

ORDINANCE NO. 2015-40

AN ORDINANCE REDESIGNATING THE HEREINAFTER-DESCRIBED REAL ESTATE IN THE CITY OF CLYDE, OHIO, PART OF OUTLOT 102, PARCEL NO. 326000010200, TOTALING 8.989 ACRES, AT 983 N. WOODLAND AVENUE IN THE CITY OF CLYDE, FROM (R-1A) SINGLE FAMILY RESIDENTIAL TO (I-1) GENERAL INDUSTRIAL UPON RECEIPT OF EPA INSPECTION APPROVAL.

WHEREAS, the Planning Commission did on August 6, 2015, conduct the required public hearing and did recommend to this Council that the hereinafter-described real estate be redesignated from R-1A Single Family Residential to I-1, General Industrial upon receipt of EPA Inspection Approval.

WHEREAS, this Council did on September 1, 2015, conduct the required public hearing for such proposed change, and

WHEREAS, it was determined that such proposed change will be in furtherance of good zoning practices and should be adopted.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Clyde, State of Ohio:

SECTION 1. That the hereinafter-described real estate in attached Exhibit "A" presently zoned R-1A, Single Family Residential be, and the same is hereby redesignated to I-1, General Industrial.

SECTION 2. That the City Manager is hereby authorized and directed to cause the above amendment to be reflected on the Official Zoning District Map.

SECTION 3. That this Ordinance shall take effect and be in force from and after its passage at the earliest period allowed by law.

PASSED: 9-15-15


G. Scott Black, Mayor

ATTEST: Janet R. Dickman
Clerk of Council

APPROVED AS TO FORM:


Zachary J. Selvey, Solicitor

Rezone from R-1A to I-1

271 261 247
 269 265 249
 237 239
 233 231
 293 223
 295 221 219
 299 211
 319 347 201

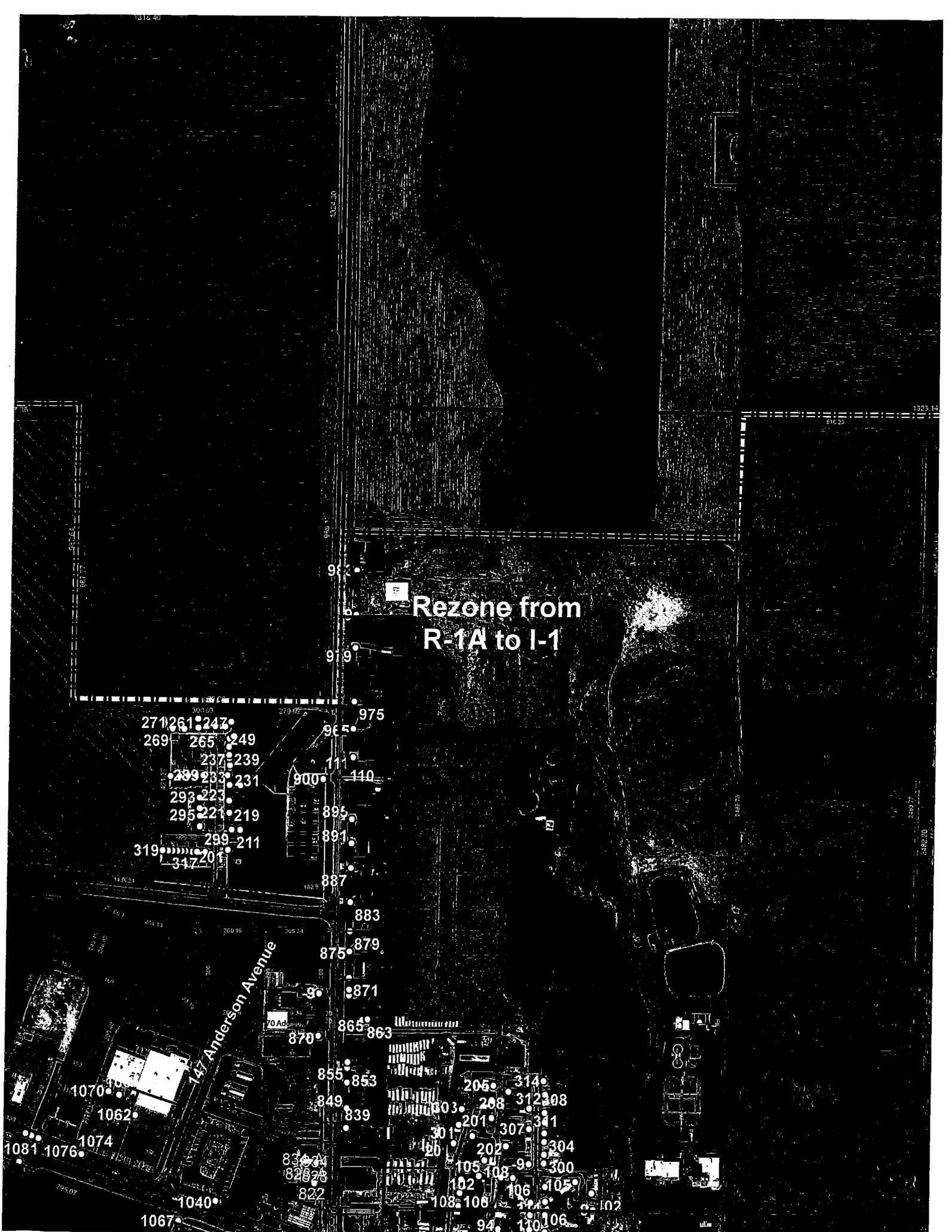
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 201 307 341
 301 304
 202 300
 105 108
 102 106 105
 108 106 102
 94 110 106

Anderson Avenue

70 Adm.



3150 00
City of Clyde

REQUEST FOR REZONING OF PROPERTY BY OWNER
City of Clyde, Ohio



COPY

Name: Linda Nichols Date: 6-21-15
Address: 983 North Woodland Ave.
Phone: 419-603-1885 Fax: _____
Do you have title to the property: Yes No

If No: Do you have option to Purchase? Explain

Description of Property: almost 9 acres - great place for junk yard. I would like this property to be a driving business as it once was.
Parcel # 324000610200 Type of Development Proposed: Junk Yard
Present Zoning District: R-1A Existing Use: VACANT JUNK YARD
Proposed Zoning District: I-1 (CONDITIONAL USE NEEDED ALSO)
Total Area 8.989 Acres No. of Buildings 2 No. of Dwelling Units _____
Is any part of the parcel located within the 100 Year Floodplain? Yes No

Reason for request:

City of Clyde needs business to keep this community thriving. To keep money in this area to keep Clyde growing. This property is EPA approved. To keep properties in Clyde neat clean.
List all property owners within, contiguous to and directly across the street from the parcel proposed to be rezoned:

Property owners with land abutting and directly across the street:

Property owners within 200 feet excluding abutting/adjacent owners:

Name and Address:

Name and Address:

A plat layout including parcels within 200 feet surrounding your parcel must accompany this application, together with the fee charged.

Linda Nichols
Applicant's Signature