

RESOLUTION NO. 2018-64

APPROVING A FINAL PLAT FOR PHASE 3 OF THE PARK
MANOR SUBDIVISION CONTAINING 10 LOTS AND TOTALING
APPROXIMATELY 1.4798 ACRES (CURRENT HAMILTON
COUNTY AUDITOR'S PARCEL 612-0040-0751-00)

WHEREAS, Richard Arnold of McGill Smith Punshon, Inc. has requested approval of a Final Plat for Phase 3 of the Park Manor Subdivision on behalf of Park Manor, LLC; and

WHEREAS, City Council adopted Ordinance No. 2009-26 on May 14, 2009 approving the Preliminary Plan for this development; and

WHEREAS, the Planning Commission approved a change to the development plan as a Minor Amendment on October 4, 2018 to allow for 10-single-family homes along Cooper Lane that will remain a part of the Park Manor development; and

WHEREAS, construction of all elements of the improvement plans will be constructed by the developer in conformity with the approved plans; and

WHEREAS, the developer has submitted a Final Plat for approval in accordance with Section 1105.04 of the Blue Ash Code of Ordinances, which consists of two pages prepared by McGill Smith Punshon, Inc. and bearing the notation "Resolution No. 2018-64, December 13, 2018"; and

WHEREAS, the proposed final plat substantially conforms to the approved plans for a subdivision of approximately 1.4798 acres into 10 single-family lots and an area of common open space; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in the minutes thereof dated November 1, 2018, has recommended approval of the final plat as proposed with the following conditions:

1. Improvement plans for at least the area covered by this plat must be approved by the City and improvements must either be completed or fully bonded prior to the City signing and releasing the plat to the developer for filing with Hamilton County.
2. Improvement plans, including fire hydrants, street trees, sidewalks, street lights and other public infrastructure for this phase must be consistent with the already approved phases of this subdivision.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of the Final Plat for Phase 3 of the Park Manor Subdivision on approximately 1.4798 acres in an R-3 residential district (current Hamilton County Auditor's Parcel 612-0040-0751-00) as described on two pages prepared by McGill Smith Punshon, Inc. and bearing the notation "Resolution No. 2018-xx, December 13, 2018", and subject to and specifically including all conditions, provisions, and restrictions as set forth: (1) in the application and (2) in the minutes of the Planning Commission dated November 1, 2018;

SECTION II.

It is hereby determined that the proposed Final Plat will not be detrimental to the public peace, health, safety or general welfare, and that it is in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 13th day of December 2018.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

