



ORDINANCE 2021-04

Adopted April 6, 2021

AN ORDINANCE APPROVING A MAJOR AMENDMENT TO AN APPROVED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 265 N. LIBERTY STREET AS SUBMITTED BY LAFONTAINE ARCHITECTURE & DESIGN, INC. ON BEHALF OF EYECARE PROFESSIONALS.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the major amendment to the development plan as submitted by LaFontaine Architecture & Design, Inc., on behalf of EyeCare Professionals, to renovate the existing structure for its optometry business; and

WHEREAS, this major amendment to the development plan has been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143.11(r) of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the major amendments to the 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 major amendment to the development plan for LaFontaine Architecture & Design, Inc., on behalf of EyeCare Professionals, to renovate the existing structure for its optometry business, 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. Applicant shall be responsible to acquire the new traffic light arm and light to serve the site from the new entryway at Grace Drive and N. Liberty.
2. Applicant shall work with city staff to coordinate installation of the traffic light.
3. Applicant shall create a shared parking agreement between the properties located at 265 and 267 N. Liberty Street. That content should be verified by the City of Powell attorney.
4. Applicant will work with staff to finalize signage, taking into account the architectural advisor and commissioners' comments.
5. A landscaping plan shall be approved by staff.
6. A lighting plan shall be approved by staff.
7. Staff shall approve the plan for the dumpster enclosure.

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

City Council
Frank Bertone, Mayor

Jon C. Bennehoof

Tom Counts

Heather Karr

Brian Lorenz

Melissa Riggins

Daniel Swartwout

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.

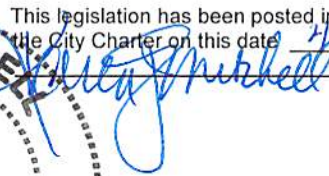
Section 3: That this Ordinance shall take effect on the earliest period allowed by law.

VOTE ON ORDINANCE 2021-04: Y 7 N 0


Frank Bertone
Mayor
Date 4/19/2021


Karen J. Mitchell
City Clerk
Date 4/21/2021

EFFECTIVE DATE: May 6, 2021

This legislation has been posted in accordance with the City Charter on this date 4/21/2021

City Clerk

