

Please place all cell phones in silent mode before the meeting begins.

## **RIVERSIDE CITY COUNCIL**

**Riverside Administrative Offices  
5200 Springfield Street, Suite 100  
Riverside, Ohio 45431**

**Thursday, July 30, 2020  
Special Session 6:00 P.M.**

### **SPECIAL MEETING**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) EXCUSE ABSENT MEMBERS
- 5) ADDITIONS OR CORRECTIONS TO AGENDA
- 6) APPROVAL OF AGENDA
- 7) ACCEPTANCE OF WRITTEN CITIZEN PETITIONS
- 8) PUBLIC COMMENT ON AGENDA ITEMS
- 9) DISCUSSION
- 10) ORDINANCE 20-O-730 - AN ORDINANCE BY THE COUNCIL OF THE CITY OF RIVERSIDE, OHIO APPROVING A CHANGE IN THE DISTRICT BOUNDARIES AS SHOWN ON THE ZONING MAP OF THE CITY OF RIVERSIDE, OHIO AS INITIATED BY A RESOLUTION OF COUNCIL FOR THE PROPERTIES LOCATED AT 591 – 601 WOODMAN DRIVE, RIVERSIDE, OH 45431
- 11) COUNCIL MEMBER COMMENTS
- 12) ADJOURNMENT

*If you need special accommodations to attend this meeting,  
please notify the City of Riverside at least 72 hours in advance by calling 937.233.1801.*

**CITY OF RIVERSIDE, OHIO  
CITY COUNCIL COMMUNICATIONS**

**MEETING DATE:** July 30, 2020

**AGENDA ITEM CAPTION:** Ordinance No. 20-O-730 an ordinance by the council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio as initiated by a resolution of council for the properties located at 591 – 601 Woodman Drive, Riverside, OH 45431. (1<sup>st</sup> reading)

**ADMINISTRATIVE COMMENTS:** 1<sup>st</sup> reading

**STAFF RECOMMENDATION:** Staff recommends that council disapprove the change in the district boundaries as shown on the zoning map for Ordinance No. 20-O-730.

**FISCAL IMPACT:**

**SOURCE OF FUNDS:**

**EXHIBITS:** Legislation, Memo, Exhibit – Zoning Map, Location Map, Aerial Map

**SUBMITTED BY:** Gary Burkholder, Community Development Director

**APPROVED FOR COUNCIL CONSIDERATION:** Mark Carpenter, City Manager

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ACTION TAKEN

MOTION:

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MADE BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

FOR: \_\_\_\_\_

AGAINST: \_\_\_\_\_

APPROVED ( )                      DENIED ( )                      TABLED ( )

OTHER (EXPLAIN):

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COMMENTS/STAFF FOLLOW UP:

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**TO** RIVERSIDE CITY COUNCIL

**FROM** TAMARA ENNIST  
ZONING ADMINISTRATOR

**DATE:** JULY 30, 2020

**SUBJECT:** RE-ZONING – 591-601 WOODMAN DRIVE (F.K.A. K-MART)

In response to an application from AMERCO Real Estate representing U-Haul International, Inc. and with acknowledgement of the agent for the property owner, AFP Seventy One Corp., the City of Riverside Planning Commission held a public hearing on July 20<sup>th</sup>, 2020 to consider a zoning map amendment for the property addressed as 591-601 Woodman Drive and further known as the Laymon & Byers plat that consists of the following twenty (20) parcels; #I39 00919 0004 (Pt Lot #4), #I39 00919 0005 (Pt Lot #5). #I39 00919 0006 (Pt Lot #6). #I39 00919 0007 (Pt Lot #7), #I39 00919 0010 (Pt Lot #10), #I39 00919 0011 (Lot #11), #I39 00919 0012 (Lot #12), #I39 00919 0013 (Lot #13), #I39 00920 0001 (Lot #14), #I39 00920 0002 (Lot #15), #I39 00920 0003 (Lot #16), #I39 00920 0004 (Lot 17). #I39 00920 0005 (Lot #18), #I39 00920 0006 (Lot #19), #I39 00920 0007 (Lot #20), #I39 00920 0008 (Lot #21), #I39 00920 0009 (Lot #22), #I39 00920 0010, #I39 00920 0011 (Lot #24), #I39 00920 0012 (Lot #25)

After review of Planning Commission case #20-0011, the Riverside Planning Commission voted 4-1 to recommend conditional approval of the map amendment to the Riverside City Council for their consideration.

