

ORDINANCE NO.: 2009-19
SPONSOR: MAYOR NORTON
INTRODUCED: JUNE 23, 2009

PLANNING

AN ORDINANCE AMENDING ORDINANCES 2003-02, 2004-11, AND 2006-01 TO MODIFY THE EXISTING BOUNDARIES OF THE COMMUNITY REINVESTMENT AREA #1—AULTMAN IN THE CITY OF GREEN, AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Green desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Green that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, this proposed modification of the boundaries of the Community Reinvestment Area #1—Aultman (Exhibit "A") will incorporate approximately 165 acres of additional land on Greensburg Road between Massillon Road and the City's corporation limits and will allow the City to assist in and encourage economic development and job creation within the City; and

WHEREAS, the Survey of Housing (Exhibit "B") has been modified to include the expanded area of the Community Reinvestment Area #1—Aultman as required by Ohio Revised Code Section 3735.66.

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

SECTION ONE:

The modified boundaries of the Community Reinvestment Area #1—Aultman (Exhibit "A") constitutes an area in which housing facilities are located and new construction or repair of existing facilities is encouraged for increased job creation and economic development.

SECTION TWO:

Pursuant to Ohio Revised Code Section 3735.66, the Community Reinvestment Area #1—Aultman is modified and designated as meeting the requirements of the Ohio Revised Code Section 3735.70. Only commercial and/or industrial properties consistent with applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this program.

SECTION THREE:

All elements of Ordinances 2003-02, 2004-11, and 2006-01 shall continue to be applicable as required under the Ohio Revised Code.

SECTION FOUR:

Pursuant to Ohio Revised Code Section 3735.66, the Clerk of Council shall publish the entire body of the enabling legislation in a newspaper of general circulation in the City of Green once a week for two consecutive weeks immediately following its adoption.

SECTION FIVE:

The Mayor of the City of Green is directed and authorized to petition the Director of the Ohio Department of Development to confirm the findings contained within this Ordinance.

SECTION SIX:

This Ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon confirmation of the findings in this Ordinance by the Director of the Ohio Department of Development.

SECTION SEVEN:

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 deliberation of this City 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 EIGHT:

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of Green. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ENACTED: Aug 11, 2009

