

ORDINANCE NO. 21-022

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCELS ON THE SOUTH SIDE OF FIRST STREET, BETWEEN FARWELL STREET AND CEDAR POINT DRIVE, FROM “R1-40” (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO “CR” (COMMERCIAL RECREATION DISTRICT).

WHEREAS, a request is being made by the City for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for parcels located on the south side of First Street and east of Farwell Street, identified as Parcel Nos. 57-00923.000, 57-00924.000, 57-00925.000, 57-00926.000, 57-01977.000, 57-02925.000, 57-03247.000, 57-03690.000, 57-03694.000, 57-03695.000, 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-03847.000, 57-03848.000, 57-03849.000, 57-03850.000, 57-03961.000, 57-03962.000, 57-04022.000, 57-04024.000, 57-05755.000, 57-05756.000 (Lots 408-424 and 596-604) and for parcels located on the north side of Second Street and east of Wildman Drive, identified as Parcel Nos. 57-00057.000, 57-02060.000, 57-02304.000, 57-02507.000, 57-02667.000, 57-03859.000, 57-03861.000, 57-03863.000, 57-60034.000 (Lots 431-439 and 584-586), from “R1-40” (Single-Family Residential District) to “CR” (Commercial Recreation District) as more fully described in Exhibits “A” and “B” which are attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, the request for rezoning from “R1-40” (Single-Family Residential District) to “CR” (Commercial Recreation District) is to create an opportunity for investment and development along the First Street Corridor and consistent with the goals established in the Bicentennial Vision Comprehensive Plan; and

WHEREAS, this request was heard by the Planning Commission at their December 21, 2020, meeting resulting in the Planning Commission’s recommendation to **approve** the requested Zone Map Amendment; and

WHEREAS, a public hearing on the request was held by this City Commission at their February 8, 2021, regularly scheduled meeting; and

WHEREAS, this City Commission modified the Planning Commission’s recommendation and approved only the parcels located on First Street for rezoning; and

WHEREAS, this Ordinance should be passed approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances or parcels located on the south side of First Street, between Farwell Street and Cedar Point Drive, identified as Parcel Nos. 57-00923.000, 57-00924.000, 57-00925.000, 57-00926.000, 57-01977.000, 57-02925.000, 57-03247.000, 57-03690.000, 57-03694.000, 57-03695.000, 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-03847.000, 57-03848.000, 57-03849.000, 57-03850.000, 57-03961.000, 57-03962.000, 57-04022.000, 57-04024.000 (Lots 408-415, north portions of 416-418, 419-424 and 596-604), from “R1-40” (Single-Family Residential District) to “CR” (Commercial Recreation District); and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves the requested rezoning and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of parcels located on the south side of First Street, between Farwell Street and Cedar Point Drive, identified as Parcel Nos. 57-00923.000, 57-00924.000, 57-00925.000, 57-00926.000, 57-01977.000, 57-02925.000, 57-03247.000, 57-03690.000, 57-03694.000, 57-03695.000, 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-03847.000, 57-03848.000, 57-03849.000, 57-03850.000, 57-03961.000, 57-03962.000, 57-04022.000, 57-04024.000 (Lots 408-415, north portions of 416-418, 419-424 and 596-604), from "R1-40" (Single-Family Residential District) to "CR" (Commercial Recreation District) as more fully described in Exhibits "A" and "B" which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: February 22, 2021 (effective after 30 days)

Deeded Owner	Parcel Number	Legal Description
WALDOCK PROPERTIES II LTD	57-00923.000	410 FIRST WH LOCKWOOD SUBDN 40'X135'
WALDOCK PROPERTIES II LTD	57-00924.000	413 FIRST ST WH 40'X135'
WALDOCK PROPERTIES II LTD	57-00925.000	408 FIRST ST WH LOCKWOOD SUB 40'X135'
WALDOCK PROPERTIES II LTD	57-00926.000	409 FIRST ST WH LOCKWOOD SUB
CEDAR POINT PARK LLC	57-01977.000	599 FIRST STREET WH LOCKWOOD SUB
MASCARENAS MICHAEL G	57-02925.000	600 601 602 FIRST STREET WH
MASCARENAS MICHAEL G	57-03247.000	596 FIRST STREET WH 40'X135'
PORTER WALDO R & CAROLYN R	57-03690.000	597 FIRST ST LOCKWD SUB 40'X135 598 FIRST ST LOCKWD SUB40'X135'
WALDOCK PROPERTIES II LTD	57-03694.000	414 FIRST ST WH LOCKWOOD SUB
WALDOCK PROPERTIES II LTD	57-03695.000	415 FIRST ST WH LOCKWOOD SUBDN 40'X135'
WALDOCK PROPERTIES II LTD	57-03842.000	416 FIRST ST W 30' OF N 89' PARCEL A
WALDOCK PROPERTIES II LTD	57-03843.000	416 FIRST ST E 10' & W 12' OF 417 OF N 89' PARCEL B
WALDOCK PROPERTIES II LTD	57-03844.000	417 FIRST ST E 28' OF N 89' PARCEL C
WALDOCK PROPERTIES II LTD	57-03845.000	418 FIRST ST N 89' PARCEL D
WALDOCK PROPERTIES II LTD	57-03847.000	419 FIRST ST INCL PTVAC ALLEY EXW4' OF S56.63' PARCEL G
EVANS MATTHEW B	57-03848.000	420 FIRST ST LOCKWD SUB W 40X135'& VAC ALLEY REAR OF L
WALDOCK PROPERTIES II LTD	57-03849.000	421 423 424 FIRST ST WH LOCKWOOD SUB & VAC ALLEY R OF LOT
WALDOCK PROPERTIES II LTD	57-03850.000	422 FIRST ST WH 40'X135' VAC ALLEY R OF LOT
MASCARENAS MICHAEL G	57-03961.000	603 FIRST ST WH
MASCARENAS MICHAEL G	57-03962.000	604 FIRST ST WH
WALDOCK PROPERTIES II LTD	57-04022.000	412 FIRST ST WH
WALDOCK PROPERTIES II LTD	57-04024.000	411 FIRST ST WH 40'X135'

