

Ordinance No. 01-2021

AN ORDINANCE REZONING 48.85 +/- ACRES LOCATED ALONG NORTH CHILlicothe STREET (PARCELS #1800180370000, #180018030090, and #1800011680000 AS IDENTIFIED BY THE UNION COUNTY AUDITOR'S OFFICE) FROM VILLAGE OF PLAIN CITY COMMUNITY BUSINESS DISTRICT ("B2") TO PLANNED RESIDENTIAL DISTRICT ("PRD") AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE RUN AT HOFBAUER PRESERVE RESIDENTIAL DEVELOPMENT.

WHEREAS, Mary Hofbauer Trustee /PC Land Assets LLC owns parcel numbers identified by the Union County Auditor's Office as #1800180370000, #180018030090, and #1800011680000 along North Chillicothe Street; 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 December 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 Run at Hofbauer Preserve Development Text and Preliminary Development Plan, dated November 30, 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 48.85+/- acres located along North Chillicothe Street, identified as parcels #1800180370000, #180018030090, and #1800011680000 by the Union County Auditor's Office, is rezoned to Planned Residential Development (PRD) pursuant to Chapter 1178 of the Village's Codified Ordinances.

Section 2. The Run at Hofbauer Preserve Development Standards Text and the Development Plan, dated November 30, 2020, attached hereto as Exhibit A respectively, and incorporated by

reference herein, are approved subject to the conditions outlined by the Planning and Zoning Commission at its December 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 Run at Hofbauer Preserve Preliminary Development Plan and that all conditions adopted by Council are met before plat approval.

Passed: March 22, 2021.

Attest: Renee Sonnell
Village Fiscal Officer

Jody Carney
Mayor

First reading: January 11, 2021. Vote: yea nay abstain

Second reading: January 25, 2021. Vote: yea nay abstain

Third reading: March 22, 2021. Vote: 4 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 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.plain-city.com.

Date: March 23, 2021

Renee Sonnell
Village Fiscal Officer