

ORDINANCE NO. 29-24

BY: Mr. Diddy

**AN ORDINANCE TO AMEND THE ZONING CODE AND THE MAP ATTACHED THERETO BY CHANGING THE ZONING OF 850 N. HYATT STREET - INLOT 4619 – MIAMI COUNTY PARCEL NUMBER G15-025204 (± 78.27 ACRES) FROM CONSERVATION DISTRICT (CD) INTERIM TO URBAN RESIDENTIAL (R-1C) ZONING CLASSIFICATION**

**WHEREAS**, the Tipp City Planning Board at their October 8<sup>th</sup>, 2024 meeting made a final positive recommendation regarding rezoning of 850 N. Hyatt Street, Inlot 4619 – Miami County Parcel G15-025204, (± 78.27 acres) from Conservation District (CD) Interim to R-1C – Urban Residential; and

**WHEREAS**, the Planning Board’s recommendation was made pursuant to Sections 154.03(C) of the Tipp City Zoning Code; and

**WHEREAS**, the Tipp City Code of Ordinance requires that City Council review all Planning Board recommendations prior to rezonings

**NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:**

**SECTION 1.** Being all of Inlot 4619, Miami County Parcel G15-025204, located at 850 North Hyatt Street, and the same is hereby rezoned from Conservation District (CD) Interim to the requested Urban Residential (R-1C) as follows:

Situate in the State of Ohio, County of Miami, Township of Monroe and being all of Inlot 4619, Miami County Parcel G15-025204, located at 850 North Hyatt Street (78.27 acres), the same being subject to all legal easements and restrictions of record.

**SECTION 2.** The Official Zoning Map and the Zoning Code be and the same are hereby amended to reflect the change in zoning district enacted by this Ordinance.

**SECTION 3.** This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: November 18, 24 [Signature]  
President of Council  
ATTEST: [Signature]  
Clerk of Council  
APPROVED: [Signature]  
Law Director

Attachment "A"

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**Application for a Zoning Map Amendment**

Community Development and Revitalization Department  
 260 S. Garber Drive, Tipp City, Ohio 45371  
 Phone: 937-667-6305  
[www.tippcityohio.gov](http://www.tippcityohio.gov)

For Staff Use Only	
Submittal Date:	4-17-2024
Date Application Determined Complete:	9-17-24
Date of Planning Board Hearing:	10-8-24
Date of City Council Hearing:	11-18-24
Fee Paid: \$150.00	Receipt #: 13700
Staff Initials:	MMS
Case/Permit Number:	9535

**Zoning Map Amendment Review Information**

1. The zoning map amendment review procedure and review criteria are established in Section 154.03(C) of the Tipp City Zoning Code.
2. The application fee for a zoning amendment is due at the time the application is submitted.

**General Information**

Applicant Name: Corridor Development II LLC  
 Mailing Address: 5131 Post Rd, Suite 101, Dublin, OH 43017  
 Phone Number: 614-717-4441

**Map Amendment Information**

Project Address: 850 N Hyatt Street Tipp City, OH 45371  
 Miami County Tax Parcel ID: G15-025204  
 Total Area of Rezoning (in square feet or acres): 78.27  
 Existing Zoning District: Unzoned  
 Proposed Zoning District: R1-C

If the application includes multiple properties, the applicant may include a separate sheet identifying all of the properties subject to the map amendment request and the each property's address and tax ID number.

**Zoning Map Amendment Information**

**1) Please summarize the intended use for the property and/or the reason you are seeking a zoning map or text amendment?**

Corridor Development II LLC plans to develop the 78.27+/- acre site as a single-family residential subdivision.

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Case/Permit Number:

Zoning Map Amendment Information Continued

2) Describe any change in conditions, planning concepts, social or economic conditions, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed amendment will remedy the change in conditions planning concepts, social or economic conditions, or other facts.

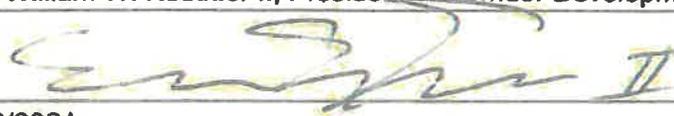
Currently the property is not zoned. The topography of the 78.27+/- acre site lends itself nicely for a single-family residential subdivision with green space and ponds. The subdivision would be an orderly, efficient and appropriate single-family development which will allow for continued growth and development of the City. The subdivision would be designed to continue the City's preservation of the character and quality of residential neighborhoods.

Signature

I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. Furthermore, I certify that I am the property owner or a duly authorized agent of the property owner for this application. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent review applications.

Print Name: William W. Keethler II, President of Corridor Development II LLC

Signature:



Date: 09/16/2024

For Staff Use Only

Planning Board Action:

City Council Board Action:

Adopt Planning Board Recommendations

Reject Planning Board Recommendations

Request Granted by Ordinance No.:

Date of Approval:

Effective Date:

Zoning Map Amendment Submittal Requirement Checklist

General Information

A list of all property owners and their mailing addresses, for properties within 200 feet of the outermost boundary of the proposed rezoning. The mailing addresses are not required where more than 10 properties are being rezoned. Such information shall be as shown on the Miami County Auditor's records. A list of properties identified by parcel ID number and a map from the County Auditor's office showing the numbers is recommended.

Any additional information determined to be necessary by the Zoning Administrator

Vicinity Map (Minimum scale of 1" = 100') that includes:

Date, north arrow, scale, and a legend for all symbols

Boundary line of the land subject to the proposed rezoning

Boundary or property lines of all properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the proposed rezoning

The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties

Existing watercourses and bodies of water including any applicable flood hazard areas

# Zoning Map

