



**City of Powell, Ohio**

**ORDINANCE 2007-42**

Adopted August 21, 2007

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR TRADITIONS OF POWELL, LLC FOR A 9,000 SQ. FT. RETAIL DEVELOPMENT IN THE DB, DOWNTOWN BUSINESS DISTRICT, ALSO WITHIN THE HD, HISTORIC DISTRICT OVERLAY DISTRICT, AT 180 WEST OLENTANGY STREET.

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for Traditions of Powell, LLC for a 9,000 sq. ft. retail development at 180 West Olentangy Street at their July 25, 2007 meeting; and

**WHEREAS,** the Final Development Plan has been submitted to Council by the Planning & Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell, and the Commission has recommended its approval; and

**WHEREAS,** Council hereby finds and determines that the implementation and approval of the Final Development Plan, which is attached hereto as Exhibit "A", is in the best interest of the residents of the City of Powell;

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:**

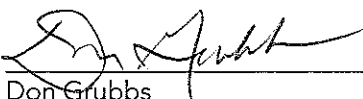
**Section 1:** That the Final Development Plan for 180 West Olentangy Street, which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

1. That the signage shall be approved by Staff keeping in mind the appropriate scale for the building and which restricts graphics to within the Zoning Code.
2. That any required easements shall be approved by the City Engineer.
3. That should it be desired to add a patio in the future, the applicant shall submit patio design, furniture, fencing and the like to the Planning and Zoning Commission for approval.
4. That the final color palate and materials shall be consistent with the Historic District requirements and shall be subject to Staff approval.
5. That final placement of the roof utilities, including the use of dormers or other features to hide said utilities, shall be subject to Staff approval.

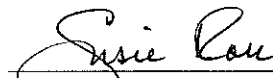
**Section 2:** That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

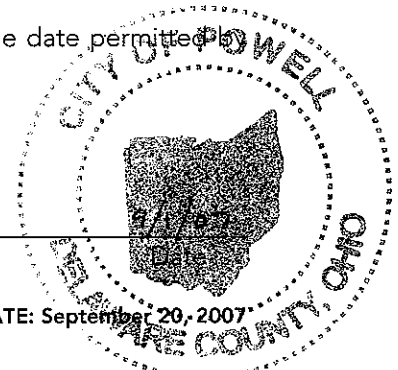
**Section 3:** That this Ordinance shall take effect on the earliest possible date permitted by law.

VOTE ON ORDINANCE 2007-42: Y 6 N 0

  
\_\_\_\_\_  
Don Grubbs  
Mayor

9-1-07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Susie Ross  
City Clerk



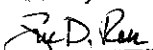
EFFECTIVE DATE: September 20, 2007

This legislation has been posted in accordance with the City Charter on this date 9/6/07

**City Council**

Don Grubbs, Mayor

Elmer Meider      Bill Morton      Art Schultz      Dan Wiencek

  
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Richard Cline  
Clerk of Council

Tom Counts