

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

10/31/14 100
DEPUTY

ORDINANCE NO.

25-14

**AN ORDINANCE APPROVING THE
REVISED FINAL DEVELOPMENT PLAN
FOR MORNINGSIDE SUBDIVISION
3 IN MARTINS RUN, AND DECLARING
AN EMERGENCY.**

WHEREAS, The Lorain City Planning Commission, at their meeting February 5th 2014, reviewed and recommended that the final revised development plan for Morningside Subdivision 3 in Martins Run be approved.

WHEREAS, said recommendation for approval was transmitted to Lorain City Council on February 7, 2014, in accordance with Section 1157.18 of the Lorain Codified Ordinances.

WHEREAS, pursuant to Lorain Codified Ordinance Section 1157.19, within sixty (60) days after receipt of the final recommendations of the Planning Commission, Lorain City Council shall, by ordinance, either approve or disapprove the final development plan as presented.

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

SECTION I. That Lorain City Council hereby approves the revised final development Plan as recommended by the Lorain Planning Commission for Subdivision 3 of Morningside in Martins Run, which is located within a R-PUD Planned Unit Development District, a copy of said plan being attached hereto and marked "Exhibit A" and fully incorporated herein.

SECTION II. That Lorain City Council hereby directs the Building Inspector to issue building permits only in accordance with this approved final development plan.

SECTION III. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberation of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Legal description reviewed by TS
on 10/31/14 per ORC, Section 5713.09

SECTION V.

Except as otherwise provided herein, this Ordinance shall be in force from and after the earliest date provided by statute.

SECTION VI.

SECTION IV. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the citizens of Lorain. The reason for such necessity is that the Agreement authorized herein will be a great benefit to the municipality and the delay of this project could adversely affect the developer. Therefore, this Ordinance shall take effect and be in force from and immediately after its passage and approval of the Mayor, providing it meets the statutory requirements for passage, otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

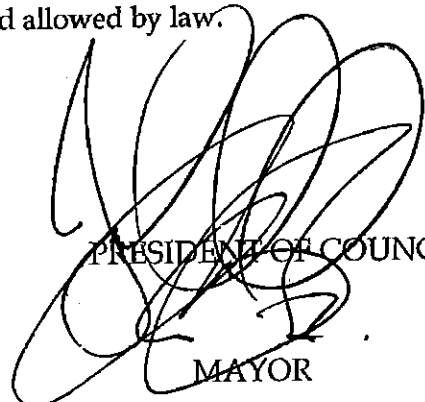
Feb. 24, 2014

ATTEST:

Nancy Greer, CLERK

APPROVED:

