

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 186

By: Mr. Maloney

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 21453 ROYALTON ROAD, IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION (PPNs 392-16-004; 392-16-005; 392-14-004; AND PART OF 392-16-009), **AS AMENDED**.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain property located at 21453 Royalton Road, from GI (General Industrial) classification to PF (Public Facilities) classification (PPNs 392-16-004; 392-16-005; 392-14-004; and part of 392-16-009), which property is more fully described in Exhibits A and A-1 (being land excepted from the legal description in Exhibit A), and as depicted in Exhibit B, attached hereto and incorporated herein as if fully rewritten.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary change on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

Section 3. That 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 any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: September 21, 2015 Referred to Planning Commission

Second reading: October 5, 2015 September 22, 2015

Third reading: November 16, 2015 Approved: September 24, 2015 *Favorable Recommendation by PC*

Public Hearing: November 16, 2015

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2015 - 186
Page 2

Michael Daymut
President of Council

Approved: Thomas B. Suier
Mayor

Date Passed: November 16, 2015

Date Approved: November 17, 2015

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daymut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DeMio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dooner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maloney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: Linnea Pientka
Clerk of Council

ORD. No. 2015-186 Amended: 10-5-15
1st Rdg. 09-21-15 Ref: PC/PZE
2nd Rdg. 10-5-15 Ref: PZE
3rd Rdg. 11-16-15 Ref: _____
Amended by substitution.

Pub Hrg. 11-16-15 Ref: _____
Adopted: 11-16-15 Defeated: _____
As Amended

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-186

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class PF use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Owner and Agent believe that the requested zone change will be a better economic use for the property.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Owner and Agent believe that the requested zone change to PF is a less intense use of the property and a better transition between the GI and surrounding residential Areas.

Please list other supporting documents (if any) which accompany this petition:

- As of this petition, Agent's Architect, GPD Group, has started design
- of the proposed project and renderings shall be forwarded by
- the September 21st, 2015 Meeting.

THE PROPOSED USE OF THE PROPERTY IS: A 2 story, 100% unit Assisted Living and Memory care facility, licensed by the Ohio Dept. of Health as a Residential Care Facility.

Name, address and telephone number of applicant or applicant's agent:

Name: McDonald Companies c/o: Charles A. McDonald

Address: 10026 Derbyshire Ave. N.W., North Canton, Ohio 44720

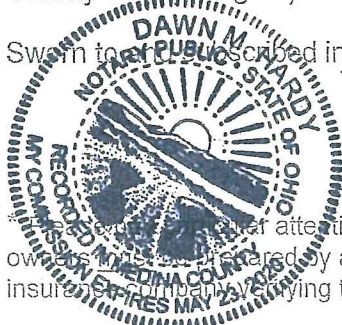
Telephone Number: 330-324-3137

Charles A. McDonald
Agent

[Signature]
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 15th day of September, 2015.



Dawn M. Idanthy
Notary Public

My commission expires: May 23, 2020

For attention to the details in item number 4 on page one. The certified list of property owners should be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2015-186

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 21453 Royalton Road, Strongsville, Ohio

Permanent Parcel No.: 392-16-004, 392-16-005, 392-16-009, 392-14-004

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Royalton Road to the South, B+O Railroad to the East

Number and type of buildings which now occupy property (if any):
2 Buildings: one small office and one garage

Acreage: 18.883 Acres

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): NA

Said deed restrictions (will) (have) expire(d) on: NA

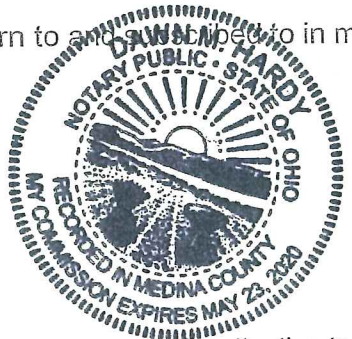
Said property is presently under lease or otherwise encumbered as follows: NA

Owner(s)	Percent of Ownership:
1. <u>Optimus Development, LLC / Roger Riachi</u>	<u>100 %</u> %
2. <u>13477 PROSPECT RD. #105</u>	%
3. <u>STRONGSVILLE OH 44149</u>	%

[Signature]
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 1st day of September, 2015.



