



ORDINANCE 2021-20  
Adopted July 20, 2021

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT WITH PRELIMINARY DEVELOPMENT PLAN FOR 70 +/- ACRES AT 3041 HOME ROAD, AMENDING THE ZONING MAP FROM PI, PLANNED INDUSTRIAL DISTRICT – CITY OF POWELL AND I, LIBERTY TOWNSHIP INDUSTRIAL DISTRICT TO PC, PLANNED COMMERCIAL DISTRICT CONTINGENT UPON APPROVAL OF THE PENDING ANNEXATION TO THE CITY OF POWELL.**

**WHEREAS,** at their meeting on May 12, 2021, the Planning and Zoning Commission of the City of Powell recommended approval of the Zoning Map Amendment with Preliminary Development Plan for 70 acres at 3041 Home Road, changing the existing zoning from PI, Planned Industrial District – City of Powell and I, Liberty Township Industrial District to PC, Planned Commercial District; and

**WHEREAS,** the Zoning Map Amendment with Preliminary Development Plan 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;

**WHEREAS,** City Council has determined that the implementation and approval of the Zoning Map Amendment and Preliminary Development Plan 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 contingent upon and subject to approval of the pending annexation application, the zoning map shall be amended to reflect a zoning change from PI, Planned Industrial District – City of Powell and I, Liberty Township Industrial District to PC, Planned Commercial District, for the property described in the legal description attached hereto and incorporated herein by reference as Exhibit "A," and subject to the Preliminary Development Plan incorporated herein as Exhibit "B." Subject to approval of the pending annexation application, the Development Director shall change the zoning map for the subject parcel to PC, Planned Commercial District.

Section 2: The applicant shall submit a Final Development Plan in accordance with the Powell Zoning Code, to be reviewed by the Planning and Zoning Commission and City Council. The applicant must obtain a recommendation of approval of a Final Development Plan by the Planning and Zoning Commission and final approval by City Council.

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.

**VOTE ON ORDINANCE 2021-20:**

*Frank Bertone* 7/21/2021  
Frank Bertone Date  
Mayor



*Karen J. Mitchell* 7/21/2021  
Karen J. Mitchell Date  
City Clerk

**EFFECTIVE DATE:** August 19, 2021

This legislation has been posted in accordance with the City Charter on this date *7/21/2021*  
City Clerk