



City of Powell, Ohio

ORDINANCE 2016-35

Adopted August 16, 2016

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR TRANSFORM CONSTRUCTION, LLC, A PROPOSAL TO CONSTRUCT TWO MIXED-USE COMMERCIAL BUILDINGS CONTAINING APPROXIMATELY 8,800 SQUARE FEET ON A 0.999 ACRE SITE AT 176 AND 178 OLENTANGY STREET.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development for Transform Construction, LLC, a proposal to construct a commercial building containing approximately 8,800 square feet on a 0.999 acre site at 176 and 178 Olentangy Street; 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 Transform Construction, LLC, a proposal to construct two commercial buildings containing approximately 8,800 square feet on a 0.999 acre site at 176 and 178 Olentangy Street, 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 are met upon final review; and
2. That all future tenants are required to have front door access to their businesses (frontages along Olentangy St. and Traditions Dr.). No business shall have access solely from the interior of the development (parking lot area); and
3. That any plans for a monument sign and accent on the chimney shall be brought before the Planning & Zoning Commission separately, at a future date, prior to installation; and
4. That the back row of parking lot lights near the Traditions condominiums shall be equipped with downward directing shade attachments to minimize light intrusion. The final parking lot lighting shall be subject to Staff approval; and
5. That a shared parking and access agreement with Armita Plaza and the Village Pointe Center shall be finalized before final occupancy is provided by the City. If the applicant is unable to obtain a parking and access agreement, Staff will have the authority to grant final occupancy, if it is deemed appropriate.

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 2016-35: Y 6 N 0



Brian Lorenz
Mayor

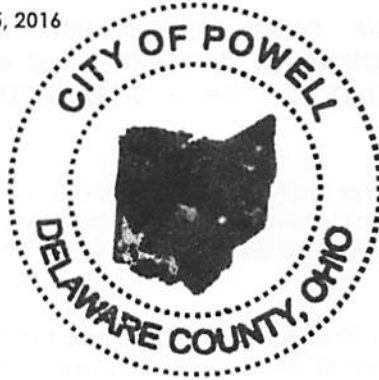
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Date

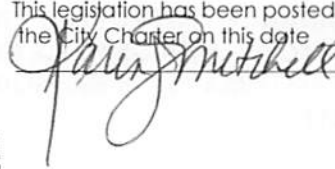


Karen J. Mitchell
City Clerk

9/7/2016
Date

EFFECTIVE DATE: September 15, 2016



This legislation has been posted in accordance with
the City Charter on this date 9/7/2016.


City Clerk

City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout