

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 187

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 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 FACILITIES) CLASSIFICATION (PART OF PPN 397-17-006).

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 vacant property, part of land located at 18256 Drake Road near Pearl Road, from GB (General Business) classification to PF (Public Facilities) classification (part of PPN 397-17-006), which property is more fully described 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  
Public Hearing: November 16, 2015

Michael Daymut  
President of Council

Approved: Thomas S. Suruel  
Mayor

Date Passed: November 16, 2015

Date Approved: November 17, 2015

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

Attest: Aimee Pientka  
Clerk of Council

ORD. No. 2015-187 Amended: \_\_\_\_\_  
1st Rdg. 09-21-15 Ref: PC/PZE  
2nd Rdg. 10-5-15 Ref: PZE  
3rd Rdg. 11-16-15 Ref: \_\_\_\_\_

Pub Hrg. 11-16-15 Ref: \_\_\_\_\_  
Adopted: 11-16-15 Defeated: \_\_\_\_\_

**PETITION FOR ZONING CHANGE**

Ordinance Number: 2015-187

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 General use to a class Public Facility use.

Business

Such change is necessary for the preservation and enjoyment of a substantial property right because: \_\_\_\_\_

The Proposed Alzheimer Special Care Center is not an allowed use within the General Business class.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: \_\_\_\_\_

The proposed use compliments the existing adjacent neighboring parcels/uses and fulfills a much needed service to the community.

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

1. N/A
2. \_\_\_\_\_
3. \_\_\_\_\_

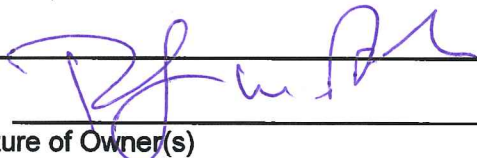
THE PROPOSED USE OF THE PROPERTY IS: Alzheimer Special Care Center

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

Name: Rachel Rudiger - JEA Senior Living/Development

Address: 5101 NE 82nd Ave, Suite 200 Vancouver, WA 98662

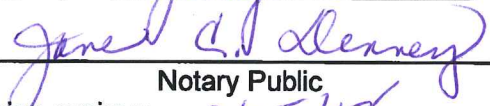
Telephone Number: 360-977-0175



Signature of Owner(s)

State of Ohio  
County of Cuyahoga

Sworn to and subscribed in my presence this 29th day of July, 2015.



Notary Public

My commission expires: 2/25/18

\* 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.



**PROPERTY DESCRIPTION FORM**

Ordinance Number: 2015-187

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: Portion of 18256 Drake Road Strongsville, OH 44136-7053

Permanent Parcel No.: 397-17-006 (Entire Parcel)

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Southeast of the Intersection of Pearl Road and Drake Road. Adjacent and bounded by a private drive to the East

Number and type of buildings which now occupy property (if any): The proposed parcel is Undeveloped Land.

Acreage: 3.6403 AC

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

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: Purchase and Sale Agreement currently in place.

Owner(s)	Percent of Ownership:
1. <u>Southwest General Health Center</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]  
Signature of Owner(s)

State of Ohio )  
County of Cuyahoga )

Sworn to and subscribed to in my presence this 29<sup>th</sup> day of July, 2015.



[Signature]  
Notary Public

My commission expires 2/25/18

\* 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.

## **JEA Senior Living - Propsoed Strongsville Alzheimer's Special Care Center**

### **Application for Rezone - Narrative**

#### **CONCEPT**

This is a state of the art, specialized memory care facility that focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors. This 24-hour, stand alone facility will accommodate up to 66 residents in a secure and homelike atmosphere, with dedicated and experienced staff and management.

#### **TRAFFIC/PARKING**

One parking space per two suites is sufficient for visitor and staff parking. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. This is based on the Institute of Transportation Engineers Report.

#### **SITE DESIGN**

Neighborhood compatibility is achieved in the site planning and building design. Care is taken to minimize the impact to the existing community. The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards.

