

Sponsor: Brown/Gines

ORDINANCE NO. 75-15

AN ORDINANCE REZONING FROM BUSINESS (B-3) TO MULTI-FAMILY RESIDENTIAL (R-4) PROPERTY LOCATED AT 613 AND 623 HARRIS STREET, JACKSON, OHIO.

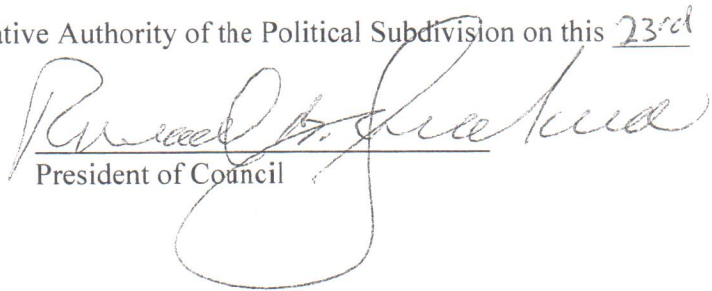
WHEREAS, the legislative authority of the City of Jackson has received a recommendation from the Jackson City Planning Commission, see Exhibit A, to rezone the area described in Exhibit B, both attached hereto, from Business (B-3) to Multi-Family Residential (R-4); and

WHEREAS, the legislative authority has determined that recommended change in zoning meets the requirements for rezoning for the reasons that: (1) the requested change is in accordance with the City's development goals and objectives; and (2) a rezoning is supported by a substantial change in the area conditions, rendering the original business zoning as functionally obsolete.; and

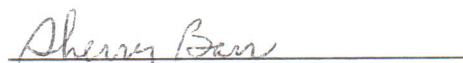
NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE POLITICAL SUBDIVISION OF THE CITY OF JACKSON, THAT THE AREA DESCRIBED IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED HEREIN, SHALL BE REZONED FROM BUSINESS (B-3) TO MULTI-FAMILY RESIDENTIAL (R-4) ZONING AND THAT THE CHANGE IN THE ZONING SHALL BE REFLECTED ON THE PLANNING AND ZONING MAPS OF THE CITY.

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

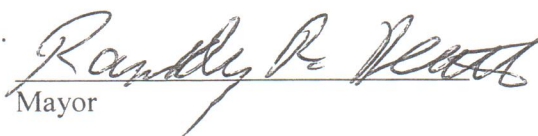
PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 23rd day of November, 2015.


President of Council

ATTEST:


Clerk of the Legislative Authority

Approved this 23rd day of November, 2015.


Mayor

JACKSON CITY PLANNING COMMISSION CITY OF JACKSON, OHIO

IN THE MATTER OF:

REQUEST OF HOBA ENTERPRISES,
INC., FOR REZONING OF CERTAIN
LOTS ON HARRIS STREET IN
JACKSON, OHIO FROM B-3 TO R-4

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RECOMMENDATION

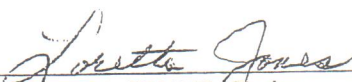
This matter came for consideration before the Jackson City Planning Commission, on the 14th day of October, 2015 upon the request of the HOBA Enterprises, Inc.. Present was Commission Chairman, Loretta Jones, and Commission members Rodney Smith and Mayor Randy Heath. Commission member Pete Bopp was absent and member John Moore was excused. Also present was William Sheward, City Service / Safety Director and Harold Howe and Kay Howe on behalf of HOBA Enterprises, Inc..

Before the Commission was a request from the HOBA Enterprises, Inc., the owner of the real property upon which a car wash is now located and known as 613 & 623 Harris Street, tax parcel numbers H140190019400 and H14090019700, that said property be rezoned from industrial (B-3) to business (R-4). The area subject to the request for rezoning is shown in the attached map and legal description. Also presented with the request, and attached here, is a certificate from a reputable, practicing attorney in this county, that the legal description is complete and proper, and a list of property owners within 200 feet of the property to be rezoned.

This Commission finds that the request meets the requirements for rezoning for the reasons that: (1) the requested change is in accordance with the City's development goals and objectives; and (2) there is a legitimate requirement for additional R-4 zoned land area.

The Commission members present, being of a number sufficient to recommend the requests be approved, unanimously recommend to Jackson City Council that this request for rezoning, be granted.

Dated: 10-21-15


LORETTA JONES, Chairperson
Jackson City Planning Commission
City of Jackson, Ohio

"EXHIBIT A"

Situated in the State of Ohio, County of Jackson and in the City of Jackson:
All three tracts situated in Out Lot 66 in the South half of the City of Jackson.

TRACT ONE: Beginning at a point at the intersection of the right of way lines of Huron Street and Harris Street;
thence S. 5° West, 239.32 feet along the east line of Out lot No. 66 to the point of beginning of tract to be described;
thence, continuing along the East lot line of said Lot 66 S. $5^{\circ} 50'$ West, 100 feet to a point;
thence N. $84^{\circ} 10'$ West, 178.6 feet to a point;
thence N. $5^{\circ} 50'$ East, 100 feet parallel to the East line of Out Lot 66 to a point;
thence S. $84^{\circ} 10'$ East, 178.6 feet, parallel to the south line of Out Lot No. 66 to the point of beginning of the tract herein described and containing 0.41 acres more or less.

TRACT TWO: Beginning at the Northeast corner of Out Lot 66;
thence along the East line of Out Lot 66, South $5^{\circ} 50'$ West, a distance of 238.89 feet to the true place of beginning;
thence, continuing along the East line of Out Lot 66, South $5^{\circ} 50'$ West, a distance of 0.43 feet to a point;
thence North $84^{\circ} 10'$ West, a distance of 178.6 feet to a point;
thence North $5^{\circ} 50'$ East, a distance of 0.43 feet to a point;
thence South $84^{\circ} 10'$ East, a distance of 178.6 feet to the true place of beginning containing 76.80 square feet more or less.

TRACT THREE: Beginning at the Northeast corner of said Lot 66; thence south along the West line of Harris Street in said City a distance of 183.89 feet to the place of beginning of the tract herein described and conveyed;
thence West parallel with Huron Street a distance of 177.78 feet to point;
thence South parallel to Harris Street a distance of 55 feet to a point;
thence East parallel to Huron Street a distance of 177.78 feet to the East line of said Out Lot;
thence North along the East line of said Out Lot a distance of 55 feet to the place of beginning, containing .22 of an acre, more or less.