



ORDINANCE 2020-16
Adopted September 15, 2020

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE CAMBER COMPANY TO CONSTRUCT A RESIDENTIAL SUBDIVISION OF TWENTY-THREE SINGLE FAMILY HOMES ON 9.435 ACRES, MORE OR LESS, LOCATED AT 2630 CARRIAGE ROAD AND 8061 LIBERTY ROAD, AND AMENDING THE ZONING MAP TO PR, PLANNED RESIDENTIAL 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 The Camber Company to construct twenty three single family homes on 9.435 acres at 2630 Carriage Road and 8061 Liberty 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 Zoning Map is hereby amended to reflect that the zoning for 9.435 acres at 2630 Carriage Road and 8061 Liberty Road, reflective of the property being annexed, be PR, Planned Residence District.

Section 2: That the Final Development Plan for The Camber Company to construct twenty-three single family homes on 9.435 acres at 2630 Carriage Road and 8061 Liberty 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 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. The City and County Engineer's shall work together to determine the proper solution for the intersection of Carriage and Liberty Roads. (i.e. roundabout or traffic signal)
2. The applicant will work with the building and engineering departments to satisfy their requirements.
3. The applicant will take into account staff recommendations on the architecture of the buildings, as well as those of the architectural advisor.
4. Bike paths shall be built on both the west and south property lines on Liberty and Carriage Roads.
5. The existing bridle path shall be vacated once re-plating is completed.
6. The developer shall initiate a task force to work with the City, the residents and/or the HOA, the schools, the County and any other involved parties to consider interim traffic solutions prior to the implementation of the longer term solution.
7. City Council shall approve annexation into the City, whereas the existing zoning Liberty Township (FR1) Farm Resident District shall be changed to City of Powell (PR) Planned Residential District. Annexation to the City shall include the intersection of Liberty and Carriage Roads.

City Council
Frank Bertone, Mayor

Jon C. Bennehoof

Tom Counts

Heather Karr

Brian Lorenz

Melissa Riggins

Daniel Swartwout

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 2020-16: Y 6 N 0 AB 1 (Swartwout)


Frank Bertone
Mayor
Date 10/05/2020


Karen J. Mitchell
City Clerk
Date 10/7/2020

EFFECTIVE DATE: October 15, 2020

This legislation has been posted in accordance with the City Charter on this date 10/7/2020




City Clerk