

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 13-13

AN ORDINANCE APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT (PUD) FINAL DEVELOPMENT PLAN FOR “THE ENCLAVE AT THE FALLS”

WHEREAS, in City of Vandalia Ordinance 13-07, Council approved a Planned Unit Development Final Plan (“Final Plan”) and Plat (“Plat”) for a new PUD overlay known as “The Enclave at The Falls” consisting of approximately 4.4 acres with an underlying zoning district of Residential Single-Family (RSF-3); and

WHEREAS, certain property included in the Final Plan is no longer going to be used in the PUD and the owner has requested a Major Modification;

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the Major Modification;

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

Section 1. The Major Modification to the final development plan dated June 20, 2013, for the Enclave at The Falls, a copy of which is available for inspection in the city manager’s office, which differs from the previously approved Final Plan only in that a corner of the property adjacent to the East (being parts of Lot 7 and Lot 8) is no longer part of the Final Plan is hereby approved.

Section 2. All other provisions of the Final Plan remain in full force and effect, including but not limited to being a maximum of 8 two family residential structures with 16 total dwelling units; the density being within the maximum density for RSF-3 zoning district; the structures to be built as building 7 and 8 not being built until lots 1-6 have been sold; and landscaping being provided on the eastern portion of the development adjacent to the property currently owned by Michael Stacy and Suzane Froehle.

Section 3. To the extent the Major Modification has changed the boundaries of the approved Plat, Council hereby approves an amendment to the Plat to be consistent with the boundaries on the modified Final Plan .

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

Passed this 3rd day of September, 2013.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council