

RESOLUTION NO. 8-80

BY Richard Thomas Wood

Giving preliminary approval to the detailed development plan, for a tract of land known as the west one-half of Lot 48, and Lot 49 and 12.41 feet off the east side of Lot 50 excepting 5 feet 10 inches off the south side thereof, of Rownd and Knauss' Park View Subdivision.

WHEREAS, Ordinance No. 28-80 has been prepared and submitted to this Council which, if adopted, would amend the Official Zoning Map adopted as part of Ordinance No. 8-72 (now Chapters 1240 and 1268, incl., of the Codified Ordinances of the City of Bexley), by transferring the following described property:

PARCEL I:

Being the west one-half of Lot Number Forty-eight (48) of ROWND and KNAUSS' PARK VIEW SUBDIVISION of Half Section No. 20, Township No. 5, Range No. 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 47, Recorder's Office, Franklin County, Ohio.

PARCEL II:

Being Lot Number Forty-nine (49) and 12.41 feet off the east side of Lot Number Fifty (50) of ROWND and KNAUSS' PARK VIEW SUBDIVISION of Half Section No. 20, Township No. 5, Range No. 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 47, Recorder's Office, Franklin County, Ohio, EXCEPTING THEREFROM any interest owned by third parties in a strip of land approximately 5 feet 10 inches in width off the south side of the above described premises as found by the Franklin County Court of Common Pleas in Case No. 60113 (Order Book 163, page 239),

from the Low Density Single Family Residential District to the Planned Unit Residential District and give approval to a detailed development plan for a six to nine unit residential development to be constructed on said tract of land, said detailed development plan consisting of a drawing entitled Site Concept Development Plan, prepared by Trott & Bean Associates, and dated ~~December 3, 1979~~ ^{April 14, 1980}, a drawing entitled Site Concept Elevation Drawing, prepared by Trott & Bean Associates, and dated ~~December 3, 1979~~ ^{April 14, 1980}, three pages of text entitled "Statement of Appropriateness", dated June 12, 1980, and submitted by Bexley Properties, four pages of text entitled "Architectural Criteria", dated June 12, 1980, and submitted by Bexley Properties, a drawing entitled Site Plan, prepared by Trott & Bean Associates, and dated May 22, 1980, and a survey map prepared by Myers Surveying Company and dated October 29, 1979 and a conditional letter of approval from the City of Columbus, Division of Fire.

WHEREAS, a public hearing was held on Tuesday, June 10, 1980 at 7:00 P.M. in the Bexley Municipal Building to discuss and consider said Ordinance No. 28-80; and

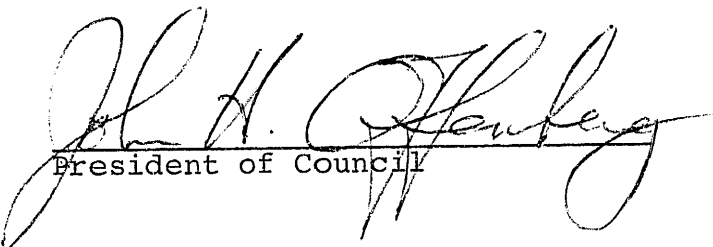
WHEREAS, Section 1264.21 (as codified) of Zoning Ordinance 8-72 requires this Council to give preliminary and final approval to a detailed development plan as part of the procedure accompanying an amendment of the Official Zoning Map to establish a Planned Unit Residential District; and

WHEREAS, this Council wishes to give preliminary approval to the development plan identified above; NOW, THEREFORE,

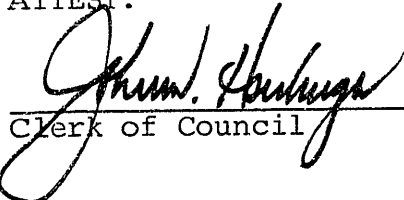
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEXLEY, STATE OF OHIO:

Section 1. Preliminary approval is hereby given to the detailed development plan for a residential development consisting of from six to nine units to be constructed on a tract of land known as the west one-half of Lot 48, and Lot 49 and 12.41 feet off the east side of Lot 50 excepting 5 feet 10 inches off the south side thereof, of Rownd and Knauss' Park View Subdivision, said development plan consisting of a drawing entitled Site Concept Development Plan, prepared by Trott & Bean Associates, and dated ~~December 3, 1979~~ ^{April 14, 1980}, a drawing entitled Site Concept Elevation Drawing, prepared by Trott & Bean Associates, and dated ~~December 3, 1979~~ ^{April 14, 1980}, three pages of text entitled "Statement of Appropriateness", dated June 12, 1980, and submitted by Bexley Properties, four pages of text entitled "Architectural Criteria", dated June 10, 1980, and submitted by Bexley Properties, a drawing entitled Site Plan, prepared by Trott & Bean Associates, and dated May 22, 1980, a survey map prepared by Myers Surveying Company and dated October 29, 1979, and a conditional letter of approval from the City of Columbus, Fire Division.

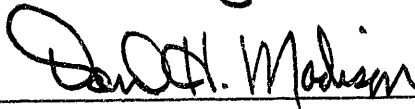
Adopted: June 17, 1980


President of Council

ATTEST:


Clerk of Council

Approved: June 17, 1980


Mayor