

Amendments to the Redevelopment Area Plan Ontario Redevelopment Area March 2002

The Redevelopment Area Plan for the Ontario Redevelopment Area was approved by the City Planning Commission on May 23, 1967. The boundaries of the redevelopment area were established as Venango Street on the north, Germantown Ave. on the east, Allegheny Ave. on the south, and 15th Street on the west.

Objectives:

The plan is being amended to support the establishment of the Ontario Urban Renewal Area and to facilitate the development of two project proposals:

- Construction of an office/retail building on the 3100 block of N. Broad Street;
- Construction of a McDonald's manager training facility on the 3200 block of N. Broad Street.

Proposed Plan Changes:

1) **Redevelopment Area Boundaries**

The Redevelopment Authority has proposed the establishment of the Ontario Urban Renewal Area bounded by Westmoreland Street, N. Broad Street, Clearfield Street, and 15th Street (3100 and 3200 N.). Currently, this area is divided among two Redevelopment Areas: Ontario and Tioga.

Proposed Change:

The boundary of the Ontario Redevelopment Area shall be expanded to include an area bounded by Allegheny Ave., N. Broad, Clearfield, and 15th Street. The expanded Ontario Redevelopment Area will supercede any previous redevelopment area covering the same boundaries.

2) **Proposed Land Use** (see land use maps)

Proposed land use changes are:

- Commercial - 3200 block of N. Broad St.
- Residential- 3100block of N. 15th St.



3) Proposed Zoning

Proposed zoning changes are:

- C2 – 3200 block of N. Broad St.
- R9 – 3100 block of N. 15th St.

4) Illustrative Site Plan

The illustrative site plan depicts a new mixed use office / retail building with parking on the large collection of vacant lots on the NE corner of the 3100 block of Broad Street. These vacant lots along with a number of adjacent vacant properties on Carlisle Street are subjects of a redevelopment proposal for the construction of a 14,000 square foot mixed use retail / office building that will support the uses of Health System and the surrounding community.

A portion of the 3200 block of N. Broad Street is the subject of a proposal for the development of a commercial/industrial managerial training facility by the owner of local McDonald's franchises.

No redevelopment proposals have been submitted for the minor streets, which are mostly residential. It is recommended that residential and related land uses be encouraged and sustained.

Aside from these changes, the provisions of the Ontario Redevelopment Plan of May 23, 1967 will remain in effect.

