

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 214

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 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

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 15733 Pearl Road (being part of PPN 397-01-012), in the City of Strongsville, from GB (General Business) classification to PF (Public Facilities) classification, which property is more fully described in Exhibit "A" and depicted in Exhibit "B", all attached hereto and incorporated herein by reference.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary changes 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 is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to afford the applicant an opportunity to submit plans and commence construction, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members

elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: October 19, 2015

Referred to Planning Commission

Second Reading: November 2, 2015

October 20, 2015

Third Reading: December 7, 2015

Favorable recommendation by Planning Commission
 Approved: October 22, 2015

Public Hearing: December 7, 2015

Michael Dargatzis
 President of Council

Approved: Thomas S. Spriner
 Mayor

Date Passed: December 7, 2015

Date Approved: December 8, 2015

	Yea	Nay
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	<u>Absent</u>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: Aimee Priantka
 Clerk of Council

ORD. No. 2015-214 Amended: _____
 1st Rdg. 10-19-15 Ref: PC/PZE
 2nd Rdg. 11-2-15 Ref: _____
 3rd Rdg. 12-7-15 Ref: _____

Pub Hrg. 12-7-15 Ref: _____
 Adopted: 12-7-15 Defeated: _____

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 15-124
October 8, 2015

**LEGAL DESCRIPTION
PARCEL 4
Permanent Parcel No. 397-01-012
Re-Zone General Business (GB) to Public Facility (PF)
Strongsville, Ohio**

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot Number 57, said premises being more particularly bounded and described as follows:

BEGINNING on the centerline of Pearl Road, U.S. Route 42 (variable width) at its intersection with the southerly line of a parcel of land conveyed to Altenheim Properties, Inc. by deed recorded in document number 200712200650 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shermer Road and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence **Due North** along the centerline of Pearl Road, U.S. Route 42 (variable width), a distance of **193.05 feet** to a point;

Course No. 2: thence **North 89°-04'-41" East** along the northerly line of said Altenheim Properties, Inc. lands, a distance of **626.85 feet** to a point;

Course No. 3: thence **South 00°-44'-56" West**, a distance of **193.11 feet** to a point in the southerly line of said Altenheim Properties, Inc. lands;

Course No. 4: thence **South 89°-04'-41" West** along the southerly line of said Altenheim Properties, Inc. lands, a distance of **624.32 feet** to the true place of beginning, said premises containing **2.772 acre** of land more or less, as described by **McSteen & Associates, Inc.** under Project No. 15-224 and being subject to all legal highways and easements of record.

