



ORDINANCE 2025-14

AN ORDINANCE APPROVING A REQUEST FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ALLOW THE CONSTRUCTION OF A THREE-STORY, MIXED-USE BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AT 173 WEST OLENTANGY STREET. THE SITE IS 1.248 ACRE AND IS LOCATED ON THE SOUTH SIDE OF WEST OLENTANGY STREET, EAST OF LINCOLN STREET AND WEST OF THE CSX RAILROAD TRACKS. THE SITE ZONED DB - DOWNTOWN BUSINESS DISTRICT. THE APPLICANT IS TRANSFORM CONSTRUCTION, REPRESENTED BY CREATIVE STUDIO ARCHITECTS.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the preliminary and final development plan with deviations as submitted by Transform Construction, to construct a 24,000-square-foot, mixed use building on June 11, 2025; and

WHEREAS, this proposal has provided a detailed parking analysis with 147 W. Olentangy Street that establishes a shared parking arrangement with 173 W. Olentangy Street; and

WHEREAS, this proposal 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 preliminary and 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 redevelopment plan for the Milano site, to construct a new commercial building with a mix of uses, 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 as submitted along with the following deviations and conditions:

Deviations:

- 1) Building setback of more than 25' due to utility location;
- 2) Parking allocation of 61, or 59 if Condition 5 is met, for the development; and,
- 3) Building height of more than 35' for a height of 41'6"

Conditions:

- 1) Allow the front building to be set back more than the allowable 25-foot maximum due to the lot configuration;
- 2) That the demolition of the building not take place until the property permits for redevelopment have been issued; and,

- 3) That the occupancy of the subject site is required to coincide with the availability of parking on the adjacent parcel as well as a shared parking agreement, subject to Staff approval.
- 4) Should ownership transfer for either 147 W. Olentangy Street or 173 W. Olentangy Street, an easement documenting the shared parking arrangement and access will be provided to the City, subject to Staff approval.
- 5) (AMENDED) That the plan be modified to remove two (2) parking spaces, allowing a parking allocation of 59 spaces, to provide vehicular and pedestrian access to Powell Crossing Boulevard. If access cannot legally be provided, then the plan will maintain the two (2) parking spaces as documented in the attached Exhibit A.

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.

Tom Counts	Date
Mayor	

Elaine McCloskey	Date
City Clerk	

EFFECTIVE DATE: September 4, 2025

This legislation has been posted in accordance with
the City Charter on this date _____
City Clerk

City Council
Tom Counts, Mayor
Kurt Ramsey Leif Carlson David Lester Heather Karr Ferzan Ahmed Tyler Herrmann