

**ORDINANCE NO:** 15-O-01  
**SPONSOR:** MAYOR BOLLAS  
**INTRODUCED:** May 20, 2015

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF 34 PARCELS OF PROPERTY FROM C-R COMMERCIAL-RESIDENTIAL TO B-1 LIGHT COMMERCIAL, 76 PARCELS OF PROPERTY FROM C-R COMMERCIAL-RESIDENTIAL TO R-2 MEDIUM DENSITY RESIDENTIAL AND 23 PARCELS OF PROPERTY FROM C-R COMMERCIAL-RESIDENTIAL TO C-D CONSERVATION.**

WHEREAS, there are numerous properties in New Franklin that are zoned C-R Commercial-Residential; and

WHEREAS, New Franklin wishes to eliminate the C-R Commercial-Residential classification; and

WHEREAS, it is necessary to rezone the C-R Commercial-Residential properties to zoning classifications that are consistent with the surrounding areas; and

WHEREAS, the New Franklin Planning and Zoning Commission has completed a preliminary review of this rezoning and has asked New Franklin Council to begin the process of rezoning the C-R Commercial-Residential properties in New Franklin.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

New Franklin City Council amends the New Franklin Zoning map by changing the classification of 34 parcels of property from C-R Commercial-Residential to B-1 Light Commercial, 76 parcels of property from C-R Commercial-Residential to R-2 Medium Density Residential and 23 parcels of property from C-R Commercial-Residential to C-D Conservation. A list of the parcel numbers and the addresses associated with those parcels are attached as Exhibit A. A map outlining the areas to be rezoned is attached as Exhibit B.

**SECTION TWO:**

The City of New Franklin Zoning Department is directed to change the official zoning map of New Franklin in accordance with the terms in the Ordinance.

**SECTION THREE:**

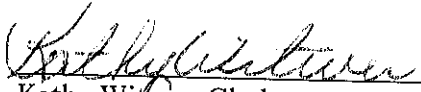
The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

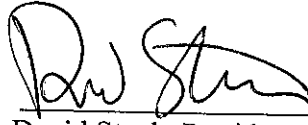
**SECTION FOUR:**

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of New Franklin. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall

take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: August 19, 2015

  
Kathy Wijwer, Clerk

  
David Stock, President  
15-O-01

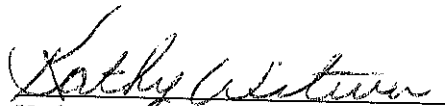
APPROVED: August 19, 2015

  
Al Bóllas, Mayor

ENACTED EFFECTIVE: August 19, 2015

ON ROLL CALL: Adamson, Yes. Harget, Yes. Jones, Yes. Gehm, Yes.  
Kalapodis, Yes. Norris, Yes. Stock, Absent.

Publications in the Southside Leader on August 28, 2015 and September 4, 2015.

