



ORDINANCE 2023-14

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN WITH DEVIATIONS AND ALL ASSOCIATED SITE IMPROVEMENTS, INCLUDING A NEW STREET SEGMENT FOR THE ENCORE PARK NEIGHBORHOOD, A ±2.43-ACRE DEVELOPMENT AT THE CASE AVENUE AND DEPOT STREET INTERSECTION TO BE DEVELOPED WITH 19 SINGLE-FAMILY, DETACHED RESIDENTIAL UNITS AS SUBMITTED BY GRAND COMMUNITIES LLC.

WHEREAS, at the April 12, 2023 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with conditions; 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 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Final Development Plan is in the best interest of the residents of the City of Powell.

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

Section 1: That the Final Development Plan referenced as Exhibit "A" for the property described in the legal description attached hereto and updated information as requested by the Planning and Zoning Commission incorporated herein as Exhibit "B" are accepted and approved by the Council of the City of Powell as submitted; subject to and contingent upon the conditions as recommended by the Planning and Zoning Commission as follows:

- 1) Implementation of this Final Development Plan is conditional on City Council's approval to vacate the proposed 0.15-acre Case Avenue right-of-way to facilitate this layout;
- 2) The applicant add a 10-foot wide pedestrian easement centered over the proposed bike path;
- 3) The applicant work with Staff to determine lighting standards and locations for the Depot Street Connection;
- 4) The applicant include additional signage details as requested;
- 5) The applicant continues to work with the local community and City to mitigate construction traffic, add adequate construction signage, provide adequate screening and maintain storm water;
- 6) The applicant provide Staff and Architectural Advisor a diversity matrix for the proposed color pallets, as well as high impact elevations.

Section 2: That the submission of the Final Development Plan constitutes a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

Section 3: 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 4: That this Ordinance shall take effect on the earliest period allowed by law.



Daniel Swartwout
Mayor

7-27-23

Date

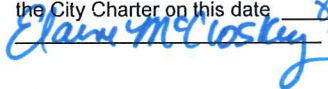


Jason Nahvi
Acting City Clerk

7-27-23

Date

EFFECTIVE DATE: July 18, 2023

This legislation has been posted in accordance with
the City Charter on this date 8-14-23


City Clerk