ORDINANCE NO. 94 - 37

AN ORDINANCE AMENDING SECTION 1131.02 (ZONING MAP) OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO, BY REZONING A 10.68 ACRE TRACT LOCATED ON THE SOUTH SIDE OF US 36 WEST FROM B-1, NEIGHBORHOOD BUSINESS DISTRICT AND R-5, MULTI-FAMILY RESIDENTIAL DISTRICT TO B-1 P.U.D., NEIGHBORHOOD BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT AND R-4 P.U.D., MEDIUM DENSITY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT , AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission, at its April 27, 1994 meeting approved the rezoning of certain land owned by the P.R.I.C. 4 Partnership from B-1, Neighborhood Business District and R-5, Multi-Family Residential District to B-1 P.U.D., Neighborhood Business District Planned Unit Development and R-4 P.U.D., Medium Density Residential District Planned Unit Development, and

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

SECTION 1. That the zoning classification of a 10.68 acre and 3.151 acre tracts owned by P.R.I.C. 4 Partnership on the south side of US 36 West be changed to B-1 P.U.D., Neighborhood Business District Planned Unit Development and R-4 P.U.D., Medium Density Residential District Planned Unit Development.

SECTION 2. That the B-1 district boundary shall be a line two hundred (200) feet south of and parallel to the north property line/US Route 36 West right-of-way line, the two being the same. B-1 P.U.D. shall be the classification north of this district boundary line and R-4 P.U.D. shall be the classification south of this district boundary line.

SECTION 3. That the City Clerk be and is herein 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 this ordinance is hereby declared to be an emergency measure, necessary to provide for the public peace, safety, health and welfare of the City, and as such, will be in full force and effect from and after its passage.

VOTE ON RULE SUSPENSION: Yeas 7 Nays 0

VOTE ON EMERGENCY CLAUSE: Yeas 7 Nays 0

PASSED: June 13, 1994 Yeas 7 Nays 0

ATTEST: E. F. Speece
City Clerk

Mayor

ORDINANCE NO. 94 - 37

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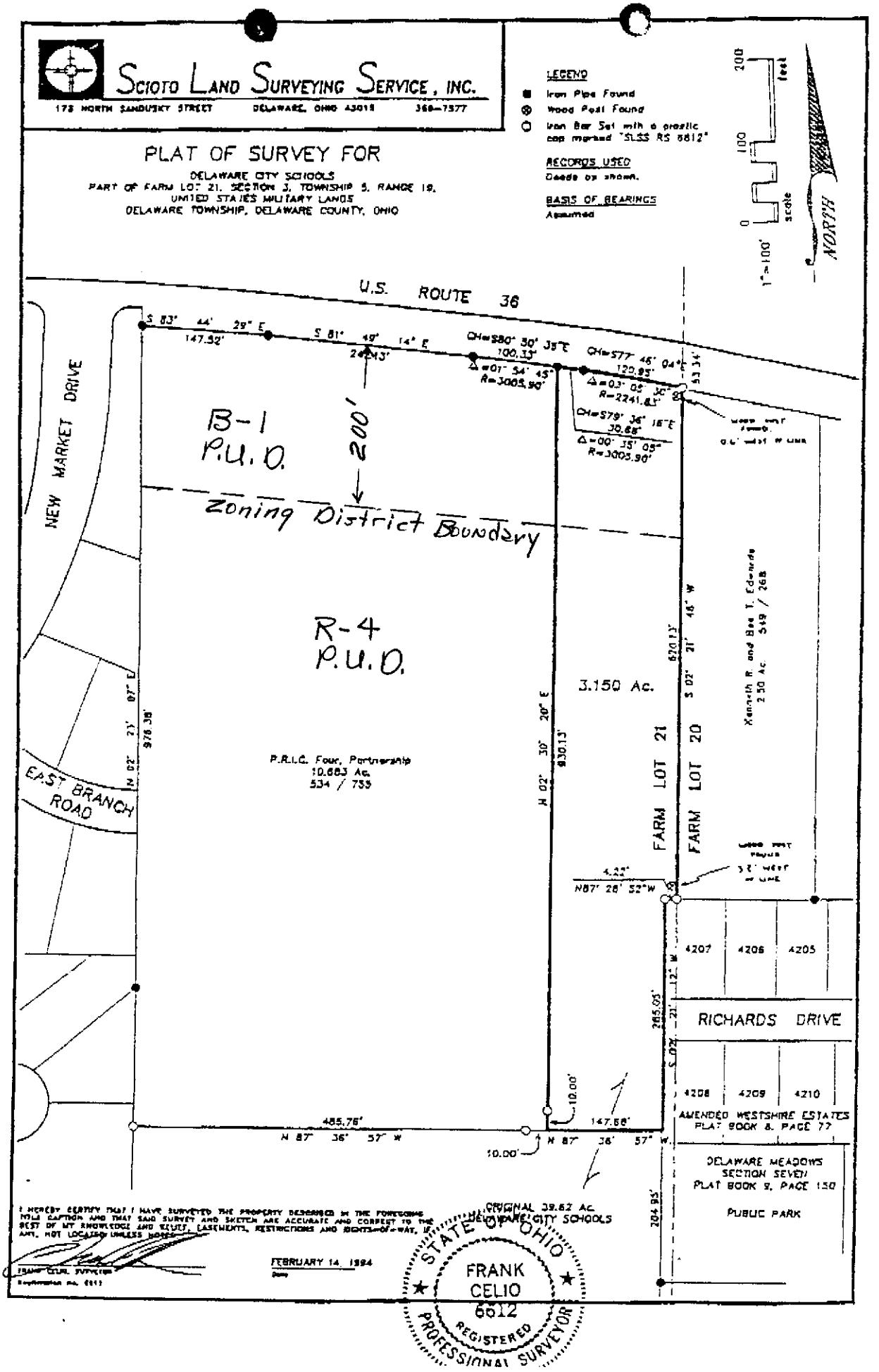
VOTE ON RULE SUSPENSION: Yeas 7 Nays 0