  
Kathy Wijwer, Clerk

**EXHIBIT A**  
**ORDINANCE 15-O-01 C-R REZONING PROPERTIES**

PPN	CHANGE	PARCEL ADDRESS
2304117	C-R TO B-1	6253 MANCHESTER ROAD
2303528	C-R TO B-1	
2303357	C-R TO B-1	6260 MANCHESTER ROAD
2303360	C-R TO B-1	
2303358	C-R TO B-1	
2302385	C-R TO B-1	6265 MANCHESTER ROAD
2301267	C-R TO B-1	6285 MANCHESTER ROAD
2301270	C-R TO B-1	
2301980	C-R TO B-1	6297 MANCHESTER ROAD
2301981	C-R TO B-1	6303 MANCHESTER ROAD
2301352	C-R TO B-1	6308 MANCHESTER ROAD
2301353	C-R TO B-1	
2302080	C-R TO B-1	6273 MANCHESTER ROAD
2301382	C-R TO B-1	6323 MANCHESTER ROAD
2301916	C-R TO B-1	6339 MANCHESTER ROAD
2301917	C-R TO B-1	
2302450	C-R TO B-1	6334 MANCHESTER ROAD
2300395	C-R TO B-1	6342 MANCHESTER ROAD
2304342	C-R TO B-1	6364 MANCHESTER ROAD
2301560	C-R TO B-1	6349 MANCHESTER ROAD
2302055	C-R TO B-1	6367 MANCHESTER ROAD
2301025	C-R TO B-1	6377 MANCHESTER ROAD
2303453	C-R TO B-1	6383 MANCHESTER ROAD
2300938	C-R TO B-1	6398 MANCHESTER ROAD
2301009	C-R TO B-1	6403 MANCHESTER ROAD
2301008	C-R TO B-1	
2302433	C-R TO B-1	6420 MANCHESTER ROAD
2302645	C-R TO B-1	6440 MANCHESTER ROAD
2300983	C-R TO B-1	6447 MANCHESTER ROAD
2301159	C-R TO B-1	6459 MANCHESTER ROAD
2304492	C-R TO B-1	7010 MANCHESTER ROAD
2303181	C-R TO B-1	7041 MANCHESTER ROAD
2300879	C-R TO B-1	7035 AKRON AVENUE NW
2303679	C-R TO B-1	6421 MANCHESTER ROAD
2304284	C-R TO R-2	805 YAGER ROAD
2301631	C-R TO R-2	837 YAGER ROAD
2300706	C-R TO R-2	6484 MANCHESTER ROAD
2302064	C-R TO R-2	6494 MANCHESTER ROAD
2300883	C-R TO R-2	6512 MANCHESTER ROAD
2301929	C-R TO R-2	6536 MANCHESTER ROAD
2301876	C-R TO R-2	6520 MANCHESTER ROAD
2301084	C-R TO R-2	6532 MANCHESTER ROAD
2300567	C-R TO R-2	6542 MANCHESTER ROAD
2303527	C-R TO R-2	6550 MANCHESTER ROAD
2304301	C-R TO R-2	6558 MANCHESTER ROAD