Enclosed are copies of the property records and some maps identifying other pertinent information.

**AN ORDINANCE BY THE COUNCIL OF THE CITY OF RIVERSIDE, OHIO APPROVING A CHANGE IN THE DISTRICT BOUNDARIES AS SHOWN ON THE ZONING MAP OF THE CITY OF RIVERSIDE, OHIO AS INITIATED BY A RESOLUTION OF COUNCIL FOR THE PROPERTIES LOCATED AT;**

**591-601 WOODMAN DRIVE** – CONSISTING OF THE FOLLOWING TWENTY (20) PARCELS THAT INCLUDE THREE (3) PREVIOUSLY VACATED RIGHTS-OF-WAY PARCELS OF THE LAYMON AND BYERS PLAT; #I39 00919 0004 (Pt Lot #4), #I39 00919 0005 (Pt Lot #5), #I39 00919 0006 (Pt Lot #6), #I39 00919 0007 (Pt Lot #7), #I39 00919 0010 (Pt Lot #10), #I39 00919 0011 (Lot #11), #I39 00919 0012 (Lot #12), #I39 00919 0013 (Lot #13), #I39 00920 0001 (Lot #14), #I39 00920 0002 (Lot #15), #I39 00920 0003 (Lot #16), #I39 00920 0004 (Lot #17), #I39 00920 0005 (Lot #18), #I39 00920 0006 (Lot #19), #I39 00920 0007 (Lot #20), #I39 00920 0008 (Lot #21), #I39 00920 0009 (Lot #22), #I39 00920 0010, #I39 00920 0011 (Lot #24), #I39 00920 0012 (Lot #25)

**FROM B-2, GENERAL BUSINESS DISTRICT TO I-1, LIGHT INDUSTRIAL DISTRICT.**

WHEREAS, the City of Riverside Planning Commission has recommended and passed P.C. Case #20-0011 on July 20, 2020, pursuant to Section 1115 Development Procedures of the Zoning Ordinance initiating changes in the Zoning District Map to include a change for twenty (20) parcels from a B-2, General Business District to an I-1, Light Industrial District; and

WHEREAS, the Planning Commission of the City of Riverside, Ohio has held at least one public hearing thereon, after notice of the time and place thereof had been given as required by law; and

WHEREAS, the Council of the City of Riverside, Ohio has held a public hearing thereon after notice of the time and place thereof had been given as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, OHIO:

Section 1: That the **Planning Commission** having **recommended Approval of the rezoning** of the within described property; it is the legislative determination and decision of this Council that the recommendation of the Planning Commission be and the same is hereby approved and the rezoning initiated by P.C. Case #20-0011 is hereby approved and adopted into the district boundaries of the Zoning Map of the City of Riverside, Ohio; and said map is hereby amended and changed to incorporate such change thereon, so that the properties located at **591-601 WOODMAN DRIVE, and being further identified as County Auditor’s Parcel ID Nos. I39 00919 0004 (Pt Lot #4), #I39 00919 0005 (Pt Lot #5), #I39 00919 0006 (Pt Lot #6), #I39 00919 0007 (Pt Lot #7), #I39 00919 0010 (Pt Lot #10), #I39 00919 0011 (Lot #11), #I39 00919 0012 (Lot #12), #I39 00919 0013 (Lot #13), #I39 00920 0001 (Lot #14), #I39 00920 0002 (Lot #15), #I39 00920 0003 (Lot #16), #I39 00920 0004 (Lot #17), #I39 00920 0005 (Lot #18), #I39 00920 0006 (Lot #19), #I39 00920 0007 (Lot #20), #I39 00920 0008 (Lot #21), #I39 00920 0009 (Lot #22), #I39 00920 0010, #I39 00920 0011 (Lot #24), #I39 00920 0012 (Lot #25)** are rezoned from B-2, General Business District to I-1, Light Industrial District which maps, legal description and file date are incorporated herein and made a part hereof by reference thereto and as set forth in “Exhibit A” of this Ordinance.

Section 2: That the Clerk of Council is directed to forward a certified copy of this Ordinance to the Zoning Administrator of the City of Riverside, Ohio, and

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said official is directed to amend the Official Zoning Map of the City of Riverside, Ohio, to reflect the changes enacted by this Ordinance.