Molly Stevens
Molly Stevens, Clerk

Dave France
Dave France, Council President

APPROVED: Aug 11, 2009

Richard G. Norton
Richard G. Norton, Mayor

COPIED _____
SVCE ZONE PARK ROAD ENG
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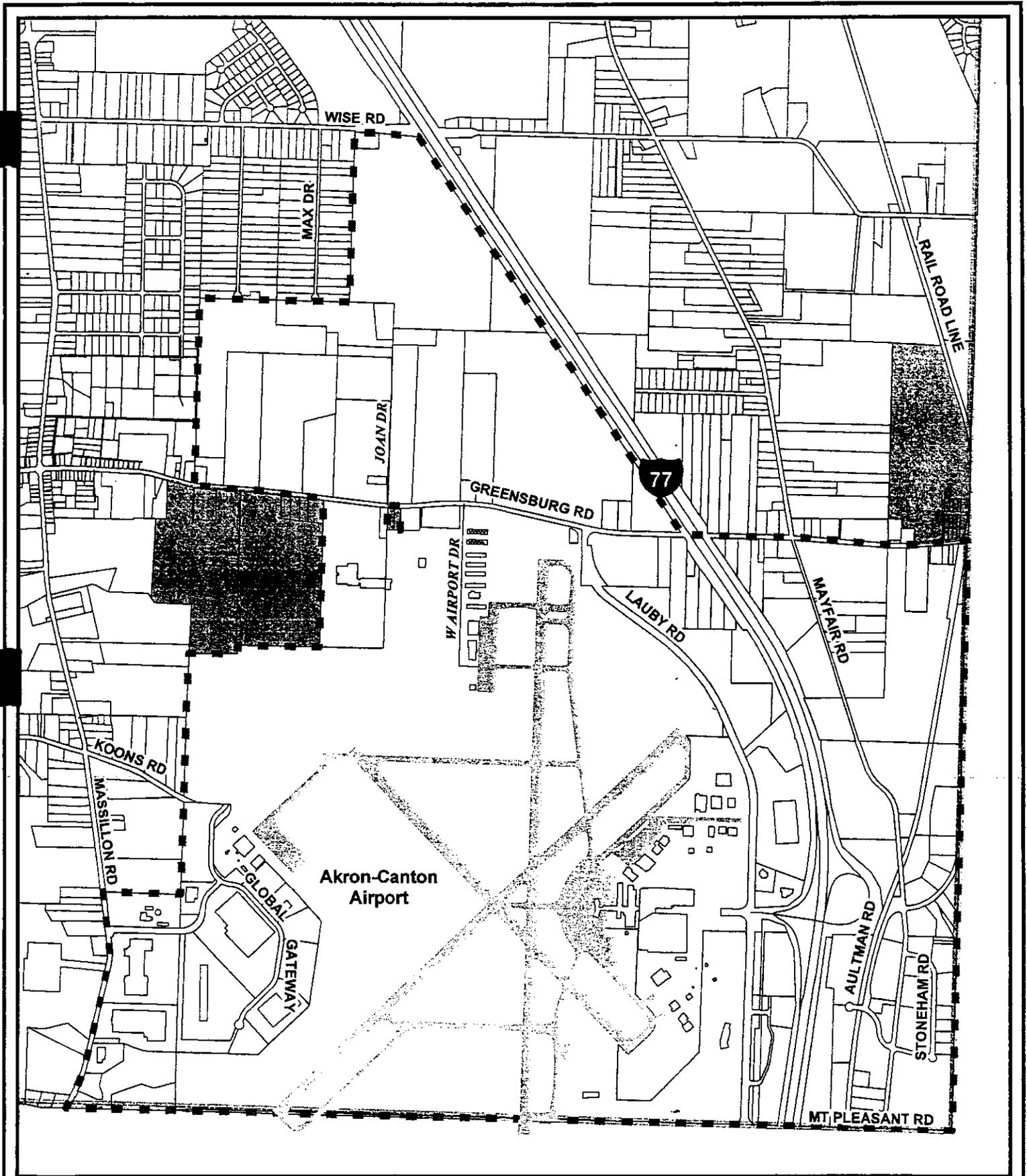
ENACTED EFFECTIVE: Aug 11, 2009

ON ROLL CALL: Colopy -^{yea} Croce -^{yea} France -^{yea} Manwaring -^{yea}
Reed -^{yea} Ridgeway -^{yea} Smole -^{yea} Adopted 7-0

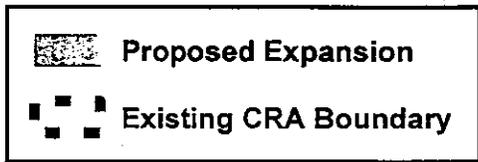
Suburbanite Publication on Aug 16 and July 23

Molly Stevens
Molly Stevens, Clerk

6/16/2009 8:45 AM Approved as to form and content by Stephen J. Pruneski, Law Director SP 6/16/09



City of Green
CRA Boundary



CRA #1-- AULTMAN HOUSING SURVEY

The City of Green completed a survey of the pertinent area in accordance with ORC Section 3735.65(B) for this modification of existing CRA boundaries. The area in question is currently zoned I-2: Limited Industrial, B-1: General Business and R-1: Single Family and is located in the Airport Industrial Primary Development Area. The City's *2004 Long Range Land Use Plan* states that "the City should continue its efforts to expand industrial and office type land uses within this development area." We have enclosed City maps that show the corporation boundaries, the zoning districts, and the modified community reinvestment area boundaries as well as existing business uses and vacant land.

The proposed acreage in the boundary modification currently contains 26 parcels: 15 single-family dwelling units (it is estimated that 39 people may reside in the area), 6 commercial/industrial and 5 vacant parcels. Residential population for the expanded CRA was determined by taking the number of existing residential dwellings and multiplying by the "Average Household" size for the City of Green (2.59 persons) as reported by the 2000 US Census. Population was calculated in this manner because the area does not fully encompass one entire census tract.

It is apparent from the housing survey that the proposed expanded CRA#1---Aultman area is one where aging housing is located and that new housing construction and renovation has been discouraged. A majority the land in the proposed CRA expansion area is zoned I-2: Limited Industrial and B-1: General Business, the existing residential housing is considered a non-conforming use. Residential development has not been encouraged in this location because the land is designated for only commercial/industrial uses due to compatibility issues with the Akron-Canton Regional Airport operations. The area has not seen significant investment and is not living up to its highest and best use.

