

PASSED: January 11, 2021
BY: Bardach

ORDINANCE NO. 2020-16

ORDINANCE ADOPTING CHAPTER 154.84 TO TITLE IV OF THE VILLAGE OF
AMBERLEY CODIFIED ORDINANCES ADOPTING AMBERLEY GREEN
ZONING DISTRICT REGULATIONS

WHEREAS, in order to promote the health, safety, and welfare of residents and the community as a whole, Amberley Village maintains a Zoning Code that applies to different zoning districts within the Village to protect and enhance the attractive appearance of the community and to assist in potential economic development as evaluated and determined by Village Council;

WHEREAS, in order to effectively consider any type of development of the Village-owned Amberley Green property, the zoning had to be changed from the previous, more restrictive Residence A zoning (single-family, 1 acre lots);

WHEREAS, the Village, with the assistance of the Hamilton County Regional Planning Commission (“HCRPC”), created a special zoning district for Amberley Green that would allow for potential mixed-uses, to preserve green space, create recreational and residential areas, while also allowing the potential opportunity for revenue-generating businesses to locate at the site, which would add to the tax base of the Village.

WHEREAS, Village Staff and Council have been working to create an environment to maintain green space for Amberley Green while enabling development to occur if the Village Council finds such a proposed use acceptable;

WHEREAS, in accordance with the Village Charter and Ordinances, Village Council referred proposed zoning text for the Amberley Green Zoning District to the Planning Commission for the purpose of reviewing and making recommendations to Village Council concerning changes and adoption of the zoning regulations proposed for Amberley Green;

WHEREAS, the proposed zoning text was presented to the Planning Commission, which held public hearings on July 8, 2020 and August 3, 2020. Bryan Snyder from the HCRPC attended and made a presentation at the July 8, 2020 Planning Commission hearing, at which the Planning Commission requested additional information from Village staff. The additional information was presented at the August 3, 2020 public hearing;

WHEREAS, at the public hearing on August 3, 2020, the Planning Commission voted 3 to 1 to recommend that Council amend the proposed zoning code text for Amberley Green to maintain the current land usage classifications as written, with the

Sixth Reading

exception of the 20% limitation on retail use in mixed-use facilities. The Planning Commission also recommended removing all other proposed zoning requirements, including those relating to set-backs, site development, landscaping, signage, and architectural design in the interest of allowing potential developers to proceed without having to acquire additional variances;

WHEREAS, the Amberley Green Zoning Regulations as reviewed and recommended by the Planning Commission are attached and incorporated into this Ordinance;

WHEREAS, Council finds that the Amberley Green Zoning Regulations as recommended by the Planning Commission serve to protect and enhance the appearance of use of the Amberley Green property, while also allowing for potential future economic development of the property;

NOW, THEREFORE, BE IT ORDAINED BY THE Council of Amberley Village, State of Ohio, six (6) members elected thereto concurring:

SECTION 1: Title IV of the Village of Amberley Codified Ordinances is hereby amended to add Code Sections 154.84 and 154.84.1, as set forth in more detail in the attached Zoning Regulations

SECTION 2: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law.

Passed this 11th day of January, 2021.

Mayor Thomas C. Muething

Attest:

Tammy Reasoner, Clerk of Council

Ordinance Vote:

Moved: Bardach Seconded: Wolf

Muething Aye
Wolf Aye
Bardach Aye

Sixth Reading

Conway	Aye
Kamine	Nay
Warren	Aye

I, Clerk of Council of Amberley Village, Ohio, certify that on the ____ day of January, 2021, the foregoing Ordinance was published pursuant to Article IX of the Home Rule Charter by posting true copies of said Ordinance at all of the places of public notice as designed by Sec. 31.40(B), Code of Ordinances.

Tammy Reasoner, Clerk of Council