

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 13-07

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT (PUD) FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR "THE ENCLAVE AT THE FALLS"

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

WHEREAS, Council approved a Planned Unit Development 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 related Preliminary Plat in City of Vandalia Ordinance 13-02; and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the final development plan and final plat on March 26, 2013;

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

Section 1. The final development plan for "The Enclave at The Falls" dated March 7, 2013, a copy of which is available for inspection in the city manager's office which provides, among other things (i) that the development consists of a maximum of 8 two-family residential structures with 16 total dwelling units; (ii) the dwelling density being within the maximum overall PUD dwelling density in an Single-Family (RSF-3) zoning district; (iii) that the structures represented as buildings 7 and 8 which are to be constructed on Lots 7, 8, 9 and 10, shall not be built until lots 1 through 6 have been sold, and (iv) for certain landscaping on the eastern portions of lots 9 and 8, adjacent to the property currently owned by Michael R. Stacy and Suzanne R. Froehle, is hereby approved, on condition that:

1. All utility and drainage plans being approved by City staff.

Section 2. The final plat for "The Enclave at The Falls" dated March 8, 2013, a copy of which is available for inspection in the city manager's office is hereby approved subject to the following revisions:

1. All formatting requirements, technical information, and necessary easements set forth in the memo to the Planning Commission from Rob Anderson dated March 22, 2013.

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

Passed this 6th day of May, 2013.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council