

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 13-02

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN FOR “THE ENCLAVE AT THE FALLS” BEING PARCEL # B02 01324 0003

WHEREAS, the proposed development is located in the existing, The Falls Planned Unit Development Overlay; and

WHEREAS, the proposed PUD Preliminary Plan for a new PUD overlay known as “The Enclave at The Falls” consists of approximately 4.4 acres with an underlying zoning district of Residential Single-Family (RSF-3); and

WHEREAS, the proposed development consists of 8 two-family residential structures with 16 total dwelling units; and

WHEREAS, the proposed PUD dwelling density conforms with the “maximum overall PUD dwelling density” in an Single-Family (RSF-3) zoning district, at 3.6 dwelling units per acre; and

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

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

Section 1. The Planned Unit Development Preliminary Plan dated, December 19, 2012 is hereby approved and shall be known as, “The Enclave at The Falls Planned Unit Development”.

Section 2. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 18th day of February, 2013.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council