



ORDINANCE 2024-31

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT, FINAL DEVELOPMENT PLAN, AND PLAT REVIEW FOR THE DEDICATION OF PUBLIC RIGHT-OF-WAY AND THE CREATION OF THREE RESIDENTIAL LOTS FOR THE 1.8-ACRE SITE LOCATED AT 3164 RUTHERFORD ROAD. THE SITE IS LOCATED ON THE NORTH SIDE OF RUTHERFORD ROAD, WEST OF THE INTERSECTION WITH CARRIAGE VALLEY DRIVE. THE APPLICANT IS LEHNER COMPANY, LLC.

WHEREAS, at the August 14, 2024 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with two conditions, amend the Zoning Map to indicate PR-Planned Residence District for the site and to allow for the dedication of right-of-way and the creation of three residential lots,

WHEREAS, the Zoning Map Amendment, Final Development Plan, and Plat Review have been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Sections 1141.07 and 1143 of the Codified Ordinances of Powell; and,

WHEREAS, City Council has determined that the implementation and approval of the Zoning Map Amendment, Final Development Plan, and Plat Review 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 Final Development Plan incorporated herein as Exhibit "A" is accepted and approved by the Council of the City of Powell.

Section 2: That the submission of the Zoning Map Amendment and Final Development Plan constitutes 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.



Tom Counts
Mayor

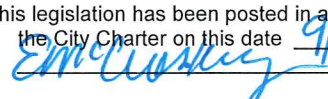
9/13/24
Date



Elaine McCloskey
City Clerk

9/13/2024
Date

EFFECTIVE DATE: October 3, 2024

This legislation has been posted in accordance with the City Charter on this date 9/19/2024


City Clerk



PLANNING AND ZONING COMMISSION (P&Z)
COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$900.00 + \$100.00 per acre
Per Fee Schedule

Applicant: Lehner Company, LLC

Address/City/State/Zip: 2505 Isabella Blue Dr, Powell, OH 43065

Email Address: lehnercompanyllc@gmail.com

Phone No: 614-226-6405 Cell Phone No: _____ Fax No: _____

Property Owner: Lehner Company, LLC

Address/City/State/Zip: 2505 Isabella Blue Dr, Powell, OH 43065

Email Address: lehnercompanyllc@gmail.com

Phone No: 614-226-6405 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Romanelli & Hughes

Address/City/State/Zip: 148 W Schrock Rd, Westerville, OH 43081

Email Address: tbrown@rh-homes.com

Phone No: 614-704-6484 Cell Phone No: _____ Fax No: _____

Property Address: 3164 Rutherford Rd

Lot Number/Subdivision: _____ Existing Use: Residential Proposed Use: Residential

Reason for Administrative Review (attach necessary documents):

Checklist:

- Preliminary Plan requirements set forth in Section [1143.11\(c\)](#) and Final Plan requirements set forth in Section [1143.11\(i\)](#).
- Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- Paper copy** of all drawings, text, any other items, and application.
- 1 digital copy** (CD, USB, Email) of the complete application packet.
- Attach the required fee - \$900.00 + \$100.00 per acre.
- Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
Public notice sign details found [here](#).

(SEE OVER)

LEHNER COMPANY DEVELOPMENT

3164 RUTHERFORD ROAD, POWELL, OH 43065
JULY 2024

ZONING INFORMATION

PROJECT NUMBER: 3164 RUTHERFORD ROAD, POWELL, OH 43065
 PROJECT ADDRESS: 3164 RUTHERFORD ROAD, POWELL, OH 43065
 ZONING DISTRICT: R-20
 LOCAL JURISDICTION: DEPT. OF PUBLIC SAFETY, TOWNSHIP OF WARDEN COUNTY, STATE OF OHIO
 PARCEL IDENTIFICATION: 3164 RUTHERFORD ROAD, POWELL, OH 43065
 ADDITIONAL NOTES: SPLIT PARCEL INTO (3) LOTS ALONG EXISTING TOWNSHIP ROAD. RECONSTRUCTION OF EXISTING 8" WATER MAIN AND 4" GAS MAIN. ALL MAJOR UTILITIES ARE EXISTING.

