

CITY OF CLAYTON, OHIO

ORDINANCE NO. O- 02 - 22 - 06

DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED HUNTER'S PATH INCENTIVE DISTRICT WITHIN THE CITY OF CLAYTON, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME, ALL AS PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C), AND DECLARING AN EMERGENCY.

WHEREAS, this Council is contemplating the creation of an incentive district for parcels in the City of Clayton, Ohio (the "City") as authorized under Division (C) of Ohio Revised Code Section ("R.C.") 5709.40; and,

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on the contemplated incentive district, which such public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of such incentive district, here the Hunter's Path Incentive District, and which such notice must include a map of the Hunter's Path Incentive District on which this Council must have delineated an overlay; and,

WHEREAS, such an overlay must satisfy Division (A)(6) of R.C. 5709.40, namely an area of not more than three hundred acres that is a square, or that is a rectangle having two longer sides that are not more than twice the length of the two shorter sides; and,

WHEREAS, the overlay depicted in EXHIBIT A attached hereto and incorporated herein by reference (the "**Overlay**") is drawn in accordance with the respective statute; and,

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, the City Engineer is contemplating whether the adequacy of the existing public infrastructure serving the Hunter's Path Incentive District is sufficient to meet the residential, commercial or industrial development needs of said incentive district; and,

WHEREAS, the City Engineer is required to consider a written economic development plan for the Hunter's Path Incentive District as has been adopted for such purposes by this Council; and,

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt the written economic development plan for the Hunter's Path Incentive District, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the "**Economic Development Plan**").

NOW, THEREFORE, be it ordained by the legislative authority of the Municipality of Clayton, Montgomery County, Ohio, that:

Section 1. Delineation of Overlay on a Map of the Proposed Incentive District. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlay as it relates to and serves to further describe the proposed Hunter's Path Incentive District.

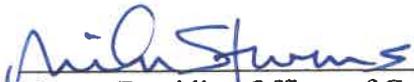
Section 2. Adoption of Written Economic Development Plan for the Proposed Incentive District. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Hunter's Path Incentive District.

Section 3. Open Meetings. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

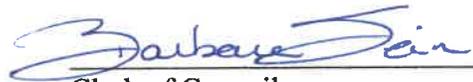
Section 4. Effective Date. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants for the reason that this ordinance must be immediately effective so that the work on the Development can begin as quickly as possible, thus providing economic benefit to the City and its residents; wherefore this ordinance shall take effect and be in force from and immediately after its adoption.

ADOPTED BY COUNCIL ON FEBRUARY 17, 2022.

AUTHENTICATION:

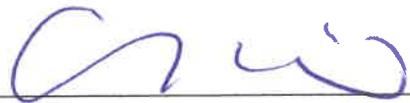


Mayor (Presiding Officer of Council)



Clerk of Council

APPROVED AS TO FORM:



Law Director

CERTIFICATION OF PUBLICATION

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper

Brookville Star

Date of publication

Feb. 23, 2022


Clerk

EXHIBIT A

Description of the Hunter's Path Incentive District Overlay

The Hunter's Path Incentive District to be exempt under the foregoing ordinance consists of the following area not more than 300 acres in size enclosed by a continuous boundary and situated in the City of Clayton, County of Montgomery, State of Ohio, that is identified by the County Auditor of Montgomery County, Ohio as having the following tax parcel identification numbers, as that real property may be subdivided, combined, and/or designated by different tax parcel numbers from time-to-time:

<u>Parcel No.</u>	<u>Owner Name</u>
M60-03207 0022	Clayton Land Company

For ease of reference, and for purposes of delineating the boundaries of the Hunter's Path Incentive District, the following map is provided:

