

ORDINANCE NO. 2004-113

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY: 8.42 ACRES FROM R-1 TO BUSINESS PUD; 156.72 ACRES FROM B-3 TO BUSINESS PUD; AND 43.855 ACRES FROM HT-1 TO BUSINESS PUD AND APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR A MIXED USE OFFICE AND RETAIL DEVELOPMENT INCLUDING A LIFESTYLE CENTER (CITY PARK) AND SHOPPING CENTER (PARK CENTER)**

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 and Concept PUD Plan approval of approximately 8.42 acres of R-1 Residential District to Business PUD; 156.72 acres from B-3 Road Service District to Business PUD; and 43.855 acres from HT-1 High Tech Light Industrial District to Business PUD. Said property is known as City Park and Park Center; and

WHEREAS, the Planning Commission has recommended approval of the Concept PUD Plan and rezoning of approximately 8.42 acres of R-1 Residential District to Business PUD; 156.72 acres from B-3 Road Service District to Business PUD; and 43.855 acres from HT-1 High Tech Light Industrial District to Business PUD by a vote of 5-1; 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 8.42 acres of R-1 Residential District to Business PUD; 156.72 acres from B-3 Road Service District to Business PUD; and 43.855 acres from HT-1 High Tech Light Industrial District to Business PUD. Said property is known as City Park and Park Center.

Section 2. That the tracts of land proposed for rezoning are 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 recommended for approval on August 17, 2004, 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 "B".

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

Passed this 25<sup>th</sup> day of October, 2004.

  
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Mayor

Attest:

  
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Clerk of Council

Amended  
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