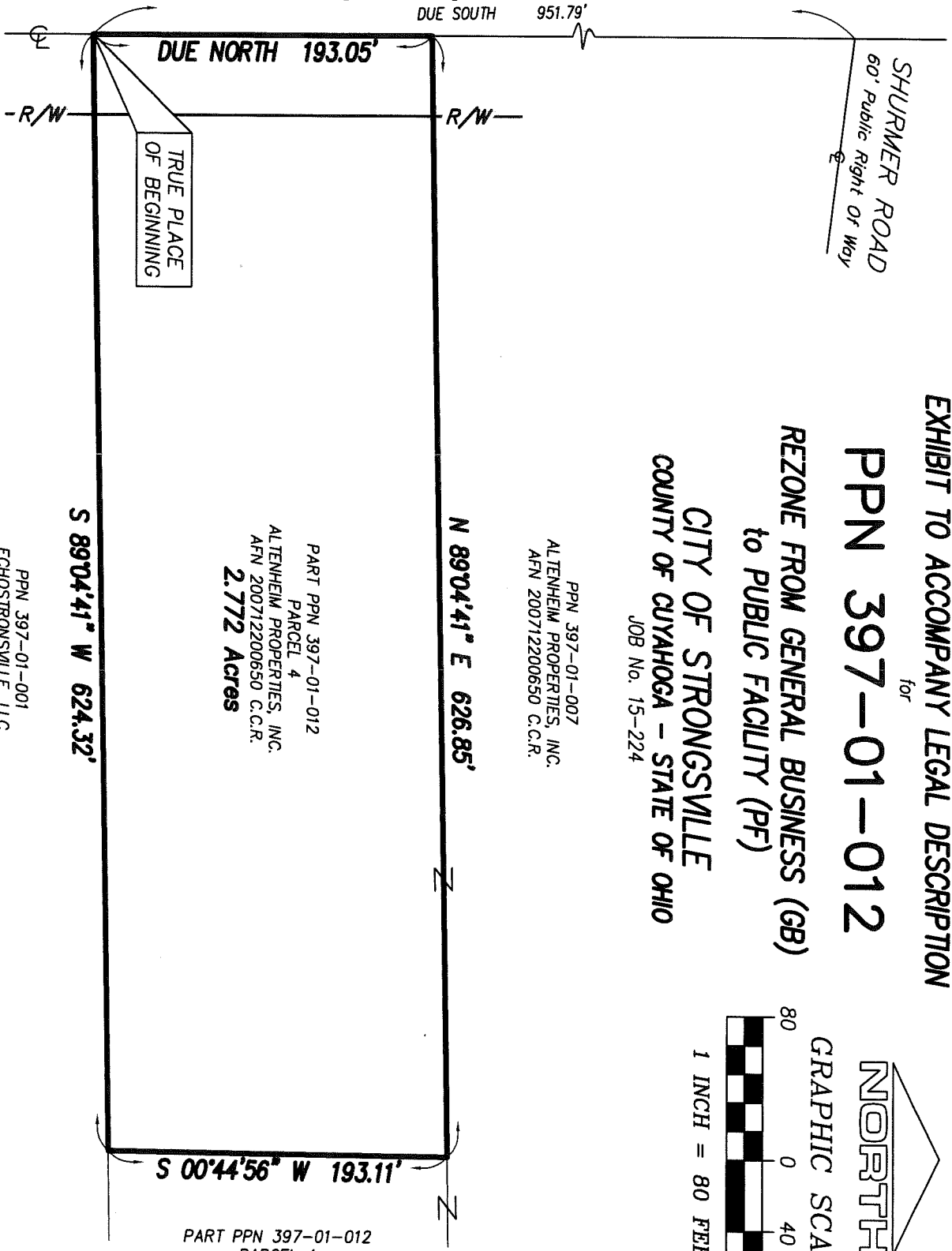
I:\CURRENT PROJECTS\15-224\documents\15-224 GB to PF .doc

Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

EXHIBIT A

PEARL ROAD (U. S. ROUTE 42)
Variable Width Public Right Of Way



SHURMER ROAD
60' Public Right Of Way

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

for
PPN 397-01-012

**REZONE FROM GENERAL BUSINESS (GB)
to PUBLIC FACILITY (PF)**

**CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO**
JOB No. 15-224

PPN 397-01-007
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.

PART PPN 397-01-012
PARCEL 4
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.
2.772 Acres

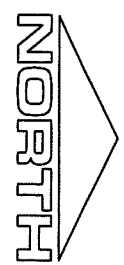
S 89°04'41" W 624.32'

N 89°04'41" E 626.85'

S 00°44'56" W 193.11'

PART PPN 397-01-012
PARCEL 4
ALTENHEIM PROPERTIES, INC.
AFN 200712200650 C.C.R.

PPN 397-01-001
ECHOSTRONGSVILLE, LLC
AFN 201210290454 C.C.R.



GRAPHIC SCALE

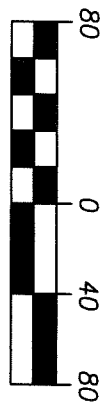


EXHIBIT B

PETITION FOR ZONING CHANGE

Ordinance Number: 2015-214

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 GB use to a class PF use.

