

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5145 BRECKSVILLE ROAD FROM THE GENERAL BUSINESS DISTRICT TO THE INDUSTRIAL DISTRICT

WHEREAS, the Planning and Zoning Commission, at its March 13, 2018 meeting, recommended the rezoning of the eastern portion of that certain property located at 5145 Brecksville Road (the "Property") from the General Business District to the Industrial District, following a request from the property owner, attached as Exhibit A; and

WHEREAS, the portion of the Property to be rezoned is as described and illustrated in the attached Exhibit B consisting of a memo dated March 16, 2018 from the Village Planning and Zoning Director and illustrations of the property to be rezoned; and

WHEREAS, this Council conducted a public hearing on the proposed rezoning of the Property on MAY 1, 2018.

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

SECTION 1. That the eastern portion of the Property located at 5145 Brecksville Road, Richfield, Ohio, being Permanent Parcel Numbers 5001813 and 5000620, be, and the same hereby is, rezoned from the C-2 General Business District to the I-Industrial District in accordance with the application of the property owner and as illustrated in Exhibit B.

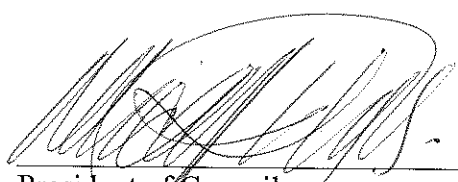
SECTION 2. That all Ordinances and Resolutions inconsistent herewith be, and the same hereby are, repealed.

SECTION 3. That the Director of Planning and Zoning be, and hereby is, 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 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 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: 5-15-18



President of Council

Bohlie Boston
Mayor

Dated: 5-15-18

ATTEST:



Clerk of Council

Exhibit A

VILLAGE OF RICHFIELD
Crossroads of Community and Commerce



4410 W. Streetsboro Road, Richfield, Ohio 44286
330-659-9201 x 5

APPLICATION FOR ZONING AMENDMENT

DATE FILED _____

Applicant's Name: Brecksville Road Associates, Limited

Address: 4645 Richmond Road
Warrensville Heights, Ohio 44128

Phone: John P. Slagter, Agent for Applicant
216-570-3700 cell/216-615-7331 office

Owner's Name Brecksville Road Associates, Limited

Address: 4645 Richmond Road
Warrensville Heights, Ohio 44128

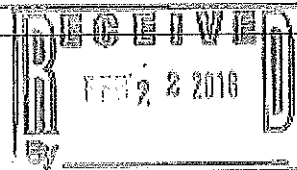
Phone: John P. Slagter, Agent for Owner
216-570-3700 cell/216-615-7331 office

LOCATION AND DESCRIPTION OF PROPERTY TO BE AFFECTED

Address: 5145 Brecksville Road, Parcel Nos. 50-00620 & 50-01813

SYNOPSIS OF PROPOSED ZONING TEXT CHANGE TO THE CURRENT ZONING CLASSIFICATION

Applicant is requesting a portion of its property to change from its current C-2
General Business Zoning to I-Industrial District Zoning. This is a Zoning Map
Amendment, not a Zoning Text Amendment



ITEMS REQUIRED FOR SUBMISSION

All applications for a zoning amendment shall include:

1. Evidence that the existing Zoning Code is unreasonable with respect to the particular property, and deprives the property owner of his or her lawful and reasonable use of the land. For the purposes of this Zoning Code, a limitation upon the financial gain from the land in question shall not constitute unreasonable zoning. See Tab A
2. Evidence that the proposed amendment would materialize in an equal or better Zoning Code than that existing. See Tab A
3. An application fee of one hundred fifty dollars (\$150.00) to cover the cost of publishing and posting, mailing the notices of hearings and other expenses incident thereto. In the event the expenses amount to more than one hundred fifty dollars (\$150.00), the applicant shall pay the additional amount to the Village. Such fee shall not apply to any amendment initiated by Council or the Planning and Zoning Commission.
4. Proof of ownership of the parcel, or parcels, of property sought to be rezoned.
See Tab B
5. A legal description of the parcel, or parcels, of property with a drawing to scale.
See Tab C
6. A description of the proposed use of the property, as rezoned, either written, drawn or both. See Tabs D&E
7. A list of names and addresses of the owners of all properties lying within 1,000 feet to the parcel, or parcels, the zoning of which would be changed by the proposed amendment. Said names and addresses shall be placed on two sets of gummed labels. The applicant shall use the Summit County Auditor's current records for these names and addresses. (Ord. 47-1996, Passed 11-5-96.)

Signature: _____

Name: _____

John P. Slagter, Agent for Applicant/Owner

Please print