

**ORDINANCE NO.:** 2019-15  
**SPONSOR:** MAYOR NEUGEBAUER  
**INTRODUCED:** JULY 9, 2019

**ASSIGNED TO:** PLANNING

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONTAINING APPROXIMATELY 13.6 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF MASSILLON ROAD AND WISE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT); AND, APPROXIMATELY 5.1 ACRES OF LAND FROM B-1 (GENERAL BUSINESS) TO PD (PLANNED DEVELOPMENT); AND APPROXIMATELY 1.8 ACRES OF LAND FROM B-3 (NEIGHBORHOOD BUSINESS) TO PD (PLANNED DEVELOPMENT); AND, ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED NEW SEASONS PLANNED DEVELOPMENT.**

WHEREAS, the property owners initiated this rezoning request to the City of Green Planning & Zoning Commission and City Council; and

WHEREAS, the City of Green Planning & Zoning Commission, at its regularly scheduled meeting on June 19, 2019, reviewed the application to rezone approximately 13.6 acres of land located at the southeast corner of Massillon Road and Wise Road from R-1 (Single Family Residential) to PD (Planned Development); and, approximately 5.1 acres of land from B-1 (General Business) to PD (Planned Development); and, approximately 1.8 acres of land from B-3 (Neighborhood Business) to PD (Planned Development); and, accepting the conceptual site plan of the proposed New Seasons Planned Development; and, made a favorable recommendation for this rezoning to City Council by a vote of 5-0; and

WHEREAS, pursuant to Green Codified Ordinance §1224.04(6), Green City Council is required to approve the conceptual site plan; and

WHEREAS, pursuant to Green Codified Ordinance §1224.04(4)(E), and the City's Charter, Green City Council is required to set a time for a public hearing on the proposed amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT AND STATE OF OHIO, THAT:**

**SECTION ONE:**

Green City Council, pursuant to Green's Codified Ordinances, Section 1224.04(6) approves the conceptual site plan for the New Seasons Planned Development.

**SECTION TWO:**

Green City Council amends the City of Green zoning map by changing the classification of approximately 13.6 acres of land located at the southeast corner of Massillon Road and Wise Road from R-1 (Single Family Residential) to PD (Planned Development); and, approximately 5.1 acres of land from B-1 (General Business) to PD (Planned Development); and, approximately 1.8 acres of land from B-3 (Neighborhood Business) to PD (Planned Development).

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A diagram of the Property proposed to be rezoned is on file with the Clerk of Green City Council and attached as Exhibit "A".

**SECTION THREE:**

The City of Green Planning Department is directed to change the official zoning map of the City of Green in accordance with the terms of this Ordinance.

**SECTION FOUR:**

The City of Green finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

**SECTION FIVE:**

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

ADOPTED: 8-27-19

Molly Kapeluck  
Molly Kapeluck, Clerk of Council

Bob Young  
Bob Young, Council President

APPROVED: Aug. 27, 2019, 2019

Gerard M. Neugebauer  
Gerard M. Neugebauer, Mayor

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SVCE FIRE PARK ZONE HR

ENACTED EFFECTIVE: Sept. 26, 2019

ON ROLL CALL: Babbitt Aye Dyer -NAY Humphrey Aye Shaughnessy -NAY  
Speight -NAY Yeargin -Aye Young -Aye Adopted 4-3

Suburbanite publication on Sept. 6 and Sept. 13, 2019

Molly Kapeluck  
Molly Kapeluck, Clerk of Council

07/02/2019 Approved as to form and content by William Chris, Interim Director of Law W Chris






# Proposed Rezoning: R-1, B-1, & B-3 to PD




EXHIBIT 'A'  
2019-15



## Proposed Rezoning

-  R-1 to PD (13.6 acres)
-  B-1 to PD (5.1 acres)
-  B-3 to PD (1.8 acres)

## Zoning Districts

-  R-1: Single Family Residential
-  B-1: General Business
-  B-3: Neighborhood Business

0 300  
Feet

