

ORDINANCE 2021-07

VILLAGE OF NEW RICHMOND, OHIO

Council for the Village of New Richmond, Ohio met in regular session this 27 day of April, 2021 with the following members present:

Becky Ploucha, yes                      Mary Allen, yes                      Richard Feldkamp, yes  
Melanie Slade, yes                      Larry Prues, yes                      Gary Skeene yes

Councilperson Skeene moved for adoption of the following:

**AN ORDINANCE CHANGING THE ZONING OF PARCEL #242708G053 iIN THE ASHBURN WOODS SUBDIVISION FROM R-2 SINGLE FAMILY TO PLANNED UNIT DEVELOPMENT (P.U.D.) AND APPROVING A PRELIMINARY DEVELOPMENT PLAN ON THE CONDITION THAT THE ANNEXATION OF PARCEL #242708G053 INTO THE VILLAGE OF NEW RICHMOND IS SUCCESSFUL**

**Whereas**, an agent representing the owners of parcel #242708G053 submitted an application to the Village of New Richmond to change the zoning of said parcel from its current zoning classification of R-2 Single Family (Ohio Township) to Planned Unit Development (P.U.D. hereafter) and a Preliminary Development Plan represented by attached (Exhibit A) for said P.U.D., and

**Whereas**, the owners of parcel #242708G053 petitioned the Board of County Commissioners of Clermont County, Ohio, on February 4, 2021, for annexation of the aforementioned Property consisting of approximately 62.8313 acres of land, more or less, in Ohio Township, Clermont County, Ohio, to the Village of New Richmond, Ohio and such process is still pending completion; and

**Whereas**, the requested P.U.D. zoning change is proposed to allow for the development of the property for the construction of single-family residence structures, and

**Whereas**, the New Richmond Planning Commission properly noticed and held a public hearing on March 4, 2021, to allow the public to provide input on the requested P.U.D. zoning change application and recommended the approval of the new P.U.D. zoning classification and the Preliminary Development Plan with conditions/modifications, and

**Whereas**, the New Richmond Planning Commission recommended approval with conditions/modifications on the requested P.U.D. zoning change application and the Preliminary Development Plan and such approval of the P.U.D. zoning change application and the Preliminary Development Plan with conditions/modifications was forwarded to Village Council in writing;

**Whereas**, the New Richmond Village Council properly noticed and held a public hearing on April 13, 2021, to allow the public to provide input on the requested P.U.D. zoning change application and the Preliminary Development Plan with modifications; and

**Whereas**, pursuant to the requirements of the New Richmond Village Council, no later than fifteen (15) days following the public hearing held on April 13, 2021, the Village Council is required to approve, reject, or modify the written recommendation of the New Richmond Planning Commission.

**BE IT ORDAINED** by the Council of the Village of New Richmond, Ohio a majority of its members concurring.

**SECTION 1.** That the Village Council approves the requested P.U.D. zoning change application and the Preliminary Development Plan with modifications as recommended by the New Richmond Planning Commission

**SECTION 2.** That upon the successful completion of the pending annexation process regarding parcel #242708G053, that the zoning of parcel #242708G053 shall be rezoned from R-2 Single Family (Ohio Township) to P.U.D. and that the official Village of New Richmond Zoning Map shall be modified and appropriately noted "PUD" for parcel #242708G053 on the underlying zoning district designation.

**SECTION 3.** That the tract of land proposed for rezoning and referred to as parcel #242708G053 is included herein by reference as Exhibit "A".

**SECTION 4.** That the Preliminary Development Plan with modifications, as approved, is included herein by reference as Exhibit "B".

**SECTION 5.** The timetable for any potential referendum shall begin upon the acceptance of the Village of New Richmond of the annexation of parcel #242708G053 by resolution or ordinance as set forth in R.C. 709.04.