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

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

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

1. Legal Description
2. Survey Map
3. Preliminary Diagram of Proposed Development

THE PROPOSED USE OF THE PROPERTY IS: Rehabilitation and outpatient care facility

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

Name: David R. Button, Esq.
Wegman, Hessler & Vanderburg
 Address: 6055 Rockside Woods Blvd., Suite 200, Cleveland, Ohio 44131
 Telephone Number: (216) 642-3342

A Henkerson Properties, Inc.
By: Paul Psota, CEO

 Signature of Owner(s) Paul Psota, CEO

State of Ohio)
 County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Meade

 Notary Public

My commission expires 10/14/15

* 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: 2015-214

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: 15733 Pearl Road, Strongsville, Ohio 44136

Permanent Parcel No.: 397-01-012 (front)

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.)
Shurmer Road - North; Pearl Road - West; Drake Road - South; Mallard Circle - East

Number and type of buildings which now occupy property (if any): None

Acreage: 2.8

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy):
None

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

Said property is presently under lease or otherwise encumbered as follows: None

Owner(s)	Percent of Ownership	
1. <u>Altenheim Properties, Inc.</u>	<u>100</u>	<u>%</u>
2. _____	_____	<u>%</u>
3. _____	_____	<u>%</u>

Altenheim Properties, Inc.
By: Paul Psota, CEO
Signature of Owner(s) Paul Psota, CEO

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 8th day of October, 2015.

Roseann Merkle
Notary Public

My commission expires 10/14/15

* 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.

**Attachment to Petition For Zoning Change
Altenheim Properties, Inc.
397-01-012 (front)**

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

The subject property is vacant and located between the Altenheim's skilled nursing campus at 18627 Shurmer Road (corner of Pearl and Shurmer) and the new Giant Eagle Market District at 15919 Pearl Road. It is split zoned GB - general business district in the front (approximately 624' x 193') and R1-75 one-family dwelling residential in the rear portion of the property (approximately 360' x 193'). The Altenheim has a current need to construct a rehabilitation hospital and outpatient facility that will be used to temporarily house and provide services to individuals convalescing and/or recuperating from surgeries and other medical procedures. While the property is zoned for general business use it is better suited for public facilities use in order to preserve the Altenheim's right to effectively develop and use the property other than as a vacant lot. The most logical and appropriate use of the parcel is the expansion of the Altenheim's campus given its present width and close proximity to the Giant Eagle location to the south. The property, compared to other commercial lots in the vicinity, is fairly narrow and a stand-alone general business on that location would be difficult to justify economically. A commercial building would have to be relatively narrow and built toward the front of the lot since the rear portion of the property is currently zoned residential. Also, the location of the building and narrow lot would limit the available parking spaces for any business wishing to occupy the property. Given the Altenheim's need to expand its operations and the lot's current circumstances, it only makes sense to rezone the property to allow for the construction of the proposed rehabilitation hospital and outpatient facility. The patient stays and visits to the property will be temporary in nature; running from a matter of hours to a few weeks. The rezoning will allow the Altenheim to use the property, whereas the current zoning only promotes its continued vacancy.

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

The intended use of the Property as an extension of the Altenheim campus will actually benefit the public welfare as the intended use as rehabilitation hospital and outpatient care facility will be more restrictive and create less impact on the local community than the types of businesses which could be placed on the premises under the general business zoning classification. Also, the addition of a rehabilitation hospital and outpatient facility will provide a more convenient option for such services for the residents of Strongsville; either as another option within the city itself or as an alternative to facilities outside of the city. Both of which are public benefits. Further, the location of the proposed building will be toward the front of the property and closer to Pearl Road, as opposed to the residential properties which border to the east. A substantial

landscaped yard will buffer the adjacent residential properties and the rear yard setbacks provided in the public facility classification will be more stringent than the setbacks provided in the general business classification; providing the neighboring homeowners with additional buffering. Since the proposed use will have less of an impact on the surrounding community than the uses which are permitted under a general business district and a public benefit will result, the proposed rezoning request will not be materially detrimental to the public welfare nor detrimental to the real property located in the vicinity.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the West Side Deutscher Frauen Verein, an Ohio nonprofit corporation, dba The Altenheim ("Grantor"), for Ten Dollars (\$10.00) and other valuable consideration paid, grants, with general warranty covenants, to Altenheim Properties, Inc., an Ohio nonprofit corporation ("Grantee"), with a tax mailing address of 18627 Shurmer Road, Strongsville, Ohio 44136, the following described real property (collectively, the "Property"):

