

GENERAL ELECTION – NOVEMBER 4, 2014

PROPOSED CHARTER AMENDMENT CITY OF POWELL DELAWARE COUNTY, OHIO

A majority affirmative vote is necessary for passage.

AN AMENDMENT TO THE CITY CHARTER OF POWELL, OHIO ESTABLISHING A DUTY FOR THE CITY COUNCIL OF POWELL, OHIO TO SUBSTITUTE THE COMPREHENSIVE PLAN OF THE VILLAGE OF POWELL OF DECEMBER 1995 WITH A NEW COMPREHENSIVE PLAN FOR ZONING AND DEVELOPMENT IN THE CITY OF POWELL, OHIO.

Article 4, Section 14: No later than February 1, 2015, the City Council of Powell, Ohio shall organize a Comprehensive Plan Commission to draft a Preliminary Comprehensive Plan for zoning and development in the City of Powell, Ohio. The Comprehensive Plan Commission shall consist of the following five members: (1) the President of the Bartholomew Run Homeowners Association or such person's designee; (2) the President of the Olentangy Ridge Civic Association or such person's designee; (3) the President of the Grandshire Homeowners Association or such person's designee; (4) the President of the Liberty Lakes Homeowners Association or such person's designee; and (5) the President of the Murphy Park Homeowners Association or such person's designee.

Article 4, Section 15: In drafting the Preliminary Comprehensive Plan, the Comprehensive Plan Commission shall take the following three procedural steps; Phase 1, to make findings regarding the current state of the Powell community's character and identity in light of current socioeconomic conditions; Phase II, to draft a composite plan identifying specific zones and/or districts that reflect the natural, cultural, and visual elements of the City of Powell; and Phase III, to make recommendations to City Council through the creation of a Preliminary Comprehensive Plan.

Article 4, Section 16: The Comprehensive Plan Commission shall hold at least two public workshops between January 1, 2015 and June 30, 2015 to receive public input and encourage public deliberation regarding the creation of the Preliminary Comprehensive Plan.

Article 4, Section 17: The Comprehensive Plan Commission shall submit the Preliminary Comprehensive Plan to the City Council of Powell, Ohio no later than September 30, 2015.

Article 4, Section 18: The City Council of Powell, Ohio shall consider the Preliminary Comprehensive Plan, make adjustments as necessary consistent with the Phase 1 findings of Comprehensive Plan Commission, and pass an ordinance no later than March 31, 2016 legislatively adopting a Final Comprehensive Plan.

Article 4, Section 19: The Final Comprehensive Plan shall be in compliance with the following objective criteria: (1) the needs and desires of the residents of Powell are the paramount consideration; (2) preserve the natural, cultural, and visual elements of the City of Powell; (3) limit traffic congestion on Powell roads; (4) balance residential and non-residential land use in Powell based upon the scope and cost of existing City services and level of tax revenues; (5) land in Powell should be available for parking in retail areas; and (6) real property in the Powell "Downtown Business District" shall not be developed with "high-density housing."

For purposes of the Final Comprehensive Plan legislatively adopted pursuant to Section 18 of this Article IV, "high-density housing" includes but is not limited to the following real property: (a) residential real property improved with building(s) greater than two-stories in height; (b) real property

improved with dwellings containing more than one family; (c) leased real property improved with dwellings containing more than one family; and (d) vacant land that will be used for dwellings containing more than one family.

For purposes of the Final Comprehensive Plan legislatively adopted pursuant to Section 18 of this Article IV, "family" means an individual living alone or a group of related or unrelated individuals living together in a household.

For purposes of the Final Comprehensive Plan legislatively adopted pursuant to Section 18 of this Article IV, "Downtown Business District" shall refer to the real property identified as the "Downtown Business District" on the "City of Powell Zoning Districts Map 2014" as of June 17, 2014.

Article 4, Section 20: All Ordinances of the City of Powell must comply with the Final Comprehensive Plan legislatively adopted pursuant to Section 18 of this Article IV.

Article 4, Section 21: The Final Comprehensive Plan legislatively adopted pursuant to Section 18 of this Article IV shall not be compatible with Ordinance 2014-10 and/or the Final Development Plan for the Center at Powell Crossing LLC, a development of 14,000 sq. ft. of retail in two buildings, preserving the old house for commercial use, and development of 64 apartment residential units on 8.3 acres, located at 147 W. Olentangy Street.

Uncodified: No party, public or private, shall take any actions, including but not limited to construction activity, in reliance upon Ordinance 2014-10 and the Final Development Plan for the Center at Powell Crossing LLC, a development of 14,000 sq. ft. of retail in two buildings, preserving the old house for commercial use, and development of 64 apartment residential units on 8.3 acres, located at 147 W. Olentangy Street. The subject property for the Ordinance 2014-10 Final Development Plan shall remain economically viable for other uses, including residential and non-residential uses, notwithstanding this amendment to the City Charter of Powell, Ohio.

Uncodified: This Charter Amendment shall take effect on the earliest period allowed by law.

Shall the proposed amendment to the Charter for the City of Powell, Ohio be adopted?

Yes

No