

ORDINANCE NO. 2005- 134

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 24.5 ACRES FROM R-6 TO INDUSTRIAL PUD AND APPROXIMATELY 77.9 ACRES FROM I-1 TO INDUSTRIAL PUD WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED SOUTH OF WESTERN ROW ROAD AND EAST OF THE OAKWOOD LAKES SUBDIVISION (HEALTH ALLIANCE)**

WHEREAS, the Planning Commission has reviewed a request to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 24.5 acres from R-6 (Condominium and Landominium Residential) to Industrial PUD and approximately 77.9 acres from I-1 (Light Industrial) to Industrial PUD, located south of Western Row Road and east of the Oakwood Lakes Subdivision. Said property is referred to as the Health Alliance property; and

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 24.5 acres from R-6 (Condominium and Landominium Residential) to Industrial PUD and approximately 77.9 acres from I-1 (Light Industrial) to Industrial 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: 24.5 acres from R-6 (Condominium and Landominium Residential) to Industrial PUD; and 77.9 acres from I-1 (Light Industrial) to Industrial PUD, located south of Western Row Road and east of the Oakwood Lakes Subdivision.

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 approved on October 4, 2005, with conditions, 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 28<sup>th</sup> day of November, 2005.

  
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Mayor

Attest:

  
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Clerk of Council

Certificate of Publication

I, the undersigned Clerk of Council of the Municipality of Mason, Ohio hereby certify that the foregoing ordinance was published as required by Section 4.16 of the Charter of said Municipality by posting a copy in the lobby of the municipal building.

  
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Clerk of Council