

ORDINANCE NO.: 7-2007
INTRODUCED BY: Morgan

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF RICHMOND HEIGHTS, AND MORE SPECIFICALLY THE ZONE MAP MADE A PART THEREOF, SO AS TO CHANGE THE BUSINESS DISTRICT ZONING DESIGNATIONS OF THE HEREINAFTER DESCRIBED PROPERTIES.

WHEREAS, this Council has determined to change the zoning district designation on the official Zone Map of the City for certain properties located in the City of Richmond Heights that are zoned for business purposes; and

WHEREAS, a study of the conditions related to those properties was performed by Northstar Planning and Design, LLC, a professional land use planning firm, as part of a comprehensive study performed by this Council's Planning and Zoning Committee of the City's business zoning districts and the Zoning Code regulations pertinent thereto; and

WHEREAS, this Council finds that the redistricting of the subject properties to more appropriate zoning district designations has a substantial relation to the public health, safety and general welfare of the community and is consistent with the Zoning Code text amendments adopted by Ordinance No. 5-2007 of this Council and, therefore, are reasonable zoning designations for the properties at issue; and

WHEREAS, upon the introduction of this Ordinance, its referral to the Planning Commission for its recommendation, and this Council's public hearing on the matter, this Council determines that the properties which are the subject of this Ordinance, as set forth on Exhibit A, which is attached hereto and incorporated into this Ordinance, should have their zoning district designations changed as set forth therein;

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

Section 1: The "Zone Map" of the City of Richmond Heights, Ohio, as incorporated into the Zoning Code by Section 1125.03 of Chapter 1125, "Districts and Map", is hereby changed and amended to change the district designations of the properties set forth on Exhibit A, which Exhibit A is attached hereto and made a part hereof as though fully rewritten herein, from their present zoning district designations to those set forth in Exhibit A hereto.

Section 2: The City Engineer be, and he is hereby, directed to make the proper markings and changes on the Zone Map made a part of the Zoning Code so as to clearly

indicate the aforesaid zoning district revisions for the properties which are the subject of this Ordinance.

Section 3: 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, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

Daniel J. Ursu, Mayor

APPROVED: _____

ATTEST: _____

Betsy Traben
Clerk of Council

David H. Roche
President of Council

Exhibit A to Ordinance No. 7-2007

CHARDON ROAD NORTHEAST

Rezone the following properties currently zoned

B-1 Neighborhood Business District to

O-S Office-Service District:

Permanent Parcel Number

661-11-11

661-11-97

661-11-105

661-11-13

661-11-96

661-11-95

661-11-94

661-11-93

661-11-9

661-11-106

661-11-92

661-11-91

661-11-54

661-11-53

661-11-52

661-11-51

661-11-50

Rezone the following property, a portion of which is zoned B-1 Neighborhood Business District to R-1 Single-Family Residential District:

Permanent Parcel Number

661-11-5

RICHMOND-CHARDON

Rezone the following properties currently zoned

B-3 General Business District

to B-1 Local Business District:

Permanent Parcel Number

661-6-38

661-6-37

661-6-23

661-6-34

661-6-32

RICHMOND-HIGHLAND

Rezone the following properties currently zoned

B-3 General Business District

to B-1 Local Business District:

Permanent Parcel Number

662-15-54

662-15-55

662-15-21

662-20-8

662-22-8

662-22-9

RICHMOND-WILSON MILLS

Rezone the following properties at the northeast corner of Richmond and Hillary,

currently zoned O-S Office-Service District,

to RS Senior Housing District:

Permanent Parcel Number

662-27-3

662-27-4

662-27-10

662-27-11

Rezone the following properties currently zoned

B-3 General Business District

to B-1 Local Business District:

Permanent Parcel Number

662-30-116

662-30-113

662-30-85

Rezone the following corner lot from B-3 General Business District to B-2 Local Business District:

Permanent Parcel Number

662-30-105

Rezone the following lot from B-1 Neighborhood Business District to B-2 Regional Business District:

Permanent Parcel Number

662-30-98

Rezone the following properties from
B-2 Regional Business District to
B-1 Local Business District:

Permanent Parcel Number

662-30-86
662-30-87
662-30-88
662-30-89
662-30-103
662-30-101
662-30-95
662-30-7
662-30-8
662-30-109
662-30-110
662-30-111
662-31-25
662-31-26
662-31-27
662-31-28
662-31-1
662-31-29
662-31-32
662-31-33
662-31-2
662-31-3
662-31-4

Rezone the following properties from
B-2 Regional Business District to
O-S Office-Service District:

Permanent Parcel Number

662-31-21
662-31-61