

ORDINANCE 2004-34
Passed May 18, 2004

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THREE (3) SINGLE-FAMILY LOTS ON 5.125 ACRES WITH 4.16 ACRES OF OPEN SPACE AND AMENDING THE ZONING CLASSIFICATION FROM LIBERTY TOWNSHIP I, INDUSTRIAL DISTRICT TO CITY OF POWELL PR, PLANNED RESIDENCE DISTRICT FOR LAND RECENTLY ANNEXED TO THE CITY OF POWELL.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Combined Preliminary and Final Development Plan for Centex Homes and a Zoning Map Amendment amending the Zoning Classification to PR, Planned Residence District at their March 24, 2004 meeting, and

WHEREAS, the Final Development Plan and Zoning Map Amendment 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 and Zoning Map Amendment 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 Centex Homes 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 Council:

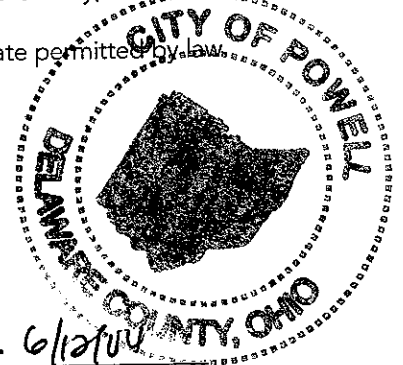
1. That existing lot 4429 is included in the plan and is being changed from open space to part of the identified lots.
2. That the applicant work with Staff to connect the bikepath shown along Rutherford Road to Sawmill Parkway.

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 7 N 0

VOTE ON ORDINANCE 2004-34: Y 7 N 0



Dan Wiencek 6/1/04
Dan Wiencek
Mayor

Dawn Nauman 6/12/04
Dawn Nauman
Clerk of Council

This legislation has been posted in accordance with the City Charter on this date 6/12/04.
Nauman
Clerk of Council