



## City of Powell, Ohio

ORDINANCE 2017-13

Adopted April 18, 2017

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR PULTE HOMES OF OHIO LLC TO CONSTRUCT A RESIDENTIAL SUBDIVISION CONSISTING OF 183 UNITS ON APPROXIMATELY 108.851 ACRES, LOCATED ON BOTH SIDES OF STEITZ ROAD NEAR HUNTERS BEND, AND AMENDING THE ZONING MAP AMENDMENT TO PR, PLANNED RESIDENCE DISTRICT PENDING ANNEXATION TO THE CITY OF POWELL.**

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan and Zoning Map Amendment for Pulte Homes of Ohio LLC for 108.851 acres located on both sides of Steitz Road near Hunters Bend; and

**WHEREAS,** the Final Development Plan and Zoning Map Amendment 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 and Zoning Map Amendment, 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 Zoning Map is hereby amended to reflect that the zoning on both sides of Steitz Road at Hunters Bend, reflective of the property being annexed, be PR, Planned Residence District.

**Section 2:** That the Final Development Plan and Zoning Map Amendment for Pulte Homes of Ohio LLC for 108.851 acres located on both sides of Steitz Road near Hunters Bend, 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 the applicant shall follow all requirements of the City Engineer during the final engineering process, and
2. That the final review of street names shall occur at the Subdivision Plat for each phase of the development, and
3. That the Planning & Zoning Commission does not recommend dedication of Reserve K for a public park as proposed to be developed by the applicant, and
4. That the recreation fee for the above mentioned park shall be adjusted accordingly, and
5. That the Steitz Road improvements shall happen at the time the first phase is developed, and
6. That the applicant shall work with City Staff to finalize plans for the street connection with the neighborhood to the north, specifically the intersection of the Windsong neighborhood at Hunters Bend, and
7. That the applicant shall work with City Staff and the home owner to make the sewer connection at Wolf Path Drive.

**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.

### City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout

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

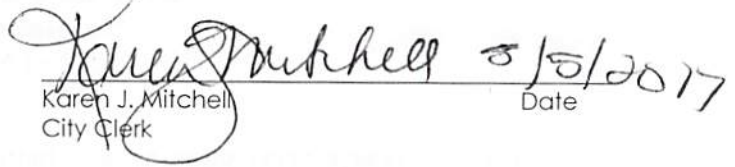
VOTE ON ORDINANCE 2017-13:

Y 7

N 0

  
Brian Lorenz  
Mayor

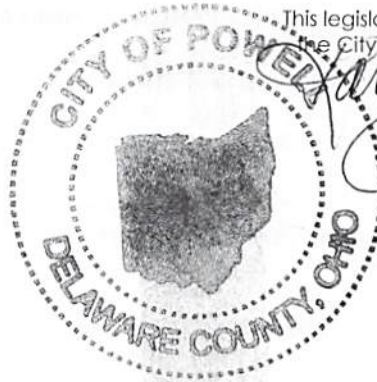
5/4/17  
Date

  
Karen J. Mitchell  
City Clerk

5/5/2017  
Date

EFFECTIVE DATE: May 18, 2017

This legislation has been posted in accordance with  
the City Charter on this date 5/5/2017  
City Clerk



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