

ORDINANCE 2003-21
Passed May 20, 2003

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR B & D PROPERTIES FOR TWO 16,000 SQ. FT. OFFICE/WAREHOUSE BUILDINGS LOCATED AT 316 WEST CASE AVENUE.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan B&D Properties for two 16,000 sq. ft. office/warehouse buildings at 316 West Case Avenue, 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 the B&D Properties located at 316 West Case Avenue, 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 the pavements in the central loading area not extend past the rear of the buildings, except for only the dumpster pads.
2. That screening as required by Section 1145.33 of the Planning and Zoning Code is shown around the dumpster location and detail drawings be approved by Staff.
3. That a revised landscaping plan, with emphasis on screening to the north and in front of the central loading zone, be submitted to and approved by Staff.
4. That a tree survey be submitted showing all trees proposed to be saved, relocated, and removed.
5. That exterior lighting is to be approved by the Commission.
6. That the City Engineer review and approve all engineering plans.

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 5 N 0

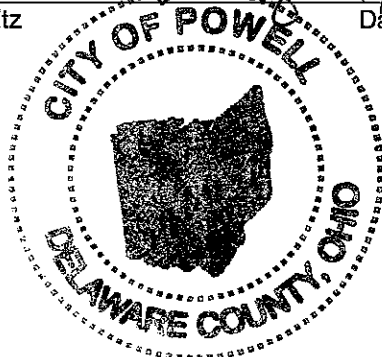
VOTE ON ORDINANCE 2003-21: Y 5 N 0

Art Schultz
Mayor

6/3/03
Date

Dawn Nauman
Clerk of Council

5/23/03
Date



This ordinance or resolution has been posted in
three (3) public places as defined in ordinance
94-11 dated 4-2-94
on this date 5/30/03

Dawn Nauman
Clerk of Council