Approximately 3.1 acres of the CRA expansion area is zoned R-1: Single Family, but this land does include some commercial and office usage that does not conform to the current zoning code. Moreover, the 3.1 acre area is surrounded by either business or industrial zoning, located next to a railroad, as well as along the Akron-Canton Airport's flight path. These three factors have hindered investment in the area as can be seen from the average age of housing in this area, which is more than 106 years old.

Green City Council, pursuant to Ordinance 2009-19, made a legislative determination that housing facilities or structures of historical significance are located in the area and that new housing construction and repair of existing facilities or structures are discouraged based on the following facts:

- Fractional amount of building permits have been issued in the delineated area in the last ten years (Two permits issued)
- Photo documentation shows evidence of the nature of declining housing in the area
- The overall area has experienced disinvestment

A description of the expanded area proposed for inclusion to City of Green #1---Aultman Community Reinvestment Area is as follows:

Beginning at the intersection of the east corporation line of the City of Green and the centerline of Greensburg Road, thence west along the Greensburg Road centerline 730 ft to the east property line

of parcel #2807306. Thence north 217.5 ft along the eastern property line of said parcel. Thence west 186.5 ft along the northern property line of said parcel. Thence north 114 ft following the existing B-1 Zoning Boundary to a point. Thence west 183 ft along the Zoning Boundary to a point on the western property line of parcel # 2805829. Thence north 2,377 ft along the western property line to the northwest corner of said parcel. Thence east 668 ft to the northeast corner of said parcel. Thence southeast 1,566 ft along the eastern property line of said parcel to the east corporation line for the City of Green. Thence south 1,121 ft to the place of beginning and containing 58.78 acres of land.

And 2724 Greensburg Road and Adjacent Parcel

Beginning at the Southwest corner of the Northeast quarter of original Green Township Section 26 and running thence north a distance of 269 ft along the quarter section line to a point on the centerline of Greensburg Road. Thence east a distance of 185 ft to the northeast corner of parcel # 2802305. Thence south 330 ft to the southeast corner of said parcel. Thence 183 ft to the place of beginning and containing 1.35 acres of land.

And Western Greensburg Road Expansion

Beginning at the southeast corner of parcel #2802534, thence 1,136 ft along the south property of said parcel to the east property line of parcel # 2803655. Thence south 53 ft to the southeast corner of parcel # 2803655. Thence west 644 ft to the southwest corner of said parcel. Thence north 665 ft along the west property line of said parcel. Thence west 510 ft along the south property line of said parcel. Thence northwest 63 ft along the property line of said parcel. Thence north 1,073 ft along the west property line of said parcel. Thence east 147 ft along the north property line of said parcel. Thence north 550 ft along the west property line of said parcel to the centerline of Greensburg Road. Thence 2,155 ft along the centerline of Greensburg Road to the northeast corner of parcel # 2802708. Thence south 2,000 ft to the place of beginning and containing 104.85 acres of land.

It is the determination of the City through this housing study that the area requested for Community Reinvestment Area designation complies with ORC Section 3735.65(B), as an area which has experienced disinvestments and is one in which housing facilities and structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

Residential Properties in Proposed CRA Area

Parcel Number	Address	House (year built)	House Sqf.	Det. Garage	Shed	Deck (year built, sqf)	Barn (year built, sqf)	Miscellaneous
2802572	2462 Greensburg Road	1951	1304					
2805600	2582 Greensburg Road	1947	1575					
2805608	2592 Greensburg Road	1888	1008	1991				
2802709	2602 Greensburg Road	1923	1644					
2802195	2724 Greensburg Road	1931	1149		1947			
2803424	3489 Greensburg Road	1895	1588				2001, 864 sqf	
2801517	3495 Greensburg Road	1873	1839	1955				
2803850	3503 Greensburg Road	1900	1014	1975				
2803567	3180 Walnut Street	1860	1581					
2805614	4480 Smith Street	1900	1584	1997		1990, 250 sqf		
2814575	4479 Smith Street	1920	1210				2004, 1120 sqf	
2800822	3181 Walnut Street	1880	1672	1983				
2803746	3187 Walnut Street	1880	1333	1920				
2813165	4469 Smith Street	1998	1690					
2800822/2800823	3181 Walnut St	1880	1672	1983				

