



ORDINANCE 2003-70
Passed December 16, 2003

AN ORDINANCE APPROVING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR DUBLIN MANOR LLC, NORTH POWELL OFFICE CONDOMINIUMS, LOCATED AT THE SOUTHWEST CORNER OF N. LIBERTY STREET AND CLAIRE DAN DRIVE.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of an amendment to the Final Development Plan for Dublin Manor, LLC on November 12, 2003, and

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

WHEREAS, Council having determined the implementation and approval of the amendment to 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 Dublin Manor, LLC 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 ten parking spaces to the west of Building 1 be removed and one handicap space be added in close proximity to serve Buildings 1, 6, and 7.
2. That the applicant work with Staff to reposition Buildings 1, 2, and 3 so that a maximum setback is provided between Buildings 1 and 3 from the drive aisles.
3. That the brick knee-wall be extended on the front and back of each building so a wrought iron or similar gate can be used to tie the knee-walls between each building together.
4. That Final Design of landscaping and knee-wall be approved by Staff.
5. That the applicant has the choice of constructing the buildings as originally approved or as proposed herein.

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 RULE SUSPENSION	Y <u> 7 </u>	N <u> 0 </u>	
VOTE ON ORDINANCE 2003-70:	Y <u> 6 </u>	N <u> 1 </u>	(Lackey)

Art Schultz

 Art Schultz
 Mayor

12/19/03

 Date

Sue D. Ross

 Sue D. Ross
 Deputy Clerk of Council

12/19/03

 Date

This ord. or resolution has been passed by three (3) public places as defined in ordinance 94-11 dated 4-3-94 on this date 12/19/03
M. Manman

 Clerk of Council