Perimeter buffers/ setbacks are not applicable on the Site, except as defined above within the Minimum Setbacks.**

- 4) Sub-areas of site to be developed including land use type, housing type and density and sub-area statistics  
**Land uses, permitted uses and maximum lot coverage are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement, and the Planned Industrial District.**

**Minimum Lot Size: 1 acre**

**Maximum Lot Coverage (including all impervious materials): 80%**

- 5) All proposed structures including size, user types, expected entrances and service or loading areas  
**Structures sizes and heights are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**Maximum Building Height:**

<b>Principal Buildings:</b>	<b>35'</b>
<b>Accessory Buildings:</b>	<b>18'</b>

- 6) Size and location of common areas, public lands and natural scenic easements  
**Open space requirements are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**There shall be no Dedicated Open Space requirements of GFS-owned properties. The Applicant has agreed with the Planning and Zoning Commission to place an easement on the designated wetlands on the site, to preserve these as open space.**

**On-lot storm water detention shall be permitted on each site, including on pavements. No regional storm detention facilities shall be required.**

- 7) Proposed landscape treatment of site  
**Landscape treatment is defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**Landscape screens and buffers are not required around parking areas and storage areas. Tree replacement standards shall not be required within this proposed development.**

- 8) Any proposed utility provisions including sanitary sewer, individual waster disposal, storm sewer, trash collection, outdoor lighting and water supply. Include feasibility studies or other evidence of reasonableness.  
**Storm water requirements and lighting requirements are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**Underground utilities will be provided throughout the proposed development. Exterior lights shall be oriented downward to minimize off-site pollution. Exterior lighting off-site requirements will comply with current City of Powell standards.**

**Del-Co water will service the site.**

**The Delaware County Sanitary system will be extended to service this proposed development.**

**The proposed Utility Plan and supporting documentation is included as part of the Preliminary Development Plan application. Refer to Exhibit E, Preliminary Development Plan.**

- 9) Provisions for surface drainage runoff  
**Storm water requirements are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**On-lot storm water detention shall be permitted on each site, including on pavements. No regional storm detention facilities shall be required.**

**The proposed storm water design and supporting documentation is included as part of the Preliminary Development Plan application. Refer to Exhibit E, Preliminary Development Plan.**

- 10) Proposed architectural design criteria  
**Structures sizes and heights are defined in Ordinance No. 2004-51, Exhibit C, also referred to as the Exchange Agreement.**

**Maximum Building Height:**

<b>Principal Buildings:</b>	<b>35'</b>
<b>Accessory Buildings:</b>	<b>18'</b>

- 11) Proposed pedestrian/ jogging/ bicycle or equestrian pathways including location, dimensions, landscaping and relationship to existing or proposed future pathways on surrounding property  
**The Applicant has worked with City of Powell officials, neighboring developers and Olentangy School officials in the planned extension of the future, north-south, pedestrian/ bikeway through this region. The latest plans of future Liberty Township recreation plans have been used to plan for a desirable alignment of this pathway.**

- 12) Overall site development statistics comparing this plan with requirements of Zoning Ordinance and Comprehensive Plan  
**The overall site development statistics are included on the Preliminary Development Plan, Exhibit E.**

- i. Projected development schedule by sub-areas for entire project  
**The approval of the Preliminary Development Plan for the Site shall not be subject to expiration. There is no expiration of the approved Final Development Plan or development text for the Site.**
- m. Overall traffic scheme including points of access, parking areas showing number of spaces, visitor, employee, and service traffic flow, calculated peak hour use and effect of traffic on community as a whole.  
**The Preliminary Development Plan illustrates the proposed layout of the proposed Planned Industrial district, proposed office and office/warehouse corporate park, Planned Industrial (PI) development, including the points of access for the public roads. Parking areas shown on the Preliminary Development Plan are conceptual. Individual site's designs will be submitted to the City for compliance to the approved Preliminary Development Plan and text.**