#### **THE MANAGEMENT COMPANY**

JEA Senior Living is a privately owned and operated management and development company based in Vancouver, Washington. JEA has been in operation for over 25 years and currently operates 20 special memory care facilities in 7 states. Jerry Erwin, founder of JEA Senior Living, has developed, owned and managed nursing homes, retirement facilities, assisted living and Alzheimer's special care centers for over 35 years. After many years in the senior care industry, in 1994 upon witnessing his own mother's struggle with Alzheimer's, Mr. Erwin divested of his nursing and assisted living facilities to address the need for quality Alzheimer's care.

#### **CONCLUSION**

In conclusion, we feel that this site is ideally suited for our use. The Propsoed Alzheimer Special Care Center compliments the existing surrounding uses and businesses. Our facility is a much needed service for the seior citizens in the area and a positive addition to the community of Strongsville, OH

Feel free to email or call with any questions. We look forward to being a part of your community.

Rachel Rudiger  
JEA Senior Living  
360-977-0175  
[rachel.rudiger@jeacorp.com](mailto:rachel.rudiger@jeacorp.com)

Situated in the State of Ohio, County of Cuyahoga, City of Strongsville, being part of Original Strongsville Township Lot 59, being part Parcel 1A of the Lot Consolidation Map for Southwest General Health Center as recorded in Plat Volume 356, Page 70 of Cuyahoga County Recorder's records, and being further bounded and described as follows:

Beginning at a 5/8" rebar in monument box found and held marking the intersection of the centerline of Pearl Road (State Route 42 – width varies) with the centerline of Drake Road (width varies) and being on the North line of Original Lot 59.

Thence N 89°45'00" E, along the North line of Original Lot 59 and the centerline of Drake Road, a distance of 258.98' to a point thereon;

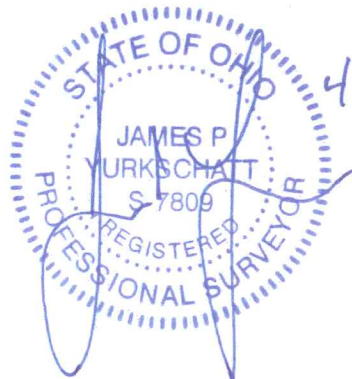
Thence S 00°00'30" E, passing over a 5/8" rebar set on the South right-of-way line of Drake Road marking the Northeast corner of land conveyed to Leonard A. Elias and Elizabeth Elias as recorded in Vol. 89-4166, Page 49 of Cuyahoga County Recorder's records at 42.00', a total distance of 282.96' to a 5/8" rebar set on the East line of said Elias land and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence N 89°59'00" E, a distance of 374.66' to a 5/8" rebar set;
2. Thence along the arc of a non-tangent curve to the right having a radius of 806.82', a delta angle of 24°01'00", a chord bearing S 08°48'10" W for 335.73', an arc length of 338.20' to a 5/8" rebar set marking a point of reverse curvature;
3. Thence along the arc of a curve to the left having a radius of 700.93', a delta angle of 09°06'45", a chord bearing S 16°15'18" W for 111.36', an arc length of 111.48' to a 5/8" rebar set;
4. Thence S 89°45'00" W, a distance of 506.03' to a 5/8" rebar set on the East right-of-way line of Pearl Road;
5. Thence N 00°00'30" W, along the East right-of-way line of Pearl Road, a distance of 50.00' to a 5/8" rebar (cap id. "Bohning") found and held thereon marking the Southwest corner of land conveyed to Louco, Ltd. as recorded in AFN 201410060476 of Cuyahoga County Recorder's records;

**EXHIBIT A**

6. Thence N 89°45'00" E, along the South line of said Louco, Ltd. land, a distance of 213.98' to a 5/8" rebar (cap id. "Bohning") found and held marking the Southeast corner thereof;
7. Thence N 00°00'30" W, along the East lines of said Louco, Ltd. and Elias lands, a distance of 389.84' to the **TRUE PLACE OF BEGINNING** and containing 3.7493 acres (163,321 square feet) of land as surveyed by James P. Yurkschatt, PS 7809 of Campbell & Associates, Inc. on April 30, 2015. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is N 00°00'30" W as the centerline of Pearl Road and is the same bearing found in Plat Volume 356, Page 70 of Cuyahoga County Recorder's records.





