

**ORDINANCE NO. 13 , 2008**

**AN ORDINANCE REZONING FIVE PROPERTIES ABUTTING THE EAST SIDE OF MONTGOMERY ROAD NORTH OF MARKETPLACE LANE TO SCHOOLHOUSE LANE**

**WHEREAS**, in October 2006, the City received a planning report from McBride Dale/Clarion entitled *Montgomery Road Interim Development Control* identifying planning needs in the area along the east side of Montgomery Road between Marketplace Lane and the Montgomery Safety Center; and

**WHEREAS**, the City did authorize a more comprehensive planning study from McBride Dale/Clarion, which study was completed in April 2008 entitled *Marketplace Area Study*, which recommended rezoning five adjacent parcels in the study area, currently zoned General Business, to Limited Business; and

**WHEREAS**, the Planning Commission and Council did accept the *Marketplace Area Study*, and Council has initiated the process to adopt the zoning regulations recommended within the Plan to modify the Limited Business regulations, Off-Street Parking and Loading regulations, and the Landscaping and Screening regulations; and

**WHEREAS**, the Planning Commission has recommended that five parcels of real estate in the study area which are currently zoned General Business be rezoned to Limited Business, as modified; and

**WHEREAS**, Council has held a public hearing to consider the recommendation of the Planning Commission after appropriate public notice as required

by the Montgomery Zoning Code, and Council does desire to accept the recommendation and rezone the properties in question to the Limited Business District.

**NOW THEREFORE, BE IT ORDAINED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The properties as listed on Schedule A attached hereto and incorporated herein by reference are hereby rezoned to the Limited Business District.

**SECTION 2.** The Community Development Director is hereby directed to make a change in the zoning map to reflect the zone change for these parcels listed on Schedule A.

**SECTION 3.** This Ordinance shall take effect the earliest opportunity as allowable by law.

PASSED: September 3, 2008

ATTEST: Susan J. Hamm  
Susan J. Hamm, Clerk of Council

Gerri Harbison  
Gerri Harbison, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon  
Terrence M. Donnellon, Law Director

**SCHEDULE A**

**Parcels Rezoned to Limited Business**

603-0008-0223

603-0008-0504

603-0008-0350

603-0008-0280

603-0008-0279