

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE 14-19

AN ORDINANCE APPROVING A MAJOR MODIFICATION, PLANNED UNIT DEVELOPMENT (PUD) FINAL DEVELOPMENT PLAN AND RE-PLAT FOR TADMOR VIEW PUD OVERLAY

WHEREAS, the Property owner of the parcel described below has requested a re-plat change for the properties in conjunction with a development; and

WHEREAS, the owner now requests a consolidation of Lots 8, 5 and part of Lot 7 to create Lot 10, a consolidation of Lots 1, 2 and the remaining part of Lot 7 to create Lot 9 and Lot 6 will remain unchanged of the Tadmor View PUD; and

WHEREAS, the owner now requests a modification to construct a garage within the originally approved building setbacks; and

WHEREAS, Council approved a Planned Unit Development for a new PUD overlay known as Tadmor View PUD Overlay which consists of approximately 8.4 acres with an underlying zoning district of Residential Estate (RE) and related Preliminary Plat in City of Vandalia Ordinance 06-04; and

WHEREAS, the Planning Commission has held a public hearing and recommended the approval of the proposed map amendments, known as the Tadmor View PUD; and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the final development plan and re-plat on April 22, 2014; and

WHEREAS, City Council believes the re-plating is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The final development plan and re-plat for Tadmor View PUD Overlay dated March 18, 2014, approved by the Planning Commission April 22, 2014, a copy of which is available for inspection in the city manager's office is hereby approved on condition that:

1. A Conservation Easement note with a description on tree removal shall be added to the Plat, subject the approval of the City Engineer
2. Sanitary and water main easements should be annotated with deed book and page number

Section 2. The official zoning map of the City of Vandalia is hereby amended to reflect the re-plat.

Section 3. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 16th day of June, 2014.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Jon Crusey
Clerk of Council