

ORDINANCE RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Ordinance No. 5523

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF BRECKSVILLE THE QUESTION OF AMENDING THE ZONING MAP BY CHANGING THE CLASSIFICATION OF PP NO. 604-07-002, LOCATED AT 0000 S. EDGERTON ROAD, CURRENTLY ZONED L-B LOCAL BUSINESS TO INCLUDE A PLANNED DEVELOPMENT OVERLAY DISTRICT OF AN ASSEMBLY USE FOR A GATHERING ROOM/EVENT CENTER PER CHAPTER 1156

WHEREAS, pursuant to Article IV Section 12. of the City Charter, Council hereby initiates this ordinance and desires to submit it to the electors of the municipality at the next general election for approval by a fifty-five percent (55%) favorable vote as required by said charter provision; and

WHEREAS, at its meeting on May 26, 2022, the Planning Commission, after its public hearing, reported and recommended to City Council, that the City Zoning Map be amended as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. The Zone Map of the City of Brecksville is hereby amended to change the classification of PP No. 604-07-002, located at 0000 S. Edgerton Road, and as depicted in attached Exhibit "A," currently zoned L-B Local Business, to include a Planned Development Overlay District of an Assembly Use for a Gathering Room/Event Center per Chapter 1156, and to allow on said parcel the uses permitted in said overlay zoning District.

SECTION 2. Pursuant to Article IV, Section 12. of the Brecksville City Charter, the Clerk of Council be and is hereby authorized and directed to certify a copy of this Ordinance to the Cuyahoga County Board of Elections with a request that same be placed on the November 8, 2022 General Election Ballot. The Clerk of Council be and is hereby further authorized and directed to advertise this election pursuant to the provisions contained in Article IV, Section 12. of the Brecksville City Charter.

SECTION 3. The City Engineer be and he is hereby authorized and directed to amend the Zone Map of the City of Brecksville to reflect the change in zoning classification as specified in Section 1 hereof, upon the effective date of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: July 19, 2022

APPROVED: July 19, 2022

FIRST READING: June 21, 2022

SECOND READING: July 5, 2022

THIRD READING: July 19, 2022


MAYOR


CLERK OF COUNCIL

I do hereby certify that the foregoing is a true and correct copy of Ordinance No. 5523 duly passed by the Council of the City of Brecksville, Ohio, on 7-19, 20 22 and that same was duly posted in accordance with the existing Charter of the City of Brecksville on 7-22, 2027.


CLERK OF COUNCIL

Pertinent Documents and Sources of Data Used

Deed:
A.F.N. 200706291258 C.C.D.R.
Vol. 90-8339 Pg. 21 C.C.D.R.

Plat:
Interstate Route 77 Center Line Survey Plat
Vol. 194 Pg. 28-29 C.C.M.R.

Lot Split for Parcels A&B and Dedication Plat of
South Edgerton Road
Vol. 240 Pg. 35 C.C.M.R.

Miller Road Dedication of Limited Access Right-of-Way
Vol. 318 Pg. 3 C.C.M.R.

THE INTENT OF THIS PLAT IS TO
CONSOLIDATE P.P.N. 604-07-001,
002 AND 009 AND PARTITION
CREATING PARCELS A AND B.

**SOUTHPOINTE
PARKWAY**

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ACCEPTANCE
I, Paul Madon, President of Royallon Acres Development Corp., the General Partner of Grand Bay Plaza Limited Partnership, Owner of P.P.N. 604-07-001, 002 and 009 shown hereon, do hereby accept this Survey, Consolidation and Partition of the same.

By: Paul Madon, President of Royallon Acres Development Corp., the General Partner of Grand Bay Plaza Limited Partnership

County of _____
State of Ohio _____

Before me, a Notary Public in and for said County and State, personally appeared Paul Madon, President of Royallon Acres Development Corp., the General Partner of Grand Bay Plaza Limited Partnership, Owner of P.P.N. 604-07-001, 002 and 009 shown hereon, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and on his own behalf, the free act and deed of said Company.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio this _____ day of _____ 20____.

Notary Public _____ Commission expiration _____

APPROVALS
This plat approved by the Planning Commission of the City of Brecksville, Ohio this _____ day of _____ 20____.

Secretary of Planning Commission _____

This plat approved by the Engineer of the City of Brecksville, Ohio this _____ day of _____ 20____.

City Engineer _____

This plat approved by the Council of the City of Brecksville, Ohio this _____ day of _____ 20____.

Clark of Council _____

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is South 90°00'00" East as the center line of Miller Road as evidenced in the Lot Split for Parcels A&B and Dedication Plat of South Edgerton Road as shown by the recorded plat in Volume 240 of Maps, Page 35 of Cuyahoga County Records and the bearings shown hereon are used to derive angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Hest, Jr.
Registered Surveyor No. 7065-Ohio

Date _____

ABBREVIATIONS

- A.F.N. Automatic Filing Number calculated
- C.C.D.R. Cuyahoga County Deed Record
- C.C.M.R. Cuyahoga County Map Record
- d. deed
- f. found
- L/A Limited Access Right of Way
- mon. monument
- o. observed
- Pg. Page
- P.P.N. Permanent Parcel Number
- P.C. Point of Curvature
- r. record
- u. used
- Vol. Volume

Situated in the City of Brecksville, County of Cuyahoga, State of Ohio and known as being part of Original Brecksville Township, Lot No. 55.

REV. NO.	DATE	DESCRIPTION
01-08-11		City Submittal
1327-PCP	FJH	DJM

**GRAND BAY PLAZA LIMITED PARTNERSHIP
PLAT OF SURVEY, CONSOLIDATION AND PARTITION
CITY OF BRECKSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO**



**SHEET NO.
1 OF 1**

J. LAND DEVELOPMENT, INC. (1327) Survey 13277-PCP.dwg, Layout, 1/7/2011 8:47:59 AM