

ORDINANCE NO. 58 -87

By: Albert Myer

An Ordinance to approve an Amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue known as "Lyonsgate".

WHEREAS, a detailed development plan consisting of a textual description and exhibits identified and labeled A through L was given a preliminary and final approval by Amended Ordinance NO. 31-85; and,

WHEREAS, Paragraph 4 of said textual description requires that any major changes to the detailed development plan shall be subject to the rezoning process; and,

WHEREAS, the developers of the project, Clifton Trace Associates, Inc., have requested approval for several changes to the detailed development plan, all of which are deemed to be "major changes" as defined by the text; and,

WHEREAS, the Council has received written recommendations for approval of the proposed amendments to the detailed development plan from the Zoning Officer, the Planning Commission and the Board of Zoning Appeals; and,

WHEREAS, it is further found that the proposed amendments to the detailed development plan are in compliance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planned Unit Districts; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY,  
OHIO:

Section 1. That the Amendment to TEXTUAL DESCRIPTION OF DETAILED DEVELOPMENT PLAN FOR 3.11 ACRE TRACT ON CLIFTON AVENUE, a copy of which is attached to this Ordinance and incorporated herein by this reference, is hereby approved.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: October 13, 1987

J. H. Hockert  
President of Council

Attest:

John W. Hockert  
Clerk of Council

APPROVED: Oct 13, 1987

David H. Madison  
David H. Madison  
Mayor

July 28, 1987 - 1<sup>st</sup> reading  
August 18, 1987 - 2<sup>nd</sup> reading  
Sept. 8, 1987 - 3<sup>rd</sup> reading: Public Hearing  
Tabled  
Oct. 13, 1987 - Adopted

AMENDMENT TO TEXTUAL DESCRIPTION  
OF DETAILED DEVELOPMENT PLAN FOR  
3.11 ACRE TRACT ON CLIFTON AVENUE

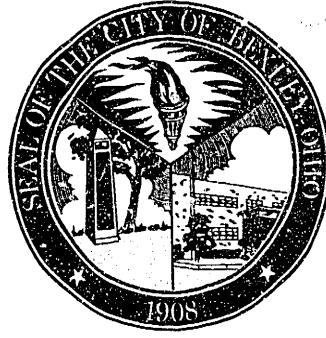
The following is an Amendment to the Textual Description of Detailed Development Plan for 3.11 Acre Tract on Clifton Avenue.

1. With respect to Unit 11, the following exhibits shall be substituted for the appropriate exhibits which are part of the Text:

- A. Exhibit A which is a site plan showing the revised building line;
- B. Exhibit B which is a unit plan showing the revised first floor plan;
- C. Exhibit C which is a unit plan showing the revised second floor plan;
- D. Exhibit D which shows revised elevations.

2. Paragraph 12(D) of the Textual Description shall henceforth read: "Subsequent building phases may consist of one (1) or more units."

3. All other terms, provisions and conditions of the Textual Description shall remain in full force and effect.



## *City of Bexley, Ohio*

2242 EAST MAIN STREET, 43209

235-8694

### NOTICE OF PUBLIC HEARING

In accordance with Section 713.12 of the Ohio Revised Code, notice is hereby given that public hearings will be held by the Bexley Board of Zoning Appeals at 7:30 P.M., Thursday, August 13, 1987; the Bexley Planning Commission at 6:00 P.M., Tuesday, August 18, 1987; and by Bexley City Council at 7:00 P.M., Tuesday, September 8, 1987, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio 43209. These hearings are to consider Ordinance No. 58-87 which would approve an amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue known as "Lyonsgate". All interested persons are invited to attend. A copy of the application, proposed amended text, and building plans are available for public inspection in the Building Department office between 8:00 A.M. and 4:30 P.M. weekdays.

THE COLUMBUS DISPATCH  
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY, SS.:

Gary Merrell  
Classified Adv. Manager

*The Columbus Dispatch*, a newspaper published at Columbus, Franklin County, Ohio, with a daily paid circulation of more than 25,000 copies, personally appeared and made oath that the notice of which a true copy is hereunto attached was published in *The Columbus Dispatch* for 1

time to-wit, on August 6, 1987

and that the rate charged therefor is the same as that charged for commercial advertising for like services

*Gary Merrell*  
Subscribed and Sworn to, this 6th.  
day of August 19 87 as  
witness my hand and seal of office.

*Carla R. Daniel*  
Notary Public in and for The State of Ohio.

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8/6

CARLA R. DANIEL  
MY COMMISSION EXPIRES 7-14-89  
NOTARY PUBLIC - STATE OF OHIO