

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2021-58**

A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, JANUARY 20, 2022, at 6:30 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 FOR A ZONING MAP AMENDMENT RELATING TO THE [INITIAL] ZONING UPON 944 ROUTE 22&3 CONTAINED IN THE ARCHDIOCESE ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

WHEREAS, the annexation into the City of the property commonly known as 944 Route 22&3, Morrow, Ohio 45152 (Part of Parcel# 17-36-200-003), containing 10.5383 acres, was recorded in the Warren County Recorder's Office on November 19, 2021; and

WHEREAS, said property was zoned R-1-Single Family Residence (Unincorporated Zoning) prior to annexation; and

WHEREAS, Drees Homes has submitted an application to rezone said property to R-3 - Single- and Multi-Family District; and

WHEREAS, per Sec. 15.7.13(3) of the South Lebanon Zoning Regulations, the City Planning Commission conducted a public hearing on December 7th, 2021, to review the rezoning request for this property; and

WHEREAS, the Planning Commission recommends the rezoning of this property to R-3 – Single- and Multi-Family District, as attached; and

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulations, the Council is required to conduct a public hearing on such matters and cause notice of the same to be published in a newspaper of general circulation in the City, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed Zoning Map Amendment and any reports of a City Officer, Board or Commission relating thereto available for public inspection at the City Offices during said thirty (30) day period; and,

WHEREAS, immediate action is required to publish notice of a public hearing for a zoning resolution map amendment and such action is necessary in order to preserve the public peace, health, safety or welfare of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, at least two-thirds of all members elected thereto concurring:

Section 1. That the proposed Zoning Map Amendment relating to initial zoning upon 944 Route 22&3, Morrow, Ohio 45152 shall be set for a public hearing on January 20, 2022, at 6:30 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.


Section 2. That the Fiscal Officer shall cause a notice of said public hearing to be published in a newspaper of general circulation in the City at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed Zoning Map Amendment, and any reports of the Planning Commission or any other City Officer, Board, or Commission relating thereto, at the City Offices between the hours of 8:00 a.m. and 4:30 p.m.


Section 3. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 4. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

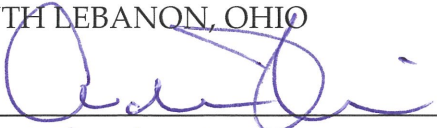
Adopted this 16th day of December, 2021.

Attest: 
Petrina D. Williams, Fiscal Officer/Clerk


James D. Smith, Mayor

Rules Suspended: <u>12/16</u> /2021 (if applicable)	Effective Date - <u>12/16</u> /2021
Vote - <u>5</u> Yeas ___ Nays	
First Reading - / /2021	Effective Date - / /2021
Second Reading - / /2021	
Third Reading - / /2021	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:
ANDREW P. MEIER
CITY SOLICITOR
SOUTH LEBANON, OHIO

By:  _____
Date: 12/16/2021



City of South Lebanon
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**RECOMMENDATION TO CITY COUNCIL
ZONING MAP AMENDMENT OF 10.5383 ACRES OF PROPERTY AT 944 ROUTE 22 & 3
(PART OF PARCEL NO. 17-36-200-003)**

FROM: City Planning Commission

On November 19, 2021, the annexation known as the “Archdiocese Annexation” was recorded in the Warren County Recorder’s Office. This annexation included part of one parcel in Hamilton Township owned by the Archdiocese of Cincinnati at 944 Route 22 & 3.

Under Hamilton Township’s zoning, the property was zoned R-1 Single Family Residence. Drees Homes (Applicant) has submitted a Zoning Map Amendment application for the property at 944 Route 22 & 3 (Part of Parcel# 17-36-200-003) to rezone the property from R-1 (Township) to R-3 Single- & Multi-Family Residential under the City zoning. The Applicant is proposing to create 36 single family lots on 10.5383 acres at the property located between Route 22-3 and Zoar Road at 944 Route 22 & 3.

On December 7, 2021, the City Planning Commission conducted a required public hearing per Section 15.7.13(3) of the City Zoning Code. After receiving public comment and reviewing the zoning map amendment, the Planning Commission voted to recommend approval of said amendment based on the following factors:

1. Said change is consistent with the existing surrounding land uses; and
2. The requested change is consistent with the adopted South Lebanon Comprehensive Plan.

Per Sec. 15.7.8 of the City Zoning Code, the next step in the Zoning Map Amendment process is for the City Council to schedule a public hearing at the next regular meeting following receipt of the Planning Commission report.