



## City of Powell, Ohio

ORDINANCE 2017-20

Adopted June 20, 2017

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR MARGELLO DEVELOPMENT COMPANY TO CONSTRUCT TWO VEHICLE STORAGE BUILDINGS AND TWO OFFICE/WAREHOUSE BUILDINGS OR FOUR OFFICE/WAREHOUSE BUILDINGS ON APPROXIMATELY 4.49 ACRES LOCATED AT WEST SAWMILL ROAD AT ZION DRIVE.**

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for Margello Development Company to construct two vehicle storage buildings and two office/warehouse buildings or four office/warehouse buildings on 4.49 acres located at West Sawmill Road at Zion 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 Margello Development Company to construct two vehicle storage buildings and two office/warehouse buildings or four office/warehouse buildings on approximately 4.49 acres located at West Sawmill Road at Zion 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 work with the City Engineer to finalize all engineering plans, and
2. That both Option A and Option B shall be approved; with a final administrative review performed by Staff, and
3. That the variance for 229 parking spaces shall be allowed; with connection to the adjacent, under-utilized parking lots being provided, and
4. That the applicant shall provide a bike path along Presidential Parkway as previously discussed, and
5. That all Architectural Advisor comments shall be addressed, and
6. That the applicant shall clean up all Plat plan errors and omissions prior to submitting Final Development Plan to City Council, and
7. That the divergence for lot coverage over 20% shall be allowed.

**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.

### City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout

VOTE ON ORDINANCE 2017-20:

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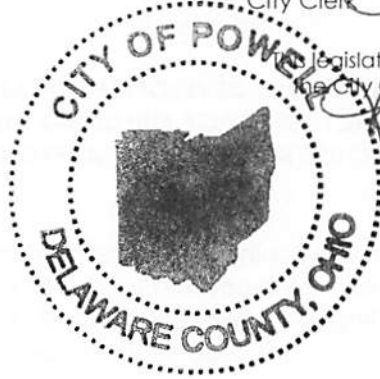
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Brian Lorenz  
Mayor

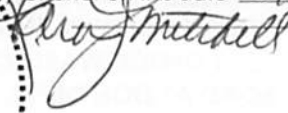
6/23/17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Karen J. Mitchell  
City Clerk

EFFECTIVE DATE: July 19, 2017



Legislation has been posted in accordance with  
the City Charter on this date 6/27/2017  
\_\_\_\_\_  
City Clerk



**City Council**

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