



City of Powell, Ohio

ORDINANCE 2016-25

Adopted July 5, 2016

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR ARMITA PLAZA, A PROPOSAL TO CONSTRUCT A COMMERCIAL BUILDING CONTAINING APPROXIMATELY 21,647 SQUARE FEET ON A 2.3 ACRE SITE.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development for Armita Plaza, a proposal to construct a commercial building containing approximately 21,647 square feet on a 2.3 acre site; and

WHEREAS, the Final Development Plan has been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1.143.11 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 Armita Plaza, a proposal to construct a commercial building containing approximately 21,647 square feet on a 2.3 acre site, 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 City Engineering Department requirements shall be met upon their final review; and
2. That if the City Engineering Department requirements substantially change the development (substantial changes to be determined by Staff), those changes shall be re-submitted to the Planning & Zoning Commission at a future date; and
3. That the roadway improvements recommended by the traffic study shall be implemented by the developer and shall be coordinated with other area street improvements by the City Engineer; and
4. That a shared parking/access agreement shall be finalized before final occupancy is provided by the City; and
5. That the future tenants shall be required to have front door access to their business (frontages along Olentangy Street and Lincoln Street). No business shall have access solely from the interior of the development (parking area); and
6. That all Architectural Advisor's recommendations shall be met; and
7. That a divergence of 1% in lot coverage, from 20% to 21%, shall be granted; and
8. That lighting shall be extended along Lincoln Street as outlined in this presentation to the Planning & Zoning Commission.

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.

City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts


Jim Hrivnak

Brendan Newcomb

Daniel Swartwout


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

VOTE ON ORDINANCE 2016-25: Y 7 N 0



Brian Lorenz
Mayor

07/19/16
Date



Karen J. Mitchell
City Clerk

7/21/2016
Date

EFFECTIVE DATE: August 4, 2016



This legislation has been posted in accordance with
the City Charter on this date 7/22/2016

City Clerk

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