

ORDINANCE NO. 2006- 60

AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 9.1 ACRES FROM B-PUD TO B-3 (PEOPLE'S COMMUNITY BANK PROPERTY), 55.7 ACRES FROM B-PUD TO B-3 (SPORTS EXPRESS LTD, J G HANCOCK LIMITED AND KINGS MILLS FARMS PROPERTY) AND 9.2 ACRES FROM B-PUD TO HT-1 (SEEIDEAS AND COURSEVIEW PARTNERS PROPERTY) ALL LOCATED ON THE NORTH AND SOUTH SIDES OF STATE ROUTE 741 GENERALLY BOUND BY COX-SMITH ROAD, COURSEVIEW DRIVE AND BEACH BOULEVARD (SR 741 PROPERTY)

WHEREAS, the Planning Commission has reviewed the request of the City of Mason to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 9.1 acres from B-PUD (Business Planned Unit Development) to O-1 (Office Park District), 55.7 acres from B-PUD (Business Planned Unit Development) to B-3 (Road Service District) and 9.2 acres from B-PUD (Business Planned Unit Development) to HT-1 (High Tech Light Industrial District) located on the north and south sides of State Route 741 generally bound by Cox-Smith Road, Courseview Drive and Beach Boulevard; and

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 9.1 acres from B-PUD to O-1, 55.7 acres from B-PUD to B-3 and 9.2 acres from B-PUD to HT-1 by a vote of 5-0; and

WHEREAS, a public hearing was 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:

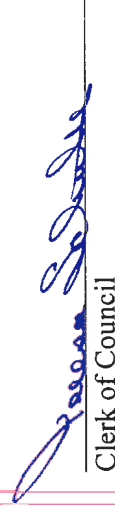
Section 1. That the Zoning Code and Zoning Map of the City of Mason, Ohio are hereby amended to provide for the rezoning of approximately 9.1 acres from B-PUD (Business Planned Unit Development) to B-3 (Road Service District), 55.7 acres from B-PUD (Business Planned Unit Development) to B-3 (Road Service District) and 9.2 acres from B-PUD (Business Planned Unit Development) to HT-1 (High Tech Light Industrial District) located on the north and south sides of State Route 741 generally bound by Cox-Smith Road, Courseview Drive and Beach Boulevard.

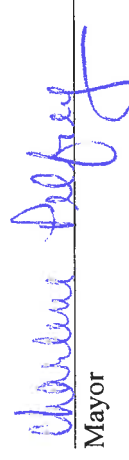
Section 2. That the tracts of land proposed for rezoning are more particularly described in the attached Exhibit "A", which is incorporated herein by reference.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 26th day of June, 2006.

Attest:


Clerk of Council


Mayor