

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 57 – 22

PASSED: January 9, 23

AN ORDINANCE TO REZONE PARCEL NUMBERS 153-000168 AND 153-000169 FROM LOW DENSITY RESIDENTIAL DISTRICT AND PARCEL NUMBER 153-000160 FROM GENERAL COMMERCIAL DISTRICT TO PLANNED COMMERCIAL DISTRICT AND TO APPROVE THE FINAL DEVELOPMENT PLAN AND DECLARING AN EMERGENCY

WHEREAS, Parcel Numbers 153-000168 and 153-000169 are zoned Low Density Residential District (R-1); and

WHEREAS, Parcel Number 153-000160 is zoned General Commercial District; and,

WHEREAS, in April 2022, the Planning and Zoning Commission approved a Major Site Plan, Comprehensive Sign Program, Architectural Plan, Variances and Conditional Use Permit to permit the construction of a Sheetz on these parcels as well as additional parcels already zoned Planned Commercial Development; and,

WHEREAS, it is necessary to rezone the above cited parcels so there is consistent zoning on the entire site; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on November 9, 2022 at 6:00 PM in Council Chambers; and,

WHEREAS, after review of the requested rezoning, the Planning and Zoning Commission recommended approval; and,

WHEREAS, the Council of the City of Obetz held a public hearing on November 9, 2022 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the City.

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

Section 1. The properties known as Parcels 153-000168 and 153-000169, shown in Exhibit A, are hereby rezoned from Low Density Residential District (R-1) to Planned Commercial District.

Section 2. The property known as Parcel 153-000160, shown in Exhibit A, is hereby rezoned from General Commercial District to Planned Commercial District.

Section 3. The properties shall become part of Subarea B (Site 5) in the Walnut Creek Center Plan, shown in Exhibit A, and be subject to the previously adopted Walnut Creek Center Development Text.

Section 4. The updated Final Development Plan for these parcels is approved.

Section 5. The official zoning map of the City of Obetz shall be amended to reflect the aforementioned zoning change.

Section 6. This Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to have consistent zoning to start construction in 2023; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this 9 day of January, 2023.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Mike Kimbler
Mike Kimbler, Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene Hollins
Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 57-22 was duly posted at 4:00 AM (time) on the 24 day of January, 2023, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

1/24/23
Date

EXHIBIT A