***The cart above reflects information received from the Summit County GIS Web site - year built and total square footage of building (s)

**Summit County Dept. of Building Standards does not have any permits on file for any of the above addresses - dating 10 years

List of Parcels to be included in CRA Amendment

Parcel Number	Use	Year Built	Sq Footage	Owner	Address	Acrag	Zoning
2803655	Vacant			Akron Canton Regional Airport Authority	2454 Greensburg Rd	45.8	I-2: Limited Industrial
2808322	Mfg/Processing			East Ohio Gas Co	Greensburg Rd	0.04	I-2: Limited Industrial
2802534	Food Stand	1965		Akron Canton Regional Airport Authority	2500 Greensburg Rd	48.75	I-2: Limited Industrial
2802572	Residential	1951	1,304	Gracy, Roy & Marie A	2462 Greensburg Rd	3.27	I-2: Limited Industrial
2805600	Residential	1947	1,575	Moss, Susan Carol	2582 Greensburg Rd	0.88	I-2: Limited Industrial
2805608	Residential	1888	1,008	Smith, Lisa M.& Smith, Bancel S	2592 Greensburg Rd	0.88	I-2: Limited Industrial
2802709	Residential	1923	1,644	Mercer, James M & Mercer, Sandra K.	2602 Greensburg Rd	0.88	I-2: Limited Industrial
2802708	Vacant			Mercer, James M & Mercer, Sandra K.	Greensburg Rd	1.47	I-2: Limited Industrial
2802195	Residential	1931	1,149	Akron Canton Regional Airport Authority	2724 Greensburg Rd	0.71	I-2: Limited Industrial
2802305	Vacant			Akron Canton Regional Airport Authority	Greensburg Rd	0.64	I-2: Limited Industrial
2805829	Vacant			Brienza, Geno Trustee	Greensburg Rd	55.55	B-1: General Business
2803424	Residential	1895	1,588	Bartell, Dale	3489 Greensburg Rd	0.2	R-1: Single Family
2801517	Residential	1873	1,839	Dawson, Arline M	3495 Greensburg Rd	0.2	R-1: Single Family
2803850	Residential	1900	1,014	Linger, Virgil S Jr. & Linger Susan Trustee	3503 Greensburg Rd	0.18	R-1: Single Family
2803096	Office Building	1925	1,528	Holiday Properties	3511 Greensburg Rd	0.16	R-1: Single Family
2803568	Vacant			Klein, David William & Bevan, Lynn E	Walnut St	0.23	R-1: Single Family
2803567	Residential	1860	1,581	Klein, David William & Bevan, Lynn E	3180 Walnut St	0.24	R-1: Single Family
2805614	Residential	1900	1,584	Crotty, Patrick L & Crotty Patti A	4480 Smith St	0.24	R-1: Single Family
2814206	Commercial Garage			Holiday Properties	Smith St	0.03	R-1: Single Family
2807906	Commercial Garage			Holiday Properties	Smith St	0.09	R-1: Single Family
2814575	Residential	1920	1,210	Shipe, Dalton L Turstee & Shipe, Winnie E Trustee	4479 Smith St	0.23	R-1: Single Family
2800823	Residential			Harsh, Eugene E & Harsh, Anna K	3181 Walnut St	0.28	R-1: Single Family
2803746	Residential	1880	1,333	Harsh, Eugene E & Harsh, Anna K	3187 Walnut St	0.24	R-1: Single Family
2813165	Residential	1998	1,688	Donahoe, Gary James	4469 Smith St	0.43	R-1: Single Family
2812287	Rail Road			Wheeling & Lake Erie Railway Company	Greensburg Rd	0.32	B-1: General Business
2800822	Residential	1880	1,672	Harsh, Eugene E & Harsh, Anna K	3181 Walnut St	0.24	R-1: Single Family

