

**ORDINANCE 2016 - 119**

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 6.78 ACRES FROM B-3 ROAD SERVICE COMMERCIAL TO B-PUD BUSINESS PLANNED UNIT DEVELOPMENT WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED ON THE NORTH SIDE OF COX-SMITH ROAD, EAST OF S.R. 741 (SPECTRUM)**

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 6.78 acres from B-3, Road Service Commercial to Business PUD located on the north side of Cox-Smith Road, east of S.R. 741; and

WHEREAS, at its meeting on November 1, 2016 the Planning Commission has recommended approval of the rezoning of approximately 6.78 acres from B-3, Road Service Commercial 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, 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 6.78 acres from B-3, Road Service Commercial to Business PUD located on the north side of Cox-Smith Road, east of S.R. 741, subject to the conditions imposed herein by Council.

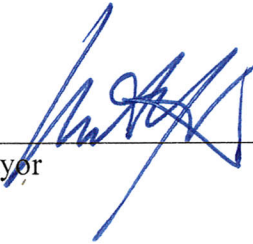
Section 2. That as a condition of this approval, the developer shall enter into an agreement with the City to either perform the work or to reimburse the City for the work that is necessary to straighten out the first curve.

Section 3. That the tract of land proposed for rezoning is included herein by reference as Exhibit "A".


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 12<sup>th</sup> day of December, 2016.

  
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Mayor

Attest:

  
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Clerk of Council