



**CITY OF OBETZ
RECORD OF ORDINANCES**

ORDINANCE: 18 – 24 _____

PASSED: _____

AN ORDINANCE TO REZONE PARCEL NUMBERS 153-000285 AND 153-000286, FROM GENERAL COMMERCIAL TO PLANNED COMMERCIAL DISTRICT, TO APPROVE A PRELIMINARY DEVELOPMENT PLAN AND TEXT, AND TO AUTHORIZE THE ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT

WHEREAS, Franklin County Auditor Parcel Numbers 153-000285 and 153-000286 are zoned General Commercial; and,

WHEREAS, Franklin County Auditor Parcel Number 153-000047 is zoned Planned Commercial District but does not have an approved development plan or text; and,

WHEREAS, all three parcels are owned by the same person and are proposed for development; and,

WHEREAS, an application was submitted to rezone Parcel Numbers 153-000285 and 153-000286 to Planned Commercial District and approve a Preliminary Development Plan and Development Text for all three Parcels to permit an eating establishment; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on April 10, 2024 at 6:00 PM in Council Chambers; and,

WHEREAS, after review of the requested rezoning, the Planning and Zoning Commission recommended conditional approval of the requests at that meeting; and,

WHEREAS, the Council of the City of Obetz held a public hearing on May 28, 2024 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the City; and

WHEREAS, the applicant and the City desire to enter into a Development Agreement to set forth certain obligations and understandings regarding overall development of the parcels and public infrastructure in the surrounding area.

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

Section 1. The properties known as Franklin County Auditor Parcels 153-000285 and 153-000286, attached hereto as Exhibit A, are hereby rezoned from General Commercial to Planned Commercial District.

Section 2. The Preliminary Development Plan and Text for Parcels 153-000285, 153-000286, and 153-000047, attached hereto as Exhibit B, is hereby approved.

Section 3. The official zoning map of the City of Obetz shall be amended to reflect the aforementioned zoning change.

Section 4. The City Administrator is hereby authorized to enter into a Development Agreement, in a form satisfactory to the Law Director, to set forth certain requirements and obligations to ensure orderly development of the affected parcels and the surrounding area.

Section 5. This Ordinance shall become effective at the earliest time permitted by law.

Passed this _____ day of _____, 2024.

ATTESTS:

Stacey Boumis, Clerk of Council

Angela M. Kirk, Mayor

Todd Gibbs, Council Pres. Pro-Tem

APPROVED AS TO FORM

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 _____ was duly posted at _____ (time) on the _____ day of _____, 2024, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

Stacey Boumis, Clerk

Date

EXHIBIT A