[Signature]
Notary Public

My commission expires May 23, 2020

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

EXHIBIT "A"

Parcel No. 1: (PPN: 392-14-004)

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township, Lot No. 86 and bounded and described as follows:

Beginning in the center line of Royalton Road at the Southeasterly corner of a parcel of land conveyed to Edward J. and Louise Siedel by deed recorded in Volume 4610, Page 425 of Cuyahoga County Records;

Thence North 0 degrees, 37 minutes West, along the Easterly line of said land conveyed to Edward J. and Louise Siedel, 624 feet to a point;

Thence South 88 degrees, 42 minutes West, 139.62 feet to a point;

Thence South 0 degrees, 37 minutes East, 624 feet to a point in the centerline of Royalton Road;

Thence North 88 degrees, 42 minutes East, along the center line of Royalton Road 139.62 feet to the place of beginning and containing 2 Acres of land according to the Survey of Warren J. Root, Civil Engineer and Surveyor. The courses used in this description are given to an assumed meridian

Parcel No. 2: (PPN: 392-16-004)

Situated in the City of Strongsville County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 86, and bounded and described as follows:

Beginning at a point in the Southerly line of Original Lot No. 86, which is also the center line of Royalton Road, 60 feet wide at the Southeasterly corner of a parcel of land conveyed to Edward and Louise Siedel by deed dated April 29, 1936 and recorded in Volume 4610, Page 425 of Cuyahoga County Records;

thence North 0° 32' 40" West: along the Easterly line of lands conveyed to Edward and Louise Siedel, as aforesaid, 1,004.39 feet to an iron pin;

thence South 39° 58' 30" East, 115.15 feet to an iron pin,

thence South 17° 21' 20" West, 137.96 feet to an iron pin;

thence South 15° 31' 00" East, 87.09 feet to an iron pin;

thence South 11° 58' 40 " East, 93.56 feet to an iron pin;

thence South 33° 03' 10" East, 99.57 feet to an iron pin;

thence South 9° 21' 10" East, 109.24 feet to an iron pin;

thence South 10° 01' 10" East, 149.89 feet to an iron pin;

thence South 29° 37' 50" East, 109.93 feet to an iron pin in the Northwesterly line of a parcel of lend conveyed to the Cleveland, Lorain and Wheeling Railroad by deed dated May 26, 1894, and recorded in Volume 575, Page 143 of Cuyahoga County Records;

EXHIBIT A

thence South 23° 27' 40" West, along the Northwesterly line of land conveyed to The Cleveland, Lorain and Wheeling Railroad, as aforesaid, 190.31 feet to a point in the Southerly line of Original Lot 86, and center line of Royalton Road;

thence due West, along the Southerly line of Original Lot 86 and center line of Royalton Road, 142.73 feet to the place of beginning, according to a survey made September 1958, by Neff & Associates, Registered Surveyor No. 4123, be the same more or less, but subject to all legal highways.

Parcel No. 3: (PPN: 392-16-005)

Situated in the City of Strongsville County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 86, in Township 5, Range 14, and more particularly described as follows:

Beginning at a point in the property line of the Lester-Cleveland Branch of The Baltimore and Ohio Railroad Company, said point being distant 65 feet measured westwardly at right angles from the centerline of main track of said Railroad at original Survey Station 926 plus 00, (Valuation Survey Station 561 plus 14.9);

thence in a westerly direction at right angles to the main track of said Railroad a distance of 200 feet;

thence in a southerly direction parallel with said main track a distance of 400 feet to the highway known as Royalton Road, SR 82-SH36;

thence along the line of said highway, east to a point 65 feet distant measured westwardly from the centerline of said main track;

thence parallel to said main track in a northerly direction to the place of beginning; containing an area of 1.65 acres of land, more or less, be the same more or less, but subject to all legal highways.

