

ORDINANCE NO. 03-14 AC CMS

AN ORDINANCE REZONING REAL PROPERTY LOCATED ON APPROXIMATELY 2.9275 ACRES OF UNDEVELOPED LAND, PP#09-00-096-110-024 AND PP#09-00-096-110-025 (FORMERLY KNOWN AS PP#09-00-096-110-021) ON SOUTH PLEASANT STREET, CITY OF OBERLIN, OHIO FROM "R-1B"/SINGLE FAMILY DWELLING DISTRICT TO "PD"/PLANNED DEVELOPMENT DISTRICT

WHEREAS, a Petition to Rezone certain property located within the City of Oberlin was presented to this Council; and

WHEREAS, the Oberlin Planning Commission has considered said Petition and request and has reported back to this Council; and

WHEREAS, this Council has held a public hearing concerning said Petition and has given notice of same pursuant to law.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the following real estate property located on approximately 2.9275 acres of undeveloped land located on South Pleasant Street immediately west of South Park Street and that street's intersection with Grafton Street and Sumner Street, Oberlin, Ohio, is hereby zoned from "R-1B"/Single-Family Dwelling District to "PD"/Planned Development District, use:

Situated in the City of Oberlin, County of Lorain, State of Ohio and being known as part of Original Russia Township Lot 96 and being further bound and described as follows:

Beginning at an iron pin in a monument box found in the centerline of Grafton Road, 50 feet wide, at the intersection with the centerline of Park Street, 40 feet wide. Said point also being on the Easterly line of lands deeded to Richard T. Faber in deed O.R. volume 634, page 696 of Lorain County deed records. Said point also being the PRINCIPAL PLACE OF BEGINNING of lands herein described:

Course 1 - Thence South 00°36'00" East, along the Easterly line of said lands deeded to Faber and the Southerly projection of the centerline of said Park Street, a distance of 111.34 feet to a 5/8" iron pin with cap set and the Southeasterly corner of said lands deeded to Faber:

Course 2 - Thence South 88°46'38" West, along the Southerly line of said lands, a distance of 24.64 feet to a 5/8" iron pipe found 0.03 feet easterly and 0.04 feet Northerly there from. Said point also being the Northeasterly corner of lands deeded to A.H. Clark in deed volume 1160, page 945 of Lorain County deed records;

Course 3 -- Thence continuing Westerly along the Northerly line of said lands deeded to Clark, and along a curve deflecting to the left having a radius of 21,359.45 feet, a chord of 469.25, a chord bearing of South 88°47'17" West, and an arc distance of 469.26 feet to an iron pipe found and the Southeasterly corner of lands deeded to Ambilt Corporation in deed O.R. volume 732, page 108 of Lorain County deed records;

Course 4 -- Thence continuing along the Southerly line of said lands deeded to Ambilt Corporation and along a curve deflecting to the left having a radius of 21,359.45 feet a chord of 8.01 feet a chord bearing of South 88°08'52" West and an arc distance of 8.01 feet to a point of compound curve;

Course 5 -- Thence continuing along the Southerly line of said lands deeded to Ambilt Corporation and along a curve deflecting to the left having a radius of 17,188.73 feet, a chord of 125.30 feet, a chord bearing of South 88°47'14" West and an arc distance of 125.30 feet to an iron pipe found on the Easterly right-of-way of Pleasant Street 46.2 feet wide;

Course 6 -- Thence North 01°07'23" West, along said right-of-way line, a distance of 85.36 feet to a 5/8" iron pin with identification cap set and the Southwesterly corner of lands deeded to Mary E. Butler in deed O.R. volume 751, page 282 of Lorain County deed records;

Course 7 -- Thence North 88°52' 37" East, along the Southerly line of said lands deeded to Butler, a distance of 133.20 feet to an iron pipe found;

Course 8 -- Thence North 01°07'23" West, along the Easterly line of said lands deeded to Butler, a distance of 107.91 feet to an iron pipe found in the Southerly line of lands deeded to the City of Oberlin In deed volume 1198, page 579 of Lorain County deed records;

Course 9 -- North 80°43'00" East, along the Southerly line of said lands, a distance of 50.97 feet to an iron pipe found;

Course 10 -- Thence continuing Northeasterly, along said Southerly line, and along a curve deflecting to the left having a radius of 5,481.14 feet, a chord of 159.43 feet, a chord bearing of North 79°53'00" East and an arc distance of 159.44 feet to an iron pipe found and a point of compound curve;

Course 11 -- Thence continuing Northeasterly along said Southerly line, and along a curve deflecting to the left having a radius of 2,648.33 feet, a chord of 296.26 feet, a chord bearing of North 75°50'37" East and an arc distance of 296.41 feet to a magnetic nail set in the centerline of Park Street as aforesaid;

Course 12 - Thence South 00°36'00" East, along said centerline, a distance of 179.84 feet to a point and the PRINCIPAL PLACE OF BEGINNING of lands herein described. Containing within said bounds 2.9275 acres of land be the same more or less but subject to all legal highways and easements of record. Surveyed in December 2002 by Thomas M. Snezek, registered Ohio Surveyor No. 7051.

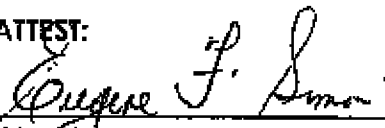
SECTION 2. That the City Manger is hereby directed to mark the present zoning map of the City of Oberlin to show that said area has been rezoned, and is further directed to inform the Petitioners by certified mail of the decision of Council in this matter.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - February 3, 2003
2nd Reading - February 18, 2003 (FAILED 0/7)
3rd Reading -

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: 2/19/03

EFFECTIVE DATE: 2/19/03