

ORDINANCE NO. 2004-121

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 46.7 ACRES FROM R-1 RESIDENTIAL TO B-4 PUD AND APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR PROPERTY REFERRED TO AS THE GREAT WOLF LODGE RESORT AND CONFERENCE CENTER PROPERTY.**

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 46.7 acres from R-1 to B-4 PUD. Said property is referred to as the Great Wolf Lodge Resort and Conference Center property;

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 46.7 acres from R-1 to B-4 PUD by a vote of 6-0; 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 46.7 acres from R-1 Single Family Residential District to B-4 PUD. Said property is referred to as the Great Wolf Lodge Resort and Conference Center property.

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.

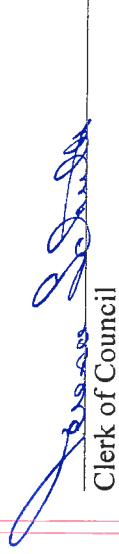
Section 3. That the Concept Planned Unit Development Plan, as submitted to the Planning Commission and approved on September 7, 2004, is hereby approved with conditions. This does not constitute the acceptance of the public improvements.

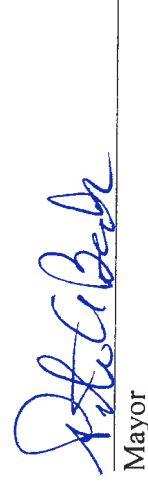
Section 4. That said concept development plan as approved is included herein by reference as Exhibit "B".

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

Passed this 10<sup>th</sup> day of January, 2004.

Attest:

  
Clerk of Council

  
Mayor

9/8/2004