

REQUESTED BY:
POLIVKA-COLBERT

LAW DEPARTMENT
DRAFT NO. 3681

TITLE

AN ORDINANCE FOR THE PURPOSE OF AMENDING THE PROPER SHEETS OF THE USE DISTRICT MAP ACCOMPANYING CHAPTER 1133 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF WARREN, OHIO BY REZONING THE PROPERTY KNOWN AS 2841 NILES ROAD, S.E., PARCEL NO. 38-661210 FROM "RESIDENTIAL A" TO "COMMERCIAL B", AND DECLARING AN EMERGENCY.

ORDINANCE NO. 12730/17

WHEREAS, the owner of property located at 2841 Niles Road, S.E. desires a zone change for said property for development purposes; and

WHEREAS, a change of the zoning of said property from "Residential A" to "Commercial B" will not: adversely affect the general public, be materially detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof; and

WHEREAS, such a change of zoning will not adversely affect the delivery of governmental services, and will not nullify or contravene the spirit of the zoning laws, rules and regulations of the City of Warren; and

WHEREAS, this Council desires to change the zoning of said property to "Commercial B" for the stated purpose above; NOW THEREFORE

BE IT ORDAINED by the Council of the City of Warren, State of Ohio:

Section 1: That the real property located at 2841 Niles Road, S.E., Parcel No. 38-661210 and shown on the attached "EXHIBIT A" (said "EXHIBIT A" being hereby incorporated herein, for all purposes, as if fully rewritten herein) be, and the same hereby is, rezoned to "Commercial B".

Section 2: That the proper sheets of the Use District Map accompanying Chapter 1133 of the Planning and Zoning Code of the Codified Ordinances of the City of Warren, Ohio be, and the same hereby are, amended in accordance with this Ordinance.

Section 3: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare and safety, and for the further reason that the City of Warren's zoning laws applicable to the aforescribed real property be adjusted at the earliest possible time and without undue delay. WHEREFORE, this Ordinance shall go into immediate effect.

Passed in Council this 12TH day of JULY, 2017.

SIGNED: [Signature]
PRESIDENT OF COUNCIL

ATTEST: [Signature]
CLERK

FILED WITH THE MAYOR: 7-12-17

DATE APPROVED: 7-12-17

[Signature]
MAYOR, CITY OF WARREN, OHIO