



Introduced: 2/19/2019  
Revised:  
Adopted:  
Effective:

## CITY OF PATASKALA

### ORDINANCE 2019-4331

**AN ORDINANCE TO REZONE PROPERTY LOCATED ON REFUGEE ROAD SW PARCEL #063-141384-00.000, TOTALING 106.33 ± ACRES, IN THE CITY OF PATASKALA FROM THE MEDIUM-LOW DENSITY RESIDENTIAL (R-87) ZONING CLASSIFICATION TO THE PLANNED DEVELOPMENT DISTRICT (PDD) ZONING CLASSIFICATION.**

*WHEREAS*, NVR, Inc. filed application number ZON-17-007 (Attachment A), on behalf of the property owner Suburban Acquisitions II, LLC, parcel number 063-141384-00.000 and totaling 106.33 acres ±, from the Medium-Low Density Residential (R-87) zoning classification to the Planned Development District (PDD) zoning classification pursuant to Section 1217.02; and

*WHEREAS*, a public hearing was held by the City Planning and Zoning Commission on January 2, 2019; and

*WHEREAS*, the notice of a public hearing to be held by the City Planning and Zoning Commission was published in a newspaper of general circulation on December 20, 2018; and

*WHEREAS*, the notice of a public hearing to be held by the City Planning and Zoning Commission was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, pursuant to Section 1217.09, and

*WHEREAS*, upon hearing the application the City Planning and Zoning Commission recommended approval of the amendment with modifications (Attachment B) on January 2, 2018 pursuant to Section 1217.10; and

*WHEREAS*, a public hearing was held by Council on February 19, 2019 pursuant to Section 1217.11; and

*WHEREAS*, the amendment was on file for public examination for a minimum of 30 days preceding the Council public hearing pursuant to Section 1217.12; and

*WHEREAS*, Council hereby determines that all applicable procedures required by Chapter 1217 of the Codified Ordinances have been followed, and that notice was given and a public hearing was held as required by Section 1217.11 of the Codified Ordinances, and Council hereby adopts the recommendation of the Pataskala Planning and Zoning Commission as provided for in Section 1217.13 of the Codified Ordinances;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:**

Section 1: The property located on Refugee Road SW, parcel number 063-141384-00.000 totaling 106.33 ± acres, Pataskala, Ohio, belonging to Suburban Acquisitions II, LLC, is hereby rezoned to the Planned Development District (PDD) zoning classification from the Medium-Low Density Residential (R-87) zoning classification.

Section 2: The Official Zoning Map of the City of Pataskala, Ohio is hereby amended and revised by changing the zoning of the property from the Medium-Low Density Residential (R-87) zoning classification to the Planned Development District (PDD) zoning classification, and the City Administrator is hereby authorized and directed to make this change on the Zoning Map in accordance with the provisions of this Ordinance.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 4: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

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Kathy M. Hoskinson, Clerk of Council

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Michael W. Compton, Mayor

Approved as to form:

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Brian M. Zets, Law Director