

ORDINANCE NO. 2005-69

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 1.577 ACRES FROM R-1 RESIDENTIAL TO BUSINESS PUD, 1.544 ACRES FROM HT-1 TO BUSINESS PUD WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR WHITE BLOSSOM PUD EXPANSION (WALGREENS); AND TO PROVIDE FOR THE REZONING OF APPROXIMATELY 1.688 ACRES FROM R-1 RESIDENTIAL TO HT-1**

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 1.577 acres from R-1 Residential District to Business PUD and 1.544 acres from HT-1 High Tech Light Industrial District to Business PUD. Said property is referred to as the White Blossom PUD Expansion (Walgreens) property; and

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 1.688 acres from R-1 Residential District to HT-1 High Tech Light Industrial District; and

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 1.577 acres from R-1 Residential District to Business PUD and 1.544 acres from HT-1 High Tech Light Industrial District to Business PUD and approximately 1.688 acres from R-1 Residential District to HT-1 High Tech Light Industrial District by a vote of 5-0; 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: 1.577 acres from R-1 Residential District to Business PUD; 1.544 acres from HT-1 High Tech Light Industrial to Business PUD; and 1.688 acres from R-1 Residential District to HT-1 High Tech Light Industrial District.

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 May 3, 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 26<sup>th</sup> day of September, 2005.

  
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Mayor

Attest:

  
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Clerk of Council

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