



City of Powell, Ohio

**ORDINANCE 2019-10**

Adopted March 19, 2019

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE CAMBER COMPANY, LLC TO CONSTRUCT 21 RESIDENTIAL UNITS ON 5.366 ACRES AT 185 N. LIBERTY STREET.**

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for The Camber Company, LLC to construct 21 residential units on 5.366 acres at 185 N. Liberty 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 The Camber Company, LLC to construct 21 residential units on 5.366 acres at 185 N. Liberty 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 conditions as recommended by the Planning and Zoning Commission, including adhering to all comments made by the City Engineer and addressing any comments of the Architectural Advisor, as well as the following conditions:

1. That a common access driveway (CAD) or easement for the property to the east shall be noted on the plan and plat; and
2. That the applicant shall work with Staff to ensure all dedicated lands and maintenance responsibilities are noted on the plan and plat; and
3. That being custom homes, all detailed architectural selections such as colors and materials shall be reviewed by Staff prior to construction of each home; and
4. That the applicant shall complete the western bike path connection to the existing park path on the northwest corner of the plat; and
5. That the applicant shall work with Staff to determine the final type and placement of all street trees; and
6. That the lettering on the entryway sign shall be white in color and the applicant shall work with Staff to determine the branding portion of the signage; and
7. That all street lights shall be changed to the style recommended by the Architectural Advisor and shall be placed in the proposed locations; and
8. That City Staff shall move the Adventure Park signage beyond the connector street to this development to ensure 24/7 public access to Adventure Drive and the development; and
9. That a sign shall be placed at the end of the stub road, identifying the road as a future connection to Depot Street.

City Council

Jon C. Bennehoof, Mayor

Frank Bertone

Tom Counts

Brian Lorenz

Brendan Newcomb

Melissa Riggins

Daniel Swartwout

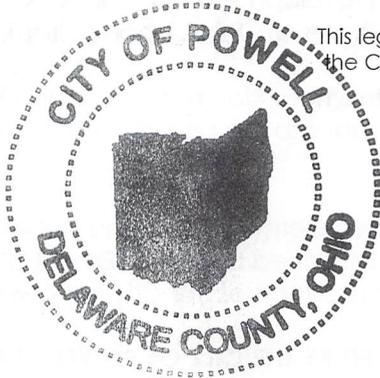
Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings 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 2019-10:** Y 6 N 1 (Newcomb)

Jon C. Bennehoof 4/2/2019 Karen J. Mitchell 4/3/2019  
Jon C. Bennehoof Date Karen J. Mitchell Date  
Mayor City Clerk

**EFFECTIVE DATE:** April 18, 2019



This legislation has been posted in accordance with the City Charter on this date 4/3/2019.  
Karen J. Mitchell City Clerk