2002-06 Tabled

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR VICTORY LANE, AN OFFICE/WAREHOUSE FACILITY CONTAINING FOUR 9,000 SQ. FT. OFFICE/WAREHOUSE BUILDINGS LOCATED ON 4.148 ACRES ON THE EAST SIDE OF VILLAGE PARK DRIVE, NORTH OF BROOKEHILL CONDOMINIUMS.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Victory Lane on January 9, 2002, 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 Victory Lane 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 storage and repair and repair of vehicles be limited to the storage and repair of vehicles for a non-retail or non-commercial service.
2. That a lighting plan showing no lighting spill onto the residential property to the south be submitted and approved by Staff.
3. That a turning movement analysis showing the turning movements, with the standard identified, of an appropriate size tractor-trailer vehicle be submitted and approved by Staff.
4. That a landscape island be shown between buildings 1 and 3.
5. That each building be reviewed by the Planning and Zoning Commission.
6. That dryvit be replaced with stucco and the elevations facing the south be made to meet Section 1143.17(b)(7) of the Planning and Zoning Code.
7. That the Hickory tree located at the south end of the parking along the east side of building two be saved.

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.

VOTE ON RULES SUSPENSION: **Y**_____ **N**_____

VOTE ON ORDINANCE 2002-06: **Y**_____ **N**_____

Art Schultz Mayor	Date	Dawn Nauman Clerk of Council	Date