

Ordinance No. 3-20

AN ORDINANCE REZONING 6.512 +/- ACRES LOCATED ALONG US ROUTE 42 (PARCELS #02-00293.000 AND #04-00640.000) FROM DARBY TOWNSHIP "AGRICULTURE" AND VILLAGE OF PLAIN CITY RS2 TO A PLANNED RESIDENTIAL DISTRICT ("PRD") AND APPROVING A DEVELOPMENT PLAN FOR THE JEFFERSON VILLAGE RESIDENTIAL DEVELOPMENT.

WHEREAS, Medco Properties, Inc. owns parcel numbers identified by the Madison County Auditor's Office as 02-00293.000 and 04-00640.000 (the "Property") along US 42; and

WHEREAS, The owner of the property, through its developer, has submitted an application for rezoning to PRD for the subject parcels; and

WHEREAS, the Applicant has also submitted a required development plan with the rezoning application pursuant to Chapter 1178 of the Village's Codified Ordinances; and

WHEREAS, on January 22, 2020, following its duly advertised public hearing, the Planning and Zoning Commission voted 3-1 to recommend to Village Council the approval to rezone the Property to "PRD" Planned Residential Development contingent upon the Applicant's conformance with the approved development plan and the conditions recommended by the Planning and Zoning Commission, as may or may not be amended by Village Council; and

WHEREAS, the Village Council has reviewed the Jefferson Village Development Text and Development Plan, dated November 6, 2019, (Attached hereto as Exhibits A and B) and considered the recommendations of the administration and the Planning and Zoning Commission, and agrees that the proposal is consistent with the goals and objectives of the Village's Comprehensive Plan, zoning code, and related ordinances; and

WHEREAS, the Village Council agrees with the conditions of approval recommended by the Planning and Zoning Commission and delegates the responsibility of ensuring that the contingencies are met and conformity of the project to the Development Plan to the Village administration and the Planning & Zoning Commission.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The 6.512± acres located at, identified as parcel numbers 02-00293.000 and 04-00640.000 by the Madison County Auditor's Office is rezoned to Planned Residential Development (PRD) pursuant to Chapter 1178 of the Village's Codified Ordinances upon final approval of the subject area's annexation by the Village.

Section 2. The Jefferson Village Development Standards Text and the Development Plan, dated November 6, 2019, attached hereto as Exhibits A and B respectively, and incorporated by reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission at its January 22, 2020.

Public hearing - 3.9.20

Section 3. The administration of the Village, its administrator, engineer and zoning officer, and the Planning and Zoning Commission shall confirm conformance to the Jefferson Village Development Plan and that all conditions adopted by Council are met before plat approval.

Section 4. This Ordinance shall be in full force and effect upon completion of the annexation process pertaining to the annexation of parcel number 02-00293.000.

Passed: March 9, 2020.

Attest: Renee Sonnell Derrin Lume
Village Fiscal Officer Mayor

First reading: January 27, 2020. Vote: ___ yea ___ nay ___ abstain
Second reading: February 10, 2020. Vote: ___ yea ___ nay ___ abstain
Third reading: March 9, 2020. Vote: 5 yea ___ nay ___ abstain

Certificate of Publication

The undersigned, being Village Fiscal Officer of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from _____, 2020 to _____, 2020 at the Office of the Fiscal Officer located at 213 South Chillicothe Street; the Plain City Public Library located at 305 W. Main Street; the Security National Bank located at 105 W. Main Street; the Richwood Banking Co. located at 601 W. Main Street; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2020

Renee Sonnell
Village Fiscal Officer