
The City of Ashland
PROPOSED LEGISLATION
Ordinance – Rezoning Portions of Land from R-S to B-1

DATE: April 15, 2015

TO: Honorable Mayor Glen P. Stewart & City Council

FROM: Shane Kremser, P.E., City Engineer

LEGISLATION SUMMARY: This Ordinance rezones portions of land along W. Washington Street from R-S Residential District to B-1 Neighborhood Business District.

LEGISLATIVE HISTORY: None

LEGISLATIVE PURPOSE: A Developer made application to rezone portions of land that they acquired along W. Washington to an appropriate zoning district for a proposed Rite Aid store. The B-1 zoning district is contiguous to the west and north and permits the development of a retail business. Planning Commission has made a recommendation to rezone portions of land up to the existing north/south public alley, which includes 2 parcels that were not acquired by the Developer.

FISCAL IMPACT: None

DIRECTOR'S RECOMMENDATION: After reviewing with the Mayor, it is recommended that this Ordinance be passed so the Developer can move forward with the proposed Rite Aid.

ORDINANCE NO. 22-15

AN ORDINANCE REZONING A CERTAIN AREA OF THE CITY OF ASHLAND, OHIO FROM "R-S" RESIDENTIAL DISTRICT TO "B-1" NEIGHBORHOOD BUSINESS DISTRICT.

WHEREAS, the City of Ashland Planning Commission has recommended that a certain area in the City of Ashland be Zoned as a "B-1" Neighborhood Business District; and

WHEREAS, said area is presently zoned as a "R-S" Residential District; and

WHEREAS, the Council of the City of Ashland has held a public hearing concerning the Planning Commission's recommendation; and

WHEREAS, Council caused publication of notice of said hearing according to law; and

WHEREAS, this Council has determined that the recommended zoning is necessary to permit a more suitable type of business and land usage within said area, which area is hereinafter described, and the public necessity, convenience, general welfare and good zoning practice justify such action; now therefore,

BE IT ORDAINED by the Council of the City of Ashland, State of Ohio, 5 members thereto concurring:

Section 1. That the following described area be and the same is hereby rezoned as a "B-1" Neighborhood Business District:

Situated in the City of Ashland, County of Ashland, and State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 22, Range 16, and more fully described as follows:

Commencing at a point at the intersection of the centerline of an 11.5 foot alley and the southerly extension of the west line of Lot No. 439, South Ashland;

Thence north, along the southerly extension and west line of Lot No. 439, S.A., approximately 227.75 feet to a point on the north right of way line of W. Washington Street (60');

Thence east, along the north right of way line of W. Washington Street, approximately 139.13 feet to a point at the northerly extension of the centerline of a 15 foot alley;

Thence south, along the northerly extension, and centerline of said 15 foot alley, approximately 227.75 feet to a point at the intersection of the southerly extension of said 15 foot alley and centerline of said 11.5 foot alley;

Thence west, along the centerline of said 11.5 foot alley, approximately 139.13 feet to the place of beginning;

Section 2. That the foregoing zoning be incorporated in a revision of the Zoning Map and that said revision of the Zoning Map be filed with the Clerk of Council in accordance with the requirements of the Zoning Ordinance.

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

PASSED: April 21, 2015

Stephen L. Stuart
Stephen L. Stuart, President of Council

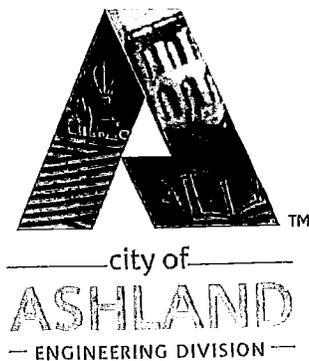
Attest: Elizabeth A. McClurg
Elizabeth A. McClurg
Interim Clerk of Council

Approved: Glen P. Stewart
Glen P. Stewart, Mayor

Approved as to form & correctness:

Richard P. Wolfe II
Richard P. Wolfe II, Director of Law

Date: April 21, 2015



SHANE KREMSER, P.E.
DIRECTOR OF ENGINEERING & BUILDING DEPARTMENT

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KREMSER.SHANE@ASHLAND-OHIO.COM

March 3, 2015

Ashland City Council
206 Claremont Avenue
Ashland, Ohio 44805

Attention: Stephen L. Stuart, Council President

Re: Request for Proposed Rezoning

Gentlemen:

The Ashland City Planning Commission recommends that the area described below and shown on the attached drawings be rezoned from "R-A" Residential District to "B-1" Neighborhood Business and "R-S" Residential District to "B-1" Neighborhood Business:

Situated in the City of Ashland, County of Ashland, and State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 22, Range 16, and more fully described as follows:

Commencing at a point at the intersection of the centerline of an 11.5 foot alley and the southerly extension of the west line of Lot No. 439, South Ashland;

Thence north, along the southerly extension and west line of Lot No. 439, S.A., approximately 227.75 feet to a point on the north right of way line of W. Washington Street (60°);

Thence east, along the north right of way line of W. Washington Street, approximately 139.13 feet to a point at the northerly extension of the centerline of a 15 foot alley;

Thence south, along the northerly extension, and centerline of said 15 foot alley, approximately 227.75 feet to a point at the intersection of the southerly extension of said 15 foot alley and centerline of said 11.5 foot alley;

Thence west, along the centerline of said 11.5 foot alley, approximately 139.13 feet to the place of beginning;

Situated in the City of Ashland, County of Ashland, and State of Ohio, and being a part of the Northeast Quarter of Section 18, Township 22, Range 16, and more fully described as follows:

