

ORDINANCE NO. 14 , 2018

AN ORDINANCE REZONING A PORTION OF LAND ALONG MONTGOMERY ROAD NORTH OF HOPEWELL ROAD TO STERLING POINT DRIVE AND FROM DEERFIELD ROAD NORTH TO PFEIFFER ROAD TO THE RESIDENTIAL C SINGLE AND TWO FAMILY DISTRICT

WHEREAS, the Robert Lucke Group, Inc. previously petitioned for itself and other adjacent property owners located between 10280 and 10320 Montgomery Road to rezone their properties to the Residential C Single and Two Family District to permit the development of six attached single-family residential units with a planned development overlay; and

WHEREAS, the Planning Commission, in a meeting March 5, 2018, did recommend approving such zoning adding an overlay application with specific exceptions and conditions; and

WHEREAS, upon a motion approved by City Council, Council did ask the Planning Commission to study whether such Residential C zoning should be expanded to include other properties in and around the same area, incorporating properties on the west side of Montgomery Road from Deerfield Road north to Pfeiffer Road, and on the east side to include such additional properties between Hopewell Road north to Sterling Point Drive which had not been included in the Robert Lucke Group application; and

WHEREAS, the Planning Commission, in a meeting July 16, 2018, did recommend approving the rezoning of such additional parcels to the Residential C District; and

WHEREAS, after appropriate notice, Council did hold a public hearing on September 5, 2018 to review Planning Commission's recommendation, and Council

moved that this matter be placed upon the legislative agenda for further consideration.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The properties as depicted on Exhibit A, attached hereto and incorporated herein by reference, currently identified as Auditor's parcel numbers 603-0009-0014, 603-0009-0013, 603-0009-0011, 603-0009-0012, 603-0009-0009, 603-0009-0010, 603-0009-0008, 603-0009-0004, 603-0009-0007, 603-0009-0006, 603-0009-0005, 603-0009-0017, 603-0009-0029, 603-0009-0030, 603-0009-0031 and 603-0009-0032, shall be rezoned to the Residential C Single and Two Family District.

SECTION 2. The Community Development Director is hereby directed to make a change in the Zoning Map to reflect the incorporation of these parcels into the Residential C District with a Planned Development Overlay.

SECTION 3. This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: November 7, 2018

ATTEST: Connie M. Gaylor
Connie M. Gaylor, Clerk of Council

Christopher P. Dobrozsi
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon
Terrence M. Donnellon, Law Director

Rezoning on Montgomery Road from 'A' to 'C'

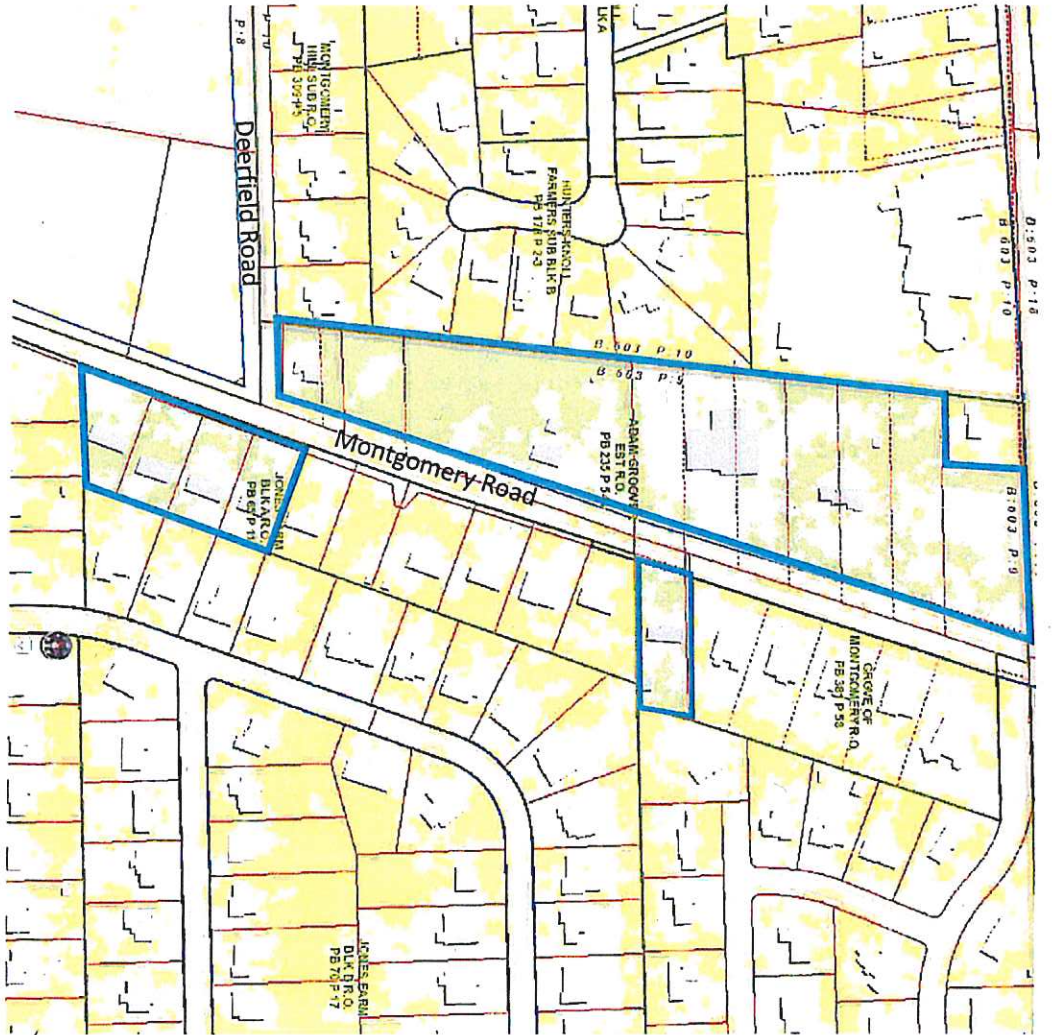


Exhibit A