**EXHIBIT A**  
**ORDINANCE 15-O-01 C-R REZONING PROPERTIES**

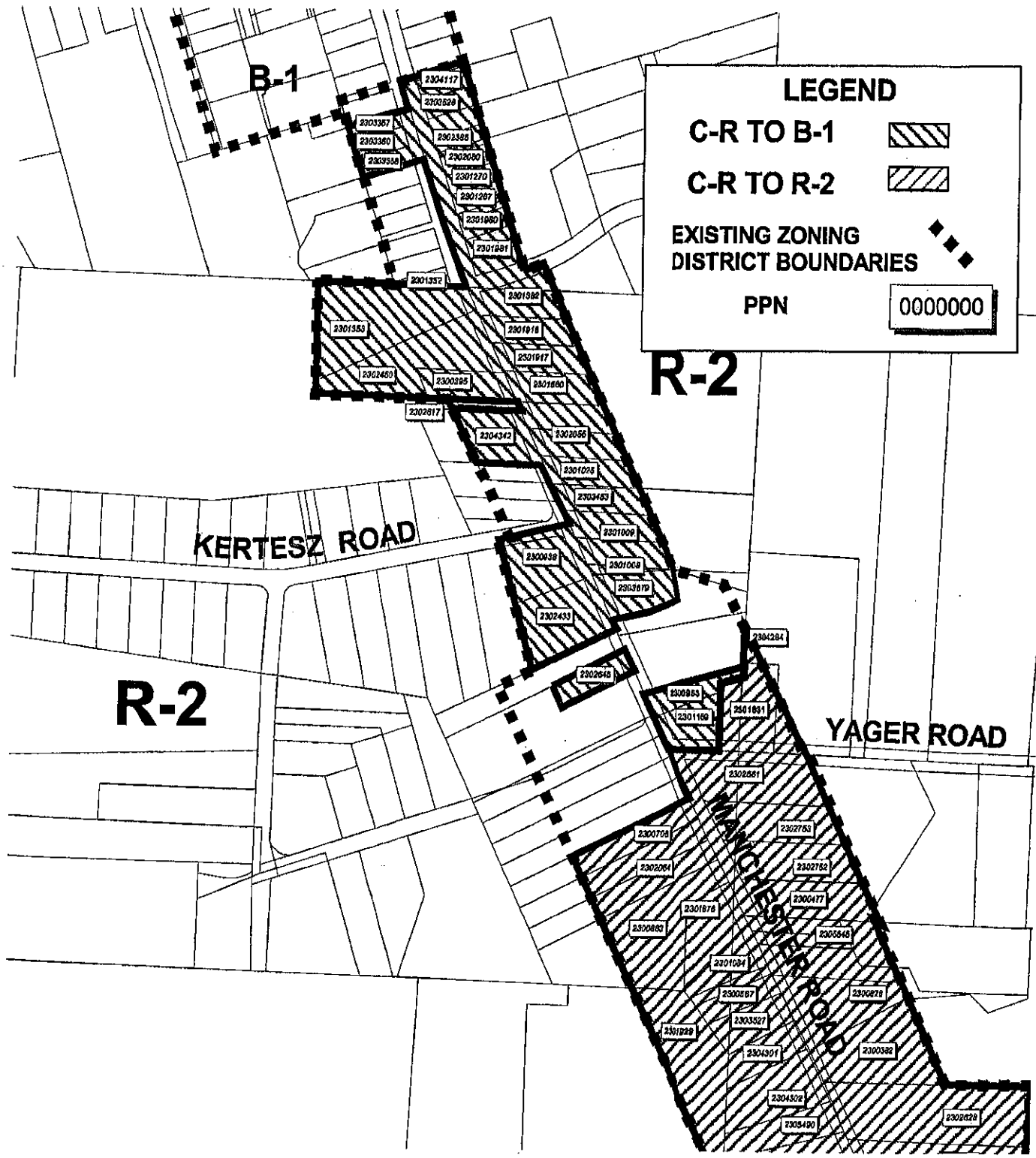
PPN	CHANGE	PARCEL ADDRESS
2304302	C-R TO R-2	6570 MANCHESTER ROAD
2305490	C-R TO R-2	
2301216	C-R TO R-2	6604 MANCHESTER ROAD
2302661	C-R TO R-2	800 YAGER ROAD
2304187	C-R TO R-2	6612 MANCHESTER ROAD
2302753	C-R TO R-2	6489 MANCHESTER ROAD
2302752	C-R TO R-2	6501 MANCHESTER ROAD
2300477	C-R TO R-2	6515 MANCHESTER ROAD
2305545	C-R TO R-2	6525 MANCHESTER ROAD
2300826	C-R TO R-2	6559 MANCHESTER ROAD
2300382	C-R TO R-2	6569 MANCHESTER ROAD
2302628	C-R TO R-2	6595 MANCHESTER ROAD
2302281	C-R TO R-2	6613 MANCHESTER ROAD
2304312	C-R TO R-2	VACANT
2300520	C-R TO R-2	6639 MANCHESTER ROAD
2300517	C-R TO R-2	
2300518	C-R TO R-2	
2303253	C-R TO R-2	6657 MANCHESTER ROAD
2300459	C-R TO R-2	6665 MANCHESTER ROAD
2303428	C-R TO R-2	6683 MANCHESTER ROAD
2300592	C-R TO R-2	709 OTT DRIVE
2302742	C-R TO R-2	6699 MANCHESTER ROAD
2302741	C-R TO R-2	702 OTT DRIVE
2304615	C-R TO R-2	6725 MANCHESTER ROAD
2304616	C-R TO R-2	6735 MANCHESTER ROAD
2300581	C-R TO R-2	6759 MANCHESTER ROAD
2300147	C-R TO R-2	6779 MANCHESTER ROAD
2305021	C-R TO R-2	6811 MANCHESTER ROAD
2305508	C-R TO R-2	6821 MANCHESTER ROAD
2302092	C-R TO R-2	6601 MANCHESTER ROAD
2305022	C-R TO R-2	6843 MANCHESTER ROAD
2303593	C-R TO R-2	6853 MANCHESTER ROAD
2304545	C-R TO R-2	6867 MANCHESTER ROAD
2303335	C-R TO R-2	6622 MANCHESTER ROAD
2302625	C-R TO R-2	6642 MANCHESTER ROAD
2302042	C-R TO R-2	6660 MANCHESTER ROAD
2301160	C-R TO R-2	6670 MANCHESTER ROAD
2302276	C-R TO R-2	6668 MANCHESTER ROAD
2301806	C-R TO R-2	6694 MANCHESTER ROAD
2302539	C-R TO R-2	6704 MANCHESTER ROAD
2301685	C-R TO R-2	6722 MANCHESTER ROAD
2301079	C-R TO R-2	6736 MANCHESTER ROAD
2301762	C-R TO R-2	6738 MANCHESTER ROAD
2305134	C-R TO R-2	6770 MANCHESTER ROAD
2305573	C-R TO R-2	6788 MANCHESTER ROAD

