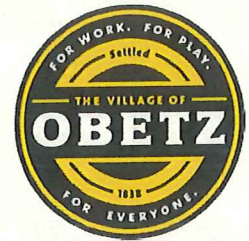


VILLAGE OF OBETZ  
RECORD OF ORDINANCES



ORDINANCE: 16 – 17

PASSED: June 26, 2017

**AN ORDINANCE TO REZONE PARCELS ALONG WILLIAMS ROAD AND DESIGNATE PARCELS TO BE INCLUDED IN THE WILLIAMS ROAD OVERLAY DISTRICT AND DECLARING AN EMERGENCY**

**WHEREAS**, all of the parcels proposed for rezoning are currently zoned Restricted Industrial; and,

**WHEREAS**, most parcels along Williams Road are not large enough to accommodate desirable industrial development; and,

**WHEREAS**, Williams Road is a two lane road not capable of accommodating large volumes of tractor trailer traffic; and,

**WHEREAS**, there are other areas in Obetz better suited to accommodate industrial development where adequate infrastructure exists to support that type of development; and,

**WHEREAS**, the main entrance to Fortress Obetz is located on Williams Road; and,

**WHEREAS**, the rezoning of the parcels along Williams Road and the creation of the Williams Road Overlay District presents an unique opportunity to create an area which includes businesses and services that meet the needs of the patrons of Fortress Obetz as well as the businesses and neighborhoods surrounding it; and,

**WHEREAS**, the Planning and Zoning Commission initiated the rezoning of the parcels along Williams Road and the creation of the Williams Road Overlay District at its March 8, 2017 meeting; and,

**WHEREAS**, the Planning and Zoning Commission held a public hearing on April 12, 2017 at 6:00 PM; and,

**WHEREAS**, after review of the requested rezoning, the Planning and Zoning Commission has recommended approval at its May 10, 2017 meeting; and,

**WHEREAS**, the Council of the Village of Obetz held a public hearing on June 26, 2017 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:

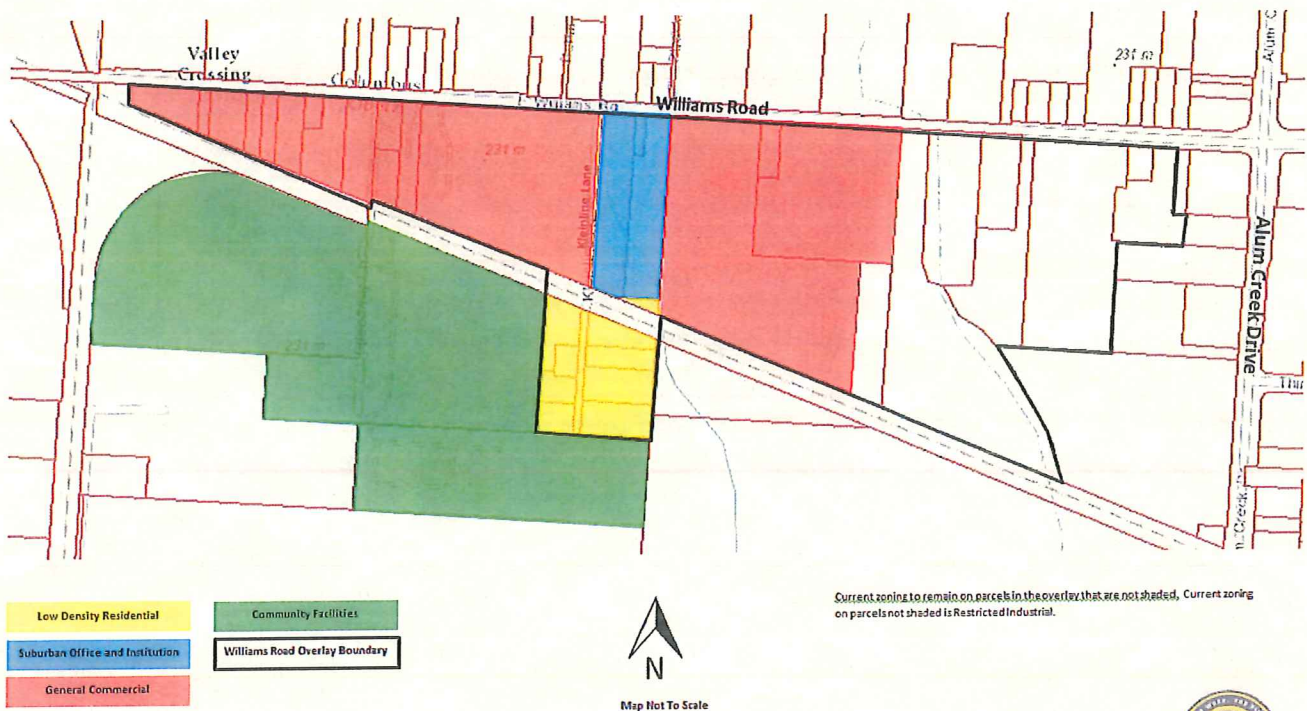
Section 1. The following parcels shall be rezoned as indicated in Table 1 and also on Figure 1:

