

ORDINANCE NO. 2018-10

AN ORDINANCE TO REZONE CERTAIN PROPERTY KNOWN AS THE CORDOVA TRIANGLE TO THE "R" RESIDENTIAL DISTRICT FROM THE "T4" GENERAL URBAN DISTRICT AND TO AMEND THE ZONING ORDINANCE TO DELETE THE CORDOVA TRIANGLE FROM THE CBD REGULATING PLAN REFERRED TO IN SEC. 23-756 AND THE ZONING MAP IN SEC. 23-824 OF THE GERMANTOWN SMART CODE

WHEREAS, On June 6, 2018 the City of Germantown acting through the Mayor filed an application to rezone certain property known as the Cordova Triangle from the "T-4" General Urban District to the "R" Residential District and to amend the zoning ordinance to delete said property from the CBD Regulating Plan referred to in Sec. 23-756 and the Zoning Map in Sec. 23-824 of the Germantown Smart Code;

WHEREAS, the Germantown Planning Commission recommended approval of the rezoning and amendments on July 10, 2018;

WHEREAS, the Board of Mayor and Alderman of the City of Germantown held a First Reading on the proposed rezoning and amendments on August 27, 2018, a Second Reading and Public Hearing (pursuant to publication in a newspaper of general circulation in the community) on September 24, 2018, and a Third Reading on October 8, 2018;

WHEREAS, at said Readings and Public Hearing, the Board of Mayor and Aldermen were presented the justification for the rezoning and amendments to the Smart Code pursuant to the Ordinances of the City of Germantown;

WHEREAS, accordingly, the Board of Mayor and Aldermen now deems it in the best interest of the City to rezone the subject property and amend Chapter 23 "Zoning" of the City Code; and

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Germantown that the property known as the Cordova Triangle and each parcel therein is hereby rezoned from the "T-4" General Urban District to the "R" Residential District (see the attached Property Description on Exhibit A).

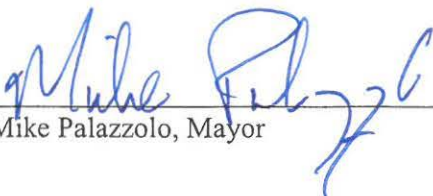
NOW THEREFORE, BE IT FURTHER ORDAINED by the Board of Mayor and Alderman of the City of Germantown that the zoning ordinance is hereby amended to delete said property from the CBD Regulating Plan referred to in Sec. 23-756 and the Zoning Map in Sec. 23-824 of the Germantown Smart Code. (See the attached Parcel Exhibit and revised Section 23-824 Zoning Map).

NOW THEREFORE, BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen that this Ordinance will become effective thirty (30) days from its passage, the public welfare requiring it.