SURVEYOR/ENGINEER

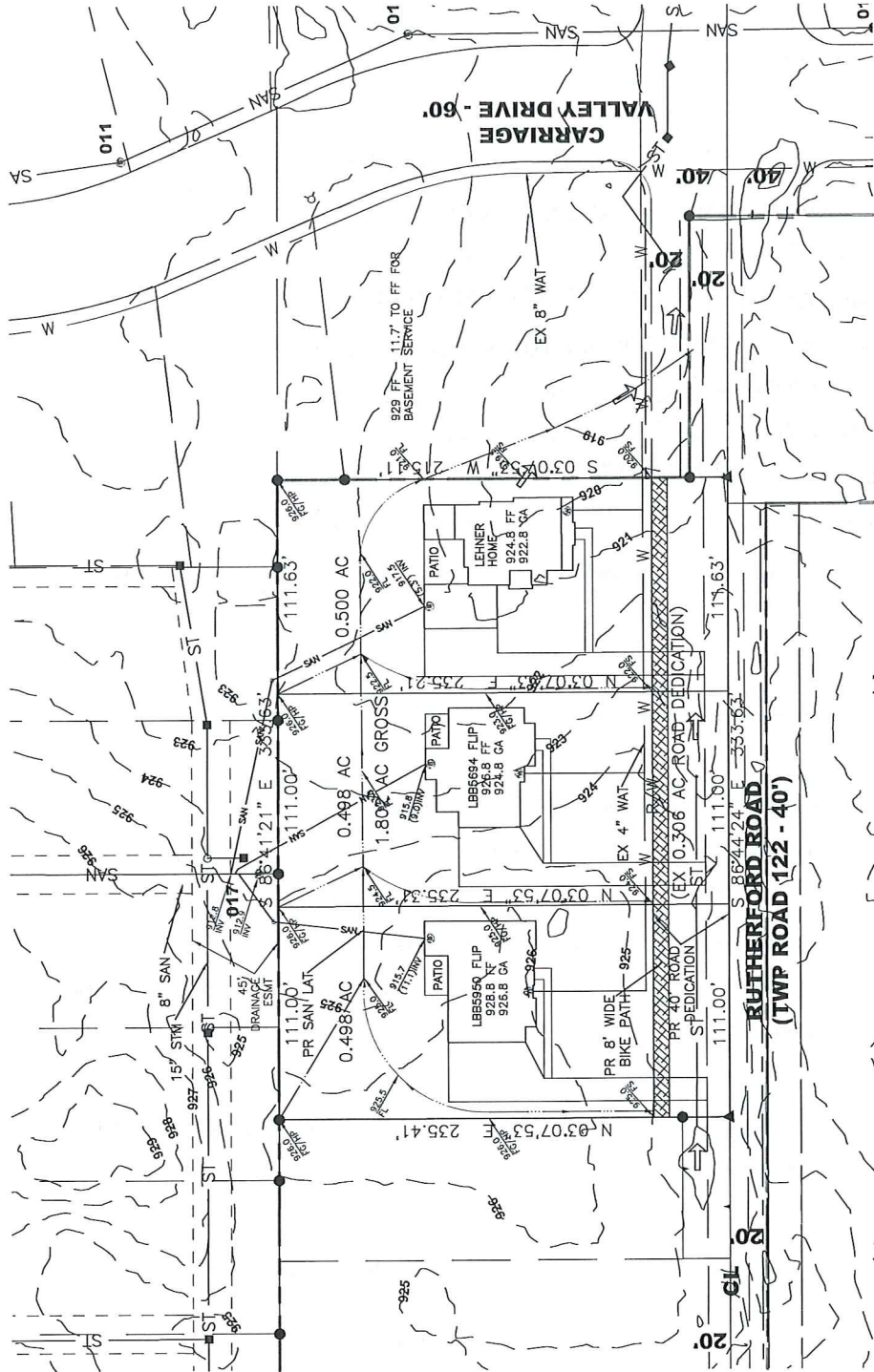
GLENN HALMBACHER, PE, PS
 HALMBACHER ENGINEERING
 1000 W. MAIN ST., SUITE 100
 POWELL, OH 43065
 GLENNHALMACH.COM

OWNER/CONTACT

MATT LEHNER
 LEHNER COMPANY LLC
 3164 RUTHERFORD ROAD
 POWELL, OH 43065
 LEHNERCOMPANYLLC@GMAIL.COM
 614-242-6888



VICINITY MAP
NO SCALE



NO.	DATE	REVISION DESCRIPTION

HALMBACHER ENGINEERING
 1000 W. MAIN ST., SUITE 100
 POWELL, OH 43065
 (614) 242-6888
 SITE PLANNING
 SURVEYING

LEHNER COMPANY DEVELOPMENT
 3164 RUTHERFORD ROAD, POWELL, OH 43065

SITE LAYOUT
 GRADING PLAN

1	1
---	---



PLANNING AND ZONING COMMISSION (P&Z)
ZONING MAP AMENDMENT APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00*
Per Fee Schedule

Applicant: Lehner Company, LLC

Address/City/State/Zip: 2505 Isabella Blue Dr, Powell, OH 43065

Email Address: lehnercompanyllc@gmail.com

Phone No: 614-226-6405 Cell Phone No: _____ Fax No: _____

Property Owner: Lehner Company, LLC

Address/City/State/Zip: 2505 Isabella Blue Dr, Powell, OH 43065

Email Address: lehnercompanyllc@gmail.com

Phone No: 614-226-6405 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Romanelli and Hughes