**EXHIBIT A**  
**ORDINANCE 15-O-01 C-R REZONING PROPERTIES**

PPN	CHANGE	PARCEL ADDRESS
2300872	C-R TO R-2	7089 MANCHESTER ROAD
2303507	C-R TO R-2	7133 MANCHESTER ROAD
2302912	C-R TO R-2	7147 MANCHESTER ROAD
2301452	C-R TO R-2	7167 MANCHESTER ROAD
2304811	C-R TO R-2	
2304810	C-R TO R-2	7183 MANCHESTER ROAD
2301648	C-R TO R-2	7070 AKRON AVENUE NW
2303604	C-R TO R-2	7104 AKRON AVENUE NW
2304764	C-R TO R-2	7142 AKRON AVENUE NW
2300465	C-R TO R-2	7168 AKRON AVENUE NW
2305308	C-R TO R-2	830 W. COMET ROAD
2304538	C-R TO R-2	812 W. COMET ROAD
2304540	C-R TO R-2	
2304539	C-R TO R-2	7079 AKRON AVENUE NW
2300853	C-R TO R-2	796 W. COMET ROAD
2301969	C-R TO R-2	7091 AKRON AVENUE NW
2301970	C-R TO R-2	
2302325	C-R TO R-2	7119 AKRON AVENUE NW
2302324	C-R TO R-2	7171 AKRON AVENUE NW
2302617	C-R TO R-2	937 KERTESZ ROAD
2300294	C-R TO C-D	6903 MANCHESTER ROAD
2302235	C-R TO C-D	6919 MANCHESTER ROAD
2302236	C-R TO C-D	
2300053	C-R TO C-D	6949 MANCHESTER ROAD
2303207	C-R TO C-D	843 W. COMET ROAD
2303635	C-R TO C-D	930 W. COMET ROAD
2302648	C-R TO C-D	914 W. COMET ROAD
2301523	C-R TO C-D	6912 MANCHESTER ROAD
2301832	C-R TO C-D	962 W. COMET ROAD
2300088	C-R TO C-D	6946 MANCHESTER ROAD
2304376	C-R TO C-D	VACANT
2304077	C-R TO C-D	7074 MANCHESTER ROAD
2302588	C-R TO C-D	7102 MANCHESTER ROAD
2302587	C-R TO C-D	
2303147	C-R TO C-D	7136 MANCHESTER ROAD
2303148	C-R TO C-D	
2300270	C-R TO C-D	
2305083	C-R TO C-D	7180 MANCHESTER ROAD
2304712	C-R TO C-D	
2300875	C-R TO C-D	
2303006	C-R TO C-D	
2305151	C-R TO C-D	842 DUNNING ROAD
2300393	C-R TO C-D	7188 MANCHESTER ROAD

EXHIBIT B

**Ordinance 15-O-01**  
**Proposed Rezoning of C-R to B-1,**  
**C-R to R-2 and C-R to C-D**



**LEGEND**

- C-R TO B-1 [diagonal hatching]
- C-R TO R-2 [cross-hatching]
- EXISTING ZONING DISTRICT BOUNDARIES [dotted line]
- PPN [0000000]

