

**Ordinance No. 47- 14**

By: Steve Keyes

An Ordinance to approve an Amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue know as "Lyonsgate".

**Whereas**, a detailed development plan consisting of a textual description and exhibits identified and labeled A through L was given a preliminary and final approval by Amended Ordinance No. 31-85; and

**Whereas**, Paragraph 4 of said textual description requires that any major changes to the detailed development plan shall be subject to the rezoning process; and

**Whereas**, Behal Sampson Dietz, Inc., has requested approval for changes in the footprint and design of the house plan, as well as an increase in the square footage for Unit 14, which are deemed to be "major changes" as defined by the text; said changes being defined by drawings No. \_\_\_\_\_, dated August 4, 2014, and incorporated herein by this reference; and

**Whereas**, the Council has received written recommendations for approval of the proposed amendments to the detailed development plan from the City's Planners, the Planning Commission and the Board of Zoning Appeals; and

**Whereas**, it is further found that the proposed amendments to the detailed development plan are in compliance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planned Unit Districts;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

**Section 1.** That the Amendment to the TEXTUAL DESCRIPTION OF DETAILED DEVELOPMENT PLAN FOR 3.11 ACRES TRACT ON CLIFTON AVENUE, consisting of drawings: \_\_\_\_\_ dated August 4, 2014, a copy of which is attached to this Ordinance and incorporated herein by this reference, is hereby approved.

**Section 2.** That this Ordinance shall take effect and remain in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2014

\_\_\_\_\_  
Richard Sharp, President of Council

Attest: \_\_\_\_\_  
Bill Harvey, Clerk of Council

Approved: \_\_\_\_\_, 2014

\_\_\_\_\_  
Ben Kessler, Mayor