

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE 15-04

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN FOR THE HORSE PROJECT, ZONING CASE PC15-03 IN STONEQUARRY CROSSING ON FIELDSTONE WAY

WHEREAS, Council has adopted a Planned Unit Development Preliminary Plan for the “Stonequarry Crossing Planned Unit Development” which consisted primarily of the certain design standards known as the Stonequarry Design Standards; and

WHEREAS, the property located at the southwest corner of Peters Pike and Fieldstone Way is within the in the Stonequarry Crossing Planned Unit Development (the “Property”); and

WHEREAS, the City, as the owner of the Property, and in conjunction with the developer/ultimate purchaser, Superior Abrasives has submitted a Final Development Plan known as the final development plan for Project Horse, with respect to the Property (“Final Development Plan”); and

WHEREAS, the City has received a proposed subdivision plat to create a new lot of approximately 12.122 acres to be known as Lot 14 of Stonequarry Crossing Section 9 (“Final Plat”), which has been reviewed and approved by the Planning Commission; and

WHEREAS, the Final Development Plan is consistent with the Planned Unit Development Preliminary Plan for the Stonequarry Crossing Planned Unit Development; and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the Final Development Plan;

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

Section 1. The Final Development Plan dated January 5, 2015 is hereby approved with the following conditions:

1. Additional parking will be added to meet requirements of Section 1280.09 of the Vandalia Zoning Code before an Occupancy Certificate will be issued for the upper level office area.
2. Final Storm Water Detention design is approved by City Engineer.
3. Record plan revisions are made and approved by City Engineer and plat is approved by Montgomery County Engineer’s office.
4. Sign package showing all proposed signage at the site will be submitted at later date for review and approval, and prior to placement of signage. All proposed signage will conform with the City of Vandalia’s Sign Code.

5. Fire and Water Line issues to be addressed and approved by Fire Department and Public Service Director prior to issuance of building permits.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

Passed this 2nd day of March, 2015.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Jon Crusey
Clerk of Council