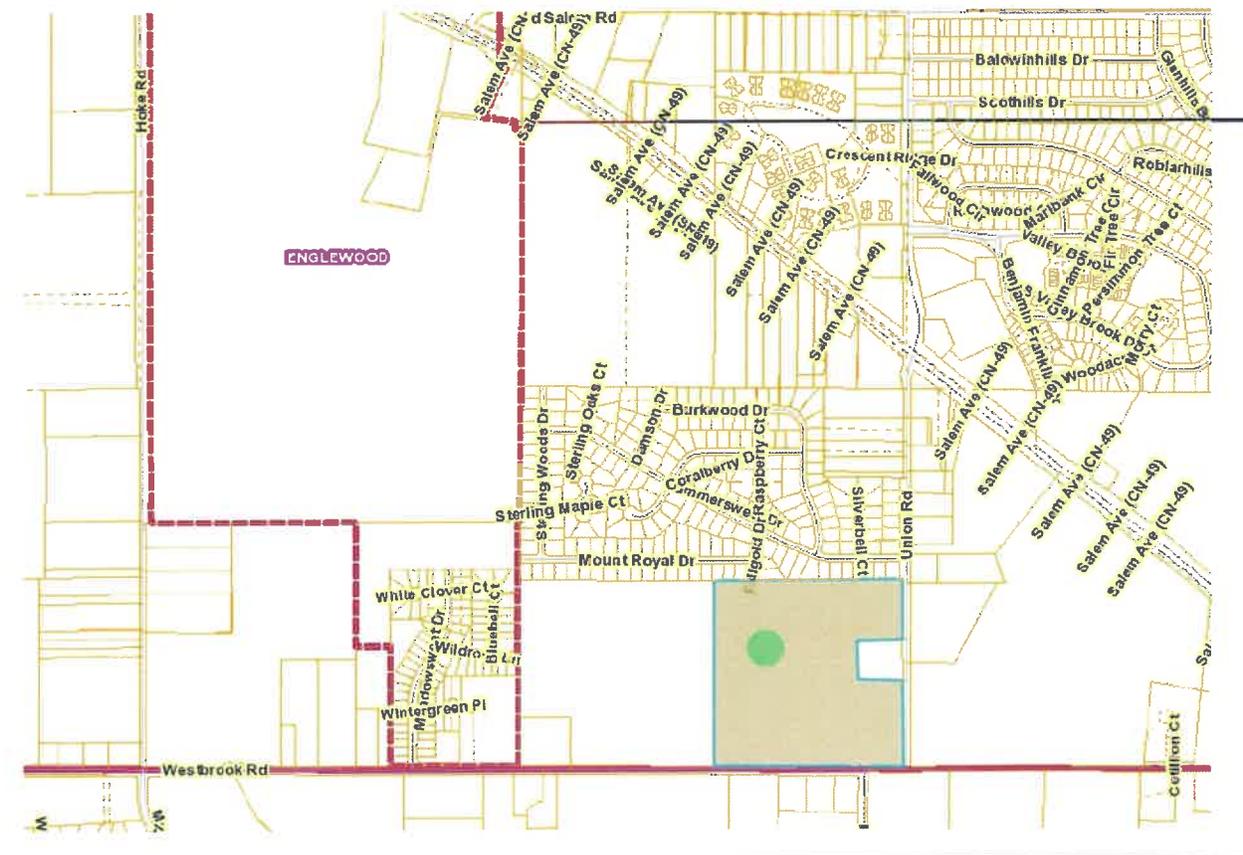


EXHIBIT B

City of Clayton, Ohio

**Economic Development Plan for the “Hunter’s Path”
Development Area**

October 4, 2021

OVERVIEW OF PROPOSED DEVELOPMENT

The project described in this Economic Development Plan was the subject of the City of Clayton, Ohio's 2018 Land Use Plan, known as PLAN Clayton. The city identified this area as the future location for single family residential growth and development. Hunter's Path will be developed as a single-family community with sidewalks, a park, ponds, passive green space and streetlights, all consistent with what is described in the PLAN Clayton document for new single family residential communities.

LAND USE CONTROLS

The Hunter's Path area has been rezoned to a Planned Development District (PDD) which will permit the single-family development. Previously, the property was already zoned "Single-Family Residential." The PDD zoning classification will enable the implementation of PLAN Clayton's land use designation for this area as well as the residential development standards set forth within its documents. The public amenities proposed for Hunter's Path are important components in the current market climate as new families desire to live in a community which is connected with ample recreational opportunities and easy access to current and future regional walking & biking paths. Future residents also look for communities which are well lit, close to commercial opportunities and easy access to the regional highway system, all things Hunter's Path offers future residents of this community. Currently there is available water access along Westbrook and Union Roads, via Montgomery County Environmental Services. Sanitary sewer access is located approximately 650' west along Westbrook Rd. and will need to be extended east along Westbrook to service the new community. Extending both utilities to the site and throughout to the new homes is essential for this community to be successful.

DEVELOPMENT MIX

Hunter's Path will consist of 125 detached single family residential units. Units will have attached garages and front facades including brick and/or stone material. Within the community there will be public streets, streetlights and infrastructure including water and sanitary sewer. The storm water system will include three ponds. Sidewalks, a centralized park and passive green space around the ponds will offer residents recreational opportunities. There will also be a multi-use path running the length of the community along Westbrook Road.

ANALYSIS AND ASSESSMENT

The Hunter's Path development will create significant housing opportunities within the city, thereby strengthening the city's business community and lessening the tax burden to the resident already within the community. The new residential options that are planned for Hunter's Path will contribute to a diversity of property uses making it a vibrant neighborhood along the city's southern border. Extending the sanitary sewer system east along Westbrook to the project site also brings this essential utility closer to the 61-acre site which sits at the northwest corner of Westbrook and Union Roads. Improvement to existing private properties throughout this area will also benefit the city beyond this area by stimulating the local economy via construction jobs and a new workforce population.

CONCLUSION

The Hunter's Path project will be located in an area of great potential for new development. Its success will serve not only the immediate area, but also the residents of the entire city by creating employment opportunities, providing needed residential growth and strengthening the city's tax base over the long-term period.

ATTACHMENTS

Attachment A – Map of the Hunter's Path Area

Attachment B – PLAN Clayton, the 2018 Clayton Land Use Plan