- n. A development plan text describing development of entire site or if done in phases, the phasing of the project and a description as to how the development plan meets the requirements of the Zoning Ordinance and the Planned Development requirements within.  
**The availability of utilities will determine the timeline for development of the proposed corporate park. Because of this, the Applicant may begin to develop the property within three years of sanitary sewer availability to the property.**
9. Evidence of the ability of the applicant to have control of the land and ability to carry forth plan with financing within two years.  
**The Applicant owns the original +/- 75-acre tract, of which +/- 25 acres is the subject of the Exchange Agreement between the City of Powell and the Applicant. The City of Powell controls the +/- 25-acre tract that the City has proposed for the exchange with the Applicant.**  
**The time frame for financing is not applicable per the Exchange Agreement.**
10. Evidence of the ability for applicant to post bond or other such assurance that the public improvements within the project can be completed by the developer.  
**The Applicant will post bond or another acceptable means of assurance with the City of Powell and/or Delaware County, as necessary, on any appropriate construction.**
11. Verification by applicant that the information provided is true and correct to the best of their knowledge.  
**The applicant, GFS Chemicals, Inc., verifies that, to the best of their knowledge, the information provided is true and accurate.**
12. A statement of the character and nature of the development including cost range and rent levels for housing and general type of commercial, business or industrial development.  
**The proposed development of the GFS-owned properties, within the corporate limits of the City of Powell, will be a Planned Industrial district, that shall include all of the permitted uses and as defined within the Exchange Agreement, refer to Exhibit C. Among the permitted uses are office and office/ warehouse type of uses.**

**The subject site is located between public uses on the east (Olentangy Schools and Liberty Township park properties) and an active railroad track/ corridor on the west. As such, the Applicant has proposed the office and office/ warehouse land uses that will be compatible with the railroad corridor (and current township zoning) while proposing to maintain a vegetative buffer along the public land uses to the east. The Exchange Agreement defines the extent of the uses, including limits on uses on the east side of the proposed public roads and allowances for uses on the west side of the proposed public road.**

13. A statement of the general impact the development will have on infrastructure, municipality and schools including projected demographics, traffic impact study and a fiscal impact analysis.  
**The impact of the GFS Chemicals/ City of Powell Land Exchange upon the City services is minimal. There should be little or no negative impact upon the school system. This development, on the contrary, as a proposed Planned Industrial district, should provide the school system with much needed property tax revenues. Likewise, the fiscal impact upon the community should be of a positive nature.**
  
14. A fee as established by Council.  
**Accompanying the application and the fifteen (15) copies of the Preliminary/ Final Development Plan and text submittal is a check made to the order of the City of Powell in the amount of \$3,605. This check serves as the application fee for the Preliminary/ Final Development Plan submittal for the GFS Chemicals, Inc. development.**

## **Section 1143.11 (g) – APPROVAL IN PRINCIPLE OF THE PRELIMINARY DEVELOPMENT PLAN**

THE FOLLOWING SHALL BE CONSIDERED IN APPROVING THE PRELIMINARY DEVELOPMENT PLAN:

- a) Is the proposed development consistent with the intent and requirements of this Ordinance?

**The proposed GFS Chemicals development is consistent with the intent and requirements of this Ordinance. The Applicant and City officials have worked together to develop a Land Exchange Agreement, including development standards that are consistent with the intent and requirements of the City Zoning Ordinance.**

- b) Are the proposed land uses with regard to their type, location, amount and intensity, where not specified by the Zoning Ordinance, appropriate?

**The proposed uses are permitted uses within the Planned Industrial District classification of the Zoning Ordinance.**

- c) Are the relationships between uses, and between uses and public facilities, streets and pathways adequate and correct?

**Yes, the Exchange Agreement identifies the relationships between the on-site uses.**

- d) Are the provisions for traffic and circulation, and the geometry and characteristics of street and pathway systems adequate?