February 24, 2014



PRESIDENT OF COUNCIL

MAYOR

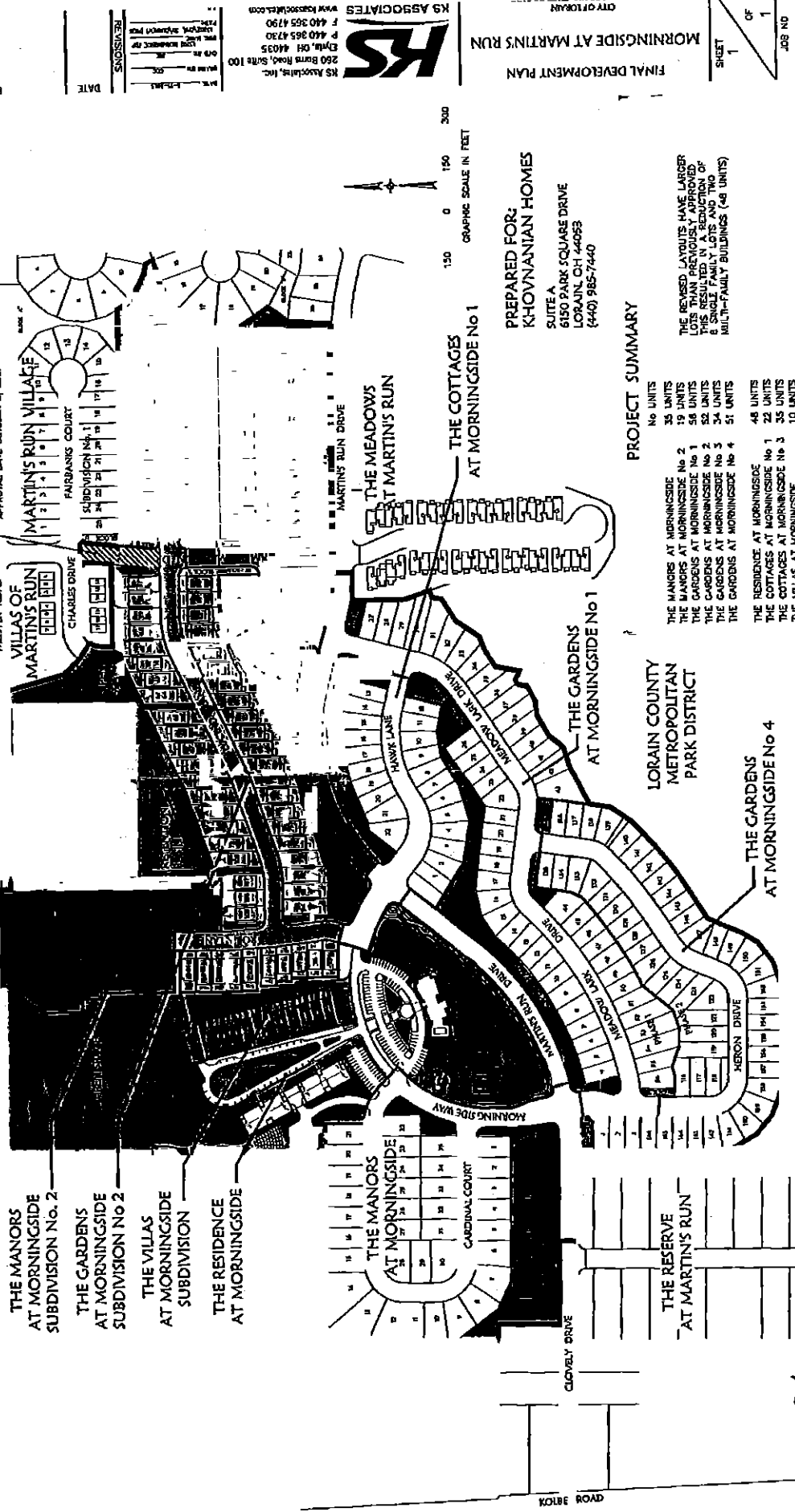
I, NANCY A. GREER, CLERK OF COUNCIL OF
CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS
A TRUE AND ACCURATE COPY OF Ord. No. 1514 PASSED
ON THE 24 DAY OF FEB 14 BY COUNCIL
AND TAKEN FROM THE RECORDS IN THE OFFICE OF
THE CLERK *Nancy Greer*
10-29-14 DATE CLERK OF COUNCIL

BY
Exh A,

UPDATED FINAL DEVELOPMENT PLAN 2-05-2014 MORNINGSIDE AT MARTIN'S RUN

City of Lorain, County of Lorain, State of Ohio

AREA W/ILE TO BE VASORER
 APPROVAL DATE OCTOBER 3, 2007



- THE MANORS AT MORNINGSIDE SUBDIVISION No. 2
- THE GARDENS AT MORNINGSIDE SUBDIVISION No. 2
- THE VILLAS AT MORNINGSIDE SUBDIVISION
- THE RESIDENCE AT MORNINGSIDE

- THE MANORS AT MORNINGSIDE No. 2
- THE GARDENS AT MORNINGSIDE No. 1
- THE GARDENS AT MORNINGSIDE No. 2
- THE GARDENS AT MORNINGSIDE No. 3
- THE GARDENS AT MORNINGSIDE No. 4
- THE RESERVE AT MARTIN'S RUN

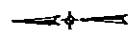
PREPARED FOR:
 KHOVANNANIAN HOMES
 SUITE A
 6150 PARK SQUARE DRIVE
 LORAIN, OH 44053
 (440) 985-7440

PROJECT SUMMARY

Subdivision	No. UNITS
THE MANORS AT MORNINGSIDE No. 2	35 UNITS
THE GARDENS AT MORNINGSIDE No. 1	19 UNITS
THE GARDENS AT MORNINGSIDE No. 2	58 UNITS
THE GARDENS AT MORNINGSIDE No. 3	52 UNITS
THE GARDENS AT MORNINGSIDE No. 4	34 UNITS
THE RESERVE AT MARTIN'S RUN	51 UNITS
THE COTTAGES AT MORNINGSIDE No. 1	48 UNITS
THE COTTAGES AT MORNINGSIDE No. 3	22 UNITS
THE COTTAGES AT MORNINGSIDE No. 4	10 UNITS
TOTAL	362 UNITS

THE REVISIONED LAYOUTS HAVE LARGER LOTS THAN PREVIOUSLY APPROVED. THIS RESULTED IN A REDUCTION OF 8 SINGLE FAMILY LOTS AND TWO MULTI-FAMILY BUILDINGS (48 UNITS)

GRAPHIC SCALE IN FEET
 0 150 300



REVISIONS

NO.	DATE	DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

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** Complete plans available in Clerk's office - 10-29-14*