

# RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 2002-32

Passed

August 6, YEAR 2002

## AN ORDINANCE APPROVING THE COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE GODDARD SCHOOL, FOR AN 8,000 SQ. FT. PRESCHOOL/DAYCARE BUILDING ON 1.23 ACRES AT 419 WEST OLENTANGY STREET.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell has recommended approval of a Final Development Plan for the Goddard School on June 26, 2002, and;

WHEREAS, Council having determined to accept the recommendation of the Planning and Zoning Commission and finding that the same 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 the Goddard School, a copy of which is attached hereto and incorporated herein by reference, is approved and adopted by the Municipality of Powell, with conditions as recommended by the Planning and Zoning Commission:

1. That the applicant work with Staff to design the pork chop median of the right-in/right-out access in a manner so as to prevent left turns.
2. That the elevation be brick over a stone water table as submitted with the stucco on the front gable replaced with stucco stone. The applicant shall submit all materials and colors to the Commission for approval.
3. The applicant submit a cut sheet of the proposed classroom doors to the Commission for approval.
4. That the applicant arrange an on-site meeting with Staff and a Certified Arborist to determine the extent of tree removal.
5. That landscaping be added around the dumpster screening.
6. That a 50 feet tree preservation easement be shown at the rear of the property and the applicant work with Staff to determine the text of the easement.
7. That detailed sign drawings be submitted to the Commission for approval and any ground sign utilize a stone or brick base with a wood sandblasted sign.
8. That the applicant submit all engineering plans to the Engineering Department for approval.
9. That the applicant submit details of play equipment to be utilized for approval by the Commission.
10. That applicant work with Staff to identify appropriate decorative lighting to be used throughout the commercial properties at the Murphy development.
11. The applicant work with staff on an acceptable alternative material to stucco over the vent covers.
12. That the dumpster enclosure be of a pillar and fence construction and the applicant work with Staff on acceptable materials and design.

Section 2: That a plat of the subject premises shall be recorded within nine months of the date of adoption of this Ordinance and construction shall commence within two years of adoption of this Ordinance or this plan is null and void and the zoning to said property shall revert to its former district zoning unless an application of a time extension is submitted and approved, which approval may be withheld for good cause.

Section 3: That 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 open to the public in compliance with all legal requirements of the Municipality of Powell, Delaware County, Ohio.

Section 4: That this Ordinance shall take effect on the earliest possible date permitted by law.

VOTE ON RULE SUSPENSION:

Y 6

N 0

VOTE ON ORDINANCE NO. 2002-32

Y 6

N 0

This ordinance or resolution has been posted in three (3) public places as defined in ordinance 4-3-54 on this date 8/6/02

on this date

*Dawn Nauman*  
Clerk of Council

*Art Schultz*  
Art Schultz  
Mayor

*Dawn Nauman*  
Dawn Nauman  
Clerk of Council

Date

Date