

ORDINANCE NO. 5-13
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Doug Cline ON THE
21st DAY OF May, 2013.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE AS AMENDED, TO REZONE 65.7 ACRES OF LAND, MORE OR LESS, LOCATED NORTH OF SOCIAL ROW ROAD, WEST OF SHEEHAN ROAD AND EAST OF PARAGON ROAD FROM R-1C, SINGLE-FAMILY RESIDENTIAL WITH A NR, NEIGHBORHOOD RESIDENTIAL OVERLAY ZONE CLASSIFICATION, TO R-1C WITH RESIDENTIAL LIFESTYLE COMMUNITY OVERLAY ZONE CLASSIFICATION.

WHEREAS, the property located north of Social Row Road, West of Sheehan Road and East of Paragon Road (the "Property") currently has an R-1C, Single-family residential with a NR, Neighborhood Residential overlay zone classification; and

WHEREAS, an application was filed to amend the zoning map for the Property to R-PD, Residential Planned Development; and

WHEREAS, Planning Commission after a public hearing voted to recommend denial of the zoning amendment requested; and

WHEREAS, pursuant to Section 5.07 of the Unified Development Ordinance ("UDO"), City Council upon receipt of the recommendation is to introduce a proposed ordinance to be set for a public hearing on the zoning amendment; and

WHEREAS, City Council may either adopt, deny or modify the Planning Commission's recommendation; and

WHEREAS, City Council intends to modify the Planning Commission's recommendation with regards to the zoning amendment;

NOW THEREFORE, 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 65.7 acres of land, more or less, located north of Social Row Road, west of Sheehan Road and east of Paragon Road from R-1c, Single-Family Residential with a NR, Neighborhood Residential Overlay zone classification, to R-1c, Single-Family Residential with a LC, Residential Lifestyle Community Overlay zone classification. A map defining the area is marked Exhibit "A", attached hereto and incorporated herein. Included is Parcel Identification number O68 01119 0007.

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

Section 3. This ordinance shall be effective at the earliest date allowed by law.

PASSED THIS 21st day of May, 2013.

C. Mark Kempstead
Mayor of the City of Centerville, Ohio

ATTEST:

Debra A. James
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. 5-13, passed by the Council of the City of Centerville, Ohio on the 21st day of May, 2013.

Debra A. James
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"

R-1c
Lifestyle Community

R-1c
Lifestyle Community

100d

PARADISE

CL. ROAD COUNTY

SHELDON

A

SOCIAL ROW ROAD

W. Social Row Rd