Excepting from Parcel Nos. 1, 2 and 3 described above, Parcel No. 44 WD conveyed to the City of Strongsville by Limited Warranty Deed filed for record July 19, 2004 and being Cuyahoga County Recorder's AFN 200407191146 as described as follows:

Situated in the City of Strongsville, County of Cuyahoga, State of Ohio, and in Original Strongsville Township Lot No. 85 & 86 and bounded and described as follows:

Being a parcel of land lying on the side of the centerline of a survey, made by Richland Engineering Limited for the Department of Transportation, and recorded in Book _ Page _ of the records of Cuyahoga County and being located within the following described points in the boundary thereof:

Commencing at the intersection of the centerline of Prospect Road (S.R. 237) and the centerline of right of way of S.R. 82, said intersection being at Prospect Road centerline Station 10 + 00 and S.R. 82 centerline of right of way Station 54 + 42.40;

Thence South 89° 35' 22" West along the centerline of right of way of S.R. 82 a distance of 1047.51 feet to a point on the Grantor's property corner, said point being on S.R. 82 centerline of right of way Station 43 + 94.89, and also being the place of beginning;

Thence South 23° 04' 07" West along the Grantor's east property line a distance of 43.61 feet to a point, said point being 40.00 feet south of and at right angles to S.R. 82 centerline of right of way Station 43 + 77.52;

Thence South 89° 35' 22" West a distance of 734.61 feet to a point on the Grantor's

west property line, said point being 40.00 feet south of and at right angles to S.R. 82 centerline of right of way Station 36 + 42.91;

Thence North $1^{\circ} 15' 51''$ West along the Grantor's said property line a distance of 40.00 feet to a point on the centerline of right of way of S.R. 82, said point being on S.R. 82 centerline of right of way Station 36 + 42.32;

Thence South $89^{\circ} 35' 22''$ West along the Grantor's property line and centerline of right of way of S.R. 82 a distance of 91.10 feet to a point on the Grantor's property corner and centerline of right of way of S.R. 82, said point being on S.R. 82 centerline of right of way Station 35 + 51.22;

Thence North $0^{\circ} 16' 22''$ East along the Grantor's west property line a distance of 40.00 feet to a point, said point being 40.00 feet north of and at right angles to S.R. 82 centerline of right of way Station 35 + 51.70;

Thence North $89^{\circ} 35' 22''$ East a distance of 825.68 feet to a point on the Grantor's east property line, said point being 40.00 feet north of and at right angles to S.R. 82 centerline of right of way Station 43 + 77.38;

Thence South $23^{\circ} 04' 07''$ West along the Grantor's said property line a distance of 43.61 feet to a point on the centerline of right of way of S.R. 82, said point being on S.R. 82 centerline of right of way Station 43 + 60.00;

Thence North $89^{\circ} 35' 22''$ East along the Grantor's property line and centerline of right of way of S.R. 82 a distance of 34.89 feet to the place of beginning and containing 1.433 acres, more or less, including the present road which occupies 1.075 acres, more or less.

Parcel No. 4: (PPN: 392-16-009)

Situated in the City of Strongsville County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 86, and bounded and described as follows:

Beginning at the center line of the intersection of Royalton Road (60 feet wide) and Prospect Road (60 feet wide) at the Southeasterly corner of said Original Lot No. 86;

thence Northerly along the center line of said Prospect Road, which is the Easterly line of Original Lot No. 86, 1129.22 feet to the Southeasterly corner of a parcel of land conveyed to Pat Patty by deed dated November 12, 1928 and recorded in Volume 3801, Page 90 of Cuyahoga County Records and the principal place of beginning;