First Reading: August 27, 2018

Second Reading: September 24, 2018

Third Reading: October 8, 2018


Mike Palazzolo, Mayor


Michele Betty, City Clerk

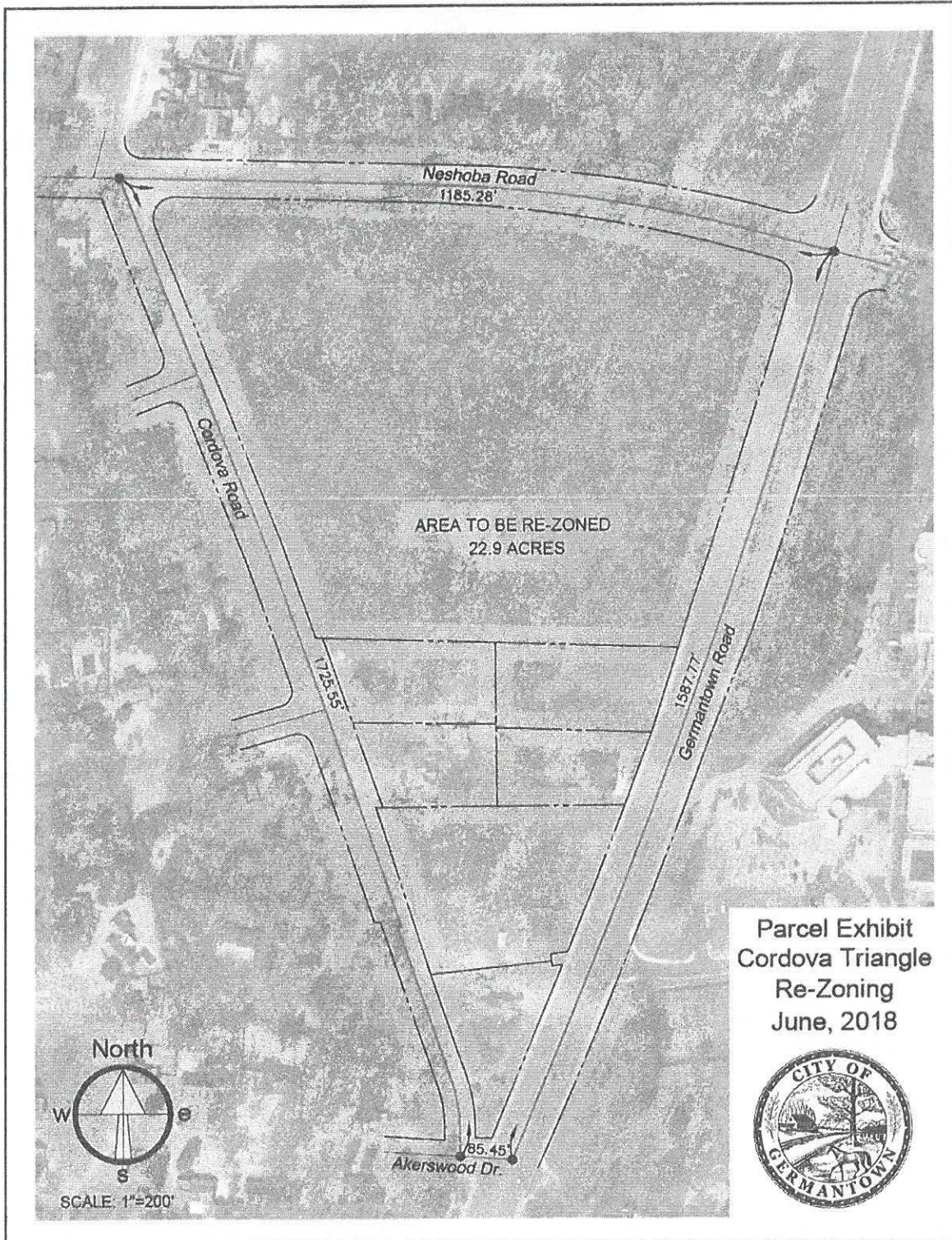
EXHIBIT A

CORDOVA TRIANGLE REZONING
PROPERTY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF GERMANTOWN ROAD AND THE CENTERLINE OF NESHOBIA ROAD; THENCE SOUTHWARDLY ALONG THE CENTERLINE OF GERMANTOWN ROAD A DISTANCE OF 1587.77 FEET, MORE OR LESS, TO THE CENTERLINE OF AKERSWOOD DRIVE; THENCE WESTWARDLY ALONG THE CENTERLINE OF AKERSWOOD DRIVE A DISTANCE OF 85.45 FEET, MORE OR LESS, TO THE CENTER LINE OF CORDOVA ROAD; THENCE NORTHWARDLY ALONG THE CENTERLINE OF CORDOVA ROAD A DISTANCE OF 1725.55 FEET, MORE OR LESS, TO THE CENTERLINE OF NESHOBIA ROAD; THENCE EASTWARDLY ALONG THE CENTERLINE OF NESHOBIA ROAD; THENCE EASTWARDLY ALONG THE CENTERLINE OF NESHOBIA ROAD A DISTANCE OF 1185.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 22.9 ACRES, MORE OR LESS.

PARCEL EXHIBIT

CORDOVA TRIANGLE DELETED FROM CBD REGULATING PLAN SEC. 23-756 AND ZONING
MAP SEC. 23-824



SEC. 23-824. ZONING MAP

