

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 14-29

**AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT THE
NORTHWEST SECTION OF FOXFIRE SUBDIVISION, AND BEING THE
PROPERTY OF MCGOVERN-WILLOUGHBY HOMES, HAVING PARCEL
ID# B02 01201 0026 AND AMENDING THE ZONING MAP OF THE CITY**

WHEREAS, parcel ID# B02 01201 0026 which is approximately 18.2 acres and owned by McGovern-Willoughby Homes, (the "Parcel") currently has multiple zoning designations such that a portion of the Parcel is zoned "HB" HIGHWAY BUSINESS, another portion is zoned "RSF-5" RESIDENTIAL SINGLE-FAMILY 5, another portion is zoned "RSF-3" RESIDENTIAL SINGLE-FAMILY 3 and another portion is zoned "RSF-2" RESIDENTIAL SINGLE-FAMILY 2; and

WHEREAS, the Property owner of the Parcel has requested a zoning change in order to develop the property pursuant to a proposed subdivision plan; and

WHEREAS, the Planning Commission has held a public hearing and recommended the approval of the proposed map amendments and zoning changes for the Parcel.

WHEREAS, City Council believes the rezoning 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 Parcel located at the Northwest section of Foxfire Subdivision and being the property of McGovern-Willoughby Homes, having the Parcel ID # B02 01201 0026 is hereby rezoned as follows:

- 6 acres from Highway Business (HB) to Residential Single-Family (RSF-2 and RSF-3);
- 1.36 acres from Residential Single-Family (RSF-5) to Residential Single-Family (RSF-3);
- 0.02 acres from Residential Single-Family (RSF-3) to Residential Single-Family (RSF-5);
- 0.23 acres from Residential Single-Family (RSF-2) to Residential Single-Family (RSF-3); and
- 0.83 acres from Residential Single-Family (RSF-3) to Residential Single-Family (RSF-2).
- All remaining portions of the Parcel not changed by this Ordinance will retain their respective RSF-2, RSF-3, and RSF-5 zoning designations..

The location of the above changes are depicted on the Site Plan titled "Foxfire Development Zoning Map (Proposed Zoning Changes)", dated September, 2014, which is attached to this ordinance as Exhibit A and incorporated herein by this reference.

Section 2. The official zoning map of the City of Vandalia is hereby amended to reflect this zoning and change.

Section 3. Nothing herein shall be deemed to be an approval by council of the site proposed Site Plan or proposed plat which shall require a separate review and approval from City Council

Section 4. This Ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 3rd day of November, 2014.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Jon Crusey
Clerk of Council