Address/City/State/Zip: 148 W Schrock Rd, Westerville, OH 43081

Email Address: tbrown@rh-homes.com

Phone No: 614-704-6484 Cell Phone No: _____ Fax No: _____

Property Address: 3164 Rutherford Rd

Lot Number/Subdivision: _____ Existing Use: Residential Proposed Use: Residential

Zoning Map Change Request (attach necessary documents): From _____ District to _____ District in order to develop:

Checklist:

- Zoning Map Amendment requirements set forth in Section [1131.04](#)
- Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- Attach **one copy** of a vicinity map
- 1 digital copy** (CD, USB, Email) of the complete application packet.
- Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
- Attach the required fee - \$750.00*

*Does not include transcript cost, which actual cost incurred.

Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

Public notice sign details found [here](#).

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Matt Lehner

Date: 7/25/2024

Office Use
Received

Office Use
Type/Date: _____
Base Fee: _____ \$750.00 _____
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

LEHNER WAY DEVELOPMENT | 250 FT. RADIUS

	Owner Name	Address	Parcel Number
1	CARTER STEPHEN P & RENEE M	262 HALVERSTON RD POWELL	31942208086000
2	CHRISTOFF LAND & DEVELOPMENT LLC	RUTHERFORD RD POWELL	31913302016000
3	CITY OF POWELL	HALVERSTON RD POWELL	31942210019000
4	CITY OF POWELL	HALVERSTON RD POWELL	31942208047000
5	COLEMAN ERIC & MALLORY	240 BALSAMINE DR POWELL	31913305056000
6	CUMMINS SHAD E & MELISSA L	235 BALSAMINE DR POWELL	31913305027000
7	DALTON JASON S & LINDSAY M	231 BALSAMINE DR POWELL	31913305026000
8	FRYE JENNIFER L & DIETRICH DENISE L	3101 RUTHERFORD RD POWELL	31942202002000
9	JOHN DAWN M CARONIS	280 HALVERSTON RD POWELL	31942208083000
10	LEHNER COMPANY LLC	3164 RUTHERFORD RD POWELL	31913302015000
11	LONGORIA JESSE W & KAILYN M	244 BALSAMINE DR POWELL	31913305057000
12	LUNKAD YASHDEEP & NIDHI	239 BALSAMINE DR POWELL	31913305028000
13	MCGINNIS SEAN M & MARCY D	236 BALSAMINE DR POWELL	31913305055000
14	MILLER TYLER WILLIAM & NICOLE M	1063 CARRIAGE VALLEY DR POWELL	31913305024000
15	MORAN CHRISTOPHER T & IMOGEN L	268 HALVERSTON RD POWELL	31942208085000
16	MORENO ANTHONY M	3220 RUTHERFORD RD POWELL	31913302017000
17	MULLEN JOHN S & JENNIFER	247 BALSAMINE DR POWELL	31913305030000
18	NANNANPANENI SUSHMA	1040 CARRIAGE VALLEY DR POWELL	31913305019000
19	PATRIS ROBERT E JR	232 BALSAMINE DR POWELL	31913305054000
20	PETERSEN JOHN M & JILL E	274 HALVERSTON RD POWELL	31942208084000
21	SACKETT MARK & CHRISTA	227 BALSAMINE DR POWELL	31913305025000
22	STONEROOK MICHAEL & SHARON NORRIS	251 BALSAMINE DR POWELL	31913305031000
23	THOTA ASHOK K	256 HALVERSTON RD POWELL	31942208087000
24	THUMATI ANIL & SWAPNA	1051 CARRIAGE VALLEY DR POWELL	31913305023000
25	VADLAMUDI KALYAN C & CHAVA SUNITHA	243 BALSAMINE DR POWELL	31913305029000

LEHNER WAY DEVELOPMENT | 250 FT. RADIUS

26	WILSON DAVID R & KRISTYN M TRUSTEES	1068 CARRIAGE VALLEY DR POWELL	31913305017000
27	WINGFIELD KIMBERLY L	250 HALVERSTON RD POWELL	31942208088000
28	WISNIEWSKI DANIEL & WHITE KAREN	1054 CARRIAGE VALLEY DR POWELL	31913305018000
29	WOODS OF POWELL HOMEOWNERS ASSOCIATION INC	1026 CARRIAGE VALLEY DR POWELL	31913305020000
30	WOODS OF POWELL HOMEOWNERS ASSOCIATION INC	1025 CARRIAGE VALLEY DR POWELL	31913305021000
31	WOODS OF POWELL HOMEOWNERS ASSOCIATION INC	HALVERSTON RD POWELL	31942208089000
32	WRATHER JASON L & PHYLLIS A	1039 CARRIAGE VALLEY DR POWELL	31913305022000