Residential Properties



2462 Greensburg Road



2582 Greensburg Road



2592 Greensburg Road



2602 Greensburg Road



2724 Greensburg Road



3181 Walnut Street



3187 Walnut Street



3180 Walnut



4469 Smith Street



4479 Smith Street



4480 Smith Street



3489 Greensburg Road



3495 Greensburg Road

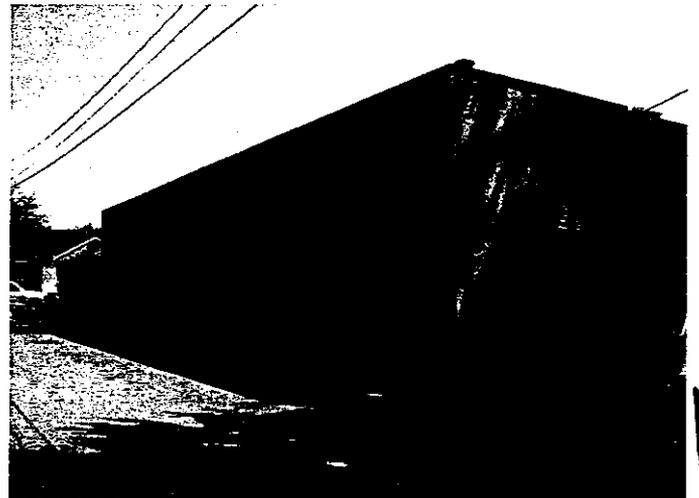


3503 Greensburg Road

Commercial Properties



3511 Greensburg Road

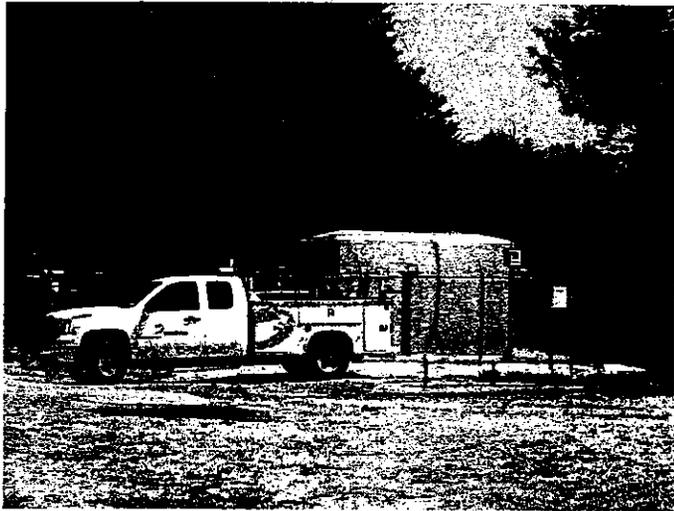


Smith Street (Garage)

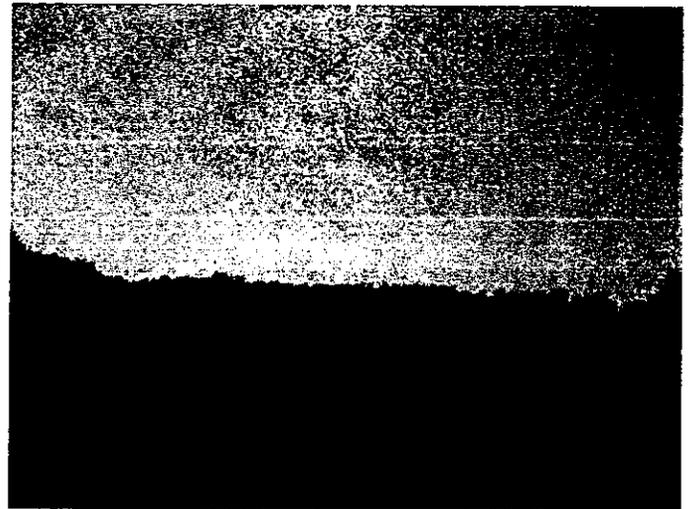
Vacant Properties



2454 Greensburg Road
Looking South



Greensburg Road
East Ohio Gas Well



2500 Greensburg Road
Looking South



Greensburg Road
Adjacent to 2602 Greensburg Road Looking South



Greensburg Road
Adjacent to 2724 Greensburg Road, Looking South



Greensburg Road
Parcel Number 2805829 (debris dumped)



Greensburg Road
Parcel Number 2805829 (debris dumped)

Industrial Properties



Greensburg Road
Rail Road Looking North