

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM C-1 LOCAL RETAIL TO R-4 MULTI FAMILY RESIDENTIAL

WHEREAS, the Village received a request to rezone the following properties: (1) 2500 Brecksville Road (PPN 50-00251 owned by John W. Constantine, Jr. and Cindy Constantine; (2) 2518 Brecksville Road (PPN 50-00253) owned by John W. Constantine, Jr. and Cindy Constantine; (3) 2536 and 2538 Brecksville Road (PPN 50-01132) owned by Constantine Nursery and Garden Center, Inc.; (4) rear of 2542 Brecksville Road (PPN 50-00252) owned by Jonathan Kerkian and Jeffrey Bowler; and (5) rear of 2558 Brecksville Road (PPN 50-02317) owned by Robert A. Ormsby, Jr. and Ann M. Ormsby; and

WHEREAS, the proposed amendments to the Planning and Zoning Code would rezone the properties from C-1 Local Retail to R-4 Multi Family Residential; and

WHEREAS, Council passed Resolution No. 82-2024 on November 6, 2024, referring the rezoning application to the Planning and Zoning Commission ("Commission") for either approval, disapproval, or with recommended modifications; and

WHEREAS, the Commission approved the rezoning application and notified Council of the same; and

WHEREAS, Council held a public hearing on the rezoning application on February 4, 2026; and

WHEREAS, Council finds that it is in the best interests of the Village to amend the Planning and Zoning Code to rezone the following properties from C-1 Local Retail to R-4 Multi-Family Residential: (1) 2500 Brecksville Road (PPN 50-00251 owned by John W. Constantine, Jr. and Cindy Constantine; (2) 2518 Brecksville Road (PPN 50-00253) owned by John W. Constantine, Jr. and Cindy Constantine; (3) 2536 and 2538 Brecksville Road (PPN 50-01132) owned by Constantine Nursery and Garden Center, Inc.; (4) rear of 2542 Brecksville Road (PPN 50-00252) owned by Jonathan Kerkian and Jeffrey Bowler; and (5) rear of 2558 Brecksville Road (PPN 50-02317) owned by Robert A. Ormsby, Jr. and Ann M. Ormsby.

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

SECTION 1. The Planning and Zoning Code is amended to rezone the following properties from C-1 Local Retail to R-4 Multi-Family Residential: (1) 2500 Brecksville Road (PPN 50-00251 owned by John W. Constantine, Jr. and Cindy Constantine; (2) 2518 Brecksville Road (PPN 50-00253) owned by John W. Constantine, Jr. and Cindy Constantine; (3) 2536 and 2538 Brecksville Road (PPN 50-01132) owned by Constantine Nursery and Garden Center, Inc.; (4) rear of 2542 Brecksville Road (PPN 50-00252) owned by Jonathan Kerkian and Jeffrey Bowler; and (5) rear of 2558 Brecksville Road (PPN 50-02317) owned by Robert A. Ormsby, Jr. and Ann M. Ormsby.


SECTION 2. The all Ordinances and Resolutions inconsistent herewith are hereby repealed.

SECTION 3. The Director of Planning and Zoning is hereby authorized and directed to make a notation of the foregoing on the official Zoning Map of the Village

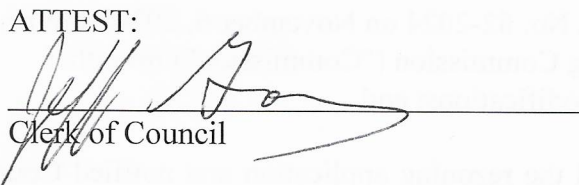
SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

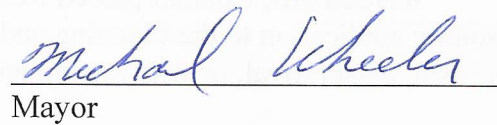
Passed: 4-30-2025



President of Council

ATTEST:


Clerk of Council



Mayor

4/30/2025

Date