

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 17-141

INTRODUCED BY: Mayor Stefanik

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NOS. 489-02-005 AND 489-03-019 FROM THEIR PRESENT RESIDENTIAL (R1A) ZONING CLASSIFICATION TO SENIOR CITIZEN DISTRICT (SCD) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT OMNI PROPERTY COMPANIES

WHEREAS: Council has heretofore enacted a comprehensive Zoning Ordinance known as Ordinance No. 1970-232; and

WHEREAS: Pursuant to NRZC §1266.01, an application for zoning classification change has been received from the applicant, with permission from the owner of Permanent Parcel Nos. 489-02-005 and 489-03-019 seeking to amend the zoning map in order to change the classification of the property from the current Residential (R1A) classification to Senior Citizen District (SCD) classification; and

WHEREAS: Article XII, Section (g) of the Charter of the City of North Royalton states that any change in zoning classification for a parcel of land which would allow for multi-family dwellings thereon and/or which increases the density permitted on any property in any residential district shall be submitted to the electors and shall require a mandatory simple majority vote as required by this subsection (g); and

WHEREAS: Council desires to approve this rezoning request for placement on the ballot.

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

Section 1. Pursuant to Article XII, Section (g) of the Charter of the City of North Royalton, Council hereby authorizes and directs the submission to the electors of the City of North Royalton, at an election to be held in the usual places of voting in said city on May 8, 2018, a proposed amendment to the Official Zoning Map attached to Ordinance No. 1970-232 changing the zoning classification of Permanent Parcel Nos. 489-02-005 (8217 Ridgedale Drive with frontage on Sprague Road to the north) and 489-03-019 (contiguous to 8217 Ridgedale Drive to the west with frontage on State Road) from their current Residential (R1A) classification to Senior Citizen District (SCD) classification as described in Exhibit A which is attached hereto and incorporated herein.

Section 2. The ballot for said issue shall be in substantially the following form:

#### PROPOSED BALLOT LANGUAGE

A majority affirmative vote is necessary for passage.

Shall Permanent Parcel Nos. 489-02-005 (8217 Ridgedale Drive with frontage on Sprague Road to the north) and 489-03-019 (contiguous to 8217 Ridgedale Drive to the west with frontage on State Road) be changed from their current Residential (R1A) zoning classification to Senior Citizen District (SCD)?

Section 3. The foregoing proposed amendment, if approved by a majority of the electors voting thereon at the aforesaid election to be held on May 8, 2018 shall become a part of the Official Zoning Map of this city and shall be effective as of the date that said amendment has been certified by the Cuyahoga County Board of Elections as having been approved by a majority of the voters.

Section 4. The Director of Legislative Services is hereby authorized and directed to immediately deliver to the Board of Elections a certified copy of this Ordinance.

Section 5. 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.

THEREFORE, provided this Ordinance receives the affirmative vote of a majority of all members elected to Council, it shall take effect and be in force from and after the earliest period allowed by law.

/s/ Larry Antoskiewicz  
PRESIDENT OF COUNCIL

APPROVED: /s/ Robert A. Stefanik  
MAYOR

DATE PASSED: January 16, 2018

DATE APPROVED: January 17, 2018

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

First reading December 5, 2017  
Second reading December 19, 2017  
Amended December 19, 2017  
Third reading January 16, 2018  
Amended January 16, 2018

YEAS: Antoskiewicz, Nickell, Petrusky, Langshaw,  
Marnecheck, Hannan, Kasaris

NAYS: none