



Legislation Text

File #: 1349-2021, **Version:** 1

Rezoning Application: Z20-099

APPLICANT: Treplus Communities; c/o Aaron L. Underhill and Eric Zartman, Attys.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.

PROPOSED USE: Mixed residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (3-2-1) on April 8, 2021.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 58.3± acre site consists of five parcels, three of which are developed with single-unit dwellings, and all zoned in the R, Rural District as a result of recent annexation from Blendon Township. The requested PUD-4, Planned Unit Development District, proposes three subareas. Subarea A will permit a 156-unit multi-unit residential development on 27.88 acres; Subarea B proposes one single-unit dwelling on 7.95 acres; and Subarea C proposes two single-unit dwellings on 22.5 acres, for a total gross density of 2.76± units per acre with 3.35± acres of provided open space in Subarea A, and 16.1 acres of tree preservation in Subareas B and C. The site is not located within a planning area, but is subject to the recommendations of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Additionally, the prevailing low densities in the area and the guidance of the adjoining *Northland Plan Volume II (2002)*, which recommends three units per acre, were considered by the Planning Division during the review. Staff support for this proposal was predicated upon consistency with C2P2 guidelines, including preservation of natural resources/tree preservation, site design that avoids housing units backing up to open space with open space being an organizational element, and sidewalks connecting the street network and walking trails in open space areas. The PUD text commits to a site plan and proposes AR-12, Apartment Residential District standards for Subarea A, including development standards addressing maximum number of units, access, private streets, sidewalks, connectivity, open space, landscaping and screening, building elevations, and site design features that address C2P2 guidelines. The text also proposes R-1, Residential District standards and tree preservation areas in Subareas B and C, and connectivity between Subareas A and B. With the addition of a Declaration of Notice of Zoning Requirements recorded with Franklin County over tree preservation areas which protect 16.1 acres in Subareas B and C, said area was factored into the density calculation for the primary build out site (Subarea A) resulting in a density of approximately 3.5 units per acre, which is supported.

To rezone **4465 CAUTELA DR. (43081)**, being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road, **From:** R, Rural District, **To:** PUD-4, Planned Unit Development District (Rezoning #Z20-099).

WHEREAS, application #Z20-099 is on file with the Department of Building and Zoning Services requesting rezoning of 58.3± acres from R, Rural District, to PUD-4, Planned Unit Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested PUD-4, Planned Unit Development District will allow a mixed residential development that is consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines* and the density recommendation of the adjoining *Northland Plan Volume II*.

The site also preserves a significant amount of open space and tree stands, and includes site design that avoids housing units backing up to open space with open space being an organizational element, and sidewalks connecting the street network and walking trails in open space areas, as recommended by C2P2 guidelines;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4465 CAUTELA DR. (43081), being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road, and being more particularly described as follows:

**SUBAREA A
DESCRIPTION OF 27.878 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of Lots 20 and 22, Quarter Township 1, Township 2, Range 17, United States Military Lands, being part of a 10.162 acre tract of land and being all of a 13.852 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Numbers 201910040131959 and 201910040131960, being all of a 10.588 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee, of record in Instrument Number 201910040131959 and 201910040131960, being all of a 1.226 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Number 201910040131959, being a portion of the right-of-way of Central College Road vacated by the Franklin County Commissioners in Road Record 27, Page 162, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Geodetic Survey Monument 8828 found at the centerline intersection of Lee Road (County Road Number 189) and Old Central College Road (60' right-of-way) and being at the southeast corner of a 0.97 acre tract of land conveyed to Thomas J. Hemmert and Jacqueline S. Hemmert of record in Official Record 15417 C14;

Thence North 75°07'43" West, a distance of 43.53 feet with the centerline of said Old Central College Road (60' right-of-way), with the south line of said 0.97 acre tract, and with the north line of the residual of an original 4.56 acre tract of land conveyed to Franklin County Commissioners of record in Official Record 23150 H09, to a railroad spike found at the northeast corner of said 1.226 acre tract, being on the northwest right-of-way line of said Lee Road, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence with the southeast line of said 1.226 acre tract, with the northwest right-of-way line of said Lee Road, and with the northwest line of the residual of said 4.56 acre tract, the following two (2) courses:

- 1) South 38°06'58" West, a distance of 256.94 feet, to a 5/8" rebar found with a Franklin County Engineer cap;
- 2) South 88°40'52" West, a distance of 34.46 feet, to a 5/8" rebar found with a Franklin County Engineer cap at the southwest corner of said 1.226 acre tract and being on the northeast right-of-way line of Central College Road (County Road Number 18);

