



REPEALED

City of Powell, Ohio
ORDINANCE 2015-18
Adopted May 19, 2015

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF 47 SINGLE FAMILY CONDOMINIUM HOMES ON 8.75 ACRES OFF OF BEECH RIDGE DRIVE AND TO CHANGE THE ZONING MAP FROM PC, PLANNED COMMERCIAL DISTRICT AND R, RESIDENCE DISTRICT TO REFLECT THIS PROPERTY TO BE PR, PLANNED RESIDENCE DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for the development of 47 single family condominium homes on property 8.75 acres off of Beech Ridge Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Zoning Map Amendment for this property from PC, Planned Commercial District and R, Residence District to PR, Planned Residence District; 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 and Zoning Map Amendment, 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 Final Development Plan for the development of 47 single family condominium homes on property 8.75 acres off of Beech Ridge Drive, and Zoning Map Amendment to PR, Planned Residence District, 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 following conditions as recommended by the Planning and Zoning Commission:

1. That all engineering requirements, easements, and utility provisions shall be approved by the City Engineer through the final engineering review process;
2. That the developer and the City Engineer shall ensure that the final stormwater management plans shall at a minimum maintain the current condition of the pond at Glen Village Court. The City Engineer shall provide updates to the Olentangy Ridge Pond Association;
3. That the developer shall agree to complete the first phase of the new east/west connector and shall grant a 50' right-of-way to the City of Powell;
4. That prior to submission to City Council, the developer shall acquire a letter of intent from the adjacent property owner (Church of the Nazarene) stating that they are in agreement with the intent of the east/west connector. The developer may choose to incentivize the adjacent property owner to incorporate the east/west connector;
5. That the entryway to the community shall be changed to reflect that ingress and egress shall be from the new east/west connector rather than directly onto Beech Ridge Drive;
6. That in the event the developer cannot achieve condition number 4) within 120 days of this Commission's approval, the developer shall appear again before this Commission to confirm the final plat layout;

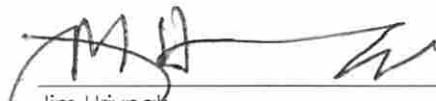
7. That the developer shall coordinate the requirements of all environmental study recommendations with Staff as those requirements are met;
8. That the developer shall work with the Architectural Advisor and City Staff to finalize the finer details of the exterior features; and
9. That the developer shall provide periodic construction updates to the Olentangy Ridge Homeowner Association.

Section 2: That this property shall be identified on the official Zoning Map as PR, Planned Residence 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 2015-18: Y 7 N 0



 Jim Hrivnak
 Mayor

5-27-15

 Date



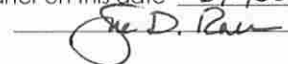
 Sue D. Ross
 City Clerk

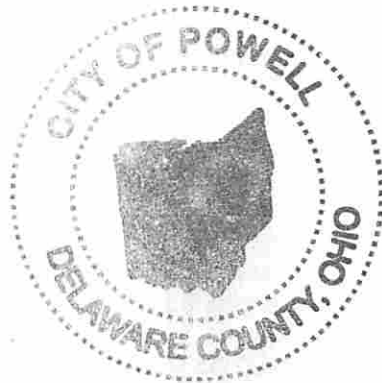
5-27-2015

 Date

EFFECTIVE DATE: June 18, 2015

The legislation has been posted in accordance with the City Charter on this date 6/1/2015.


 _____ City Clerk



City Council

Jim Hrivnak, Mayor

Jon Bennehoof

Frank Bertone

Richard Cline

Tom Counts

Mike Crites

Brian Lorenz