VOTE ON EMERGENCY CLAUSE: Yeas 7 Nays 0

PASSED: June 13, 1994 Yeas 7 Nays 0

ATTEST: s/Elizabeth F. Speese
City Clerk

s/Dennis D. Davis
Mayor


SCIOTO LAND SURVEYING SERVICE, INC.
178 NORTH SANDUSKY STREET DELAWARE, OHIO 43015 369-7577
PLAT OF SURVEY FOR
DELAWARE CITY SCHOOLS
PART OF FARM LOT 21, SECTION 3, TOWNSHIP 5, RANGE 19,
UNITED STATES MILITARY LANDS
DELAWARE TOWNSHIP, DELAWARE COUNTY, OHIO
LEGEND
Iron Pipe Found
Wood Post Found
Iron Bar Set with a plastic cap marked "SLSS RS 6612"
RECORDS USED
Deeds as shown.
BASIS OF BEARINGS
Assumed
1"=100' scale
200 feet
100
0
NORTH
U.S. ROUTE 36
S 83° 44' 29" E
147.32'
S 81° 49' 14" E
240.43'
CH=S80° 30' 35"E
100.33'
Δ=01° 54' 45"
R=3005.90'
CH=S77° 46' 04"E
120.95'
Δ=0° 23' 05"
R=2241.83'
CH=S79° 36' 18"E
30.68'
Δ=00° 35' 05"
R=3005.90'
53.34'
NEW MARKET DRIVE
B-1
P.U.D.
200'
Zoning District Boundary
R-4
P.U.D.
3.150 Ac.
P.R.I.C. Four, Partnership
10.683 Ac.
534 / 755
EAST BRANCH ROAD
N 02° 23' 07" E
976.38'
N 02° 30' 20" E
830.13'
S 02° 21' 48" W
820.13'
FARM LOT 21
FARM LOT 20
Kenneth R. and Bea T. Edwards
2.50 Ac. 549 / 268
4.25'
N87° 28' 52"W
5.2' west of W line
4207
4206
4205
RICHARDS DRIVE
265.05'
S 02° 21' 12" W
4208
4209
4210
AMENDED WESTSHIRE ESTATES
PLAT BOOK 8, PAGE 77
DELAWARE MEADOWS
SECTION SEVEN
PLAT BOOK 9, PAGE 150
PUBLIC PARK
204.95'
10.00'
147.56'
485.75'
N 87° 36' 57" W
10.00'
N 87° 36' 57" W
ORIGINAL 39.62 AC.
DELAWARE CITY SCHOOLS
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.
FRANK CELIO SURVEYOR
Registration No. 6612
FEBRUARY 14, 1994
Date
STATE OF OHIO
FRANK
CELIO
6612
REGISTERED
PROFESSIONAL SURVEYOR