Thence with the southwest line of said 1.226 acre tract, with the northeast right-of-way line of said Central College Road, and with the northeast line of the residual of said 4.56 acre tract, the following four (4) courses:

- 1) With the arc of a curve to the right having a radius of 447.62 feet, a central angle of 5°30'21", an arc length of 43.01 feet, a chord bearing of North 34°37'00" West, and a chord distance of 43.00 feet, to an iron pin set at a point of tangency;

- 2) North $31^{\circ}51'50''$ West, a distance of 166.84 feet, to an iron pin set at a point of curvature;
- 3) With the arc of a curve to the left having a radius of 527.62 feet, a central angle of $13^{\circ}26'34''$, an arc length of 123.79 feet, a chord bearing of North $38^{\circ}35'07''$ West, and a chord distance of 123.51 feet, to an iron pin set;
- 4) North $14^{\circ}53'58''$ East, a distance of 29.87 feet, to a railroad spike set at the northwest corner of said 1.226 acre tract, being on the centerline of said Old Central College Road, and being on the south line of said 13.852 acre tract;

Thence North $75^{\circ}07'43''$ West, a distance of 31.18 feet, with the south line of said 13.852 acre tract, with the centerline of said Old Central College Road, and with the north line of the residual of said 4.56 acre tract, to an iron pin set at a southwest corner of said 13.852 acre tract and being at the southeast corner of a 1 acre tract of land conveyed to Andrew Blair Eller of record in Instrument Number 202001170009024;

Thence North $03^{\circ}23'33''$ East, (passing over a 1" rebar found at a distance of 29.77 feet) a total distance of 342.55 feet, with a west line of said 13.852 acre tract and with the east line of said 1 acre tract, to a $3/4''$ iron pipe found with a BDM cap at the northeast corner of said 1 acre tract;

Thence North $86^{\circ}04'01''$ West, a distance of 132.10 feet, with a south line of said 13.852 acre tract and with the north line of said 1 acre tract, to an iron pin set at a southwest corner of said 13.852 acre tract, being at the northwest corner of said 1 acre tract, and being on the east line of a 0.274 acre tract of land conveyed to Malori E. Gabrenya and Andrew G. Nortz of record in Instrument Number 201507150095942;

Thence North $03^{\circ}17'35''$ East, (passing over a $3/4''$ iron pipe found at a distance of 58.36 feet and a $3/4''$ iron pipe found with a 6579 cap at a distance of 226.86 feet) a total distance of 775.75 feet, with a west line of said 13.852 acre tract, with the east line of said 0.274 acre tract, and with the east line of Lots 3, 4, 5, 6, and 7 of Hollandia Estates of record in Plat Book 39, Page 82, to a $5/8''$ rebar found at the northwest corner of said 13.852 acre tract, being at the northeast corner of Lot 7 of said Hollandia Estates, and being on the south line of said 10.588 acre tract;

Thence, North $86^{\circ}19'15''$ West, a distance of 61.96 feet, with the south line of said 10.588 acre tract and with the north line of said Lot 7, to an iron pin set at the southwest corner of said 10.588 acre tract and being at the southeast corner of a 5.089 acre tract of land conveyed to Takao Okamoto and Miyako Okamoto of record in Instrument Number 201508140112542;

Thence North $03^{\circ}38'17''$ East, a distance of 710.15 feet, with the west line of said 10.588 acre tract, with the east line of said 5.089 acre tract, and with the east line of a 5.17 acre tract of land conveyed to Jon-David Charlton and Jodi M. Charlton of record in Instrument Number 201411040146346, to an iron pin set at the northwest corner of said 10.588 acre tract, being at the northeast corner of said 5.17 acre tract, being on the south line of a 16.602 acre tract of land conveyed to Eugene L. Hollins and Katherine H. Beach of record in Instrument Number 201710250149384, being on the north line of Lot 20, and being on the south line of Lot 23;

Thence South $86^{\circ}22'10''$ East, a distance of 51.14 feet, with the north line of said 10.588 acre tract, with the south line of said 16.602 acre tract, with the north line of Lot 20, and with the south line of Lot 23, to an iron pin set at the southwest corner of a 22.454 acre tract of land, conveyed to Keith R. Thacher & Brenda Thatcher, of record in Instrument Number 201604270051857, and being at the southeast corner of said 16.602 acre tract;