Commencing at a point at the intersection of the centerline of W. Walnut Street (60') and the southerly extension of the west line of Lot No. 400, South Ashland;

Thence north, along the southerly extension and west line of Lot No. 400, S.A., approximately 196.58 feet to a point in the centerline of a 11.5 foot alley;

Thence east, along the centerline of said 11.5 foot alley, approximately 199.00 feet to a point on the centerline of a 15 foot alley;

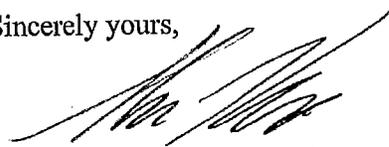
Thence south, along the centerline of said 15 foot alley, approximately 196.58 feet to a point at the intersection of the southerly extension of Lot No. 401, S.A. and centerline of W. Walnut Street;

thence west, along the centerline of W. Walnut Street, approximately 199.00 feet to the place of beginning;

The Planning Commission believes that the recommended zoning is in the best interest of the neighborhood, as well as in the best interest of the City of Ashland. The Planning Commission has investigated the effect that the proposed zoning would have upon the character of the neighborhood, the traffic conditions, the utilities, and the general public health, safety and welfare, and has determined that the proposed zoning would not be detrimental to either the immediate neighborhood or the public health, safety or general welfare.

A map of the area depicting the recommended zoning is enclosed for your convenience.

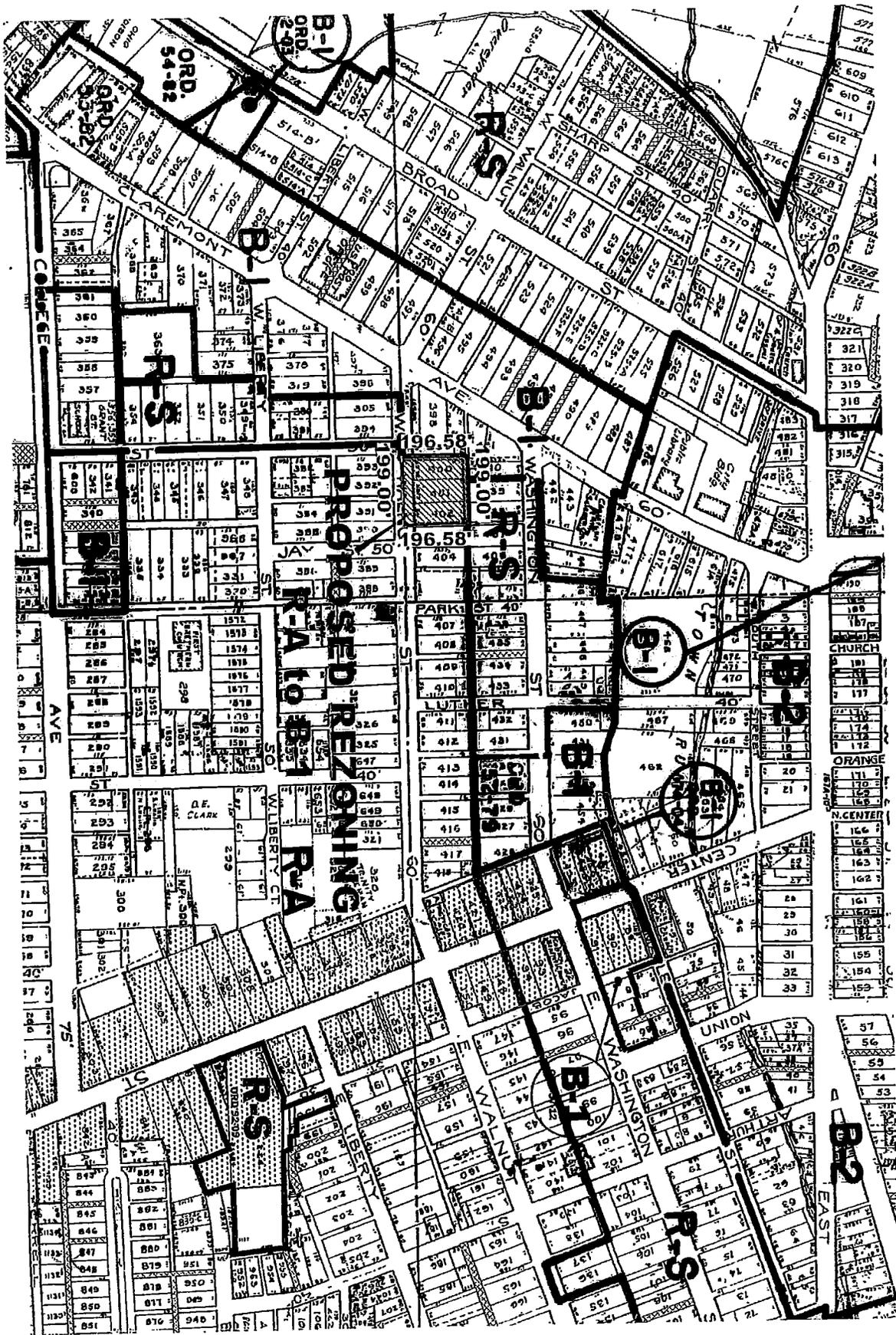
Sincerely yours,



Shane Kremser
Ashland City Planning Commission

Enclosure

Pc: Mayor Glen Stewart
Richard Wolfe, Director of Law
Council Members
Planning Commission Members



PROPOSED RENOVING
R-1A to R-2A

ORD. 54-82

ORD. 2-43

CLAREMONT

BROAD

PARK

LUTHER

CENTER

UNION

EAST

COLLEGE AVE

75'

