

## ORDINANCE A-200-M

### AN ORDINANCE AMENDING THE COBURG OFFICIAL ZONING MAP

**WHEREAS**, the current version of the Coburg Official Zoning Map shows tax lots 1700, 1800, and 2300 of Assessor's Map 16-03-32-11 split zoned Central Business District and Parks, Recreation, & Open Space; and

**WHEREAS**, there is evidence that suggests that the western portions of those lots, currently zoned Parks, Recreation, & Open Space, were actually designated by the 1980 Coburg Comprehensive Plan as Central Business District, not Parks, Recreation, & Open Space; and

**WHEREAS**, further, the City has no intention of developing parks in the location of those three lots, as is demonstrated by the absence of a proposed park in this area in the Coburg Park & Open Space Master Plan; and

**WHEREAS**, designation of the western portion of those lots as Central Business District would better serve the purposes of the Comprehensive Plan than the current Parks designation shown on the Official Zoning Map.

#### **NOW, THEREFORE, THE CITY OF COBURG ORDAINS AS FOLLOWS:**

**Section 1.** The Coburg Official Zoning Map shall be amended to designate the entirety of Assessor's Map and Tax Lots 1603321102300, 1603321101800, and 1603321101700 Central Business District. The Coburg Official Zoning Map is amended as shown on **Exhibit A** attached to this ordinance.

**Section 2.** Findings of fact in support of this amendment to the Coburg Official Zoning Map, attached to this Ordinance as **Exhibit B**, are hereby adopted and made a part of this Ordinance.

**Section 3.** The sections and subsections of this Ordinance are severable. The invalidity of any section or subsection shall not affect the validity of the remaining sections and subsections.

**Section 4.** This Ordinance shall take effect pursuant to Section 30 of the Coburg Charter, or upon acknowledgement, whichever is later.

**ADOPTED** by the **City Council** of the **City of Coburg** this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by a vote of \_\_\_\_\_ and \_\_\_\_\_ against.

**APPROVED** by the **Mayor** of City of Coburg this \_\_\_\_\_ day January 2023.

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Nancy Bell, Mayor

ATTEST: \_\_\_\_\_  
Sammy L. Egbert, City Recorder