**LOT SPLIT PLAT  
CREATING PARCELS "A" and "B"  
STATE OF OHIO, COUNTY OF CUYAHOGA,  
CITY OF STRONGSVILLE, BEING PART OF  
ORIGINAL STRONGSVILLE TOWNSHIP LOTS 42 AND 59**

APPROVED BY THE PLANNING COMMISSION OF THE  
CITY OF STRONGSVILLE THIS \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

APPROVED BY THE CITY ENGINEER OF THE  
CITY OF STRONGSVILLE THIS \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_\_\_

ENGINEER - CITY OF STRONGSVILLE \_\_\_\_\_

**ACCEPTANCE:**

THOMAS A. SELDON, PRESIDENT AND CEO OF SOUTHWEST GENERAL HEALTH CENTER AND CEO OF SOUTHWEST GENERAL HEALTH CENTER, HEREBY ASSENT TO AND ACCEPT THIS LOT SPLIT SURVEY MAP OF THE ORIGINAL STRONGSVILLE TOWNSHIP LOTS 42 AND 59, BEING PART OF THE ORIGINAL STRONGSVILLE TOWNSHIP LOTS 42 AND 59, MADE AT MY REQUEST AND IN MY EXPRESS DESIRE AND FREE WILL AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

THOMAS A. SELDON  
PRESIDENT AND CEO OF SOUTHWEST GENERAL HEALTH CENTER

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THOMAS A. SELDON, PRESIDENT AND CEO OF SOUTHWEST GENERAL HEALTH CENTER, WHO KNOWS THE CONTENTS OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL  
AT \_\_\_\_\_ OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

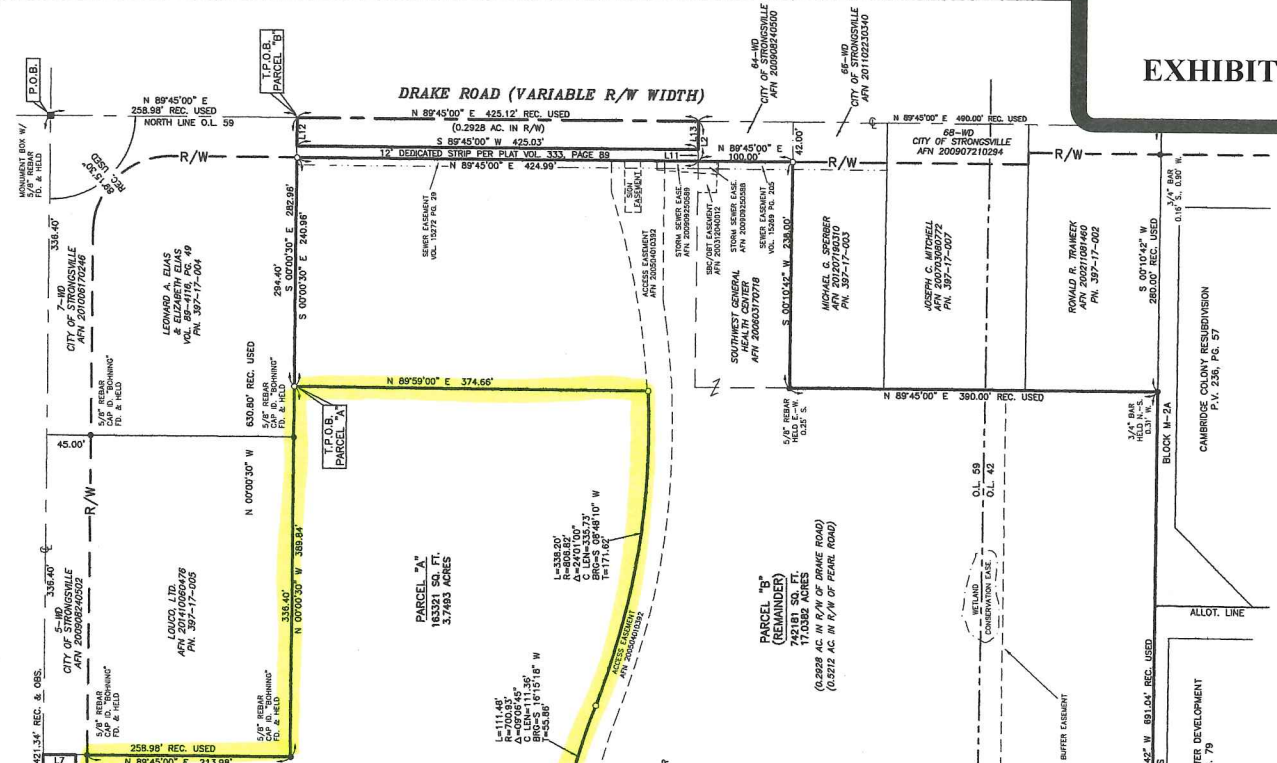
**LOT SPLIT SURVEY**  
SOUTHWEST GENERAL HEALTH CENTER  
CITY OF STRONGSVILLE  
CUYAHOGA COUNTY, OHIO

