

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 05-186

INTRODUCED BY: Mayor Luks

AN ORDINANCE ADOPTING THE NORTH ROYALTON TOWN CENTER DISTRICT (TCD) ECONOMIC DEVELOPMENT STUDY AND PLAN AS REQUIRED UNDER OHIO REVISED CODE SECTION 5709.40 (5) (f), AND DECLARING AN EMERGENCY

WHEREAS: In November 2003, the North Royalton voters approved an amendment to the Charter requiring the City and its officials to adopt and adhere to the Master Plan for development of all property in the City; and

WHEREAS: In August 2004, City Council approved the City's new comprehensive Master Plan which recommended, in part, that the City create a true Town Center area in Planning Area 5 with the creation of a higher density mixed use district; and

WHEREAS: The Town Center District (TCD) Economic Development Study and Plan is consistent with the goals and vision set forth in Planning Area 5 of the City's 2004 Master Plan;

WHEREAS: In November 2004, the voters approved Issue 61, a Charter Amendment adopting a Master Land Use Plan for Rezoning of the City, including approximately 286 acres of land in the downtown area to a mixed use Town Center District (hereinafter TCD); and

WHEREAS: The purpose of the TCD Economic Development Study and Plan is to recommend policies, actions and activities that the City of North Royalton should take to accomplish the successful economic renewal and redevelopment of the TCD Study Area; and

WHEREAS: The City Engineer has certified that he finds certain public infrastructure within the TCD Study Area inadequate and deficient; and

WHEREAS: The primary goals and objectives of the TCD Economic Development Plan are:

- the expansion and improvement of the TCD Study Area's public infrastructure, including roads, sewers, utilities, etc. to meet current and future level of service demands
- to improve and enhance the identity of the TCD Study Area through efficient land use practices and other means
- to improve and increase the TCD Study Area's property and income tax bases
- to promote and attract new full-time and part-time job creation within the TCD Study Area
- to increase quality of life opportunities for residents within the TCD Study Area; and

WHEREAS: In October 2005, the City's Administration selected The Coral Company of Beachwood, Ohio to spearhead the Town Center District Redevelopment Project, and that both parties are in the midst of negotiating a development/redevelopment agreement for up to 150 acres in the TCD Study and Planning Area; and

WHEREAS: The Mayor and Council have carefully considered the TCD Economic Development Study and Plan and finds that said Plan constitutes an appropriate and rational plan for the current and future development and redevelopment of parcels in the TCD Study Area; and

WHEREAS: The Mayor and Council desire to adopt this Town Center District Economic Development Study and Plan for the TCD Study Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. The Mayor and Council of the City of North Royalton hereby adopt as the Town Center District (TCD) Economic Development Study and Plan the document consisting of text, maps, and exhibits entitled "Planning Study & Economic Development Plan for the Town Center District (TCD) Economic Development Study Area" and dated November 2005, a copy of which is on file in the office of the Director of Legislative Services.

Section 2. 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 3. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to adopt the Town Center District (TCD) Economic Study and Plan for the proper planning and orderly development of the City of North Royalton.

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.

/s/ Robert A. Stefanik
PRESIDENT OF COUNCIL

APPROVED: /s/ Cathy Luks
MAYOR

DATE PASSED: December 20, 2005

DATE APPROVED: December 20, 2005

First reading December 5, 2005
Second reading suspended
Third reading December 20, 2005

ATTEST: /s/ Laura J. Haller
DIRECTOR OF LEGISLATIVE SERVICES

YEAS: Stefanik, Bobulsky, Gentile, Willey,
McKee, Zaccardelli, Uffman-Kirsch

NAYS: none