

RESOLUTION NO. 15-80

BY

George Thomas Ward

Giving approval to the first phase of the Planned Unit Residential Development by Bexley Properties on the south side of Bryden Road as authorized by Ordinance 28-80.

WHEREAS, by virtue of Ordinance No. 28-80 certain property on the south side of Bryden Road was rezoned to the Planned Unit Residential District which said property is described as follows:

Being the west one-half of Lot 48, all of Lot 49, and 12.41 feet off the east side of Lot 50 of Rownd and Knauss' Park View Subdivision of part of Half Section No. 20, Section No. 13, Range No. 22, Refugee Lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 47, Recorder's Office, Franklin County, Ohio; and

WHEREAS, the development plan and architectural criteria approved as a part of said rezoning provided for the submission of the plans for each phase of said development to the City Council for approval,

WHEREAS, the said Bexley Properties has submitted plans for the first phase of said development in the form of the Preliminary Design Documents of Trott and Bean dated November 25, 1980, and containing building plans and elevations for three dwelling units NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEXLEY, STATE OF OHIO:

Section 1. That said first phase and said Preliminary Design Documents dated November 25, 1980, be and they are approved all upon the specific conditions:

- a) That there shall be three dwelling units in the first phase as shown on said Documents.
- b) That said Documents, building plans and elevations and specifically the landscaping, fence lines, building materials and other details shown on said Documents, building plans and elevations be followed and adhered to in the construction of said dwelling units.
- c) That the construction of one or more of said units shall be commenced on or before January 1, 1981; and the construction of two or more of said units shall be commenced on or before February 1, 1981 and the construction of all three of said units shall be commenced on or before March 1, 1981, and that each of said units shall be completed within twelve months after the commencement of construction of that unit PROVIDED that said schedule as set forth above may be altered and extended where weather conditions make it reasonably necessary to do so in which case every reasonable effort shall be made to start and complete the construction as soon as is possible.

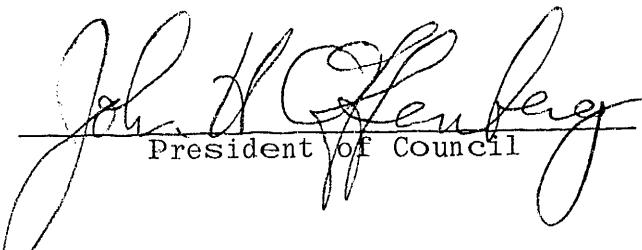
if the second phase of said development has not been submitted to Council within one year after the approval of the first phase or

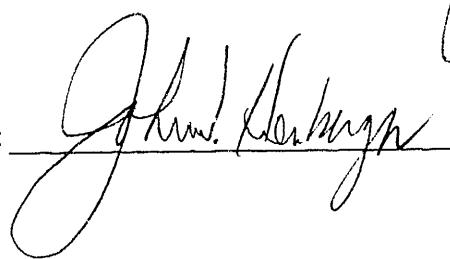
Whichever shall first occur,

a) That if the second phase of said development has not been approved at the time of the completion of the construction of the units in the first phase, all land in the development and not in the first phase shall, until the approval of the second phase be maintained in either ~~lawn, or other~~ ^{with} landscaping forms of neat and attractive landscape materials compatible with the landscaping of the first phase.

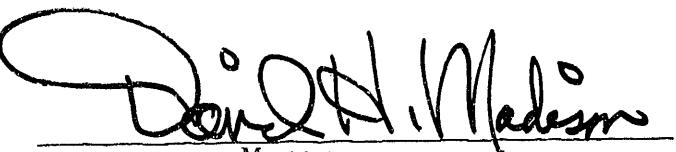
by the developer

Passed: November 25, 1980


John H. O'Fenerry
President of Council

Attest: John W. Hough


Approved: Nov. 25, 80


David H. Madison
Mayor