

ORDINANCE 2004-58
Passed September 7, 2004

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR TRAN, LLC FOR A PROPOSED 6,513 SQUARE FEET VETERINARY CLINIC (WITHOUT BOARDING) WITH FUTURE 4,000 SQUARE FEET OFFICE EXPANSION ON 1.41 ACRES LOCATED ON THE SOUTH SIDE OF WEST OLENTANGY STREET APPROXIMATELY 225 FEET EAST OF THE INTERSECTION OF MURPHY PARKWAY AND WEST OLENTANGY STREET.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Combined Preliminary and Final Development Plan for Tran, LLC at their July 14, 2004 meeting, 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 Tran, 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 parking layout and access drive be revised as recommended by Staff.
That the sidewalk along the access drive be extended to the bike path and be made from concrete.
That the final bike path and fence location be reviewed and approved by Staff through the engineering plan review process.
That the City Engineer review and approve the site utility, storm water management and grading plan.
That a sign plan be reviewed and approved by the Planning and Zoning Commission.
That a lighting plan be reviewed and approved by Staff.
That the future addition be subject to a 25 foot sideyard setback.
That there be a landscape buffer between the sidewalk and the future fenced in exercise yard if that exercise yard is moved.

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 _____ N 0 _____

VOTE ON ORDINANCE 2004-58: Y 4 _____ N 0 _____

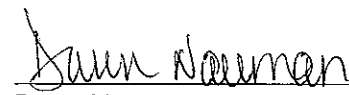
Clerk of Council
Dawn Nauman
This Ordinance has been posted in accordance with the City Charter on this date 9/17/04



Jim Seta
Vice President of Council

9/17/04

Date



Dawn Nauman
Clerk of Council