Section 3: That this Ordinance shall take effect and be in force from and after the earliest date allowed by law.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

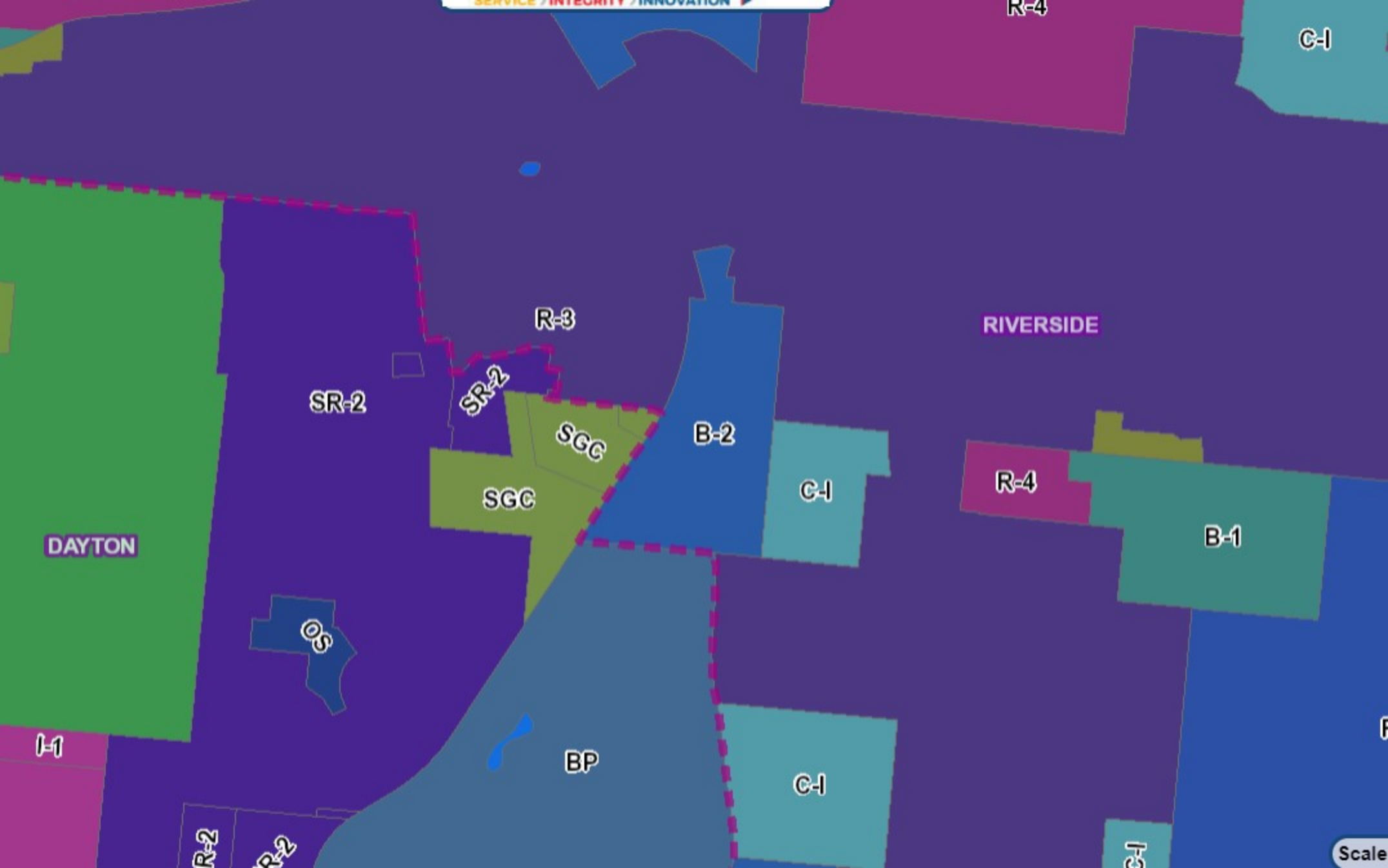
CERTIFICATE OF THE CLERK

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 20-O-730 passed by the \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CLERK







Burkhardt Rd

RIVERSIDE

Woodman Di

Woodman I

Woodman

Woodman