



ORDINANCE 2022-09

AN ORDINANCE APPROVING DEVELOPMENT TEXT DEVIATIONS AND A FINAL DEVELOPMENT PLAN WITH ALL ASSOCIATED SITE IMPROVEMENTS FOR THE FIRST PHASE OF A ±70-ACRE DEVELOPMENT AT 3041 HOME ROAD, CONSISTING OF ±25.7 ACRES TO BE DEVELOPED WITH 126 RESIDENTIAL UNITS IN 24 BUILDINGS, ZONED PLANNED COMMERCIAL DISTRICT AS SUBMITTED BY POD DESIGN ON BEHALF OF REDWOOD LLC.

WHEREAS, at the April 13, 2022 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with conditions; and

WHEREAS, the Final Development Plan has been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Final Development Plan is in the best interest of the residents of the City of Powell.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, AND STATE OF OHIO, AS FOLLOWS:

Section 1: That the Development Text Addendum referenced as Exhibit "A" for the property described in the legal description attached hereto and the Final Development Plan incorporated herein as Exhibit "B" are accepted and approved by the Council of the City of Powell as submitted.

Section 2: That the submission of the Development Text Addendum and the Final Development Plan constitute a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

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.

[Signature] 10/31/2023
Daniel Swartwout Mayor Date

[Signature] 10/31/2023
Elaine McCloskey City Clerk Date

EFFECTIVE DATE: November 2, 2023

This legislation has been posted in accordance with the City Charter on this date 10/4/2023
[Signature] City Clerk