

AN ORDINANCE APPROVING THE REZONING OF 2800 W. MARKET ST., IDENTIFIED AS PARCELS #0901409 AND #0901410, FROM B-1 LIMITED BUSINESS DISTRICT TO B-2 RETAIL BUSINESS DISTRICT

WHEREAS, it is necessary from time to time to rezone property in the City of Fairlawn to allow further economic development within the City; and

WHEREAS, the owner of the real estate known as 2800 W. Market St. wishes to rezone said real estate to allow for the use of the property as a funeral home; and

WHEREAS, said property is currently zoned B-1 Limited Business District which does not allow for conditional use as a funeral home; and

WHEREAS, said owner feels that the best zoning classification to allow for the greatest use and maintain continuity of the surrounding area is the B-2 Retail Business District.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO, THAT:

Section 1: The Council hereby approves the rezoning of 2800 W. Market St., identified as Parcels #0901409 and #0901410, from B-1 Limited Business District to B-2 Retail Business District as described in the legal description attached hereto as Exhibit A and made a part hereof. Such rezoning shall be subject to all the terms and conditions approved by the Fairlawn Planning Commission.

Section 2: It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings, and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

Section 3: This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____ 2024

Approved: _____ 2024

Jonathon Groza, President of Council

Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on _____, 2024.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2024 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

Tonja K. Caldwell, Clerk of Council