Thence South $86^{\circ}06'15''$ East, a distance of 601.57 feet, with the north line of said 10.588 acre tract, the south line of said 22.454 acre tract, to a $3/4''$ iron pipe found at the northeast corner of said 10.588 acre tract, and at the northwest corner of said 10.162 acre tract;

Thence, South $03^{\circ}51'38''$ West, a distance of 651.45 feet, with the east line of said 10.588 acre tract, and and the west line of said 10.162 acre tract, to an iron pin set;

Thence South 55°26'54" East, a distance of 344.98 feet, crossing said 10.162 acre tract, to a 3/4" iron pipe found at the northwest corner of Lot 5 of Lee Acres of record in Plat Book 53, Page 51;

Thence South 34°38'31" West, (passing over a 3/4" iron pipe found at a distance of 154.81 feet and a 3/4" iron pipe found at a distance of 309.72 feet) a total distance of 464.62 feet, with a southeast line of said 10.162 acre tract and with the northwest line of Lots 5, 4, and 3 of said Lee Acres, to an iron pin set at a southeast corner of said 10.162 acre tract, being at the southwest corner of Lot 3 of said Lee Acres, and being on the northeast line of Lot 2 of said Lee Acres;

Thence North 55°26'54" West, a distance of 71.11 feet with a southwest line of said 10.162 acre tract and with the northeast line of Lot 2 of said Lee Acres, to a 3/4" iron pipe found at the southwest corner of said 10.162 acre tract, being at the northwest corner of Lot 2 of said Lee Acres, and being on an east line of said 13.852 acre tract;

Thence South 04°07'45" West, a distance of 471.13 feet with an east line of said 13.852 acre tract and with the west line of Lots 2 and 1 of said Lee Acres, to a 5/8" rebar found at a southeast corner of said 13.852 acre tract, being at the southwest corner of Lot 1 of said Lee Acres, and being on the north line of said 0.97 acre tract;

Thence North 76°39'43" West, a distance of 82.05 feet, with a south line of said 13.852 acre tract and with the north line of said 0.97 acre tract, to a 1" rebar found at the northwest corner of said 0.97 acre tract;

Thence South 03°46'14" West, (passing over a 3/4" iron pipe found with a BDM cap at a distance of 219.86 feet) a total distance of 250.31 feet, with an east line of said 13.852 acre tract and with the west line of said 0.97 acre tract, to a railroad spike found at a southeast corner of said 13.852 acre tract, being at the southwest corner of said 0.97 acre tract, being on the north line of said 1.226 acre tract, and being on the centerline of Old Central College Road;

Thence South 75°07'43" East, a distance of 51.91 feet, with the north line of said 1.226 acre tract, with the south line of said 0.97 acre tract, and with the centerline of said Old Central College Road, to the **TRUE POINT OF BEGINNING** containing 27.878 acres of land, including the present road which occupies 0.030 of an acre, there being 13.845 acres out of Parcel Number 110-000143, 2.217 acres out of Parcel Number 110-005711, 1.225 acres out of Parcel Number 110-005921, 10.591 acres out of Parcel Number 110-002993, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 34°38'31" East for the centerline of Lee Road, based on field observations performed in May, 2020, and based on NAD 83 (2011), Ohio State Plane South Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

SUBAREA B DESCRIPTION OF 7.945 ACRES

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of Lot 22, Quarter Township 1, Township 2, Range 17, United States Military Lands, being part of a 10.162 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Numbers 201910040131959 and 20191004013960, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Geodetic Survey Monument 8828 found at the centerline intersection of Lee Road (County Road Number 189) and Old Central College Road;

Thence North 37°47'55" East, a distance of 273.97 feet with the centerline of said Lee Road, to an angle point in said Lee Road;

Thence North 34°38'31" East, a distance of 809.94 feet with the centerline of said Lee Road, to a railroad spike set at the most southeasterly corner of said 10.162 acre tract and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence North 55°26'54" West, (passing over an iron pin set on the northwest right-of-way line of said Lee Road at a distance of 30.00 feet and a 3/4" iron pipe found at a distance of 324.90 feet) a total distance of 669.98 feet with a southwest line of said 10.162 acre tract, with the northeast line of Lot 5 of Lee Acres of record in Plat Book 53, Page 51, and then through said 10.162 acre tract, to an iron pin set on the west line of said 10.162 acre tract and being on the east line of a 10.588 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Numbers 201910040131959 and 20191004013960;