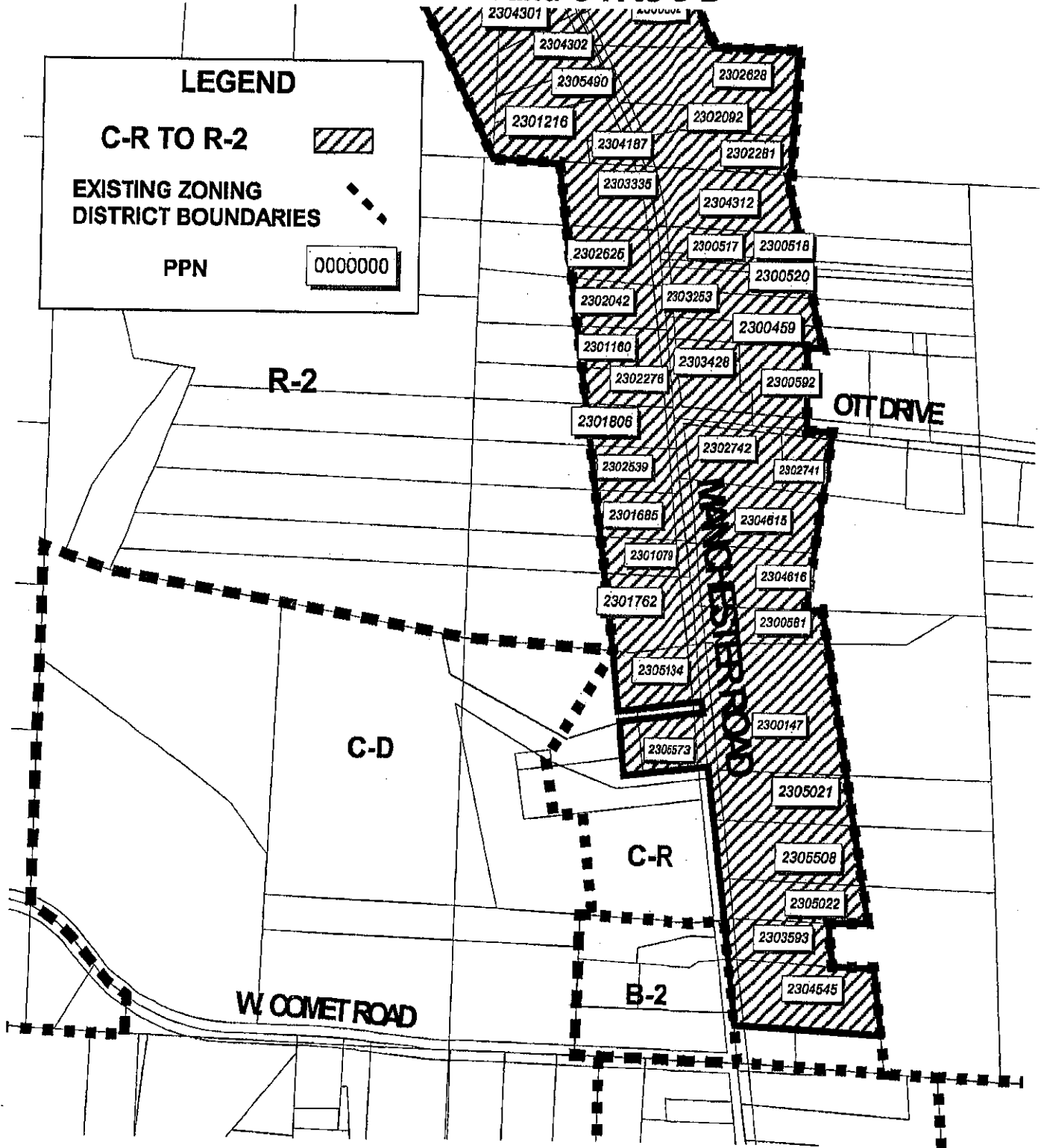
**NOTE: This map shows northern rezoning area**

