



City of Powell, Ohio
ORDINANCE 2019-04
Adopted February 5, 2019

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN AND ZONING MAP AMENDMENT FOR THE OHIO STATE UNIVERSITY TO CONSTRUCT A MEDICAL OFFICE BUILDING, AMBULATORY CARE MEDICAL FACILITY, AND HOSPITAL ON 44.29 +/- ACRES AT THE NORTHEAST CORNER OF SAWMILL PARKWAY AND HOME ROAD.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Zoning Map Amendment for The Ohio State University to allow for the construction and operation of a medical office building, ambulatory care medical facility, and hospital, in addition to other commercial outparcel uses, on 44.29 acres at the northeast corner of Sawmill Parkway and Home Road, and has further recommended approval of a Final Development Plan for the medical office building and ambulatory care center; and

WHEREAS, the Zoning Map Amendment and Final Development Plan have 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 Zoning Map Amendment 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 Zoning Map Amendment for The Ohio State University to Planned Commercial District to allow for the construction and operation of a medical office building, ambulatory care medical facility, and hospital, in addition to other commercial outparcel uses, on 44.29 acres at the northeast corner of Sawmill Parkway and Home Road, and the Final Development Plan for the medical office building and ambulatory care facility, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, are accepted and approved by the Council of the City of Powell, subject to and contingent upon the conditions as recommended by the Planning and Zoning Commission, including adhering to all comments made by the City Engineer and addressing any comments of the Architectural Advisor, as well as the following conditions:

1. That given the enormity of this project and the timeline necessary to ensure completion, the following follow-up items shall be scheduled for review by the Planning & Zoning Commission as an Administrative Review:
 - A.) All architectural change(s) deemed substantial by City Staff which deviate from the approved plans; and
 - B.) Upon finalization of detailed plans, prior to proceeding with construction:
 - i. All final infrastructure improvements as they relate to roadways and traffic flow; and
 - ii. All finalized pathway connections showing their relationship to the overall pathway network; and
 - iii. All final landscaping plans for Phase 1 (i.e., those relating to the medical office building and ambulatory care facility); and
 - iv. All final lighting and trash management plans for Phase 1; and
 - v. All final signage plans for Phase 1; and

City Council

Jon C. Bennehoof, Mayor

Frank Bertone

Tom Counts

Brian Lorenz

Brendan Newcomb

Melissa Riggins

Daniel Swartwout

2. That all City of Powell Engineering Department requirements shall be met; and
3. That all plans for Phase 2 (i.e., those relating to improvements which are not included as part of Phase 1) shall be brought before the Planning & Zoning Commission for approval; and
4. That all remaining details for architecture or site planning shall be reviewed administratively by City Staff, unless City Staff determines substantial changes are made; and
5. That City Council shall approve annexation of this property into the City of Powell, and the land shall be zoned as Planned Commercial District; and
6. That the applicant shall reasonably cooperate with the City to explore the feasibility of accommodating public transportation access points by working with COTA and Delaware County public transportation, and the City shall report back to the Planning & Zoning Commission within six (6) months; and
7. That in consideration of a good faith gesture by the applicant to make infrastructure, bike path, landscaping enhancements, etc., the following divergences have been identified and shall be granted:
 - A.) Maximum height of approximately one-hundred (100) feet shall be allowed; and
 - B.) Distances between buildings shall be as little as zero (0) feet; and
 - C.) The maximum building dimensions shall be determined and approved by Staff, subject to the approved Planned Commercial District zoning text for the property; and
 - D.) The service area may be established in the front or on the side of the building as determined by Staff; and
 - E.) The minimum setback from Sawmill Parkway shall be approximately one-hundred fifty five (155) feet from the right-of-way.

Section 2: The Director of Development shall change the zoning map for the subject parcels to PC, Planned Commercial District.

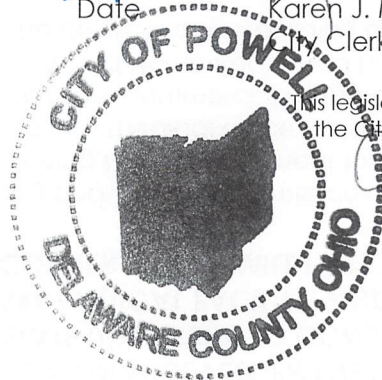
Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings 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.

VOTE ON ORDINANCE 2019-04: Y 6 N 1 (Newcomb)

<p><i>Jon C. Bennehoof</i> _____ Jon C. Bennehoof Mayor</p>	<p><i>2/14/2019</i> _____ Date</p>	<p><i>Karen J. Mitchell</i> _____ Karen J. Mitchell City Clerk</p>	<p><i>2/14/2019</i> _____ Date</p>
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EFFECTIVE DATE: **March 7, 2019**



This legislation has been posted in accordance with the City Charter on this date 2/14/2019.
Karen J. Mitchell

 City Clerk