

CITY OF CLAYTON, OHIO

ORDINANCE NO. O- 07-25-10

AN ORDINANCE *REJECTING* THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE APPLICATION OF SHANGHI ENTERPRISES FOR A CHANGE IN ZONING FROM RESIDENTIAL – SINGLE UNIT (RSD) TO PLANNED DEVELOPMENT (PDD) AND TO APPROVE THE PRELIMINARY SUBDIVISION PLAN, WITH SPECIFIED CONDITIONS, SUBMITTED FOR PROPERTY LOCATED NEAR THE INTERSECTION OF WESTBROOK ROAD AND TAYWOOD ROAD AND BEARING PARCEL I.D. NUMBER M60103209 0025 COMPRISED OF 30.4242 ACRES WITHIN THE CITY OF CLAYTON, OHIO

WHEREAS, on June 2, 2025, an application was filed by Shanghi Enterprises, the property owner, for the property located near the intersection of Westbrook Road and Taywood Road and bearing Parcel I.D. Number M60103209 0025, containing 30.4242 acres within the City of Clayton, Ohio (“Subject Property”) requesting a zoning change for same from Residential-Single Unit (RSD) to Planned Development (PDD) and further requesting approval of its submitted Preliminary Subdivision Plan; and

WHEREAS, the Clayton Planning Commission held a public hearing on June 23, 2025, on said re-zoning and Preliminary Subdivision Plan approval request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said June 23, 2025 meeting, *voted to recommend approval of the re-zoning request and to further recommend approval of the Preliminary Subdivision Plan with specified conditions appended hereto as Exhibit A*; and

WHEREAS, the Clayton City Council held a public hearing on July 17, 2025, on the aforesaid re-zoning request and request for approval of the Preliminary Subdivision Plan, 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 rejects the Planning Commission’s *recommendation for approval of the re-zoning request and recommendation of approval of the Preliminary Subdivision Plan, with specified conditions, of the Subject Property.*
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 July 17, 2025 and August 21, 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 AUGUST 21, 2025.

AUTHENTICATION:

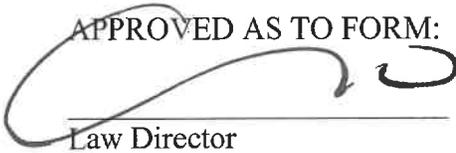


Mayor (Presiding Officer of Council)



Clerk of Council

APPROVED AS TO FORM:

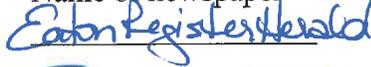


Law Director

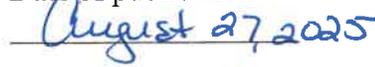
CERTIFICATION OF PUBLICATION

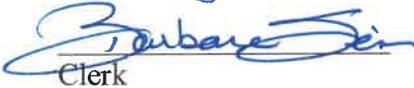
This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper



Date of publication





Clerk

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

RECOMMENDATION TO CLAYTON CITY COUNCIL

RESOLUTION FOR CASE PC25-02

SHANGHI ENTERPRISES, PROPERTY OWNER

WHEREAS, on June 2, 2025, Clayton City Staff received an application from Jiechun Liu (Shanghi Enterprises), requesting a **Preliminary Subdivision Plan and Rezoning**. The proposed Preliminary Subdivision Plan indicates 103 Single Family Homes, open space including a basin and amenity area, and a multi-use path; and

WHEREAS, on June 23, 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) Applicant shall submit detailed amenity and landscaping plans with Final Subdivision Plan.*
- (2) Playground or park location and equipment in Reserve B shall be coordinated with the City.*
- (3) Street tree and pedestrian infrastructure requirements shall be addressed per PLAN Clayton guidance.*
- (4) All engineering consultant comments shall be resolved prior to Final Plan approval.*
- (5) Coordination with City and County agencies shall be required with Final Subdivision Plan.*

Voting to recommend

APPROVAL

APPROVAL WITH
CONDITIONS

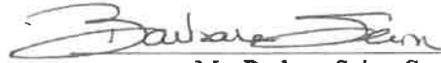
DISAPPROVAL

of Planning Commission Case #PC25-02, Preliminary Subdivision Plan + Rezoning, Shanghi Enterprises:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mr. Bills
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Foley
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mr. Muncy



Mr. Dan Foley, *Chair*



Ms. Barbara Seim, *Secretary*

7-11-25

Date

July 11, 2025

Date