

ORDINANCE NO: 15-O-02
SPONSOR: MAYOR BOLLAS
INTRODUCED: May 20, 2015 (Amended August 5, 2015)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF 3 PARCELS OF PROPERTY FROM R-2 MEDIUM DENSITY RESIDENTIAL TO B-1 LIGHT COMMERCIAL, 3 PARCELS OF PROPERTY FROM B-2 HEAVY COMMERCIAL TO B-1 LIGHT COMMERCIAL, 4 PARCELS OF PROPERTY FROM C-D CONSERVATION TO R-2 MEDIUM DENSITY RESIDENTIAL, 14 PARCELS OF PROPERTY WITH SPLIT ZONING(R-2 MEDIUM DENSITY RESIDENTIAL AND C-R COMMERCIAL-RESIDENTIAL) TO B-1 LIGHT COMMERCIAL, 5 PARCELS OF PROPERTY WITH SPLIT ZONING(C-D CONSERVATION AND C-R COMMERCIAL-RESIDENTIAL) TO B-1 LIGHT COMMERCIAL AND 2 PARCELS OF PROPERTY WITH SPLIT ZONING(C-D CONSERVATION AND C-R COMMERCIAL-RESIDENTIAL) TO R-2 MEDIUM DENSITY RESIDENTIAL.

WHEREAS, there are numerous properties along the Manchester Road corridor that are in need of rezoning in order to make zoning classifications more consistent; 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 rezoning process.

NOW, THEREFORE, BE IT ORDAINED 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 3 parcels of property from R-2 Medium Density Residential to B-1 Light Commercial, 3 parcels of property from B-2 Heavy Commercial to B-1 Light Commercial, ~~4 parcels of property from C-D Conservation to R-2 Medium Density Residential~~, 14 parcels of property with split zoning(R-2 Medium Density Residential and C-R Commercial-Residential) to B-1 Light Commercial, 5 parcels of property with split zoning (C-D Conservation and C-R Commercial-Residential) to B-1 Light Commercial and 2 parcels of property with split zoning (C-D Conservation and C-R Commercial-Residential) to R-2 Medium Density Residential. 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.

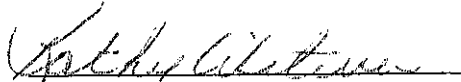
SECTION THREE:

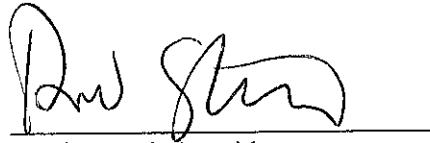
The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings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


David Stock, President
Ordinance 15-O-02

APPROVED: August 19, 2015


Al Bollas, 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.