Parcel 1

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Pearl Road, 66 feet wide, at the Southwesterly corner of land conveyed to Paul M. and F. Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Southerly along the center line of Pearl Road, 10 feet to a point and the principal place of beginning;

Thence Easterly parallel with the Southerly line of land so conveyed to Paul M. and F. Naylor as aforesaid, 240 feet to a point;

Thence Northerly parallel with the center line of Pearl Road, 10 feet to the Southeasterly corner of land conveyed to Paul M. and F. Naylor as aforesaid;

Thence North 89° 04' 10" East 780.11 feet to the Easterly line of said Original Lot No. 57;

Thence South 0° 44' 40" West, 256.73 feet to a point;

Thence South 89° 04' 10" West, 1016.77 feet to the center line of Pearl Road;

Thence Northerly along the center line of Pearl Road, 246.66 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-007

Prior Instrument Reference: Volume 15231, Page 597 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 2

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: and known as being part of Original Strongsville Township Lot No. 57 and bounded and described as follows:

*Chicago Title 2751931
Old Account*



Permanent 397-01-006
Parcel #: 397-01-009
397-01-012

Type Instrument: Warranty Deed Ex	Date: 12/20/2007 3:43:00 PM
Tax District #: 3340	Tax List Year: 2007
Grantor: West Side Deutscher Frauen	Land Use Code 4120
Grantee: ALTENHEIM PROPERTIES, IN	Land Value: 1,873,700
Balance Assumed: \$ 0.00	Building Value: 10,618,300
Total Consideration: \$ 0.00	Total Value: 12,492,000
Conv Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 1.50	Rcpt: D-12202007-23
Fee Paid by: Chicago Title Insurance C	Inst #: 325138
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

Beginning in the Centerline of Pearl Road at the Northwesterly corner of land conveyed to Paul M. Naylor and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records.

Thence Southerly along the center line of Pearl Road, 125 feet to the Southwesterly corner of land conveyed to Paul M. Naylor and Florence A. Naylor by deed dated April 12, 1964 and recorded in Volume 11131, Page 11, of Cuyahoga County Records;

Thence Easterly along the Southerly line of land so conveyed to Paul M. Naylor and Florence A. Naylor 240 feet to the Southeasterly corner thereof;

Thence Northerly along the Easterly line of land so conveyed to Paul M. Naylor and Florence A. Naylor by deed recorded in Volume 11131, Page 11 and the Easterly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 125 feet to the Northeasterly Corner thereof;

Thence Westerly along the Northerly line of land so conveyed to Paul M. Naylor and Florence Ann Naylor by deed recorded in Volume 7426, Page 212, 240 feet to the place of beginning be the same more or less, but subject to all legal highways.

Excepting therefrom that part conveyed to the State of Ohio by Deed filed November 28, 1983 and recorded in Volume 83-1781, Page 17 of Cuyahoga County Records.

