

REQUESTED BY:
WHITE

LAW DEPARTMENT
DRAFT NO. 0304

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 MULTIPLE PROPERTIES, KNOWN AS "WESTLAWN" AND "DEEMER PARK", SHOWN ON THE ATTACHED "EXHIBIT A" AND "EXHIBIT B" AND LISTED HEREIN BELOW FROM "RESIDENTIAL A" TO "MANUFACTURING A".

ORDINANCE NO. 13189/2022

WHEREAS, the owner of properties known as "Westlawn" shown as "EXHIBIT A", and "Deemer Park" shown as "EXHIBIT B", desire a zone change for said property for development purposes; and

WHEREAS, a change of the zoning of said property from "Residential A" to "Manufacturing A" 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

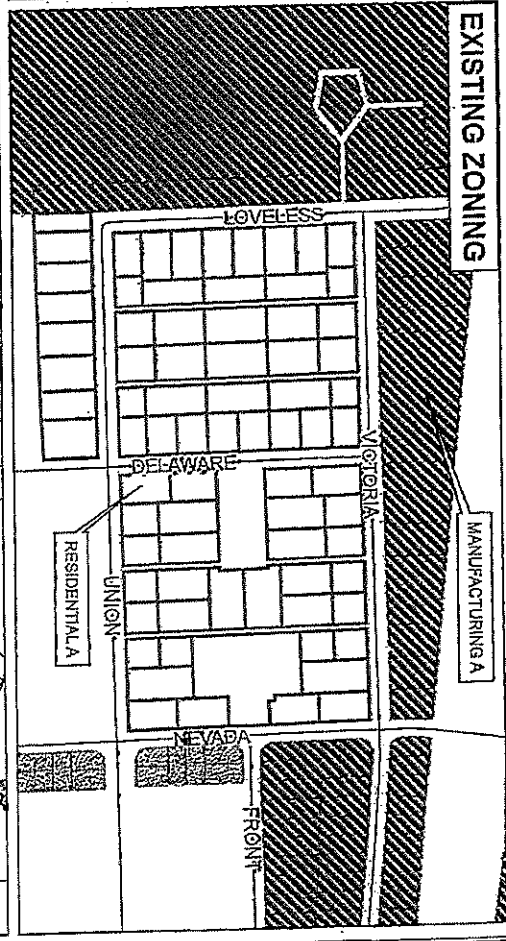
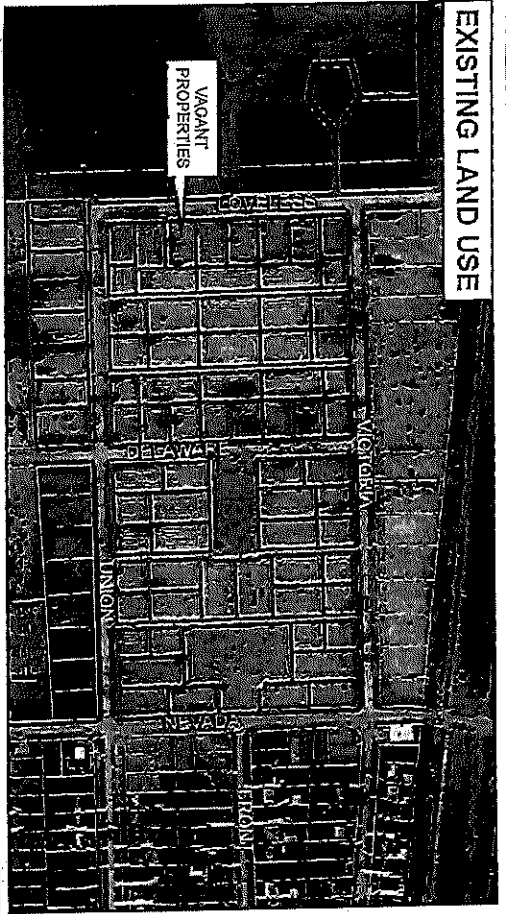
Whereas, this Council desires to change the zoning of said property to "Manufacturing A" for the stated purpose above; NOW THEREFORE

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

Section 1: That the real properties known as "Westlawn" and shown on the attached "EXHIBIT A" and the real properties known as "Deemer Park" and shown on the attached "EXHIBIT B" (said "EXHIBIT A" and "EXHIBIT B" bearing the following parcel numbers:

39-001700	39-003058	39-005015	39-007440	39-022600	39-045260
39-048240	39-053575	39-053577	39-055655	39-085880	39-093650
39-096645	39-099860	39-143100	39-149254	39-149255	39-171470
39-176400	39-176660	39-176661	39-176662	39-176670	39-200800
39-210350	39-212950	39-212980	39-232900	39-232902	39-232904
39-232930	39-232940	39-232941	39-232942	39-250400	39-250410
39-286000	39-306800	39-328575	39-328580	39-328582	39-332100
39-333600	39-340475	39-341950	39-342100	39-342150	39-348398
39-352660	39-354055	39-361000	39-363450	39-363500	39-385750
39-385800	39-386485	39-391850	39-394525	39-407755	39-407756
39-433360	39-434350	39-435150	39-436066	39-436130	39-436131
39-449000	39-455365	39-456860	39-457085	39-459136	39-459500