**Yes, the City and Applicant have worked to assure that the traffic and circulation provisions are acceptable. The City and Applicant are also working with the Delaware County Engineer in respect to the access to Home Road and the future overpass/ Home road widening.**

- e) Are yard spaces and uses at the periphery of the development adequate?

**The Exchange Agreement, Exhibit C, identifies yard spaces and uses.**

- f) Are open spaces, natural preserves, parklands and their relationships to land use areas and public access-ways adequate?

**The Exchange Agreement results in the conveyance of +/- 25 acres to the City of Powell for future parklands.**

- g) Is the order or phases of development appropriate for the land uses and quantities to be developed?

**The scheduling of the proposed development is defined in the Exchange Agreement, Exhibit C.**

- h) Is the time needed to complete the development and its various phases appropriate?

**This schedule, as defined in the Exchange Agreement, is appropriate and reasonable.**

- i) Are any improvements necessary to be made by the Municipality and if so what are the costs?

**There are no improvements projected to be made by the City as a result of the proposed development.**

- j) What is the cost of providing public services to the development by the Municipality?

**There is projected to be no public expenses for providing public services as a result of the proposed development.**

- k) What kind of impact will there be on the surrounding or adjacent areas and community?

**The GFS properties are currently zoned as Industrial District. As such, the impact of the proposed rezoning of the +/- 25-acre tract, as defined in the Exchange Agreement, Exhibit C, should have no additional impact above what was projected with the currently owned GFS properties.**

**The conveyance/ exchange of properties will actually allow the City of Powell to realize the regional open space plan that connects the current Liberty Park with additional parklands and school properties to the south.**

## **Section 1143.11, Subsection I: FINAL DEVELOPMENT PLAN APPLICATION CONTENTS**

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- a) All information required for submission of the preliminary planned district development plan application;

**All information required for the Preliminary Development Plan is included as part of this submittal. Please refer to previous pages.**

- b) All plan materials rendered on an engineering survey of the proposed development site, showing the dimensions and bearings of property lines, property areas in acres, topography, existing features of the development site including major wooded areas, structures, easements, utility lines, land uses, and maximum building footprint areas for all non-residential uses and residential uses other than single-family detached and two-family dwellings;

**A topographic and boundary plan, prepared by ADR & Associates, serves as the base for all plans included in this submission.**

- c) Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities; street improvements; and the nature and extent of earthwork required for site preparation and development;

**ADR & Associates has prepared the engineering feasibility study and engineering documents for this proposed site development. Please refer to Exhibit E, Final Development Plan.**

- d) A detailed landscape plan showing existing and proposed future landscape materials, ground cover, paving patterns and materials;

**According to the Exchange Agreement, Exhibit C, each use and site shall be required to be approved by the City Planning and Zoning Commission and City Council. These individual submissions shall also include the proposed landscape plans for each site.**

- e) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained;

**Not applicable.**

- f) A final development plan fee as established by Ordinance.

**Accompanying the application and the fifteen (15) copies of the Preliminary/ Final Development Plan and text submittal is a check made to the order of the City of Powell in the amount of \$3,605. This check serves as the application fee for the Preliminary/ Final Development Plan submittal for the GFS development.**

**EXHIBIT A, PROPERTY OWNERS**

**EXHIBIT A**

**GFS Chemical Company Property**

Preliminary/ Final Development Plan Submittal

Adjacent Property Owners within 250'

M/I Homes of Central Ohio, LLC

Attn: Land Accounting

3 Easton Oval, Suite 540

Columbus, Ohio 43219

Board of Trustees of Liberty Township

7761 Liberty Rd.

Powell, Ohio 43065

Rock Will Development, LLC.

999 Polaris Parkway

Columbus, Ohio 43240

Kinsale Golf and Fitness Club, LLC.

3737 Village Club Dr.

Powell, Ohio 43065

Centex Homes

570 Polaris Parkway

Westerville, Ohio 43082

**EXHIBIT B, LEGAL DESCRIPTION**