Thence North 03°51'38" East, a distance of 651.45 feet with the west line of said 10.162 acre tract and with the east line of said 10.588 acre tract, to a 3/4" iron pipe found at the northwest corner of said 10.162 acre tract, being at the northeast corner of said 10.588 acre tract, and being on the south line of an original 26.461 acre tract of land conveyed to Keith R. Thatcher and Brenda Thatcher of record in Instrument Number 201604270051857;

Thence South 86°43'08" East, a distance of 404.79 feet with the north line of said 10.162 acre tract and with the south line of said 26.461 acre tract, to a 3/4" iron pipe found at a northeast corner of said 10.162 acre tract and being at the northwest corner of a 5.277 acre tract of land conveyed to William E. Smith and Patricia I. Smith of record in Instrument Number 201405150060229;

Thence South 03°29'59" West, a distance of 303.69 feet with an east line of said 10.162 acre tract and with the west line of said 5.277 acre tract, to a 3/4" iron pipe found at the southwest corner of said 5.277 acre tract;

Thence South 55°27'06" East, a distance of 174.94 feet with a northeast line of said 10.162 acre tract and with the southwest line of said 5.277 acre tract, to an iron pin set at a northeast corner of said 10.162 acre tract and being at the northwest corner of a 1.119 acre tract of land conveyed to Stephen N. Chapman of record in Instrument Number 201907160086999;

Thence South 34°33'06" West, a distance of 450.16 feet with a southeast line of said 10.162 acre tract, with the northwest line of said Chapman 1.119 acre tract, with the northwest line of a 1.119 acre tract of land conveyed to Daniel R. Sprang and Lacey Sprang of record in Instrument Number 201601220007757, and with the northwest line of a 1.119 acre tract of land conveyed to Richard Curtis and Kathleen Curtis of record in Instrument Number 201511040156551, to an iron pin set at the southwest corner of said Curtis 1.119 acre tract;

Thence South 55°26'54" East, (passing over an iron pin set on the northwest right-of-way line of said Lee Road at a distance of 295.00 feet) a total distance of 325.00 feet with a northeast line of said 10.162 acre tract and with the southwest line of said Curtis 1.119 acre tract, to a railroad spike set at a northeast corner of said 10.162 acre tract, being at the southeast corner of said Curtis 10.162 acre tract, and being on the centerline of said Lee Road;

Thence South 34°38'31" West, a distance of 60.00 feet with a southeast line of said 10.162 acre tract and with the centerline of said Lee Road, to the **TRUE POINT OF BEGINNING** containing 7.945 acres of land, including the present road which occupies 0.041 of an acre, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 34°38'31" East for the centerline of Lee Road, based on field observations performed in May, 2020, and based on NAD 83 (2011), Ohio State Plane South Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

SUBAREA C

DESCRIPTION OF 22.519 ACRES

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of Lot 23, Quarter Township 1, Township 2, Range 17, United States Military Lands, being all of a residual 22.454 acre tract of land conveyed to Keith R. Thatcher & Brenda Thatcher of record in Instrument Number 201604270051857, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a fence post found at the northwest corner of said 22.454 acre tract, being on the east line of a residual 8.273 acre tract of land conveyed to Earl T. Yeager and Stephanie Yeager of record in Official Record 02553 J05, being at the southwest corner of a 40.817 acre tract of land conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 201812040163486, and being at an angle point in the existing City of Columbus and Blendon Township line of record in Ordinance Number 2442-2018 (Case Number 15-18) and in Instrument Number 201810310148349;

Thence, South $86^{\circ}55'50''$ East, a distance of 916.31 feet, with the north line of said 22.454 acre tract, with the south line of said 40.817 acre tract, and with said existing City of Columbus and Blendon Township line, to a 5/8" rebar found (Pomeroy) at the northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 1A of the Resubdivision of Lot 1 Cautela Subdivision & Additional 4.000 Acres of record in Plat Book 113, Page 21;

Thence, South $03^{\circ}30'32''$ West, a distance of 640.66 feet, with an east line of said 22.454 acre tract and with the west line of said Lot 1A, to a 5/8" rebar found at the southwest corner of said Lot 1A;

Thence, South $86^{\circ}29'28''$ East, a distance of 216.05 feet, with a north line of said 22.454 acre tract and with the south line of said Lot 1A, to a 5/8" rebar found (GHG LLC) at a northeast corner of said 22.454 acre tract and being at the northwest corner of a 0.007 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 201604200048262;