thence Westerly along the Southerly line of said parcel so conveyed to Pat Patty and along the Westerly prolongation thereof and along the Southerly line of a parcel of land conveyed to Pat Patty by deed dated November 14, 1940 and recorded in Volume 5153, Page 350 of Cuyahoga County Records and along the Southerly line of the second parcel of land conveyed to William C. Jago and others by deed dated August 26, 1914 and recorded in Volume 1567, Page 540 of Cuyahoga County Records about 1460 feet to the Northeasterly corner of a parcel of land conveyed to Edward J. Siedel and Louise Siedel by deed dated April 29, 1936 and recorded in Volume 4610, Page 425 of Cuyahoga County Records;

thence Southerly along the Easterly line of land conveyed to Edward J. Sledel and Louise Siedel as aforesaid about 120 feet to the most Northerly corner of land conveyed to Celia Latawiec by deed dated July 7, 1970 and recorded in Volume 12722, Page 913 of Cuyahoga County Records;

thence Southerly along the broken Easterly line of land conveyed to Celia Latawiec as

aforesaid the following distances in order, 115.15 feet, 137.96 feet, 87.09 feet, 93.56 feet, 99.57 feet, 109.24 feet, 149.89 feet and 109.93 feet to a point in the Northwesterly line of a parcel conveyed to Celia Latawiec by deed dated July 7, 1970 and recorded in Volume 12722, Page 913;

thence Northeasterly along the Northwesterly line of land conveyed to Celia Latawiec to a point which is a Northerly corner of land conveyed to Celia Latawiec as aforesaid,

thence Southeasterly along the Northeasterly line of land conveyed to Celia Latawiec as aforesaid, 232 feet and at right angles to the center line of The Cleveland Lorain and Wheeling Railway by deed dated March 19, 1894 and recorded in Volume 581, Page 169 of Cuyahoga County Records to the Northwesterly line of said Railway;

thence Northeasterly along the Northwesterly line of The Cleveland Lorain & Wheeling Railway as aforesaid to its intersection with the Westerly prolongation of the Northerly line of land conveyed to The General Standard Co. by deed dated September 8, 1967 and recorded in Volume 12157, Page 199 of Cuyahoga County Records;

thence Easterly along the Westerly prolongation of the Northerly line and the Northerly line of land conveyed to The General Standard Co. as aforesaid to the center line of Prospect Road;

thence Northerly along the center line of Prospect Road, 75 feet to the principal place of beginning, but excluding therefrom that part owned by The Cleveland Lorain & Wheeling Railroad, be the same more less but subject to all legal highways.

Permanent Parcel #:	392-16-009 392-14-004 392-16-004	392-16-005
Type Instrument:	Fiduciary Deed	Date: 4/7/2008 3:14:00 PM
Tax District #:	3340	Tax List Year: 2008
Grantor:	Latawiec, Celia M (Trustee)	Land Use Code: 3030
Grantee:	OPTIMUS DEVELOPMENT, LL	Land Value: 642,000
Balance Assumed:	\$ 0.00	Building Value: 0
Total Consideration:	\$ 301,000.00	Total Value: 642,000
Conv. Fee Paid:	\$ 1,204.00	Arms Length Sale: YES
Transfer Fee Paid:	\$ 2.00	Rcpt: F-04072008-20
Fee Paid by:	Chicago Title Insurance C	Inst #: 340984
Exempt Code:		Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

Permanent 392-16-009
Parcel #:

Type Instrument: Warranty Deed
Tax District #: 3340
Grantee: VAV ENTERPRISE, LLC
Balance Assumed: \$ 0.00
Total Consideration: \$ 30,000.00
Conv. Fee Paid: \$ 120.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: Chicago Title Insurance C
Exempt Code:

Date: 8/6/2013 3:52:00 PM
Tax List Year: 2013
Land Use Code: 3030
Land Value: 117,400
Building Value: 0
Total Value: 117,400
Rcpt: B-06062013-10
Inst #: 605526
Check #: 8137

**EXCEPTION TO LEGAL DESCRIPTION
IN EXHIBIT "A"**

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 8/6/2013 3:59:31 PM
201308060772


