

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF WEST STREETSBORO ROAD, BOUNDED BY ROBIN HILL LANE TO THE EAST AND INCLUDING THE FORMER RICHFIELD SCHOOL PROPERTY (PARCEL 50-01587) TO THE WEST, FROM THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R-3 CLUSTER RESIDENTIAL DISTRICT

WHEREAS, Petros Development Group (hereinafter "Petros") has entered into a conditional purchase agreement with the owner of Summit County Tax Parcel 50-01587 (the "Subject Property"), an approximately 10.7546 acre parcel on State Route 303 which is currently zoned District R2 – Single Family Residential District and has filed an application requesting that the Subject Property be rezoned from District R2 – Single Family Residential to District R3 – Cluster Residential to permit a proposed eighteen (18) lot residential subdivision, which application was the subject of Resolution No. 86-2016; and

WHEREAS, the Planning and Zoning Commission has previously recommended that properties north of West Streetsboro Road, including but not limited to the Subject Property, be rezoned; and

WHEREAS, ten (10) additional properties located north of West Streetsboro Road and currently zoned R-2 Single Family Residential, beginning one parcel east of Faith Lane on the east and continuing to Humphrey Road on the west (the "Additional Properties") have previously been considered for rezoning from R-2 Single Family Residential to R-3 Cluster Residential, and the Planning and Zoning Commission has previously recommended such action; and

WHEREAS, Resolution 86-2016 was referred to the Planning and Zoning Commission and received a favorable recommendation from Planning Commission; and

WHEREAS, following the introduction of this Resolution 90-2016, it was referred to the Planning Commission for a public hearing and recommendation to Council; and

WHEREAS, the Planning Commission recommended to Council that the rezoning should be approved but without and excepting the parcel east of Faith Lane (50-00749) and the four (4) parcels on Humphrey Road (50-00997, 50-01321, 50-00202 and 50-01289); and

WHEREAS, following a public hearing held March 14, 2017 by this Council following its receipt of Planning Commission's recommendation, Council approved an amendment to this Resolution to exclude from the rezoning the four (4) parcels on Humphrey Road and the parcel east of Faith Lane; and

WHEREAS, this Council now determines that the rezoning of the Subject Property and the five (5) remaining Additional Properties for which rezoning was recommended by Planning Commission will be consistent with the public health, safety and general welfare and should be accomplished.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, State of Ohio:


Section 1. That the Subject Property and the remaining Additional Properties, comprising, in all, six (6) parcels currently zoned R-2 Single Family Residential on the north side of West Streetsboro Road beginning at Robin Hill Lane to the east and continuing to include the former Richfield School Property to the west, more specifically being Permanent Parcel Numbers 50-01248, 50-01273, 50-01431, 50-00010, 50-00778, and 50-01587, be, and they hereby are, rezoned from the R-2 Single Family Residential District to the R-3 Cluster Residential District.

Section 2. The Director of Planning and Zoning shall cause the Official Zoning District Map to be amended as set forth in Section 1.

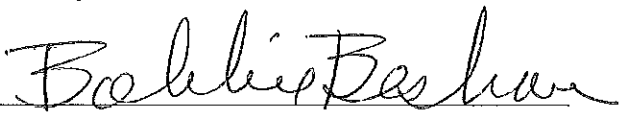
Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

PASSED: 3-21-17



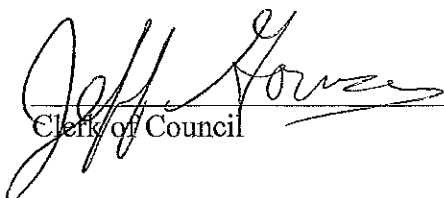
President of Council



Mayor

Dated: 3-21-17

ATTEST:



Clerk of Council