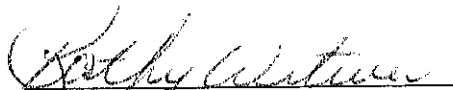
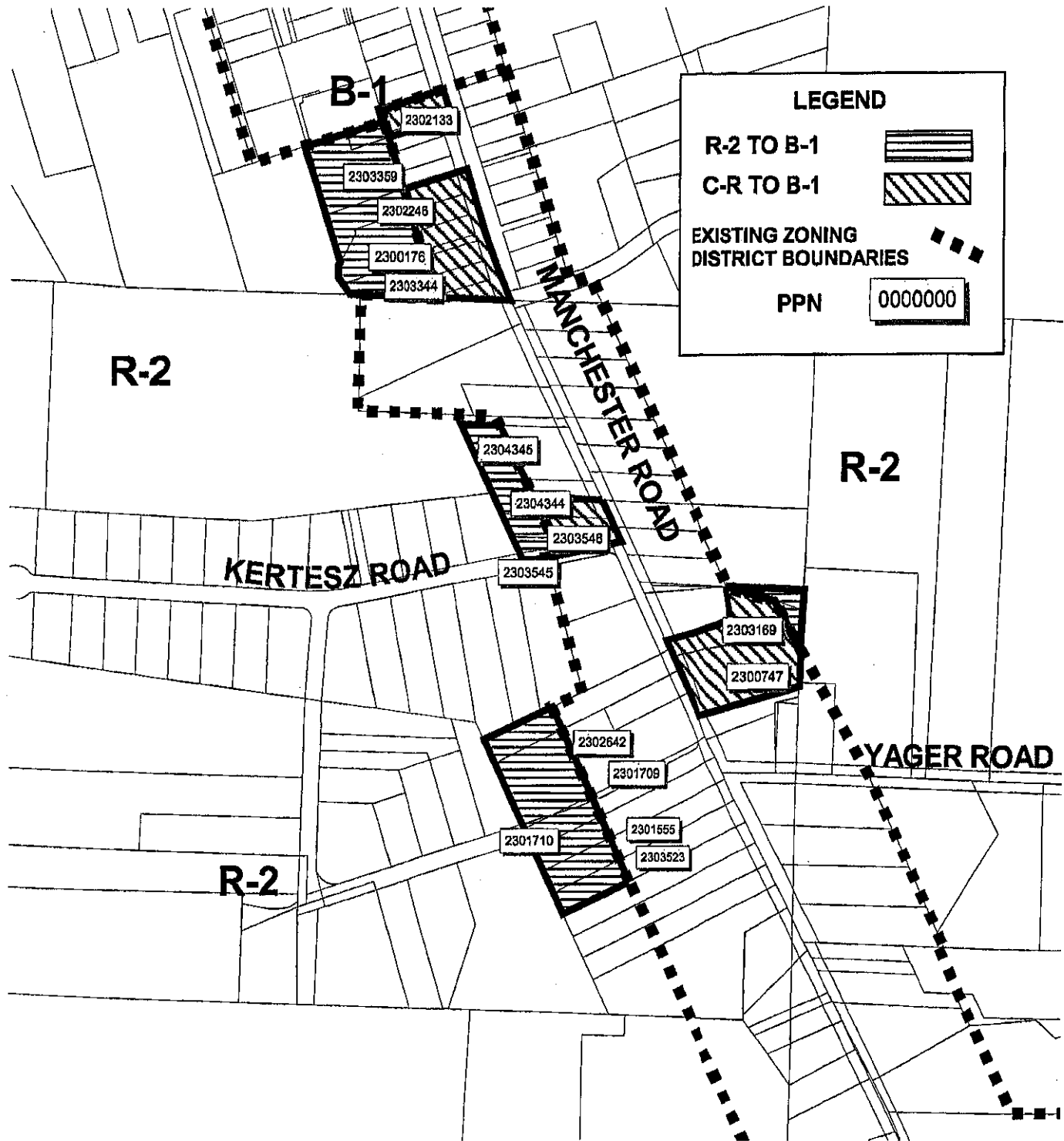

Kathy Witwer, Clerk

EXHIBIT A
ORDINANCE 15-O-02 PROPERTIES

PPN	CHANGE	PARCEL ADDRESS
2304345	R-2 TO B-1	6364 MANCHESTER ROAD
2303359	R-2 TO B-1	6260 MANCHESTER ROAD
2301710	R-2 TO B-1	VACANT
2301709	R-2 TO B-1 & C-R TO B-1	
2304664	B-2 TO B-1	6858 MANCHESTER ROAD
2304665		
2302332	B-2 TO B-1	6882 MANCHESTER ROAD
2303344	R-2 TO B-1 & C-R TO B-1	6294 MANCHESTER ROAD
2302133	R-2 TO B-1 & C-R TO B-1	6256 MANCHESTER ROAD
2302246	R-2 TO B-1 & C-R TO B-1	6274 MANCHESTER ROAD
2300176	R-2 TO B-1 & C-R TO B-1	6284 MANCHESTER ROAD
2304344	R-2 TO B-1 & C-R TO B-1	6380 MANCHESTER ROAD
2303545	R-2 TO B-1 & C-R TO B-1	6386 MANCHESTER ROAD
2303546		
2304381	R-2 TO B-1 & C-R TO B-1	VACANT
2302642	R-2 TO B-1 & C-R TO B-1	6452 MANCHESTER ROAD
2301555	R-2 TO B-1 & C-R TO B-1	6470 MANCHESTER ROAD
2303523	R-2 TO B-1 & C-R TO B-1	6478 MANCHESTER ROAD
2303169	R-2 TO B-1 & C-R TO B-1	6431 MANCHESTER ROAD
2300747	R-2 TO B-1 & C-R TO B-1	6445 MANCHESTER ROAD
2304490	C-R TO B-1 & C-D TO B-1	7010 MANCHESTER ROAD
2304282		
2304281	C-R TO B-1 & C-D TO B-1	7044 MANCHESTER ROAD
2303503	C-R TO B-1 & C-D TO B-1	7060 MANCHESTER ROAD
2305577	C-R TO B-1 & C-D TO B-1	6800 MANCHESTER ROAD
2305578	C-D TO R-2 & C-R TO R-2	6810 MANCHESTER ROAD
2305579	C-D TO R-2 & C-R TO R-2	766 ANDERSON LANE
2304059	C-D TO R-2	VACANT
2300215	C-D TO R-2	872 ANDERSON LANE
2303808	C-D TO R-2	1125 W. COMET ROAD
2304259	C-D TO R-2	1103 W. COMET ROAD

