

ORDINANCE NO. 10-12
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Ghosham ON THE 17th
DAY OF July, 2012.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE AS AMENDED, TO REZONE 63.939 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 O-PD, OFFICE PLANNED DEVELOPMENT WITH A NC, NEIGHBORHOOD CENTER OVERLAY ZONE CLASSIFICATION IN THE SOUTHERN 25.426 ACRES; AND TO R-PD, RESIDENTIAL PLANNED DEVELOPMENT WITH A NR, NEIGHBORHOOD RESIDENTIAL OVERLAY ZONE CLASSIFICATION IN THE NORTHERN 38.514 ACRES.


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 63.94 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 O-PD, office planned development with a NC, Neighborhood Center Overlay zone classification in the Southern 25.426 acres; and to R-PD, Residential Planned Development with a NR, Neighborhood Residential Overlay zone classification in the northern 38.514 acres District 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 17th day of July, 2012.


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. 10-12, passed by the Council of the City of Centerville, Ohio on the 17th day of July, 2012.

Debra A. James
Clerk of the Council

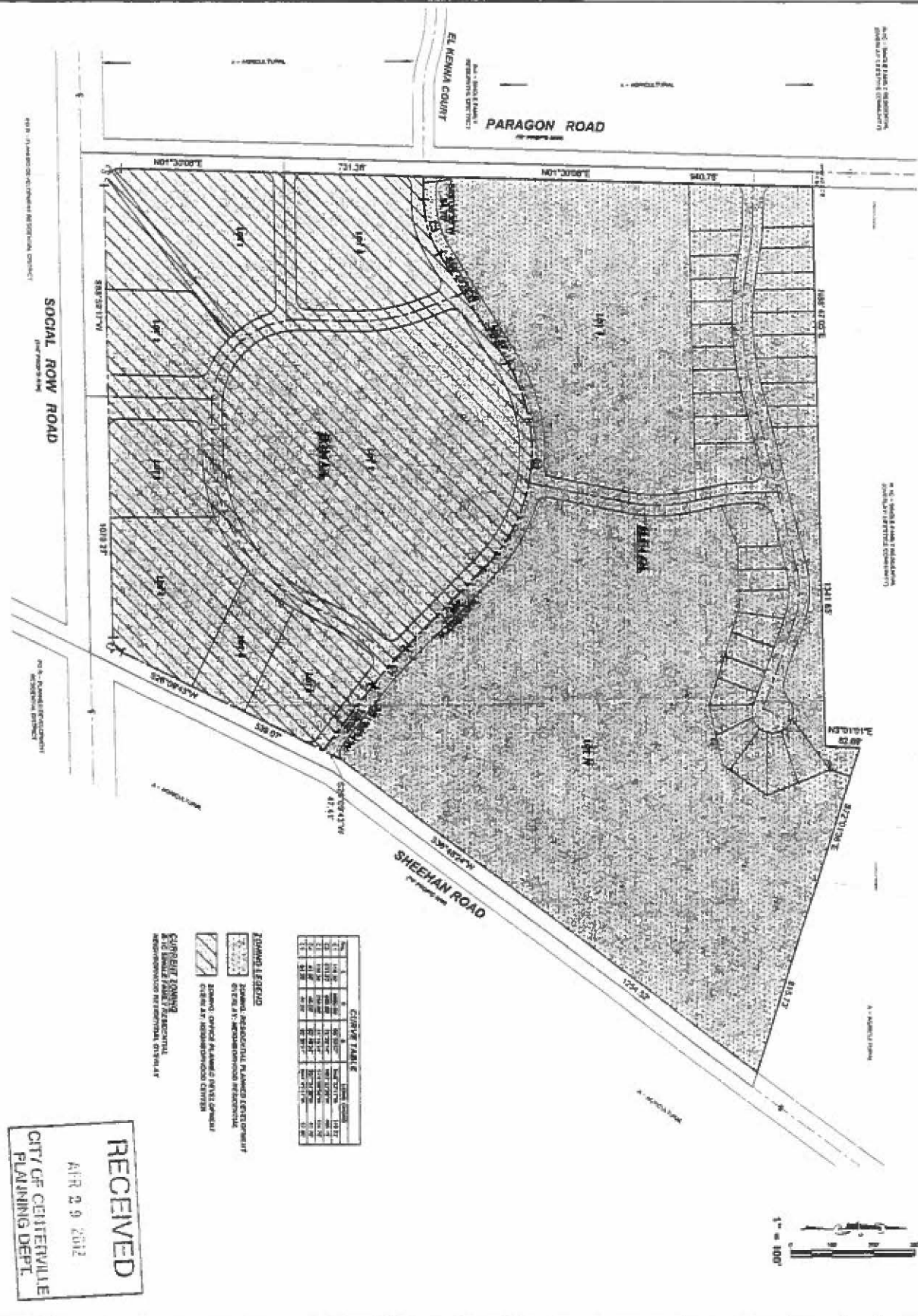
Approved as to form,
consistency with the Charter
and Constitutional Provisions.

