

ORDINANCE NO. 2018-10

APPROVING A CONCEPT PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT AT OAK AVENUE IN THE R-3
RESIDENTIAL HIGH DENSITY ZONING DISTRICT
CONTAINING 4 BUILDING LOTS AND TOTALING
APPROXIMATELY 0.786 ACRES (CURRENT HAMILTON
COUNTY AUDITOR'S PARCELS 612-0190-0427, 612-0190-
1239, 612-0190-1255, AND 612-0190-1256)

WHEREAS, Robert V. Painter of RVP Engineering on behalf of Chris Pernice of Monarch Homes has requested approval of a Planned Unit Development and Zoning Map Amendment at a site on the east side of Oak Avenue north of Cook Avenue consistent with the provisions of Chapter 1137 of the Blue Ash Zoning Code; and

WHEREAS, the proposed plan involves approximately 0.786 acres and includes 4 single-family building lots and 1 lot of shared common open space that would be owned and maintained by a homeowners association; and

WHEREAS, the application consists of one page prepared by RVP Engineering and bearing the notation "Ordinance No. 2018-10, October 25, 2018"; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated August 2, 2018, has recommended approval of the Concept Development Plan and Zoning Map Amendment as proposed with the following condition:

1. The development is required to have a minimum 14-foot wide access driveway to satisfy the Blue Ash Fire Department requirements.

WHEREAS, notice of the public hearing was provided to the general public and nearby property owners in accordance with requirements of the Blue Ash Code; and

WHEREAS, an approved Concept Planned Unit Development results in a change to the Zoning Map provides and confirms that the proposed land uses, general site design, and development details are acceptable; and

WHEREAS, a subsequent Final Development Plan approval is required before the City will allow site development and construction; and

WHEREAS, the Final Development Plan is expected to be consistent with the approved Concept Plan and provide additional information sufficient to verify that the plan will satisfy all applicable Zoning Code requirements and design details.

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

SECTION I.

Applicant is hereby granted approval of a Concept Planned Unit Development and Zoning Map Amendment at Oak Avenue in the R-3 Residential High Density Zoning District containing 4 building lots and 1 lot of common open space totaling approximately 0.786 acres (current Hamilton County Auditor's parcels 612-0190-0427, 612-0190-1239, 612-0190-1255, and 612-0190-1256) as described on one page prepared by RVP Engineering and bearing the notation "Ordinance No. 2018-10, October 25, 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 August 2, 2018;

SECTION II.

It is hereby determined that the proposed Concept Planned Unit Development and Zoning Map Amendment will not be detrimental to the public peace, health, safety or general welfare, and that is it in the best interest of the City of Blue Ash, Ohio.

SECTION III.

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

PASSED this 25th day of October, 2018.

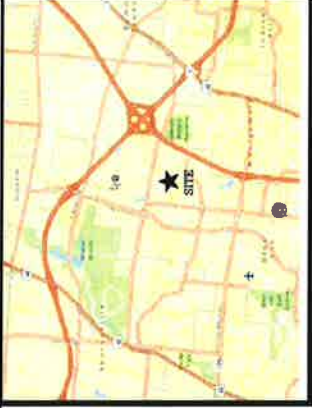
Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

FIRST READING: October 11, 2018

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor



VICINITY MAP
N.T.S.



- NOTE:
1. ALL PROPERTIES ARE CURRENTLY ZONED R-3.
 2. ALL PROPOSED USES ARE SINGLE FAMILY RESIDENTIAL.
 3. PROPOSED ZONE: R-PUD
 4. DENSITY = 4 UNITS / 0.786 AC = 5.09 UNITS / AC.
 - 4.1. LOT 5 IS OPEN SPACE
 5. MIN. LOT DIMENSIONS
 - 5.1. AREA = 5539 SF
 - 5.2. WIDTH = 50 FT
 - 5.3. FRONT YARD SETBACK = 25 FT
 - 5.4. REAR YARD SETBACK = 40 FT
 - 5.5. SIDE YARD SETBACK = 5 FT



NO.	DESCRIPTION	DATE

*ORDINANCE 2018-10
October 25, 2018*