

ORDINANCE NO. 2 , 2016

**AN ORDINANCE REZONING PROPERTY AT 9876 MONTGOMERY ROAD
MONTGOMERY, OHIO TO THE D-2 MULTI-FAMILY RESIDENTIAL DISTRICT**

WHEREAS, Twin Lakes, operating in the City as a retirement community, has petitioned the City to rezone a portion of the property which it owns at 9876 Montgomery Road, Montgomery, Ohio, being Hamilton County Auditor's parcel number 603-0008-0009, to the D-2 Multi-Family Residential District; and

WHEREAS, such lot currently is situated in the GB General Business District, however the property to the east of the subject lot is owned by Twin Lakes and is similarly zoned within the D-2 Multi-Family Residential District; and

WHEREAS, rezoning the subject lot will facilitate the expansion of the retirement campus onto such lot, and it will not disrupt the Montgomery Road Commercial Corridor as the companion lot frontage will remain in the GB General Business District; and

WHEREAS, Council did hold a public hearing on December 2, 2015 to consider the recommendation and findings from the Planning Commission after appropriate public notice was completed as required by the Montgomery Zoning Code; and

WHEREAS, Council did accept the recommendations and findings of the Planning Commission which support rezoning the property to the D-2 Multi-Family Residential District; and

WHEREAS, Council does find that the zoning amendment, as proposed and accepted at the public hearing, 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 Twin Lakes, being Auditor's parcel number 603-0008-0009, more commonly known as 9876 Montgomery Road, Montgomery, Ohio 45242, as more particularly described on Schedule A attached hereto and incorporated herein by reference, shall be rezoned to the D-2 Multi-Family Residential District.

SECTION 2. The Community Development Director is hereby directed to make a change in the Zoning Map to reflect the new residential zone and the boundaries for such zone and District.

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

PASSED: February 3, 2016

ATTEST: Connie M. Gaylor
Connie M. Gaylor, Clerk of Council

Christopher P. Dobrozsi
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon
Terrence M. Donnellon, Law Director