Department of Law
Scott A. Liberman
Municipal Attorney

THE CITY OF CENTERVILLE HAS REVIEWED THIS ZONING MAP AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE ZONING MAP ACT, CHAPTER 163.01, IBC.

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APR 19, 2012 APPROVED BY CITY COUNCIL AS A CONDITION OF CONTRACT

SOCIAL ROW ROAD

APR 19, 2012 APPROVED BY CITY COUNCIL AS A CONDITION OF CONTRACT

EL HEMMA COUNTY
 PARAGON ROAD

SHEEHAN ROAD

- ZONING LEGEND**
- SINGLE RESIDENTIAL PLANNED DEVELOPMENT
 - SINGLE RESIDENTIAL RESIDENTIAL
 - SINGLE OFFICE PLANNED DEVELOPMENT
 - SINGLE OFFICE RESIDENTIAL
- CURRENT ZONING**
- SINGLE RESIDENTIAL RESIDENTIAL
 - SINGLE OFFICE RESIDENTIAL

CLUSTER TABLE

CLUSTER	MIN. LOTS	MIN. ACRES	MIN. LOTS/ACRE	MIN. LOTS/ACRE	MIN. LOTS/ACRE	MIN. LOTS/ACRE	MIN. LOTS/ACRE	MIN. LOTS/ACRE	MIN. LOTS/ACRE
1	10	10	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2	15	15	1.5	1.5	1.5	1.5	1.5	1.5	1.5
3	20	20	2.0	2.0	2.0	2.0	2.0	2.0	2.0
4	25	25	2.5	2.5	2.5	2.5	2.5	2.5	2.5
5	30	30	3.0	3.0	3.0	3.0	3.0	3.0	3.0
6	35	35	3.5	3.5	3.5	3.5	3.5	3.5	3.5
7	40	40	4.0	4.0	4.0	4.0	4.0	4.0	4.0
8	45	45	4.5	4.5	4.5	4.5	4.5	4.5	4.5
9	50	50	5.0	5.0	5.0	5.0	5.0	5.0	5.0
10	55	55	5.5	5.5	5.5	5.5	5.5	5.5	5.5
11	60	60	6.0	6.0	6.0	6.0	6.0	6.0	6.0
12	65	65	6.5	6.5	6.5	6.5	6.5	6.5	6.5
13	70	70	7.0	7.0	7.0	7.0	7.0	7.0	7.0
14	75	75	7.5	7.5	7.5	7.5	7.5	7.5	7.5
15	80	80	8.0	8.0	8.0	8.0	8.0	8.0	8.0
16	85	85	8.5	8.5	8.5	8.5	8.5	8.5	8.5
17	90	90	9.0	9.0	9.0	9.0	9.0	9.0	9.0
18	95	95	9.5	9.5	9.5	9.5	9.5	9.5	9.5
19	100	100	10.0	10.0	10.0	10.0	10.0	10.0	10.0

RECEIVED
 APR 29 2012
 CITY OF CENTERVILLE
 PLANNING DEPT.



NO.	DATE	DESCRIPTION

PROPOSED ZONING MAP
 "THE TRACE"
 FOR
 CENTERVILLE DEVELOPMENT GROUP
 CITY OF CENTERVILLE MONTGOMERY COUNTY, OHIO
 APRIL 27, 2012

THOMAS WINEMILLER & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERING - LAND SURVEYING
 100 EAST MAIN STREET
 COLUMBUS, OHIO 43215-1174
 (614) 266-8877
 WWW.WINEMILLER-ASSOCIATES.COM

SHEET No.
 1
 1

EXHIBIT "A"