ORDINANCE NO. 90- 40

AN ORDINANCE AMENDING SECTION 1131.029 (ZONING MAP) OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, BY REZONING 30.876 ACRES LOCATED AT GRAND CIRCUIT BLVD. FROM R-1 SINGLE FAMILY RESIDENCE TO R-1 AND R-2 PLANNED UNIT DEVELOPMENT, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Delaware, Ohio, at its April 25, 1990 meeting, approved the rezoning of 30.876 acres owned by Troy Farms, Inc., from R-1 Single Family Residence to R-1 and R-2 Planned Unit Development, subject to certain conditions which are hereinafter set forth, NOW THEREFORE;

BE IT ORDAINED by the Council of The City of Delaware, State of Ohio:

SECTION 1. That the zoning classification of 30.876 acres of land described and delineated upon the attached plat, be and the same is hereby changed from R-1 Single Family Residence to R-1 and R-2 Planned Unit Development.

SECTION 2. That said rezoning is subject to the following conditions:
1. That allowing mountable curb in "zero lot line" area only, be subject to staff recommendation and Planning Commission approval.
2. That the note on the plans about building construction beginning before the infrastructure is completed be eliminated.
3. That "zero lot line" section will receive final approval only with full detail and more than two typicals.
4. That the utility plan on pgs. 3 and 4 be subject to approval by the City Engineer.
5. That no front setback less than 25 feet will be allowed in the R-1 area.
6. That all corner lots shall meet minimum square footage and setback standards as required by Code.

SECTION 3. That the City Clerk be and is hereby authorized and directed to enter the appropriate changes on the zoning map as authorized by Section 1131.02 of the Codified Ordinances of the City of Delaware, Ohio.

SECTION 4. EMERGENCY CLAUSE. That in order to provide for the public peace, safety, health and welfare of the City, this ordinance is hereby declared to be an emergency measure, and as such, will be in full force and effect from and after its passage.

VOTE ON RULE SUSPENSION: Yeas ____ Nays ____

VOTE ON EMERGENCY CLAUSE: Yeas 6 Nays 0

PASSED: 6-11, 1989 Yeas 6 Nays 0

ATTEST: Mary B. Miller
City Clerk

Mayor

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PASSED: June 11, 1989 Yeas 6 Nays 0

ATTEST: s/Mary B. Miller
City Clerk

s/Michael R. Shade
Mayor