Cuyahoga County Fiscal Officer

GENERAL WARRANTY DEED

589130243

KNOW ALL MEN BY THESE PRESENTS THAT OPTIMUS DEVELOPMENT, LLC, an Ohio Limited Liability Company, referred to as "GRANTOR", for valuable consideration paid, grants, with covenants of General Warranty, to VAV ENTERPRISE, LLC, referred to as "GRANTEE", whose tax mailing is:

13500 Drake Road, Strongsville Ohio 44149

the following real property:

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio:

And known as being part of Original Strongsville Township Lot No. 86 and being more particularly described as follows:

Beginning at 5/8 inch iron pin monument found at the intersection of the centerline of Royalton Road (width varies), and the centerline of Prospect Road (60 feet wide), said point also being the Southeasterly corner of said Lot No. 86;

Thence along the centerline of Prospect Road and the Easterly line of said Lot No. 86, North 00 deg. 26' 26" East, a distance of 1129.22 feet to the Southeasterly corner of a parcel of land formerly conveyed to Pat Patty by deed dated November 12, 1928 and recorded in Volume 3801, Page 90 of Cuyahoga County Records and the principal place of beginning for the parcel described herein:

Course 1:

Thence along the centerline of Prospect Road, South 00 deg. 26' 26" West, a distance of 75.00 feet to the Northeasterly corner of a parcel of land formerly conveyed to The General Standard Co. by deed dated September 8, 1967 and recorded in Volume 12157, Page 199 of Cuyahoga County Records;

Course 2:

Thence along the Northerly line of said lands formerly conveyed to The General Standard Co., South 89 deg. 34' 15" West, passing over the Westerly line of Prospect Road, at a distance of 30.00 feet, witnessed by a 5/8 inch iron pin found 0.11 feet North, 0.08 feet West therefrom, a total distance of 533.67 feet to the Southeasterly line of the B & O Railroad (66 feet in width), formerly known as the Cleveland Lorain & Wheeling Railway, said point being witnessed by a 5/8 inch iron pin with a plastic cap marked "Hantel #5129" found South 23 deg. 08' 23" West, 0.04 feet therefrom;

EXHIBIT A-1

Course 3:

Thence along the Southeasterly line of the B & O Railroad, North 23 deg. 08' 23" East, a distance of 81.82 feet to the Southwesterly corner of said lands formerly conveyed to Pat Patty, said point being witnessed by a 5/8 inch iron pin with a plastic cap marked "Hantel #5129" found South 23 deg. 08' 23" West, 0.13 feet therefrom;

Course 4:

Thence along the Southerly line of said lands formerly conveyed to Pat Patty, North 89 deg. 34' 15" East, passing over a 5/8 inch iron pin with a plastic cap marked "Hantel #5129" found, at a distance of 472.11 feet, a total distance of 502.09 feet to the principal place of beginning, and containing 0.8916 acres of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company dated April 23, 2013.

Basis of Bearings:

Bearings are based on a bearing of North 00 deg. 26' 26" East on the centerline of Prospect Road as referenced from a survey for RFC Contracting, Inc. dated March 21, 2008 as prepared by Atwell-Hicks.

Permanent Parcel Number:

012
392-16-009

Prior Instrument Reference:

200804070908

And the said Grantor does for himself and his successors and assigns covenant with said Grantee, as above granted, that at and until the ensembling of these presents he is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever except restrictions, conditions, reservations, limitations, and easements of record; restrictions and conditions contained in this Deed; zoning ordinances; and taxes and assessments, both general and special, presently a lien but not yet due and payable; and that he will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, as above granted, forever, against all lawful claims and demands whatsoever, except as hereinabove provided.

This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer.

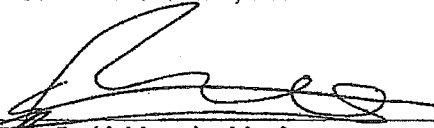
AUG 06 2013

TM 13-014-S-002

TMJ
Agent

Executed this 24 day of July, 2013.

