

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 07 – 22

PASSED: February 28, 2022

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH REAL ESTATE PROPHETS LLC, FLATS AT GREYSTONE LLC, AND PULTE HOMES OF OHIO LLC FOR THE DEVELOPMENT OF PARCELS 152-002161, 152-002162 AND 150-002713, AND DECLARING AN EMERGENCY

WHEREAS, Real Estate Prophets LLC has entered into a real estate purchase contract with Harold P. Wilburn and Judith A. Wilburn to acquire certain parcels (Parcel Numbers 152-002161, 152-002162, and 150-002713), and has entered into separate partial assignment agreements with Flats at Greystone LLC and Pulte Homes of Ohio LLC pursuant to which each assignee will purchase and develop certain portions of the Wilburn parcels; and,

WHEREAS, the Wilburn parcels are part of a Planned Residential Development District approved by Obetz Council pursuant to Ord. No. 33-21 on October 25, 2021, which ordinance also approved a Preliminary Development Plan and Development Standards Text; and,

WHEREAS, the Preliminary Development Plan contemplates 78.66+/- acres of single-family residential development by Pulte on the Pulte Property and the REP Property and 14.90+/- acres of multi-family development by Greystone on the Greystone Property, as well as the creation of the Future Parkland (collectively, the "Project"); and,

WHEREAS, the Parties are desirous of entering into a Development Agreement to set forth certain understandings and agreements that are integral to mutual benefit of the Project to the parties and the current and future residents of Obetz

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO, THAT:

Section 1. City Council hereby approves and authorizes the City Administrator to enter into and execute a Development Agreement in a form that is acceptable to the Law Director.

Section 2. While the general terms of the Development Agreement have been tentatively agreed upon, Council recognizes that additional changes may be necessary to reach a final agreement. Accordingly, the City Administrator is hereby authorized to make necessary changes so long as they do not materially differ from the terms and conditions approved herein and provided they promote the goals of the City related to the development.

Section 3. This Ordinance shall be declared an emergency and shall take effect at the earliest time permitted by law. The reason for the emergency is to provide for the public health, safety and welfare of the citizens of the City of Obetz; specifically, the development of the parcel will create tax revenue and employment opportunities within the City of Obetz. WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this 28 day of February, 2022.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Michael R. Flaherty
Michael Flaherty, Council President Pro Tem

APPROVED AS TO FORM

Eugene Hollins
Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 07-22 was duly posted at 11:00 AM (time) on the 7 day of March, 2022, at the Obetz Government Center, Obetz Community Center, and Obetz Athletic Club as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

3/7/22
Date