

Ordinance No. 2002-14 Passed May 7 19 2002

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR POWELL REALTY FOR A 4,800 SQ. FT. OFFICE BUILDING AT 285 SOUTH LIBERTY STREET

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Powell Realty at 285 South Liberty Street on March 13, 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 Powell Realty at 285 South Liberty Street, 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 and amended by the City Council:

1. That landscaping be added around the parking areas.
2. That a detailed landscaping plan be submitted and approved by Staff.
3. That the bikepath be extended from 271 South Liberty Street to the south property line of 285 South Liberty Street, or in the alternative, the developer may at its option and its expense cause an easement for the bikepath to be recorded and deposit the sum of \$4,000 with the city and in that event the city will be responsible for the construction of the bikepath."
4. That a walkway be added to the south side of the access drive to connect the proposed walkways with the bikepath.
5. That the applicant obtain approval of all engineering work from the City Engineer.
6. That the applicant work with Staff to determine a paving material for the handicap spaces in the front of the building.
7. That the additional planting bay first be used to try to retain the existing tree. If that is not a viable solution, then the bay should be added to the existing bay.

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 2002-14: Y 6 N 0

Art Schultz Date 5/8/02
Mayor

Dawn Nauman Date 5/9/02
Clerk of Council

This ordinance or resolution has been posted in three (3) public places as defined in ordinance 18-1 dated 4/22/02 on this date 5/9/02

Nauman