

RESOLUTION NO. 8-83

BY: James H. Gross

Giving approval to the building plans for house number three in the first phase of the Planned Unit Residential Development by Bexley Properties known as Columbia Place located on the south side of Bryden Road as authorized by amended Ordinance 28-80.

WHEREAS, by virtue of amended Ordinance No. 28-80 certain property on the south side of Bryden Road was rezoned to the Planned Unit Residential District which said property is described as follows:

Being the west one half of Lot 48, all of Lot 49, and 12.41' off the east side of Lot 50 of Rownd and Knauss' Parkview Subdivision of part of half section number 20, section number 13, range number 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; and

WHEREAS, the development plan and architectural criteria approved as a part of said rezoning provided for the submission of the plans for each phase of said development to the City Council for approval, and

WHEREAS, Resolution Number 15-80 gave approval for three dwelling units to be constructed in the first phase of said development, and

WHEREAS, only two dwelling units have been constructed and the said Bexley Properties has submitted new plans for approval of the third dwelling unit in the first phase; and

WHEREAS, the building plans for the third dwelling unit have been reviewed by the City Planner and have been found to be compatible with the two existing structures, the overall development plan and other adjoining properties; and

WHEREAS, the said Bexley Properties has asked that the architectural criteria incorporated into and made part of amended Ordinance Number 28-80 be amended to allow for more than a single architect for all the homes and that the original architect has consented to this request by way of a written waiver to the City.

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

Section 1. That said building plans for dwelling unit number three in phase one dated August 24, 1983 be and they are hereby approved all upon the specific conditions;

(a) That said documents, building plans and elevations and specifically the lot lines, the landscaping, fence lines, building materials and other details shown on said document, building plans and elevations be followed and adhered to in the construction of said dwelling units.

(b) That the requirement for one architect for all the homes in the architectural criteria be waived pending adoption of an Ordinance to amend Ordinance Number 28-80.

(c) That the construction of the third dwelling unit shall be commenced on or before December 15, 1983 and that construction shall be completed within 12 months after the commencement of construction of that unit.

(d) That if the second phase of said development has not been submitted to Council within one year after the approval of the first phase or if the second phase of said development has not been approved at the time of completion of the construction of the units in the first phase, whichever shall first occur, all land in the development and not in the first phase shall, until the approval of the second phase be maintained by the developer in lawn with landscaping compatible with the landscaping of the first phase.

Passed: Oct 6, 1983

Special Meeting

Carole Thomas Christy
President of Council

Attest:

John W. Horby
Clerk of Council

Approved: Oct 6, 1983

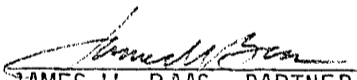
David H. Madison
David H. Madison,
Mayor

RELEASE

In recognition of the desire of the developer, Bexley Properties, an Ohio general partnership, and the willingness of the City of Bexley to submit to a further amendment of Amended Ordinance No. 28-80, Columbia Place Subdivision, and in particular with regard to Paragraph I of the Architectural Criteria, incorporated therein, requiring a single architect for all houses designed and constructed within the subdivision, the firm of Trott & Bean Architects (Releasor) does hereby agree to release the City of Bexley from any, and all responsibility for such act affecting the rights, claims, or privileges of releasor. Such agreement shall not in any way release or impair the rights of releasor as against other parties in interest in the subject property.

DATE EXECUTED:
September 28, 1983

TROTT & BEAN ARCHITECTS


JAMES W. BAAS, PARTNER