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN: JULY, 2015  
SCALE: 1" = 60'  
JOB: 2015010  
SHEETS: 1 OF 1

**CAMRELL & ASSOCIATES, INC.**  
10300 Parkman Drive, Suite 100, Akron, Ohio 44312

**PEARL ROAD - S.R. 42 (VARIABLE R/W WIDTH)**



**LEGEND**

- REC. - RECORD
- P.O.B. - PLACE OF BEGINNING
- T.F.O.B. - TRUE PLACE OF BEGINNING
- MONUMENT BOX
- MONUMENT
- MONUMENT FOUND, SIZE & TYPE AS INDICATED
- MONUMENT WITH CHAIN
- MONUMENT WITH CHAIN

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°10'25" W	42.00'
L2	S 00°10'25" W	42.00'
L3	N 89°45'00" E	24.63'
L4	S 89°45'00" E	22.69'
L5	S 89°45'00" W	22.69'
L6	S 89°45'00" W	52.81'
L7	N 89°45'00" E	33.50'
L8	N 89°45'00" E	18.19'
L9	S 89°45'00" W	37.00'
L10	S 89°45'00" W	37.00'
L11	N 89°45'00" E	30.00'
L12	N 89°45'00" E	30.00'
L13	S 00°10'25" W	30.00'

**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS FOR THIS SURVEY IS THE MERIDIAN OF THE CITY OF STRONGSVILLE, OHIO, AND IS THE SAME BEARING FOUND IN PLAT VOLUME 336, PAGE 89, OF THE CUYAHOGA COUNTY RECORDS.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN S.A.C. CHAPTER 4703-07.

01/20/2015 DATE  
REG. NO. 7809  
CAMRELL & ASSOCIATES, INC.





**CITY OF STRONGSVILLE**  
*OFFICE OF THE COUNCIL*

**MEMORANDUM**

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**TO:** Ken Mikula, City Engineer

**FROM:** Aimee Pientka, Clerk of Council

**DATE:** August 4, 2015

**SUBJECT:** Rezoning Application  
Southwest General Health Center, Owner  
Rachel Rudiger – JEA Senior Living/Development, Agent  
PPN 397-17-006  
From GB to PF

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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, Design Engineer

**Date:** August 5, 2015

**Re:** Rezoning Application  
Southwest General Health Center, Owner  
Rachel Rudiger – JEA Senior Living/Development, Agent  
Part of PPN 397-17-006  
From GB to PF

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Ken,

The legal description included in the rezoning application for the above referenced parcel accurately describes the area to be rezoned.

Please note, a Lot Split map has not been submitted to the City for review. This proposed configuration was presented to the administration in a meeting a few months ago. The applicant was advised by the administration at that time to reevaluate the proposed lot configuration.

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

Thank you.