

ORDINANCE 2004-79
Passed December 21, 2004

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR MARTY MATUSOFF & ASSOCIATES FOR THE OFFICE SEGMENT OF THE COMMERCIAL PORTION OF THE TRADITIONS OF POWELL, CONSISTING OF A 6,500 SQUARE FEET, TWO-STORY OFFICE ON 0.503 ACRES, LOCATED ON THE NORTH SIDE OF WEST OLENTANGY STREET ADJACENT TO THE EAST OF VILLAGE POINTE SHOPPING CENTER.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Marty Matusoff & Associates at their October 13, 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 Marty Matusoff & Associates 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:

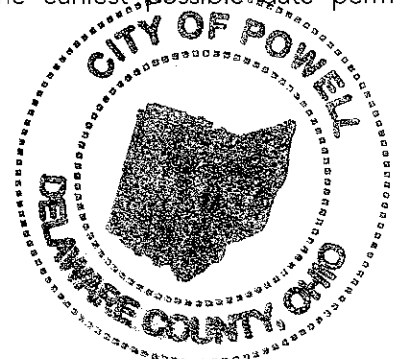
1. That the applicant submit to Staff the shared access and parking agreement for approval.
2. That the applicant remove two parking spaces in the parking area extending into the west side yard and extend the main parking aisle to the west property line as shown and approved by Staff.
3. That additional temporary parking be allowed until such time that the remainder of the parking area to the north and east is completed. Any temporary parking area shall be approved by Staff.
4. That the requirements of the Historic District Commission be met.
5. That the north-south sidewalk along the east property line be extended through the landscape bay to north.
6. That all sidewalks adjacent to any parking space be six feet in width to maintain pedestrian circulation with vehicle overhang. The use of parking blocks is prohibited.
7. That the applicant meet all requirements of the City Engineer.
8. That 30 feet of public right-of-way along West Olentangy Street be dedicated to the City of Powell as approved by the City Engineer.

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.

This legislation has been posted in accordance with the City Charter on this date 1/10/05.

D. Naumen
Clerk of Council



VOTE ON ORDINANCE 2004-79:

Y 7

N 0

Dan Wiecek 1/04/05

Dan Wiecek
Mayor

Date

Dawn Nauman 1/4/05

Dawn Nauman
Clerk of Council

Date