

ORDINANCE NO.: 74-2025
INTRODUCED BY: Mayor Thomas

AN ORDINANCE AMENDING THE ZONE MAP OF THE CITY OF RICHMOND HEIGHTS TO DESIGNATE CERTAIN PROPERTIES TO BE WITHIN THE B-3 GENERAL BUSINESS DISTRICT AND TO DESIGNATE CERTAIN PROPERTIES TO BE WITHIN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, pursuant to Ordinance No. 71-2025, this Council has amended the Zoning Code to include a new commercial business zoning district named the B-3 General Business District and this Council wishes to apply that zoning district designation on several parcels of land in the vicinity of the Cuyahoga County Airport in order to enhance the economic development of that area of the City and for the general welfare of the City, its residents, and the affected property owners;

WHEREAS, several parcels to the north of said Airport that are being used for residential homes were rezoned to the I-1 Office-Industrial District several years ago and this Council and the residents of those parcels desire that the parcels be rezoned to R-1 Single-Family Residential District to further the public health, safety, and general welfare and for the benefit of the affected property owners;

WHEREAS, pursuant to City Charter Article VI, Section 7, this Ordinance was referred to the City's Planning Commission for review and recommendation and the Ordinance, prior to its consideration for passage by this Council, has been recommended to the Council for adoption;

WHEREAS, pursuant to City Charter Article VI, Section 8, a public hearing was held on this Ordinance prior to its consideration for passage by this Council;

NOW, THEREFORE, Be It Ordained by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1. The following Permanent Tax Parcels in the City of Richmond Heights are hereby re-districted from their current Zoning District designation of I-1 Office-Industrial to B-3 General Business District:

661-09-013
661-09-016
661-09-019
661-09-020
661-15-005
661-15-004
661-15-003
661-16-001
661-16-002
661-16-003
661-16-004

661-16-005
661-16-006
661-16-007
661-16-008
661-16-009
661-16-010
661-16-011
661-16-012
661-16-013

Section 2. The following Permanent Tax Parcels in the City of Richmond Heights are hereby rezoned from their current Zoning District designation of I-1 Office-Industrial to R-1 Single-Family Residential:

661-09-014
661-09-012
661-09-011
661-09-010
661-09-007
661-09-006
661-09-005
661-09-004
661-09-003
661-09-002
661-09-001
661-15-091
661-15-002

Section 3: The City Engineer shall forthwith cause the re-districting of the foregoing parcels of land set forth in Sections 1 and 2 of this Ordinance to be set forth on the official Zone Map of the City of Richmond Heights as provided in Section 1125.03 of Title V - Zoning Code of the Codified Ordinances.

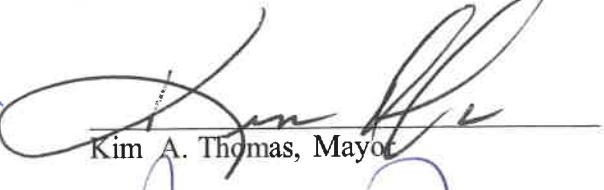
Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings 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 at the earliest time permitted by law.

August 26, 2025

PASSED: _____

APPROVED: August 26, 2025


Kim A. Thomas, Mayor

ATTEST: Tracey Blair

Tracey Blair
Clerk of Council


Bobby Jordan
President of Council