"EXHIBIT A" to Draft No. 0304



PROPOSED ZONING

0 100 200 Feet

9/20/22

39-001700	39-088880	39-176661	39-292980	39-328382	39-361000
39-003058	39-098680	39-176662	29-292940	39-382100	39-386450
39-005015	39-096645	39-176670	39-292942	39-383600	39-386500
39-459136	39-098680	39-200800	39-282942	39-340475	39-387550
39-459500	39-143100	39-210350	39-290400	39-341350	39-388800
39-459520	39-149284	39-212950	39-290410	39-342100	39-388485
39-459523	39-149284	39-212950	39-286000	39-342150	39-391850
39-459525	39-171470	39-212950	39-286000	39-342150	39-394525
39-491600	39-058577	39-176600	39-282902	39-352660	39-407755
39-506530	39-058575	39-176650	39-282904	39-354055	39-407756
					39-433860
					39-434850
					39-435150
					39-436066
					39-436190
					39-436191
					39-449000
					39-458965
					39-458980
					39-457085

LOCATOR MAP

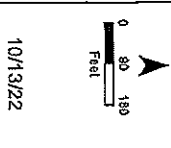
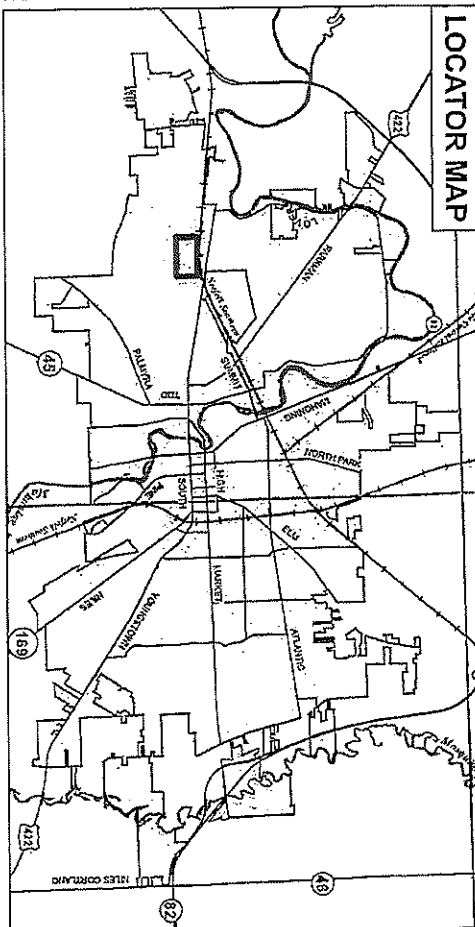
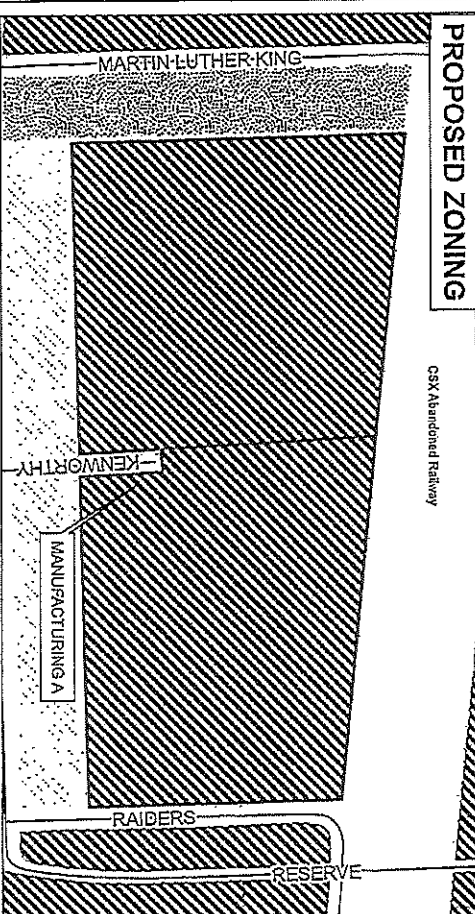
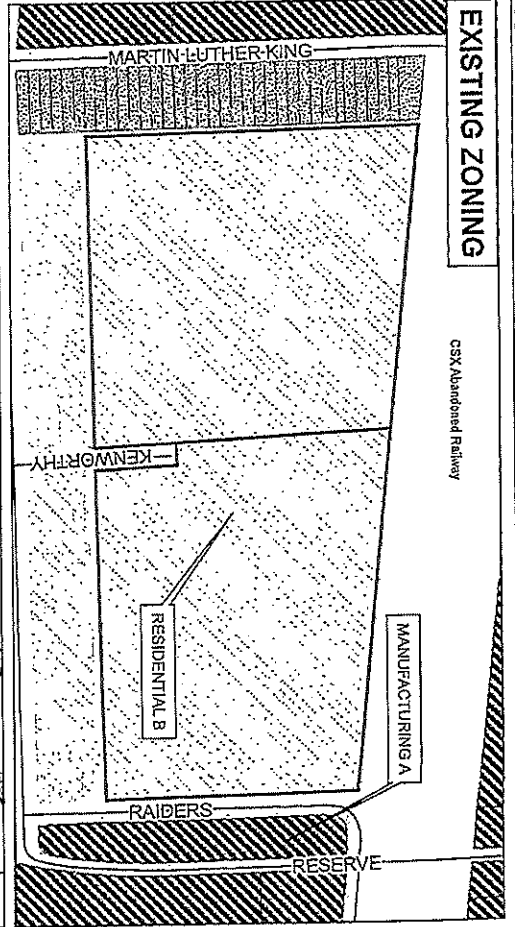
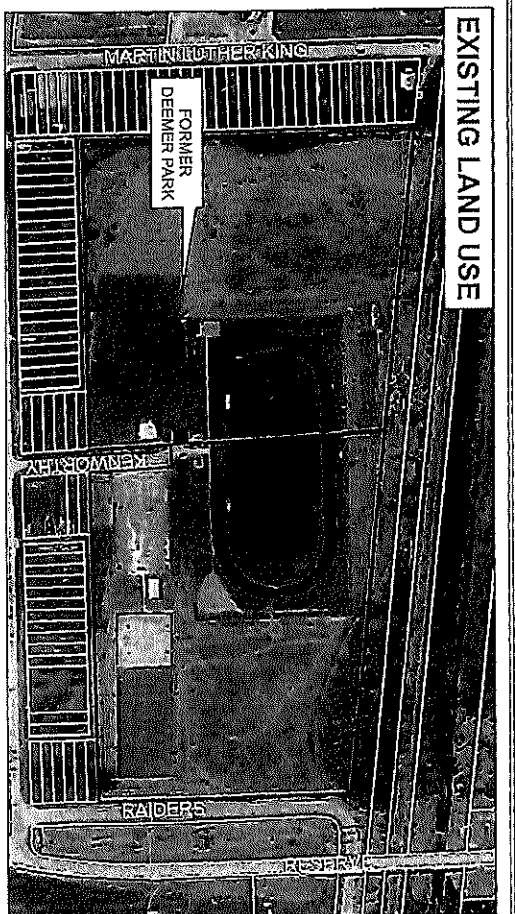
EXHIBIT CD1

