

ORDINANCE NO. 03-2017

INTRODUCED BY: Council as a Whole and Mayor Ann Marie Donegan

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY TO CHANGE THE ZONING CLASSIFICATION OF PERMANENT PARCEL NO. 281-02-135 LOCATED ON ELM STREET FROM D-3 (“SINGLE FAMILY DWELLING DISTRICT”) TO P-2 (“PROFESSIONAL OFFICE/MULTI FAMILY DISTRICT”)

WHEREAS, Codified Ordinance Section 1212.02(c) authorizes Council to initiate amendments to the City’s Zoning Code including the re-zoning of areas of the City; and

WHEREAS, Sprenger Health Care, the owner of Permanent Parcel No. 281-02-135 has requested that Council, by Resolution, initiate a re-zoning of the said parcel and upon motion by Council, Council shall refer such re-zoning Resolution to the Planning Commission for its consideration and recommendation, all consistent with the procedural requirements of Codified Ordinance Section 1212.05 and all other legal requirements; and

WHEREAS, Council desires to initiate the re-zoning of that certain land located generally adjacent to Village of the Falls on Elm Street (P.P. No.: 281-02-135) and more fully shown on the map attached hereto as Exhibit “A” and incorporated herein, and being Permanent Parcel Number 281-02-135 from its current zoning classification of “D-3 Single Family Dwelling District” to “P-2 Professional Office/Multi Family District”; and

WHEREAS, in accordance with C.O. Sec. 1212.03(f), the Planning Commission has held a public hearing on the re-zoning matter herein, consisting of one (1) parcel of land, having first published notice of the public hearing in a newspaper of general circulation within the City and having sent by regular U.S. Mail notice to owners of property within 500 feet of the proposed re-zone area, at least ten (10) days prior to said hearing and afforded all interested parties an opportunity to be heard on the issue; and

WHEREAS, the Planning Commission, after consideration of the public hearing and after due deliberation, has made its recommendation on the issue to the Council within 30 days after the public hearing (or any permitted extensions thereof); and

WHEREAS, Council has received the recommendation from the Planning and Zoning Commission dated February 17, 2017 to rezone said parcel from “D-3 Single Family Dwelling District” to “P-2 Professional Office/Multi Family District” ; and

WHEREAS, in accordance with C.O. Secs. 1212.05(d) and 1212.03(h) through (j), Council has caused Notice of public hearing by Council to be published in a newspaper of general circulation in the City and notice to be mailed to all property

owners within 500 feet of the area proposed to be re-zoned at least 30 days before such public hearing affording any interested party the opportunity to be heard on the issue; and

WHEREAS, this proposed re-zoning Ordinance, along with any applicable map, plans and the recommendation of the Planning and Zoning Commission have all been on file and available for public inspection in the office of the Clerk of Council for at least 30 days prior to the public hearing; and

WHEREAS, the requisite Public Hearing having been held by Council, after proper public notice of same, this Council desires to adopt the aforesaid recommendation of the Planning and Zoning Commission to rezone the subject property as stated. Now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OLMSTED FALLS, CUYAHOGA COUNTY, OHIO, THAT:

SECTION 1. This Council hereby accepts and approves the recommendation of the Planning and Zoning Commission dated February 17, 2017 to re-zone that certain area of land and parcel identified therein and hereinabove from “D-3 Single Family Dwelling District” to “P-2 Professional Office/Multi Family District.”

SECTION 2. The relevant sections of the Zoning Map and/or the Zoning Code of the City of Olmsted Falls are hereby changed and amended so as to rezone Permanent Parcel No. 281-02-135, the map description of which is attached hereto and made a part hereof as Exhibit “A”, as described in the recitals above, from “D-3 Single Family Dwelling District” to “P-2 Professional Office/Multi Family District”.

SECTION 3. The City Planning and Zoning Commission and/or the proper City officials are hereby authorized and directed to take whatever steps are necessary including, but not limited to the engagement of the City Engineer, to make the proper markings and changes on the Zoning Map of the City of Olmsted Falls, Ohio which is a part of the Planning and Zoning Code of the City so as to clearly indicate and establish the aforesaid zoning changes.

SECTION 4. Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect at the earliest time allowed by law.

Linda Garrity, President of Council

PASSED: _____

APPROVED: _____
Ann Marie Donegan, Mayor *Date*

APPROVED AS TO FORM: _____
Gregory M. Sponseller, Director of Law

ATTEST: _____
Angela Mancini, Clerk of Council

First Reading: _____

Second Reading: _____

Third Reading: _____

ADOPTED 04/11/2017

	Yea	Nay
Garrity	___	___
Haviland	___	___
Sculac	___	___
Gorski	___	___
Stibich	___	___
Duncan	___	___
Miller	___	___