

ORDINANCE NO. 2003-139

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 18.66 ACRES FROM B-2 ROAD SERVICE DISTRICT AND B-1 CENTRAL BUSINESS DISTRICT, TO A BUSINESS PUD AND APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR TYLERSVILLE CROSSING.**

WHEREAS, the Planning Commission has reviewed the request of a property owner to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 18.66 acres from B-2 Shopping Center District and B-1 Central Business District to Business PUD. Said property is known as the Klekamp property and is located at the northwest corner of Tylersville Road and U.S. 42;

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 18.66 acres from B-2 Shopping Center District and B-1 Central Business District to a Business PUD by a vote of 7-0; and

WHEREAS, a public hearing has been held pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, six members elected thereto concurring:

Section 1. That the Zoning Code and Zoning Map of the City of Mason, Ohio are hereby amended to provide for the rezoning of approximately 18.66 acres from B-2 Shopping Center District and B-1 Central Business District to a Business PUD. Said property is known as the Klekamp property and is owned by Harry G. Klekamp, Inc.

Section 2. That the tract of land proposed for rezoning is more particularly described in the attached Exhibit "A", which is incorporated herein by reference.

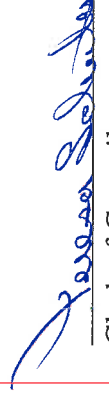
Section 3. That the Concept Planned Unit Development Plan, as submitted to the Planning Commission and approved on November 4, 2003, is hereby approved. This does not constitute the acceptance of the public improvements.

Section 4. That said concept development plan as approved is included herein by reference as Exhibit "A".

Section 5. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 8<sup>th</sup> day of December 2003.

  
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Mayor

Attest:  
  
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Clerk of Council

01/12/04