PROPOSED ZONING UPDATE for information about the proposed update areas.

"DEEMER PARK AND WESTLAWN"

[Hatched Box] PROPOSED UPDATE AREAS
 [Diagonal Lines] COMMERCIAL A
 [Diagonal Lines] COMMERCIAL B
 [Diagonal Lines] MANUFACTURING A
 [Diagonal Lines] MANUFACTURING B
 [Diagonal Lines] RESIDENTIAL A
 [Diagonal Lines] RESIDENTIAL B
 [Diagonal Lines] RESIDENTIAL C
 [Diagonal Lines] RESIDENTIAL D
 [Diagonal Lines] RESIDENTIAL E
 [Diagonal Lines] RESIDENTIAL F
 [Diagonal Lines] SENIOR CITIZENS

"EXHIBIT B" to Draft No. 0304



PARCELS
 40-005500
 40-221143

- | | | | |
|--|-----------------------|--|--------------------------|
| | PROPOSED UPDATE AREAS | | MANUFACTURING B |
| | COMMERCIAL A | | PLANNED UNIT DEVELOPMENT |
| | COMMERCIAL B | | RESIDENTIAL A |
| | MANUFACTURING A | | RESIDENTIAL B |
| | | | RESIDENTIAL C |
| | | | RESIDENTIAL D |
| | | | RESIDENTIAL E |
| | | | SENIOR CITIZENS |

EXHIBIT CD2
PROPOSED ZONING UPDATE
"DEEMER PARK AND WESTLAWN"
 Please refer to the accompanying spreadsheet for information about the proposed update areas.

10/13/22

39-459520 39-459523 39-459525 39-491600 39-506550 40-221143

40-005500 being hereby incorporated herein, for all purposes, as if fully rewritten herein) be, and the same hereby is, rezoned to "Manufacturing A".

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 a necessary measure 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 take effect and be in force from and after the earliest period allowed by law.

Passed in Council this 14th day of December, 2022.

SIGNED: [Signature]
PRESIDENT OF COUNCIL

ATTEST: [Signature]
CLERK

FILED WITH THE MAYOR: 12-14-2022

DATE APPROVED: 12-14-2022

[Signature]
MAYOR, CITY OF WARREN, OHIO