OPTIMUS DEVELOPMENT, LLC


By: Roger Rachi, Managing Member

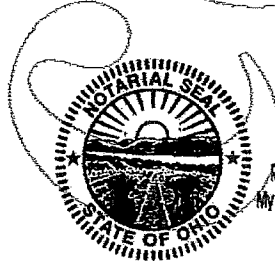
ACKNOWLEDGMENT

STATE OF OHIO)
COUNTY OF Cuyahoga) SS.

Before me, a Notary Public in and for said County, this day personally appeared Roger Rachi, Managing Member of Optimus Development, LLC, an Ohio Limited Liability Company, who executed the above instrument and acknowledges that he did examine and read the same and he did sign it and that such signing was his free act and deed in the capacities indicated by his signing and designations.

WITNESS my signature and notarial seal at Strongsville, Ohio, this 24 day of July, 2013.


NOTARY PUBLIC



Melody Childress
Notary Public State of Ohio
Recorded in Cuyahoga County
My Commission Exp. 3-14-2015

This instrument prepared by:
DAVID J. PASZ, ESQ.
Attorney At Law
12001 Prospect Road, Suite A-1
Strongsville, Ohio 44149
440-572-3300

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: September 1, 2015

SUBJECT: Rezoning Application
Charles A. McDonald, McDonald Companies; Agent
Roger Riachi, Optimus Development, LLC; Owner
PPNs 392-16-004, 392-16-005, 392-16-009, 392-14-004
From GI to PF (Assisted Living and Memory Care Facility)

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

akp
Attachments

cc: Thomas P. Perciak, Mayor
Kenneth A. Kraus, Law Director
Daniel J. Kolick, Asst. Law Director
George Smerigan, City Planner
All Members of Council
Carol Oprea, Planning Commission Secretary

City of Strongsville

Memorandum

To: Ken Kraus, Law Director

CC: Thomas P. Perciak, Mayor
Aimee Pientka, Clerk of Council

From: Lori Daley, Assistant City Engineer

Date: September 15, 2015

Re: Rezoning Application
Charles A. McDonald, McDonald Companies; Agent
Roger Riachi, Optimus Development, LLC; Owner
PPN's 392-16-004, 392-16-005, 392-14-004 and Part of PPN 392-16-009
From GI to PF

Ken,

The legal description included in the rezoning application for the above referenced address had an error in the exception legal (Exhibit B).

Attached is the corrected Exhibit B that should replace the Exhibit B contained in the originally submitted application.

With this substitution, the legal descriptions will accurately describe the area to be rezoned.

Also, please note only a portion of PPN 392-16-009 is to be rezoned. The remaining parcels are to be rezoned in their entirety.

If you have any questions please do not hesitate to contact me.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Tiffany Mekeel, Assistant Clerk of Council
DATE: September 22, 2015
SUBJECT: Referral from Council: Ordinance No. 2015-186

At its regular meeting of September 21, 2015, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2015-186 by Mr. Maloney. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 21453 ROYALTON ROAD, IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION (PPNs 392-16-004; 392-16-005; 392-14-004; AND PART OF 392-16-009).

A copy of the ordinance is attached for Planning Commission review.

TAM
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: September 25, 2015

Please be advised that at its meeting of September 24, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

COMMONS AT SOUTHPARK/ Steve Greenberger, Agent

Amendment to Final Development Plan and Site Plan approval of the renovations converting the former Giant Eagle building into a multi-tenant facility to include 5 retail tenants and 3 restaurant uses for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center. **ARB Favorable Recommendation 9-8-15.*

ORDINANCE NO. 2015-186:

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain real estate located at 21453 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to PF (Public Facility) Classification PPN's 392-16-004; 293-16-005; 392-14-004; and part of 392-16-009.

ORDINANCE NO. 2015-187:

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain vacant real estate, part of land located at 18256 Drake Road near Pearl Road, in the City of Strongsville, from GB (General Business) Classification to PF (Public Facility) Classification part of PPN 397-17-006.

Recommendation on an Amended Comprehensive Plan.