

ORDINANCE 2003-71
Passed January 20, 2004

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR POWELL UNITED METHODIST CHURCH FOR A SANCTUARY, NARTHEX, AND ADMINISTRATIVE OFFICE ADDITION AND PARKING LOT, LOCATED ON 7.6 ACRES AT 850 EAST OLENTANGY STREET, AND AMENDING THE ZONING MAP FROM FR, LIBERTY TOWNSHIP FARM RESIDENTIAL TO PR, PLANNED RESIDENCE DISTRICT, FOR 2.07 ACRES.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell has recommended approval of a Final Development Plan and Zoning Map Amendment for The Powell United Methodist Church on November 12, 2003, 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 Powell United Methodist Church, 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 final landscaping of the Meszaros property be approved by Staff.
2. That timers be added to the parking lot lighting that shut off lights at 11:00 p.m. or within ½ hour after the end of any event.
3. That the materials and colors be approved by Staff.
4. That the final location of the path, fencing, and landscaping along Powell Road be approved by Staff.
5. That the landscaping plan for the education wing be approved by Staff.
6. That the grass paving areas are to be installed by the best practices of the manufacturer and are to include irrigation.
7. That the final architectural plans will be reviewed by Staff as to the effect on the surrounding community.
8. That the pier location is to be approved by Staff.
9. That the pier height will be consistent with the Deer Run column height.
10. That the addition must be started in 5 years of approval, or the paved parking will be removed.
11. That the final engineering plans be reviewed and approved by the City Engineer and the applicant address all engineering concerns.
12. That the parking lot lights that exist on the south and west parking areas be changed to the fixtures that are proposed so that they are consistent throughout the site.
13. That the final design for the bell tower is approved as submitted or may be approved by Staff if the design changes and a compromise is reached between the applicant and the residents.

Section 2: That this approval and adoption constitutes an amendment to the Zoning Map for the Municipality of Powell as it relates to the subject premises and amends its classification to PR, Planned Residence District.

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

VOTE ON ORDINANCE 2003-71: Y 6

N 0 (Abstain: Grubbs)

Dan Wiencek 2/3/04
Dan Wiencek Date
Mayor

Dawn Nauman 2/2/04
Dawn Nauman Date
Clerk of Council

This ordinance or resolution has been posted in
three (3) public places as defined in ordinance
2/2/04 date 2/2/04
on this date 2/2/04
[Signature]
Clerk of Council

