

ORDINANCE NO. 2019.02

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE PLANNING & ZONING COMMISSION TO APPROVE THE APPLICATION OF NORTHGATE CONSTRUCTION SERVICES TO REZONE ±61.90 ACRES TO PLANNED RESIDENTIAL DISTRICT (PRD)

WHEREAS, Northgate Construction Services submitted an application for rezoning on August 7, 2018, of ±61.90 acres of a 75-acre tract located on the west side of S. Galena Road and bound on the west by I-71 and on the north by the Estates at Cheshire Subdivision (Meadow Chase Drive); and

WHEREAS, the Sunbury Planning & Zoning Commission conducted a public hearing on August 27, 2018, and in a subsequent zoning meeting on November 26, 2018, the Planning and Zoning Commission approved said rezoning to Planned Residential District, pursuant to the applicable provisions of the Village of Sunbury Zoning Code conditioned upon the following:

1. The applicant/property owner conveying 150' right-of-way easement for future road extension to the satisfaction of the Village Engineer and Village Solicitor.
2. Contingent on final legal and engineering approval.

WHEREAS, Council for the Village of Sunbury has determined that the proposed new development and the development plans and standards are consistent in all respects with the purpose and intent and applicable standards of the Village of Sunbury zoning ordinance and that the proposed development advances the general welfare of the Village of Sunbury; and

WHEREAS, Council for the Village of Sunbury now wishes to approve the recommendation of the Planning and Zoning Commission and approve the rezoning application.

NOW, THEREFORE, BE IT ORDAINED by the Council for the Village of Sunbury, Delaware County, State of Ohio, that:

SECTION I: The recommendation of the Sunbury Planning & Zoning Commission to approve the rezoning application of Northgate Construction Services of +61.90 acres to Planned Residential District (PRD) pursuant to the Village of Sunbury Zoning Code is hereby approved, conditioned upon the following:

1. The applicant/property owner conveying 150' right-of-way easement for future road extension to the satisfaction of the Village Engineer and Village Solicitor.
2. Final legal and engineering approval.

SECTION II: It is found and determined that all formal actions of this Council concerning and related to the adoption of this Ordinance were adopted in open meetings of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were meetings open to the public, and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall take effect at the earliest period allowed by law.

VOTE ON ORDINANCE 2019-02

YEAS

NAYS

PASSED: _____, **2019**

Tommy Hatfield, Mayor

ATTEST:

Kathy Belcher, Fiscal Officer

CERTIFICATION

I hereby certify on this ___ day of _____, 2019, that the foregoing is a true and accurate copy of the Ordinance passed at the meeting held on _____, 2019, of the Village of Sunbury, County of Delaware, State of Ohio.

Fiscal Officer