

ORDINANCE NO. 6 , 2013

**AN ORDINANCE REZONING A PORTION OF THE VINTAGE CLUB  
PLANNED UNIT DEVELOPMENT DISTRICT FROM MULTI-FAMILY D-3 DISTRICT  
TO LIMITED BUSINESS L-B DISTRICT**

**WHEREAS**, the Great Traditions Development Group acquired property fronting Montgomery Road and Kemper Road within the City and petitioned the City to rezone the property and to permit the development of the property as a Planned Unit Development Overlay District; and

**WHEREAS**, by Ordinance No. 11, 2006, the City Council did rezone the property to permit both commercial development fronting Montgomery Road and multi-family/single-family residential development on the east and southeast portions of the lot. Council also approved a Planned Unit Development Overlay District and general development plan within which was permitted Single-Family Residence A, Multi-Family D-3, and Limited Business L-B Districts; and

**WHEREAS**, the Great Traditions Development Group has petitioned the City to rezone a small portion of the development comprising approximately one-half acre currently categorized within the Multi-Family D-3 District to the Limited Business L-B District to permit the development of a medical office building; and

**WHEREAS**, the Planning Commission has reviewed this application and recommended a modification to the Planned Unit Development Overlay District and the rezoning of this portion of the lot to the Limited Business L-B District; and

**WHEREAS**, Council has held a public hearing to consider the recommendation and findings from the Planning Commission after appropriate public notice as required by the Montgomery Zoning Code; and

**WHEREAS**, Council does accept the recommendations and findings of the Planning Commission which supports the rezoning of this property as part of the Planned Unit Development Overlay District; and

**WHEREAS**, Council finds that this zoning amendment, if approved, will be consistent with the comprehensive community plan for the City.

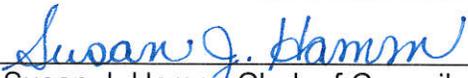
**NOW THEREFORE, BE IT ORDAINED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** Property currently owned by the Great Traditions Development Group within the Vintage Club Planned Unit Development Overlay District as depicted on the attached Exhibit A shall be rezoned to the Limited Business L-B District within the Planned Unit Development Overlay District. The remainder of the property within the Planned Unit Development Overlay District as previously approved by Ordinance No. 11, 2006 shall remain as previously zoned.

**SECTION 2.** The Community Development Director is hereby directed to make a change in the zoning map to reflect the new underlying zone and the boundaries for such zones as modified.

**SECTION 3.** This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: February 20, 2013

ATTEST:   
Susan J. Hamm, Clerk of Council

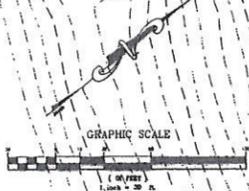
  
Ken Suer, Mayor

APPROVED AS TO FORM:  
  
Terrence M. Donnellon, Law Director



RE-ZONE 0.5412 AC.

VINTAGE CLUB  
11/22/2012



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