

Resolution No. 2001-27

Passed June 19

2001

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT FOR A CONDOMINIUM DEVELOPMENT CONTAINING 53 DWELLING UNITS AND A CLUB-HOUSE ON 14 ± ACRES LOCATED ON THE EAST SIDE OF PROPOSED MURPHY PARKWAY JUST SOUTH OF POWELL ROAD

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Fiori Homes on April 11, 2001, and reviewed materials for this development on April 25, 2001, and

WHEREAS, the Final Development Plan having been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell, and

WHEREAS, Council having determined the implementation and approval of the Final Development Plan which is attached hereto and incorporated herein by reference is in the best interest of the residents of the Municipality of Powell.

NOW THEREFORE BE IT ORDAINED BY THE MUNICIPALITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That the Final Development Plan for Fiori Homes which is attached hereto and incorporated herein by reference is accepted and approved by the Council of the Municipality of Powell, subject to the following conditions as recommended by the Planning and Zoning Commission:

1. That setbacks referred to on the plan are approved.
2. That the right of way dedication along West Olentangy Street shall be 40 feet from the centerline.
3. That the screening standards of the zoning code, Section 1145.33(e)(1), shall be met along adjacent commercial and industrial zoned properties.
4. That a sidewalk should be built at the entrance from Murphy Parkway back to the first circle in order for safe pedestrian passage along the drive and across Murphy Parkway.
5. That the engineering plans be coordinated with the engineering plans for Murphy's Park Section 1.
6. Approval of the drainage for the retention pond by the City Engineer.
7. Review by the City Engineer of the need for a left turn lane on Murphy parkway into the site.
8. Future approval of the signage by the Planning and Zoning Commission.
9. Added parking restrictions as approved for the condominiums at Powell Place.
10. That Hardiplank is approved as a siding material for this project subject to the following conditions:
 - a. That the "beaded cedar mill" product is preferred.
 - b. That the "select cedar mill" product is also permitted.
 - c. That the siding be installed by a Certified Hardie Alliance Dealer.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the Municipality of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest possible date permitted by law.

This ordinance or resolution has been posted in three (3) public places as defined in ordinance 44-1 dated 7/10/01 4:30 PM on this date

VOTE RULE SUSPENSION Y N

VOTE ON ORDINANCE 2001-27: Y 6 N 1 (Guzzo)

Mark F. Klein
 Mark F. Klein
 Mayor
 Date 7/10/01

Dawn Nauman
 Dawn Nauman
 Clerk of Council
 Date 7/13/01