



City of Powell, Ohio
ORDINANCE 2019-18
Adopted April 16, 2019

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ROMANELLI & HUGHES/THE CAMBER COMPANY, LLC TO CONSTRUCT 11 RESIDENTIAL UNITS ON 4.01 ACRES AT 2770 CARRIAGE ROAD.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for Romanelli & Hughes/The Camber Company, LLC to construct 11 residential units on 4.01 acres at 2770 Carriage Road; 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 Romanelli & Hughes/The Camber Company, LLC to construct 11 residential units on 4.01 acres at 2770 Carriage Road, 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 the developer shall, in good faith, dedicate at the time of the plat, the appropriate right-of-way and shall take into account the storm water drainage does not interfere with a planned roundabout at the intersection of Carriage Road and Liberty Road, as diagramed and recommended by the County Engineer; and
2. That the City Engineer shall determine all storm water requirements for this site are met; and
3. That all open spaces shall be privately dedicated to and maintained by the Home Owner's Association (HOA); and
4. That all architectural details for each unit built shall be reviewed and approved by City Staff prior to construction.

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 2019-18: Y 5 N 1 (Newcomb) AB 1 (Swartwout)

Jon C. Bennehoof / 4/24/2019 / Karen J. Mitchell / 4/29/2019
Jon C. Bennehoof Date Karen J. Mitchell Date
Mayor City Clerk

EFFECTIVE DATE: May 16, 2019

This legislation has been posted in accordance with
the City Charter on this date 4/29/2019.
Karen J. Mitchell City Clerk