Thence, South $03^{\circ}30'32''$ West, a distance of 60.00 feet, with an east line of said 22.454 acre tract and with the west line of said 0.007 acre tract, to a 5/8" rebar found (GHG LLC) at the southwest corner of said 0.007 acre tract;

Thence, with the arc of a curve to the left having a radius of 381.73 feet, a central angle of $15^{\circ}25'35''$, an arc length of 102.78 feet, a chord bearing of North $86^{\circ}29'47''$ East, and a chord distance of 102.47 feet, with a north line of said 22.454 acre tract, with the south line of said 0.007 acre tract, and with the south right-of-way line of Cautela Drive of Cautela Subdivision of record in Plat Book 60, Page 99, to a 3/4" iron pipe found at a point of tangency at a northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 12 of said Cautela Subdivision;

Thence, South $03^{\circ}30'32''$ West, passing over a 3/4" iron pipe found at a distance of 193.45 feet, for a total distance of 281.20 feet, with an east line of said 22.454 acre tract, with the west line of said Lot 12, and with the west line of a 1.132 acre tract of land conveyed to Michelle Coccia of record in Instrument Number 201802060016527, to an iron pin set at a southeast corner of said 22.454 acre tract, being at the southwest corner of said 1.132 acre tract, being on the north line of a 5.277 acre tract of land conveyed to William E. Smith & Patricia I. Smith of record in Instrument Number 201405150060229, being on the south line of Lot 23 and being on the north line of Lot 22;

Thence, North $86^{\circ}45'01''$ West, a distance of 219.45 feet, with the south line of said 22.454 acre tract, with the north line of said 5.277 acre tract, with the south line of said Lot 23, and with the north line of Lot 22, to a 3/4" iron pipe found at a northeast corner of a 10.162 acre tract of land, conveyed to First Commonwealth Bank, Successor Trustee, of record in Instrument Number 201910040131959 and in Instrument Number 201910040131960 and being at the northwest corner of said 5.277 acre tract;

Thence, North $86^{\circ}43'08''$ West, a distance of 404.79 feet, with the south line of said 22.454 acre tract, with the north line of said 10.162 acre tract, with the south line of said Lot 23, and with the north line of Lot 22, to a 3/4" iron pipe found at a northeast corner of a 10.588 acre tract of land, conveyed to First Commonwealth Bank, Successor Trustee, of record in

Instrument Number 201910040131959 and in Instrument Number 201910040131960 and being at the northwest corner of said 10.162 acre tract;

Thence, North 86°06'15" West, a distance of 601.57 feet, with the south line of said 22.454 acre tract, with the north line of said 10.588 acre tract, with the south line of said Lot 23, and with the north line of Lot 22, to an iron pin set at the southeast corner of a 16.602 acre tract of land conveyed to Eugene L. Hollins and Katherine H. Beach of record in Instrument Number 201710250149384, and at the southwest corner of said 22.454 acre tract;

Thence, North 03°01'05" East, passing over a 5/8" rebar found (Stults & Associates) at a distance of 684.50 feet, for a total distance of 960.89 feet, with the west line of said 22.454 acre tract, with the east line of said 16.602 acre tract, and with the east line of said 8.273 acre tract, to the **TRUE POINT OF BEGINNING** containing 22.519 acres of land, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 34°38'31" East for the centerline of Lee Road, based on field observations performed in May, 2020, and based on NAD 83 (2011), Ohio State Plane South Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

To Rezone From: R, Rural District,

To: PUD-4, Planned Unit Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the PUD-4, Planned Unit Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved PUD-4, Planned Unit Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.09 of the Columbus City Codes; said site plans and open space exhibit being titled, "**DEVELOPMENT PLAN FOR WALNUT COMMONS, PAGES C000, C200, C201, C002, C003, & C800,**" said landscaping plans titled, "**LANDSCAPE CONCEPT PLAN NORTH,**" and "**LANDSCAPE CONCEPT PLAN SOUTH,**" and said building elevations titled, "**WALNUT COMMONS,**" all dated March 22, 2021, and signed by Eric Zartman, Attorney for the Applicant, and text titled, "**PLANNED UNIT DEVELOPMENT TEXT,**" dated May 18, 2021, and signed by Aaron L. Underhill, Attorney for the Applicant, and the text reading as follows:

(SEE ATTACHMENT FILE TITLED, "ORD1349-2021_PLANNED UNIT DEVELOPMENT TEXT")

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.