

Ordinance No. 19-20

AN ORDINANCE REZONING 335.83 +/- ACRES LOCATED ALONG US ROUTE 161 (PARCELS #1800021700000, #1800021710000, #1500210250000, #0400776000 and #0400818000 AS IDENTIFIED BY THE UNION AND MADISON COUNTY AUDITOR'S OFFICES) FROM VILLAGE OF PLAIN CITY RS2, B2, RU, and I1 TO PLANNED RESIDENTIAL DISTRICT ("PRD") AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE DARBY STATION RESIDENTIAL DEVELOPMENT.

WHEREAS, Bethel Road Investments Co. Inc owns parcel numbers identified by the Union County Auditor's Office as #1800021700000, #1800021710000 and Madison County Auditor's Office as #0400776000 and tracts of land conveyed to John W. McKittrick by the Union County Auditor's Office as #1500210250000 and the Madison County Auditor's Office as #0400818000 (the "Property") along US 161; 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 preliminary development plan with the rezoning application pursuant to Chapter 1178 of the Village's Codified Ordinances; and

WHEREAS, on September 16, 2020, following its duly advertised public hearing, the Planning and Zoning Commission voted 4-0 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 Darby Station Development Text and Preliminary Development Plan, dated September 3, 2020, (Attached hereto as Exhibit A) 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 335.83+/- acres located at, identified as parcel(s) #1800021700000, #1800021710000, and #1500210250000 by the Union County Auditor's Office and parcel(s) #0400776000 and #0400818000 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.

Public hearing November 23, 2020

Section 2. The Darby Station Development Standards Text and the Development Plan, dated September 3, 2020, attached hereto as Exhibits A respectively, and incorporated by reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission at its September 16, 2020.

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

Passed: November 23, 2020.

Attest: Renee Sonnett
Village Fiscal Officer

Jody Carney
Mayor

First reading: October 12, 2020. Vote: ~~___ yea ___ nay ___ abstain~~

Second reading: October 26, 2020. Vote: ~~___ yea ___ nay ___ abstain~~

Third reading: November 23, 2020. Vote: 4 yea 2 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 11-28, 2020 to 12-3, 2020 at the Office of the Fiscal Officer located at 800 Village Boulevard; the Plain City Public Library located at 305 W. Main Street; Middlefield Bank located at 490 S. Jefferson Avenue; 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.pain-city.com.

Date: November 25, 2020

Renee Sonnett
Village Fiscal Officer