



## City of Powell, Ohio

ORDINANCE 2017-14

Adopted June 6, 2017

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR HARPER'S POINTE, TO CONSTRUCT 47 SINGLE-FAMILY FEE SIMPLE PATIO HOMES ON 8.75 ACRES AT 2470 WEST POWELL ROAD.**

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for the development of 47 single family fee simple patio homes on 8.75 acres at 2470 West Powell Road; and

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

**WHEREAS,** City Council has determined that the implementation and approval of the Final Development Plan, which is attached hereto as Exhibit "A" and incorporated herein by reference, 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:**

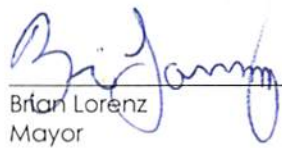
**Section 1:** That the Final Development Plan for the development of 47 single family fee simple patio homes on property 8.75 acres off at 2470 West Powell Road, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

1. That all engineering requirements, easements and utility provisions shall be approved by the City Engineer through the final engineering review process, and
2. That the applicant shall remove the main entrance area of the proposed development from Beech Ridge Drive and shall create a new, stubbed public road to the west, substantially in accordance with Illustrative Plan – Public R.O.W. (Exhibit C-1.1), and
3. That Staff shall continue to help the applicant work with the owners of the shopping center to the west to promote connection of the newly created stubbed, public access road, and
4. That the applicant shall come before the Planning & Zoning Commission in the future, to obtain approval of the initial group of home plans in the first phase of development, via a Certificate of Appropriateness, and
5. That, given the custom build nature of this development, Staff shall determine whether custom variations are significant enough to merit further review by Planning & Zoning. Staff shall have the ability to make the same determination for subsequent phases, and
6. That the applicant shall work with the Architectural Advisor and Staff to finalize the external finish materials, and
7. That the developer shall coordinate the requirements of all environmental studies and recommendations with Staff as these requirements are being met, and
8. That the developer shall provide a schedule for when any pond or catch basin work will be completed which will impact the Olentangy Ridge pond. Said schedule and periodic updates shall be provided to the Olentangy Ridge residents whose property abuts the pond in the Olentangy Ridge neighborhood.


**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 City of Powell, Delaware County, Ohio.

**Section 3:** That this Ordinance shall take effect on the earliest period allowed by law.

**VOTE ON ORDINANCE 2017-14:**      Y   6        N   1   (Newcomb)


  
\_\_\_\_\_  
Brian Lorenz  
Mayor

6/9/17  
Date  
\_\_\_\_\_  
Karen F. Mitchell  
City Clerk

 6/12/2017  
\_\_\_\_\_  
Date

**EFFECTIVE DATE:** July 6, 2017



The regulation has been posted in accordance with the City Charter on this date 6/13/2017  
\_\_\_\_\_  
City Clerk  


**City Council**

Brian Lorenz, Mayor

- Jon Bennehoof      Frank Bertone      Tom Counts      Jim Hrivnak      Brendan Newcomb      Daniel Swartwout