



City of Powell, Ohio

ORDINANCE 2015-37

Adopted August 18, 2015

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR SPECTRUM II, AN ASSISTED LIVING AND MEMORY CARE FACILITY ON LIBERTY CROSSING DRIVE.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for Spectrum II, an Assisted Living and Memory Care Facility on Liberty Crossing Drive; 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:

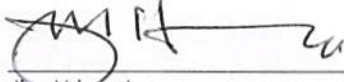
Section 1: That the Final Development Plan for Spectrum II, an Assisted Living and Memory Care Facility on Liberty Crossing Drive, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

1. That the applicant shall calculate height using the City's method of using midpoint between the eave and the ridge;
2. That the applicant shall finalize a pathway system to be added along the east and north sides of the property to increase connectivity with the neighboring sites and the applicant shall gain final approval from Staff for those pathways;
3. That the applicant shall stripe cross walks from their site to the neighboring sites as appropriate;
4. That the applicant shall investigate whether an on-street parking agreement on Liberty Crossing Drive can be established or consider whether an agreement can be made for over-flow parking within the Association's existing solid surface lots;
5. That all City Engineer comments and concerns shall be addressed;
6. That all Architectural Advisor comments and concerns shall be addressed and confirmed with Staff;
7. That a signage plan shall be brought forth before the P&Z Commission prior to receiving an occupancy permit; and
8. That additional landscaping shall be required in the pond area and the applicant shall work with Staff for final approval.

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 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 2015-37: Y 7 N 0



Jim Hrivnak
Mayor

8-31-15
Date



Karen J. Mitchell
City Clerk

9-1-2015
Date

EFFECTIVE DATE: September 17, 2015



This legislation has been posted in accordance with
the City Charter on this date 9-2-2015.

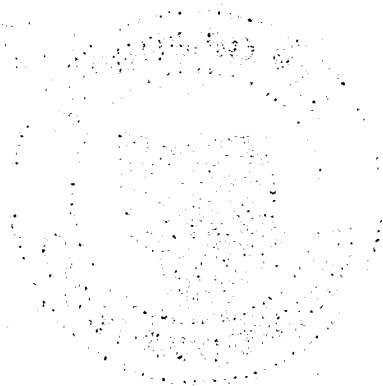
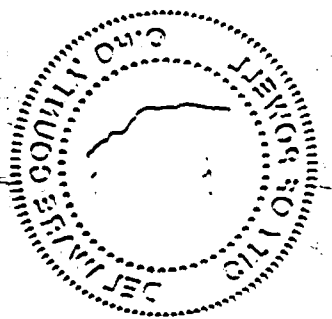


City Clerk



City Council

Jon Bennehoof Frank Bertone Jim Hrivnak, Mayor Richard Cline Tom Counts Mike Crites Brian Lorenz



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