500 0 500 1000 Feet

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EXHIBIT B

# Ordinance 15-O-01 Proposed Rezoning of C-R to B-1, C-R to R-2 and C-R to C-D

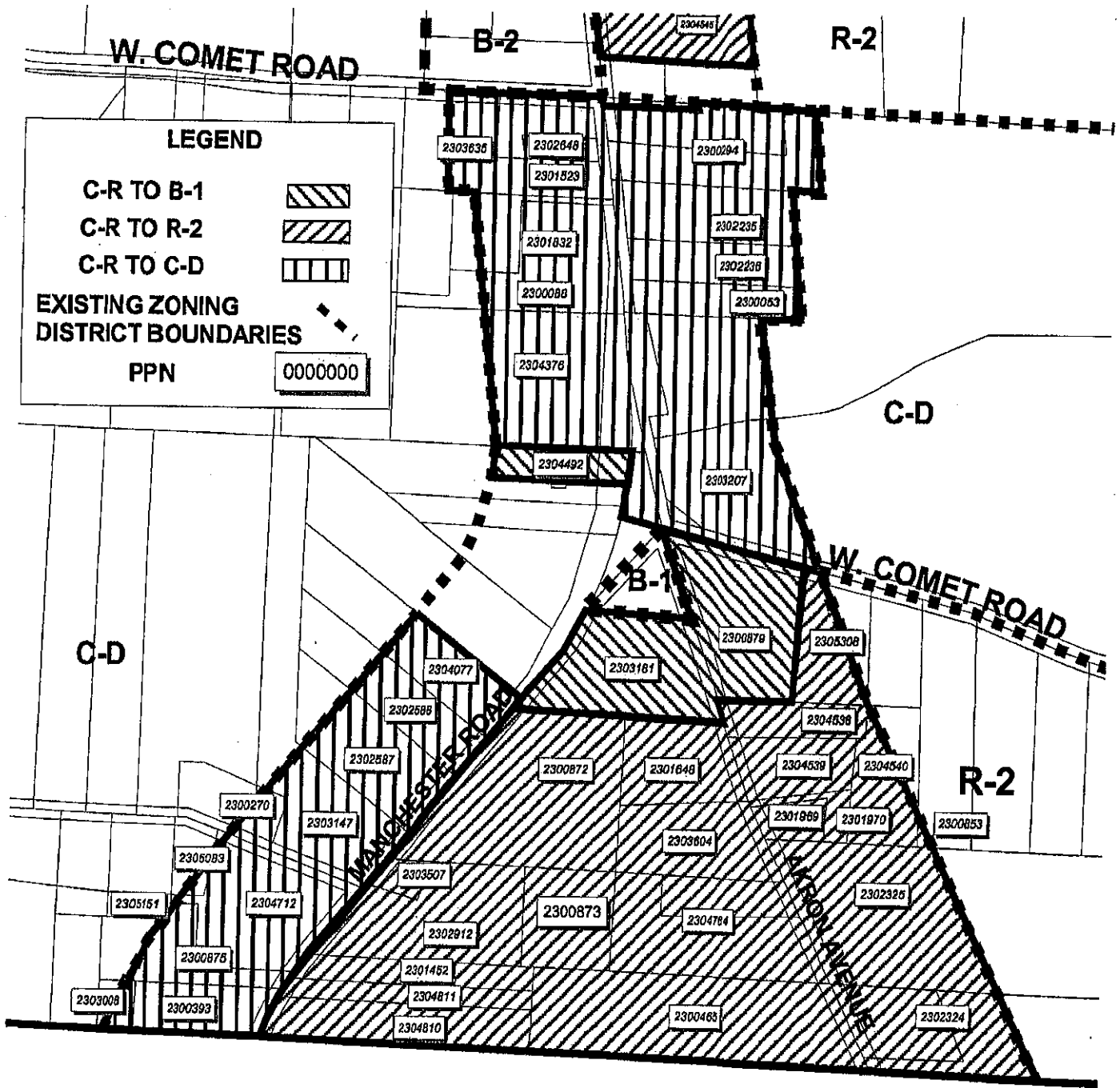


NOTE: This map shows middle rezoning area

500 0 500 1000 Feet



# Ordinance 15-O-01 Proposed Rezoning of C-R to B-1, C-R to R-2 and C-R to C-D



NOTE: This map shows southern rezoning area

