

ORDINANCE NO. 2010 - 31

AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 13.21 ACRES FROM B-3 ROAD SERVICE COMMERCIAL TO BUSINESS PLANNED UNIT DEVELOPMENT AND APPROXIMATELY 4 ACRES FROM R-2 SINGLE FAMILY RESIDENTIAL TO BUSINESS PLANNED UNIT DEVELOPMENT WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED ON THE EAST SIDE OF S.R. 741 BETWEEN CARMELLE WOODS DRIVE AND US 42 (EVES 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 13.21 acres from B-3 (Road Service Commercial) to Business PUD and approximately 4 acres from R-2 (Single Family Residential) to Business PUD, located on the east side of S.R. 741 between Carmelle Woods Drive and US 42; and

WHEREAS, at its meeting on March 2, 2010 the Planning Commission has recommended approval of the rezoning of approximately 13.21 acres from B-3 (Road Service Commercial) to Business PUD and approximately 4 acres from R-2 (Single Family Residential) to Business PUD along with the concept plan 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, five 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 13.21 acres from B-3 (Road Service Commercial) to Business PUD and approximately 4 acres from R-2 (Single Family Residential) to Business PUD, located on the east side of S.R. 741 between Carmelle Woods Drive and US 42.

Section 2. That the tracts of land proposed for rezoning are included herein by reference as Exhibit "A".

Section 3. That said concept development plan, as approved with conditions, is included herein by reference as Exhibit "B".

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 26th day of April, 2010.


Mayor

Attest:



3/12/10

Clerk of Council

725894.1