Permanent Parcel No. 397-01-009

Prior Instrument Reference: Volume 95-02914, Page 48 of Cuyahoga County, Ohio Records
AKA 15561 Pearl Rd, Strongsville, OH 44136

Parcel 3

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, and bounded and described as follows:

Beginning in the center line of Shurmer Road, 60 feet wide, at its intersection with the Westerly line of land conveyed to Dennis L. and Paula A. Williams by deed dated March 12, 1978 and recorded in Volume 14687, Page 369 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid, a distance of about 410.68 feet to the Southwest corner thereof;

Thence Easterly along the Southerly line of land conveyed to Dennis L. and Paula A. Williams as aforesaid;

And along its Easterly prolongation to the Northwesterly corner of land conveyed to Strongsville Missionary Church, Inc., by deed dated October 17, 1959 and recorded in Volume 9760, Page 393 and re-recorded in Volume 10678, Page 739 of Cuyahoga County Records;

Thence Southerly along the Westerly line of land so conveyed to Strongsville Missionary Church, Inc. 10 feet to the Southwesterly corner thereof in the Southerly line of land conveyed to William and Dorothy Cumberworth by deed dated January 10, 1952 and recorded in Volume 7439 page 131 of Cuyahoga County Records;

Thence Westerly along the Southerly line of land conveyed to William and Dorothy Cumberworth, as aforesaid, about 546.11 feet to the Southeast corner of land so conveyed to Paul M. and Florence Ann Naylor by deed dated December 1, 1951 and recorded in Volume 7426, Page 212 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land so conveyed to Paul M. and Florence Ann Naylor aforesaid to the Northeast corner thereof, said point being also the Southeast corner of land so conveyed to Alice Tabasso and Dorothy Labyk by deed dated August 9, 1977 and recorded in Volume 14604, Page 761 of Cuyahoga County Records;

Thence Northerly along the Easterly line of land conveyed to Alice Tabasso and Dorothy Labyk as aforesaid, to the center line of land of Shurmer Road;

Thence Easterly along the center line of Shurmer Road to the place of beginning be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-006

Prior Instrument Reference: Volume 84-4006, Page 45 of Cuyahoga County, Ohio Records

AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 4

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot Number 57, bounded as follows:

Beginning in the centerline of Pearl Road at its intersection with the Southerly line of a parcel of land conveyed to James P. Ehrbar by deed recorded in Volume 4220, Page 286 of Cuyahoga County Records, said point being distant due South, measured along said centerline, 951.79 feet from its intersection with the centerline of Shurmer Road;

Thence due North along the centerline of Pearl Road 193.05 feet to a point;

Thence North 89 degrees, 04 minutes, 10 seconds East, parallel with the Southerly line of said land conveyed to James P. Ehrbar, 1016.77 feet to a point in the Easterly line of said land;

Thence South 0 degrees, 44 minutes, 40 seconds West, along said Easterly line 193.11 feet to the Southeasterly corner of said land conveyed to James P. Ehrbar;

Thence South 89 degrees, 04 minutes, 10 seconds West along the Southerly line of said land conveyed to James P. Ehrbar, 1014.26 feet to the place of beginning and containing 4.500 Acres of land according to the Survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-012

Prior Instrument Reference: AFN# 200002160494 of Cuyahoga County, Ohio Records

AKA 15733 Pearl Rd, Strongsville, OH 44136

Parcel 5

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road, at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 235.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 387.91 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with the said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 376.53 feet to the principal place of beginning according to the Survey of Warren J. Root, Civil Engineer and Surveyor, be the same more or less, but subject to all legal highways.

The courses used in this description are given to an assumed meridian and are used to indicate angles only.

Permanent Parcel No. 397-01-011 (PP# 397-01-011 was erroneously recorded as PP# 397-01-010 in the prior instrument)

Prior Instrument Reference: Volume 85-3664, Page 1 of Cuyahoga County, Ohio Records

AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 6

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57 said line being also the Easterly line of a parcel of land conveyed to William

Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records.