**Table 1**

Parcel ID	Current Zoning	Proposed Zoning
152-000845	Restricted Industrial	General Commercial
152-000961	Restricted Industrial	General Commercial
152-000855	Restricted Industrial	General Commercial
152-000867	Restricted Industrial	General Commercial
152-000857	Restricted Industrial	General Commercial
152-000858	Restricted Industrial	General Commercial
152-000250	Restricted Industrial	General Commercial
152-000249	Restricted Industrial	General Commercial
152-000866	Restricted Industrial	General Commercial
153-000004	Restricted Industrial	General Commercial
153-000017	Restricted Industrial	General Commercial
153-000030	Restricted Industrial	General Commercial
153-000006	Restricted Industrial	General Commercial
153-000003	Restricted Industrial	Suburban Office
153-000016	Restricted Industrial	Suburban Office
153-000010	Restricted Industrial	Suburban Office
152-000863	Restricted Industrial	Community Facilities
153-000005	Restricted Industrial	Community Facilities
152-000962	Restricted Industrial	Community Facilities
153-000045	Restricted Industrial	Low Density Residential
153-000263	Restricted Industrial	Low Density Residential
153-000053	Restricted Industrial	Low Density Residential
153-000054	Restricted Industrial	Low Density Residential
153-000254	Restricted Industrial	Low Density Residential
153-000255	Restricted Industrial	Low Density Residential
153-000256	Restricted Industrial	Low Density Residential
153-000045	Restricted Industrial	Low Density Residential
153-000011	Restricted Industrial	Low Density Residential
153-000673	Restricted Industrial	General Commercial
153-000048	Restricted Industrial	General Commercial
153-000013	Restricted Industrial	General Commercial



Figure 1



Section 2. The parcels shown on Table 2 shall be placed within the Williams Road Overlay District which is regulated by Chapter 1161 of the Zoning Code contained within the Obetz Codified Ordinances.

Table 2

Parcel ID	Parcel ID	Parcel ID	Parcel ID
152-000249	152-000866	153-000652	153-000053
152-000845	153-000004	153-000038	153-000054
152-000961	153-000017	153-000597	153-000254
152-000855	153-000030	152-000863	153-000255
152-000867	153-000006	153-000005	153-000256
152-000857	153-000003	152-000962	153-000045
152-000858	153-000016	153-000045	153-000011
152-000250	153-000010	153-000263	153-000673
153-000048	153-000007	153-000039	153-000668
153-000013	153-000677	153-000604	

Section 3. The official zoning map of the Village of Obetz be amended to reflect the aforementioned zoning changes.

Section 4. This Ordinance is hereby declared an emergency measure immediately necessary for the preservation of the public peace, health, and safety of Obetz such emergency arising from the need to rezone the certain parcels and place parcels in the Williams Road Overlay in order to respond to development pressure along Williams Road and to protect the Village's investment in facilities and infrastructure; WHEREFORE, this Ordinance shall take effect and be in force immediately upon passage by Council.

Passed this 26 day of June, 2017.

## ATTESTS:

Stacey Boumis  
Stacey Boumis, Clerk of Council

D. Greg Scott  
D. Greg Scott, Mayor

Bonnie Wiley, Council Pres. Pro-Tem

## APPROVED AS TO FORM

Stephen J. Smith, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 16-17 was duly posted at 10:00 AM (time) on the 28 day of June, 2017, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis  
Stacey Boumis, Clerk

6/28/17  
Date