

# CITY OF CLAYTON, OHIO

## ORDINANCE NO. O – 04 - 25 - 03

### **AN ORDINANCE ADOPTING THE PLANNING COMMISSION’S RECOMMENDATION TO APPROVE, WITH SPECIFIED CONDITIONS, THE APPLICATION OF DDC MANAGEMENT, LLC TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR 37.098 ACRES LOCATED AT THE NORTHWEST CORNER OF WESTBROOK ROAD AND UNION ROAD AND BEARING PARCEL I.D. NO. M60 03207 0023 WITHIN THE CITY OF CLAYTON, OHIO**

**WHEREAS**, on or about February 28, 2025, an application was filed by DDC Management, LLC, with the approval of the property owner, Lagos Properties, Inc., for property located at the Northwest corner of Westbrook Road and Union Road and consisting of 37.098 acres and bearing Parcel I.D. Number M60 03207 0023 within the City of Clayton, Ohio (“Subject Property”) and requesting approval of the proposed Preliminary Development Plan for said Subject Property; and

**WHEREAS**, the Clayton Planning Commission held a public hearing on March 24, 2025, on said Preliminary Development Plan request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said meeting, *voted to approve, with specified conditions (Exhibit A), the Preliminary Development Plan request;* and

**WHEREAS**, the Clayton City Council held a public hearing on April 17, 2025, on the aforesaid Preliminary Development Plan request at which time any and all persons were given an opportunity to be heard thereon.

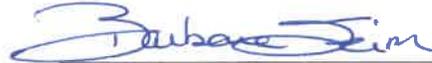
**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:**

1. That the Council hereby **ADOPTS** the Planning Commission’s *recommendation of approval of the Preliminary Development Plan with respect to the Subject Property, with specified conditions (Exhibit A).*
2. That this Ordinance shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.
3. That in accordance with Clayton Charter Section 4.031 the requirement that this enactment be read on two (2) separate days is complied with by readings on April 17, 2025 and May 1, 2025.
4. That in accordance with Clayton Charter Section 4.031(H) this enactment shall become effective thirty days after its second reading and enactment.

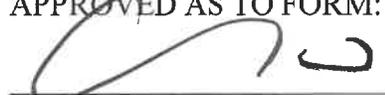
ADOPTED BY COUNCIL ON MAY 1, 2025.

AUTHENTICATION:

  
\_\_\_\_\_  
Mayor (Presiding Officer of Council)

  
\_\_\_\_\_  
Clerk of Council

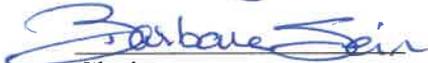
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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      Date of publication  
Eaton Register Herald      May 7, 2025

  
\_\_\_\_\_  
Clerk

**CITY OF CLAYTON PLANNING COMMISSION  
P.O. BOX 280  
CLAYTON, OHIO 45315-0280**

**RECOMMENDATION TO CLAYTON CITY COUNCIL**

**RESOLUTION FOR CASE PC25-01**

**DDC MANAGEMENT, APPLICANT**

WHEREAS, on February 28, 2025, Clayton City Staff received an application from DDC Management, requesting a **Preliminary Subdivision Plan**. The proposed Preliminary Subdivision Plan indicates 97 Single Family Homes, open space including basins, and a multi-use path; and

WHEREAS, on March 24, 2025, the Clayton Planning Commission did hold a public meeting on said request at which time any and all persons were given an opportunity to be heard thereon.

NOW BE IT RESOLVED THAT, the Clayton Planning Commission hereby recommends that the request be

- APPROVED
- APPROVED WITH CONDITIONS
- DISAPPROVED

**CONDITIONS:**

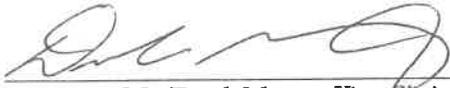
- (1) For Final Development Plan, all Clayton Staff, Clayton Planning Department, and Clayton Engineering Department comments are addressed to Planning Commission's satisfaction.
- (2) For Final Development Plan, plans to remove dead trees and replace them to the North, West, and East property lines shall be included.

Voting to recommend

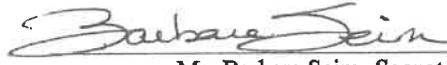
- APPROVAL
- APPROVAL WITH CONDITIONS
- DISAPPROVAL

of Planning Commission Case #PC25-01, Preliminary Subdivision Plan, DDC Management:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Bills <i>(absent)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Foley, <i>Chair (absent)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ms. Williams
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ms. Pritchett
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Muncy, <i>Vice-Chair</i>



Mr. Derek Muncy, *Vice-Chair*



Ms. Barbara Seim, *Secretary*

4/9/2025

Date

4/9/2025

Date