

ORDINANCE NO. 55 -2013 As Amended Offered by All of Council

AN ORDINANCE AMENDING SECTIONS 1153.01 AND 1153.07 OF CHAPTER 1153, "PLANNED COMMERCE DISTRICT," OF THE PLANNING AND ZONING CODE.

BE IT ORDAINED, by the Council of the Village of Richfield, County of Summit, State of Ohio:

SECTION 1. That Sections 1153.01 and 1153.07 of Chapter 1153, "Planned Commerce District," of the Planning and Zoning Code be amended to read as follows:

"1153.01 PURPOSE.

The Planned Commerce District (PCD) is established to encourage the coordination and integration of individually designed commercial buildings and uses into one planned district. The procedures contained in this Chapter are designed to allow imaginative architectural design, building types, and placement, while promoting an orderly, coordinated, and planned overall development of the whole district. Any development in the Kinross and Stonegate PCD shall be designed to be compatible with the Crossroad District Plan as adopted by Village Council in 2012.

1153.07 DEVELOPMENT LOT AREA REQUIREMENTS.

(a) Property and Lot Areas.

- (1) The tract or contiguous tracts of land required for the establishment of a Planned Commerce District shall not be less than a total of 25 acres.
- (2) Parcels shall be assembled prior to rezoning to the Planned Commerce District. In general, nNo parcel for development shall be further created which is less than four acres in size. However, the Planning and Zoning Commission has the authority to adjust lot sizes for certain permitted and conditionally permitted uses if an applicant demonstrates that four acres are not necessary based on the size and use of the building proposed. Industry standards may be considered to demonstrate necessary parcel sizes. Imaginative building and site design can also be used to vary parcel sizes. In no such case shall parcels be reduced to less than two and one-half acres. The Planning and Zoning Commission may also reduce the required setbacks proportionally to the lot size. In no case shall the setbacks be reduced to less than 65% of the original requirements.
- (3) The minimum lot width shall be 150 feet except for lots on Brecksville, Broadview or Wheatley Roads where the minimum lot width shall be not less than 300 feet.

- (4) Where two adjoining parcels share a common drive the Commission may reduce the required lot width by 20 feet on each lot.”

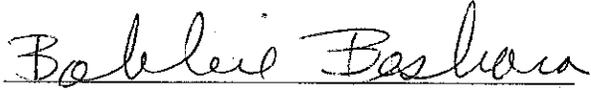
SECTION 2. That existing Sections 1153.01 and 1153.07 of Chapter 1153, “Planned Commerce District,” of the Planning and Zoning Code, be and the same hereby are, repealed.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: October 1, 2013


President of Council


Mayor

Dated: 10/1/13

ATTEST:


Clerk of Council

Village of Richfield

4410 W. STREETSBORO ROAD
P.O. BOX 387
RICHFIELD, OHIO 44286-0387
330-659-9201

BOBBIE BESHARA, Mayor
RICK HUDAK, Council President

SANDY TURK, Finance Director
MELANIE A. BAKER, Service Director

Memorandum

TO: Bobbie Beshara, Mayor
and Richfield Planning and Zoning Commission

FROM: Brian M. Frantz, AICP, Planning and Zoning Director

SUBJECT: Planned Commerce District Amendment

DATE: May 10, 2013

Per our discussion at the previous meeting, the following amendment to the Planned Commerce District is being proposed. The red text represents the language to be added:

1153.01 PURPOSE.

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AGENDA

PUBLIC HEARING – TUESDAY, JULY 23, 2013, 7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

SUBJECT: *Amending Sections 1153.01 and 1153.07 of the Planning and Zoning Code to reduce the minimum lot size for permitted uses in the Planned Commerce District*

ADJOURNMENT

Respectfully submitted,

Lisa Spraggins
Council Clerk