

CITY OF OBERLIN, OHIO

ORDINANCE No. 16 - 33 AC CMS

AN ORDINANCE AMENDING THE CITY OF OBERLIN ZONING MAP TO VARIOUS PROPERTIES LOCATED IN THE C-1"/CENTRAL BUSINESS DISTRICT USE CLASSIFICATION OUTSIDE OF THE DOWNTOWN AREA TO THE "C-2"/GENERAL BUSINESS DISTRICT USE CLASSIFICATION, THE "R-1B"/SINGLE-FAMILY RESIDENTIAL DISTRICT USE CLASSIFICATION AND THE "R-1"/SINGLE-FAMILY RESIDENTIAL DISTRICT USE CLASSIFICATION

WHEREAS, the Planning Commission has reviewed the properties located in the "C-1"/Central Business District use classification outside of Oberlin's downtown area to determine whether the current zoning is the appropriate classification for those properties; and

WHEREAS, the Planning Commission has reviewed and considered a Commercial Zoning Study of commercially zoned properties within the City and has reviewed the City's Future Land Use Plan contained in the Comprehensive Plan to determine if the rezoning of properties located in the "C-1"/Central Business District use classification outside of the City's downtown area is appropriate; and

WHEREAS, pursuant to Section 1327.01 of the Oberlin Codified Ordinances, the Planning Commission has by recommendation, initiated the rezoning of certain parcels of real property located in the "C-1"/Central Business District use classification outside of the City's downtown area to the C-2/General Business District use classification, the R1-B Single Family Dwelling District use classification and the R-1 Single Family Dwelling District use classification; and,

WHEREAS, the Planning Commission has determined that the rezoning of certain properties located within the C-1/Central Business District outside of the City's downtown area to the C-2/General Business District use classification as set forth on **Exhibit A** attached hereto would recognize existing commercial development, prevent non-conforming commercial uses and eliminate "C-1" zoning from commercial properties outside of the downtown area; and,

WHEREAS, the Planning Commission has determined that the rezoning of certain of the parcels located within the C-1/Central Business District use classification to the R-1B and R-1 Single Family District use classifications as set forth on **Exhibit A** would eliminate several "non-conforming" residential uses, would facilitate the appropriate future use and improvement of those "non-conforming" parcels, would better enable owners to obtain financing necessary for the sale or improvement of those parcels, and would bring the zoning of these properties into conformance with the City's Future Land Use Plan; and,

WHEREAS, the Planning Commission has voted to recommend to the City Council that certain parcels of real property located within the C-1/Central Business District outside of the City's downtown area be rezoned in the manner indicated on **Exhibit A**; and,

WHEREAS, this Council has held a public hearing concerning the Planning Commission's recommendations.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the parcels of real property located on East Lorain Street and Orchard Street, identified on **Exhibit A** attached hereto are hereby rezoned from “C-1”/Central Business District to those zoning districts designated on **Exhibit A**.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading: September 19, 2016

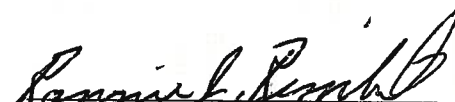
2nd Reading: October 3, 2016

3rd Reading: October 17, 2016 (P); November 7, 2016 (Effective in 30 days)

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



RONNIE RIMBERT
PRESIDENT OF COUNCIL

POSTED: 11/07/2016

EFFECTIVE DATE: 12/07/016

**EXHIBIT A
PROPERTIES TO BE REZONED**

Property Address/Parcel Number	Existing Zoning	Proposed Zoning
138 E. Lorain Street	“C-1”	“C-2”
PPN# 0900076104017	“C-1”	“C-2”
PPN# 0900076104019	“C-1”	“C-2”
164 E. Lorain Street	“C-1”	“C-2”
331 E. Lorain Street	“C-1”	“C-2”
343 E. Lorain Street	“C-1”	“C-2”
355 E. Lorain Street	“C-1”	“C-2”
461 E. Lorain Street	“C-1”	“C-2”
174 E. Lorain Street	“C-1”	“R-1B”
184 E. Lorain Street	“C-1”	“R-1B”
385 E. Lorain Street	“C-1”	“R-1B”
405 E. Lorain Street	“C-1”	“R-1B”
417 E. Lorain Street	“C-1”	“R-1B”
427 E. Lorain Street	“C-1”	“R-1B”
72 Orchard Street	“C-1”	“R-1B”
64 Orchard Street	“C-1”	“R-1B”
62 Orchard Street	“C-1”	“R-1B”
67 Orchard Street	“C-1”	“R-1B”
73 Orchard Street	“C-1”	“R-1B”
77 Orchard Street	“C-1”	“R-1B”
161 E. Lorain Street	“C-1”	“R-1”