

**ORDINANCE NO. 15-3491**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF SILVERTON TO ESTABLISH A PLANNED MIXED USE ZONING DISTRICT IN THE VILLAGE OF SILVERTON**

**WHEREAS**, the Village of Silverton regulates land use through its Zoning Code; and

**WHEREAS**, the Village of Silverton completed a comprehensive land use plan in 2008 which specifically noted that the area including and surrounding the former Silverton Paideia School site was appropriate for the most intensive land use allowed by Silverton's Zoning Code— offices; and

**WHEREAS**, the Village of Silverton 2008 Comprehensive Land Use Plan specifically called for this site to, "be reserved for low intensity professional office, commercial services and mixed-use residential land uses" provided adequate regulations were in place for screening, regulating site design and architectural standards, and ensuring adequate green space was provided, and

**WHEREAS**, the Village Council of Silverton initiated a zoning map amendment with the adoption of Resolution 15-719 on October 15, 2015; and

**WHEREAS**, the Planning Commission conducted a public hearing on this zoning map amendment on November 5, 2015, and recommended that Village Council approve the proposed Planned Mixed Use District (PMUD) designation for an area of Silverton at the intersection of Stewart and Montgomery Roads; and

**WHEREAS**, Village Council conducted a public hearing on Planning Commission's recommendation on December 3, 2015; and

**WHEREAS**, Village Council read the ordinance for the first time following the public hearing on December 3, 2015 and read it a second time and adopted it on December 10, 2015; and

**WHEREAS**, the adoption of the proposed PMUD is in the best interests of the health, safety, and general welfare of the Village, is consistent with good land-use and planning principles, and comports with the vision contemplated in the 2008 Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED** by the Council of the Village of Silverton, Ohio, that:

**SECTION I.** The Village Council hereby finds the proposed Planned Mixed Use District designation for the area including and surrounding the former Silverton Paideia School site to be consistent with and specifically contemplated within Silverton's 2008 Comprehensive Plan.

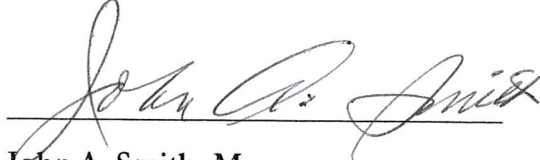
**SECTION II.** The Village Council hereby changes the zoning map to apply the Planned Mixed Use District designation to the area within the Village as set forth in the map attached hereto and made a part hereof.

**SECTION III.** This Ordinance shall take effect and be in force from and after its passage and approval at the earliest time provided by law.

*First reading December 3, 2015.*

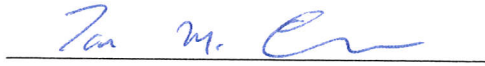
*Second reading December 10, 2015.*

*PASSED this 10<sup>th</sup> day of December, 2015.*



**John A. Smith, Mayor**

**ATTEST:**



**Thomas M. Carroll, Village Manager**

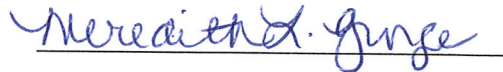
*Approved as to form:*



**Bryan E. Pacheco, Village Solicitor**

**CERTIFICATION:**

I, Meredith L. George, Clerk of Council of the Village of Silverton, County of Hamilton, State of Ohio; do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing Ordinance No. 15-3491 has been duly made by posting true copies in three (3) of the most public places in said municipality, as determined by Council as follows: 1) Parkview Lane at Railroad; 2) Silverton Municipal Building and 3) The Village of Silverton's Website. Said posting was for a period of fifteen days commencing December 15, 2015.



**Meredith L. George  
Clerk of Council of Silverton, Ohio**

