

CITY OF CLAYTON, OHIO

RESOLUTION NO. R – ZC – 15 - 01

A RESOLUTION ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE REQUEST FOR MODIFICATION OF THE PD-3 DEVELOPMENT PLAN FOR THE VILLAGES OF NORTH CLAYTON WITH SPECIFIED CONDITIONS

WHEREAS, a request for a modification of the PD-3 Development Plan for District 3 of the Villages of North Clayton was submitted, said request being to permit the construction of more patio-style homes within the Villages development; and

WHEREAS, the Clayton Planning Commission held a public hearing on said request at which time any and all persons were given an opportunity to be heard thereon, and;

WHEREAS, the Clayton Planning Commission after public meeting has recommended approval of the request for a modification of the PD-3 Development Plan for the Villages of North Clayton in order to permit construction of more patio-style homes with specified requirements as set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

1. That the request for a modification of the PD-3 Development Plan for the Villages of North Clayton is hereby approved, as recommended by the Clayton Planning Commission, subject to the following requirements:
 - The houses on Lots 15; 16; 17; 18 and 60 shall have a minimum of 2 steps between the back of the sidewalk and front porch;
 - The house on Lots 14 shall have a minimum of 3 steps between the back of the sidewalk and front porch;
 - The required steps shall be of standard size as defined in the Ohio Building Code;
 - The house to be constructed on Lot 14 shall constitute the largest model and shall include the “bonus” room on the second floor; and
 - The conditions imposed as part of the July 18, 2013 Planned Development modifications remain in effect, except as specifically modified as part of this approval.
2. That this Resolution shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Resolution or which imposes additional requirements for effectiveness or validity.

ADOPTED BY COUNCIL ON MARCH 19, 2015.

AUTHENTICATION:

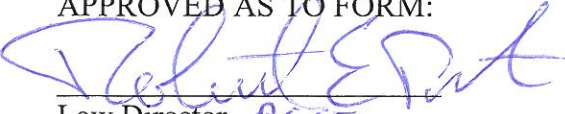


Mayor (Presiding Officer of Council)



Clerk of Council

APPROVED AS TO FORM:




Law Director *ASST*

CERTIFICATION OF PUBLICATION

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper	Date of publication
<u>Englewood Independent</u>	<u>March 26, 2015</u>



Clerk