

ORDINANCE NO. 07-02 AC CMS

**AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF
OBERLIN ZONING CODE RELATED TO SITE PLAN/
DESIGN REVIEW IN "C-3" AND "O" DISTRICT
ZONING CLASSIFICATIONS**

WHEREAS, the City of Oberlin Zoning Code has been recently amended to add new chapters entitled "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, the intent of the recently added chapters is to apply the site plan and design standards contained in Chapter 1357, Site Plan Review, to the "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, the Oberlin Planning Commission has recommended to City Council that Chapter 1357 be amended to clarify that site plan and design review approval is required in the "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, an amendment to Chapter 1357 is considered to be desirable in order to avoid any questions as to the applicability of site plan review to development in the "C-3"/Planned Highway Commercial District and "O"/Office District.

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 City of Oberlin Zoning Code is hereby amended to add reference to site plan review in the "C-3" District and "O" District in Section 1357.02(a), and design review in the "C-3" District and "O" District in Section 1357.03(b)(1)(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.

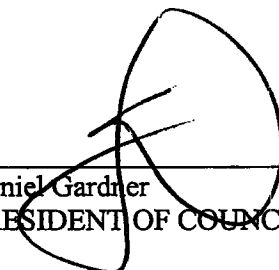
SECTION 3. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading – January 2, 2007
2nd Reading – January 16, 2007 (E)(Suspension of the rules)
3rd Reading –

ATTEST:



Sheri Haury
INTERIM CLERK OF COUNCIL



Daniel Gardner
PRESIDENT OF COUNCIL

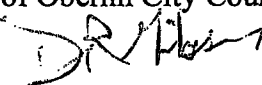
POSTED: January 17, 2007

EFFECTIVE DATE: January 17, 2007

Oberlin Planning Commission

69 South Main Street Oberlin, Ohio 44074

To: President and Members of Oberlin City Council

From: David R. Gibson, Chair 
Oberlin Planning Commission

Subject: Proposed Amendment to the Zoning Code
Site Plan/Design Review Approval
"C-3" District and "O" District

Date: December 1, 2006

City Council will recall that the Zoning Code was recently amended to include two (2) new zoning classifications. Those zoning classifications are the "C-3"/Planned Highway Commercial District and "O"/Office District. Commercial development in any area of the City zoned in either of these classifications would be subject to the Code's design standards. The Code has not, however, been specifically amended to add reference to site plan approval for the "C-3" and "O" Districts (i.e. Section 1357.02(a)) or the applicability of design review in those districts (i.e. Section 1357.03(b)(1)(A)). In order to avoid any ambiguity with respect to the need for site plan/design review approval in those districts, the Commission at its meeting on November 29, 2006 moved to recommend to City Council that the above-mentioned subsections of the Code be amended to reflect the same.

This report is hereby respectfully submitted for your consideration.