

ORDINANCE NO. 01-17

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Jolene Rau ON THE
20th DAY OF February, 2017.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 38.7 ACRES OF LAND, MORE OR LESS, LOCATED ALONG CHARDONNAY DRIVE, TO ADD AN NR, NEIGHBORHOOD RESIDENTIAL OVERLAY, TO THE R-PD, RESIDENTIAL-PLANNED DEVELOPMENT ZONE CLASSIFICATION.

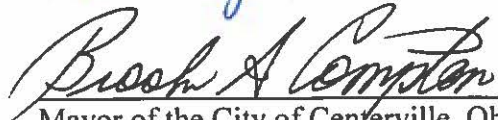
THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. The Official Zoning Map attached to Ordinance Number 14-08, Chapter 1216, Article 7 of the Unified Development Ordinance, passed on the 15th day of December, 2008, and as subsequently amended, be, and the same hereby is amended to rezone 38.7 acres of land, more or less, located along Chardonnay Drive north of Alex Bell Road and east of Loop Road, by adding an NR, Neighborhood Residential Overlay to the R-PD, Residential-Planned Development zone classification. The area to be rezoned is identified with Parcel ID Numbers O68-00309-0069, O68-00309-0066, O68-00309-0010, O68-00309-0005 & O68-01706-0001 on the Montgomery County Auditor's records.

Section 2. The zoning map of the City of Centerville, Ohio, shall be revised to reflect this adjustment.

Section 3. This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS 20th day of February, 2017.



Mayor of the City of Centerville, Ohio

ATTEST:

Cain R. Andrew

Clerk of Council
City of Centerville, Ohio

CERTIFICATE

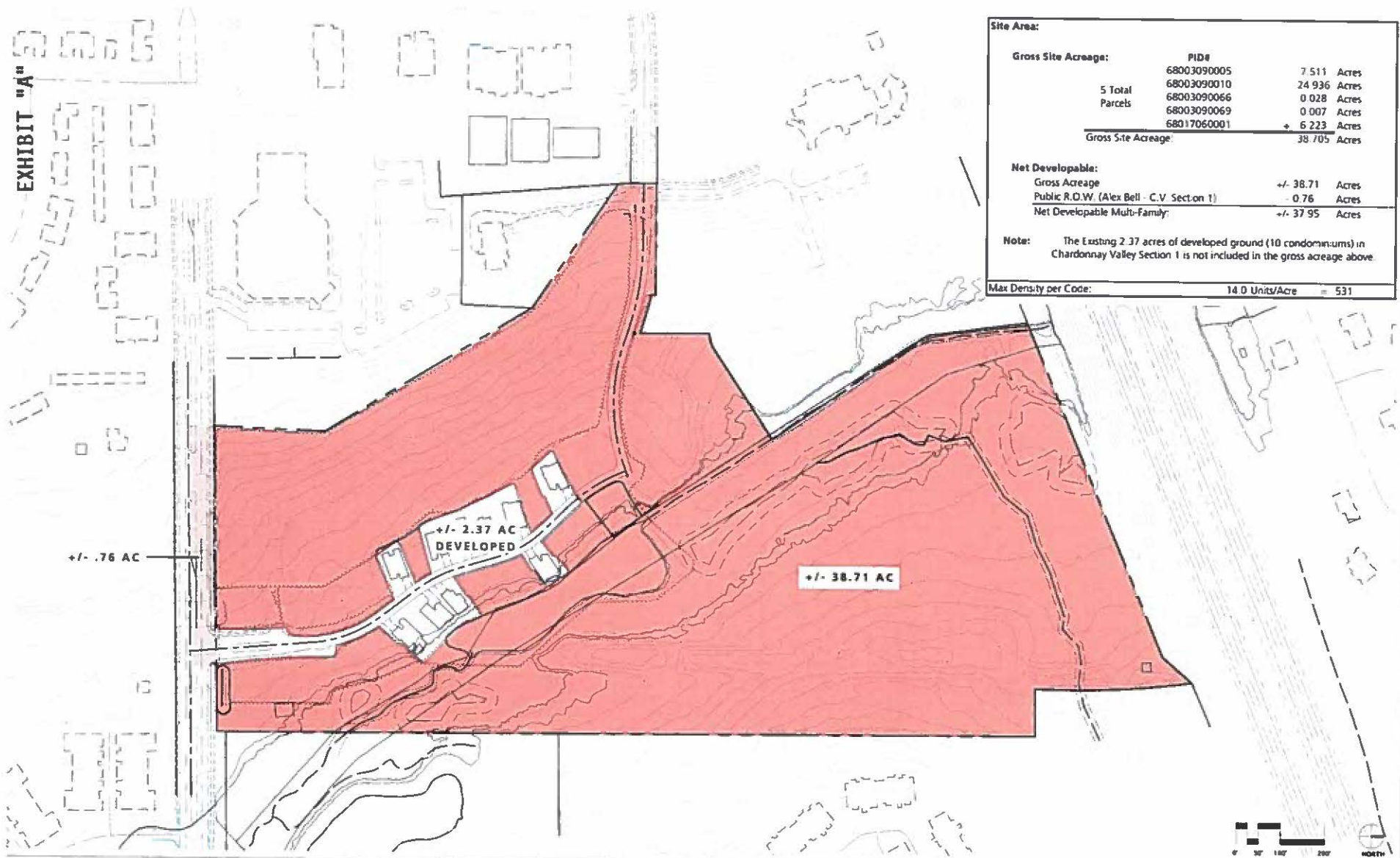
The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 01-17, passed by the Council of the City of Centerville, Ohio on the 20th day of February, 2017.

Cain R. Andrew

Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.
Department of Law
Scott A. Liberman
Municipal Attorney

EXHIBIT "A"



Site Area:		
Gross Site Acreage:		
	PID#	
	68003090005	7.511 Acres
5 Total	68003090010	24.936 Acres
Parcels	68003090066	0.028 Acres
	68003090069	0.007 Acres
	68017060001	+ 6.223 Acres
Gross Site Acreage:		38.705 Acres
Net Developable:		
Gross Acreage		+/- 38.71 Acres
Public R.O.W. (Alex Bell - C.V. Section 1)		- 0.76 Acres
Net Developable Multi-Family:		+/- 37.95 Acres
Note: The Existing 2.37 acres of developed ground (10 condominiums) in Chardon Valley Section 1 is not included in the gross acreage above.		
Max Density per Code:		14.0 Units/Acre = 531

GATEWAY LOFTS - CENTERVILLE, OHIO Prepared for Hallmark Campus Communities

NO. 6 15071



EDGE GROUP

SITE REZONING PLAN

November 18, 2016