ORDINANCE NO. 08-30

AN ORDINANCE APPROVING A REZONING (KNOWN AS ARTHUR PLACE) BY THE BUCKEYE COMMUNITY HOPE FOUNDATION TO AMEND THE ADOPTED ZONING TEXT FOR PROPERTY ZONED R-6 (MULTI-FAMILY DISTRICT) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND LOCATED AT MULTI-FAMILY SITE #1 IN THE WILLOWBROOK DEVELOPMENT ON THE WEST SIDE OF SOUTH HOUK ROAD AT COBBLESTONE DRIVE.

WHEREAS, the Planning Commission at its meeting of March 5, 2008 recommended approval of a Rezoning (known as Arthur Place) by the Buckeye Community Hope Foundation to amend the adopted Zoning Text for property zoned R-6 (Multi-Family District) with a Planned Unit Development (PUD) Overlay and located at Multi-Family Site #1 in the Willowbrook development on the west side of South Houk Road at Cobblestone Drive, (PC 08-003), and

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

SECTION 1. That the Rezoning (known as Arthur Place) by the Buckeye Community Hope Foundation to amend the adopted Zoning Text for property zoned R-6 (Multi-Family District) with a Planned Unit Development (PUD) Overlay and located at Multi-Family Site #1 in the Willowbrook development on the west side of South Houk Road at Cobblestone Drive, be the same and is hereby confirmed, approved, and accepted with the following condition that:

1. The attached Zoning Text shall supplement and supersede the adopted Willowbrook Farms Zoning Text. All other requirements of the adopted Willowbrook Farms Zoning Text shall remain in full force and effect.
2. The shared property line of the Willowbrook Retail and Multi-Family Area #1 shall be located no further south than the centerline of Rockmill Street extended.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS 6 NAYS 0

ABSTAIN 0

PASSED: May 12, 2008 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Christine Shaw
CITY CLERK

Windell Wheeler
MAYOR

ARTHUR PLACE
MULTI-FAMILY AREA #1
WILLOWBROOK FARMS
ZONING TEXT

Multi-Family Area #1 as depicted on the Willowbrook Preliminary Development Plan shall consist of two sub-areas, Multi-Family Area #1-a and Multi-Family Area #1-b. Those portions of Multi-Family Area #1 not shown as part of the Buckeye Community Hope Foundation Combined Preliminary & Final Development Plan (a.k.a Arthur Place and parcel 51933002031001) shall be known as Multi-Family Area #1-a and meet all requirements and regulations set forth in the Willowbrook Preliminary Development Plan. Multi-Family Area #1-b shall consist of the area generally depicted in the Buckeye Community Hope Foundation Combined Preliminary & Final Development Plan (a.k.a Arthur Place and parcel 51933002031001) and meet all requirements and regulations set forth in the same and, unless modified herein, that of the Willowbrook Preliminary Development Plan.

Multi-Family Area #1-b will be a private, not public, housing community consisting of 80 dwelling units having a minimum size of 700 square feet for rent by low and moderate income people age 55 years and older only. The buildings will be clustered to allow for open space areas for resident recreation. Building types are anticipated to include one and two bedroom garden style dwellings with attached garage units and additional open air parking spaces to provide for sufficient parking. A community building and other on-site community amenities as depicted in the Preliminary Development Plan are anticipated. Building exteriors shall include the use of natural materials such as brick, stone, stucco, or cedar.

This project is made affordable/market rate to the low and moderate income senior community through the offering of federal tax credits and state low interest loans to the applicant by providing such housing. In the event that the State of Ohio does not approve the current Tax Credit application for this sub-area, this amendment to the Willowbrook PUD Overlay shall expire and the Zoning shall revert back to the Willowbrook PUD in full force and effect prior to the amendment.