



City of Powell, Ohio  
ORDINANCE 2015-04

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR 5.37 ACRES AT 185 N. LIBERTY STREET FROM CITY OF POWELL R, RESIDENCE DISTRICT TO CITY OF POWELL DR, DOWNTOWN RESIDENCE DISTRICT.**

**WHEREAS,** at their meeting on December 10, 2014, the Planning and Zoning Commission of the City of Powell having recommended approval of the Zoning Map Amendment for 5.37 acres at 185 N. Liberty Street, changing the existing zoning from City of Powell R, Residence District to City of Powell DR, Downtown Residence District; and

**WHEREAS,** at their meeting on November 11, 2015, the Planning and Zoning Commission of the City of Powell reconsidered the Zoning Map Amendment at the request of the developer and after doing so has recommended approval of the Zoning Map Amendment for 5.37 acres at 185 N. Liberty Street, changing the existing zoning from City of Powell R, Residence District to City of Powell DR, Downtown Residence District, with a recommendation of a new site plan containing 25 single-family units and new roadway layout being in compliance with Planning and Zoning Commission's zoning map amendment's three conditions from its November 11, 2015 motion ; and

**WHEREAS,** the Zoning Map Amendment has been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Section 1131.11 of the Codified Ordinances of Powell; and

**WHEREAS,** Council has determined the implementation and approval of the Zoning Map Amendment, a legal description of which is attached hereto and incorporated herein by reference as Exhibit "A" 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 Zoning Map Amendment for 5.37 acres at 185 N. Liberty Street, a legal description of which is attached hereto and incorporated herein by reference as Exhibit "A" is accepted and approved by the Council of the City of Powell. The Director of Development shall change the zoning map for the subject parcel from R, Residence District to DR, Downtown Residence District, and Exhibit "B" that reflects the Planning and Zoning Commission's recommended new site plan containing 25 single-family units and new roadway layout being in compliance with the Planning and Zoning Commission's zoning map amendment's three conditions from its November 11, 2015 motion.

**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 2015-04:**      Y \_\_\_\_\_      N \_\_\_\_\_

TABLED

Effective:

Jim Hrivnak  
Mayor

Date

Karen J. Mitchell  
City Clerk

Date

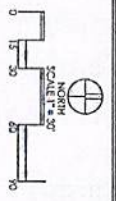


5.366 ACRES  
25 LOTS AT 50' x 100'  
4.659 D.U./AC.

ILLUSTRATIVE PLAN

THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC  
A/E/11/13/15



Paris Planning & Design  
LANDSCAPE ARCHITECTURE  
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November 11, 2015 Planning & Zoning Motion

Zoning Map Amendment – Reconsideration – ON MARK Communities, LLC

Commissioner Hartranft moved to approve the revised Zoning Map Amendment for the property located at 185 N. Liberty Street, a proposed single family, fee-simple subdivision consisting of 29 units on 5.37 acres, subject to the following conditions:

1. That there shall be a reduction of units from 29 units to 25 units;
2. That the stub street to the south shall be eliminated; and
3. That there shall be a continuation of the stub street to the east.

Commissioner Jester seconded the motion.

Vote:        Y – 4        N – 0