Ordinance 15-O-02 Proposed Rezoning of R-2 to B-1, C-R to B-1, B-2 to B-1 and C-D to B-1



NOTE: This map shows northern rezoning area

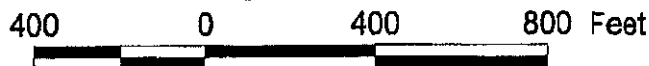
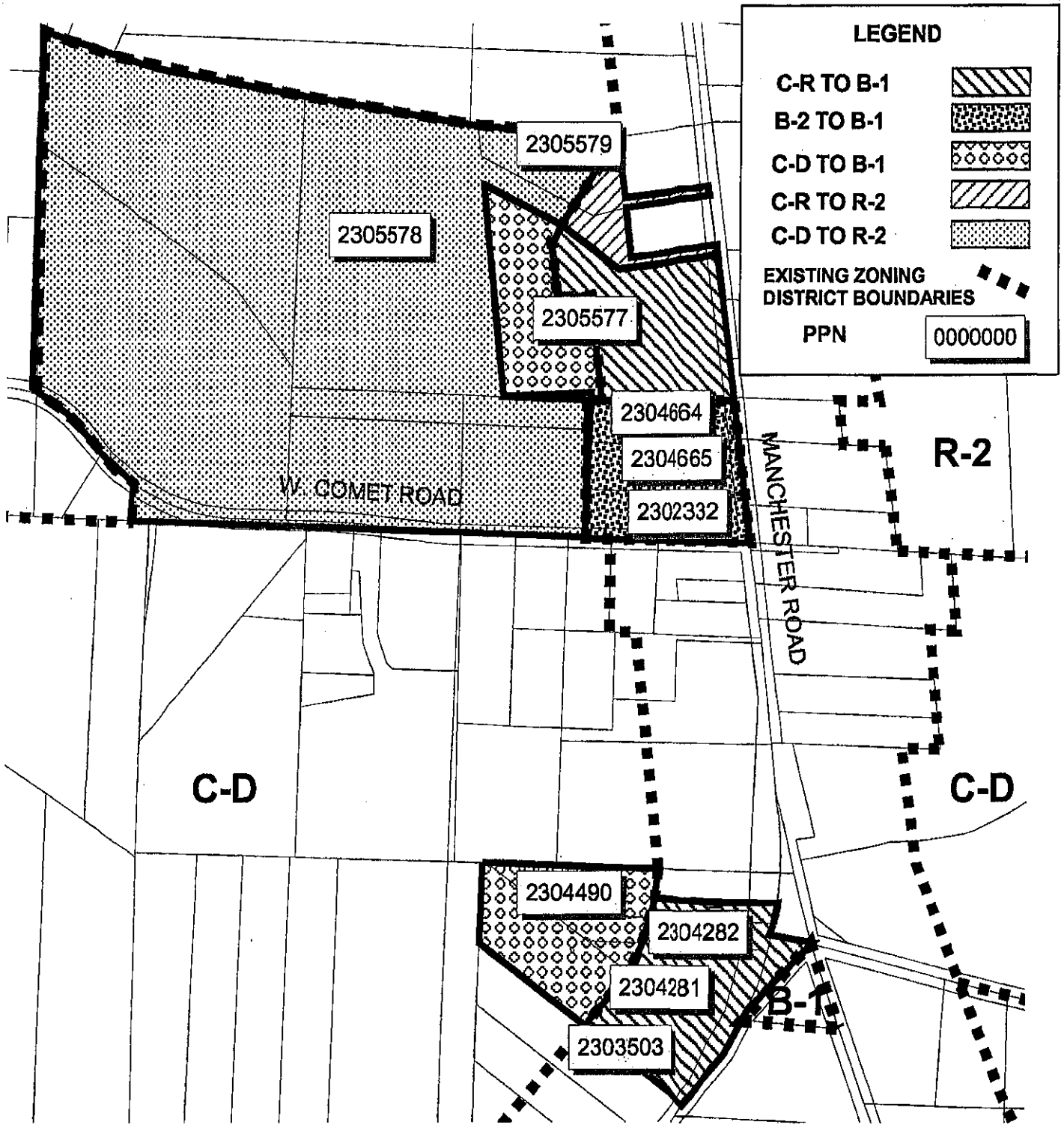


EXHIBIT B

Ordinance 15-O-02 Proposed Rezoning of R-2 to B-1, C-R to B-1, B-2 to B-1, C-D to B-1, C-R to R-2 and C-D to R-2



NOTE: This map shows southern rezoning area

500 0 500 1000 Feet

