



CITY OF LIMA
Sharetta Smith, Mayor

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April 1, 2024

Lima City Council
50 Town Square
Lima, Ohio 45801

RE: City Request for Rezoning – Allentown, W. North, N. Main and Bellefontaine Commercial Corridors

Dear Councilors:

In order to align the City of Lima's Zoning Districts with recommendations of the City of Lima's Vision 2040 Plan the City administration is requesting that Council initiate a rezoning of all parcels, with a current zoning designation of Residential I/II/III or Office, fronting on W. North St., Allentown Rd, Bellefontaine Ave. and N. Main St. to Class I Business.

Currently, there are numerous parcels within these corridors that are zoned Class I/II/III Residential or Office which inhibit commercial growth in the City's most vital commercial corridors. Re-zoning these parcels to Class I Business will ensure that the zoning district in these areas is not an obstacle to businesses looking to invest in the City of Lima. These corridors were all identified in the City of Lima's Vision 2040 Plan as current or future Commercial Corridors.

Pursuant to Section 1242.02 of the Codified Ordinances of the City of Lima, Council may on its own motion amend established districts. The proposed amendment will require a public notice and hearing, and it must also be submitted to the City Planning Commission for approval.

We respectfully request that Council consider recommending that all parcels fronting on the identified city streets and shown on the attached maps be zoned as Class I Business District. Thank you for your consideration, and if you have any questions, please feel free to contact me.

Sincerely,

Sharetta T. Mayor