

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 12-16

AN ORDINANCE CHANGING THE UNDERLYING ZONING OF THE PROPERTY AT THE NORTHWEST CORNER OF PETERS PIKE AND CAPSTONE WAY AND THE PROPERTIES AT 1614 AND 1655 CAPSTONE WAY IN THE STONEQUARRY CROSSINGS PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FROM HIGHWAY BUSINESS "HB" TO OFFICE/INDUSTRIAL PARK "O/IP" AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF VANDALIA

WHEREAS, the amendments have been proposed by staff to provide one consistent underlying zoning district within the adopted PUD Overlay known as the Stonequarry Crossings PUD; and

WHEREAS, a map amendment has been proposed for property within the approved Final Development Plans for Carter Logistics located at 1614 Capstone Way and White Castle (Project Four Square) at 1655 Capstone Way to change the portions of said property with an underlying zoning of "HB" to "O/IP" to compliment the uses which have been approved as part of the PUD Final Development Plan approval; and

WHEREAS, a change of the underlying zoning from "HB" to "O/IP" has been proposed for the vacant property located at the north west corner of Capstone Way and Peters Pike and being the property of the City of Vandalia having Parcel ID # B02 01013 0009 and B02 01013 0002 located within the Stonequarry Crossings PUD; and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the proposed map amendments and zoning changes of the underlying zoning of said properties from Highway Business "HB" to Office/Industrial park "O/IP"; and

WHEREAS, City Council believes the changes to the underlying zoning district of said properties 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 property located in the Stonequarry Crossings PUD and owned by the City of Vandalia, having parcel ID# B02 01013 0009 and B02 01013 0002 is hereby rezoned from Highway Business "HB" to Office/Industrial Park "O/IP".

Section 2. The underlying zoning shown as "HB" of the properties located at 1614 and 1655 Capstone Way is hereby changed from Highway Business "HB" to Office/Industrial Park "O/IP"

Section 3. The Official Zoning Map of the City of Vandalia is hereby amended to reflect these underlying zoning changes in the Stonequarry Crossings PUD.

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

Passed this 17th day of December, 2012.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council