Thence North 82° 35' 40" West along the Center line of Shurmer Road, 314.00 feet to the principal place of beginning of the premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 399.30 feet to a point distant North 0° 44' 40" East 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East 387.91 feet to the principal place of beginning according to the survey of Warren J. Root, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 397-01-013

Prior Instrument Reference: Volume 86-6577, Page 11 of Cuyahoga County, Ohio Records
AKA 15653 Pearl Rd, Strongsville, OH 44136

Parcel 7

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 57, bounded and described as follows:

Beginning in the center line of Shurmer Road at its intersection with the Easterly line of said Original Lot No. 57, said line being also the Easterly line of a parcel of land conveyed to William Cumberworth and Dorothy Cumberworth by deed recorded in Volume 7439, Page 131 of Cuyahoga County Records;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 392.50 feet to the principal place of beginning of premises herein described;

Thence North 82° 35' 40" West along the center line of Shurmer Road, 78.5 feet to a point;

Thence South 0° 44' 40" West parallel with the Easterly line of said Original Lot No. 57, 410.68 feet to a point distant North 0° 44' 40" East, 10 feet from the Southerly line of said land conveyed to William Cumberworth and Dorothy Cumberworth;

Thence North 89° 04' 10" East, parallel with said Southerly line, 78 feet to a point;

Thence North 0° 44' 40" East, 399.30 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: October 8, 2015

SUBJECT: Rezoning Application
Altenheim Properties, Inc.; Owner
PPNs 397-01-012, 397-01-023
Address: 15733, Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

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: October 14, 2015

Re: Rezoning Application
Altenheim Properties, Inc.; Owner
PPN's 397-01-012 & 397-01-023
Address: 15733 Pearl Road and 18485 Shurmer Road
From R1-75 and GB to PF

Ken,

The legal descriptions included in the rezoning application for the above referenced parcels accurately describe the areas to be rezoned.

A portion of PPN 397-01-012 is to be rezoned from GB to PF

The remaining portion of PPN 397-01-012 and all of PPN 397-01-023 are to be rezoned from R1-75 to PF.

The attached exhibit is to accompany the legal description for PPN 397-01-023. It was omitted in the original application submittal.

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

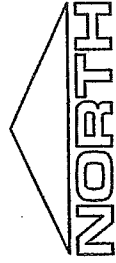
Thank you.

EXHIBIT
for

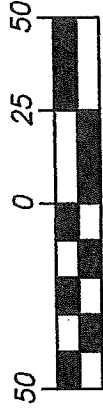
PPN 397-01-023

REZONE FROM ONE FAMILY 75 (R1-75)
to PUBLIC FACILITY (PF)

CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO
JOB No. 15-224



GRAPHIC SCALE



1 INCH = 50 FEET

SHURMER ROAD

60' Public Right Of Way

S 82°42'46" E

100.68'

R/W

BREEZEWOOD
SUBDIVISION No. 1
VOL. 157, PG. 26 C. C. M. R.

PARCEL 8
PPN 397-01-010
ALTHEIM PROPERTIES, INC.
AFN 200910220413 C. C. R.
N 00°44'56" E 223.35'

S. L. 8
PPN 397-01-023
JAMES K. & JEAN D. REESE,
d. k. a. DOLORES J. REESE
VOL. 14433, PG. 305 C. C. D. R.

S 00°45'40" W 211.67'

S. L. 9

PPN 397-01-022
DANIEL S. & ELIZABETH MOUHLAS
VOL. 96-08777, PG. 7 C. C. D. R.

FOX HOLLOW
60' Public Right Of Way

100.00'

N 89°16'23" E

S. L. 261
PPN 397-01-070
BARBARA LOUISE BURR deVERA
AFN 200505250080 C. C. R.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Aimee Pientka, Clerk of Council

DATE: October 20, 2015

SUBJECT: Referral from Council: Ordinance No. 2015-213
Ordinance No. 2015-214

At its regular meeting of October 19, 2015, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2015-213 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 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD, BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

- Ordinance No. 2015-214 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 15733 PEARL ROAD, BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Copies of the ordinances are attached for Planning Commission review.

AKP
Attachment

MEMORANDUM

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

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: October 23, 2015

Please be advised that at its meeting of October 22, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2015-213:

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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-214:

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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.