

# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2021-48

By Kim Smith Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

### AMENDING THE ZONING MAP OF THE CITY OF BEREA BY REZONING PERMANENT PARCEL NUMBERS 364-04-006, 364-04-007 AND 364-04-030 FROM COMMERCIAL CENTER (CC) DISTRICT TO MULTIPLE FAMILY (MFR) DISTRICT.

**WHEREAS**, Liberty Development Company has petitioned the City of Berea to rezone Permanent Parcel Number 364-04-030, and portions of Permanent Parcel Numbers 364-04-006 and 364-04-007, from Commercial Center (CC) District to Multiple Family (MFR) District in the City of Berea, as more fully shown on the map attached hereto and identified as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, pursuant to Chapter 105 of the Zoning Code of the Codified Ordinances of the City of Berea, this Council has referred said request to the Municipal Planning Commission for review and consideration, and the Planning Commission has recommended approval and acceptance of the rezoning petition; and

**WHEREAS**, the Clerk of Council has notified the Zoning Administrator of this application for rezoning and the Zoning Administrator has inspected the property and made a written report to the Planning Commission; and

**WHEREAS**, the report of the Zoning Administrator and this Ordinance have been referred to a Planning Advisor who has reviewed the application and has evaluated the same and reported that the rezoning is consistent with the general purposes and overall objectives of the Zoning Code and has provided such report to the Planning Commission; and

**WHEREAS**, the Planning Commission has provided prior written notice by mail at least ten (10) days prior to the meeting of the Planning Commission to consider the rezoning application to all owners of property within two hundred feet of the affected property; and

**WHEREAS**, the Clerk of Council has published notice of a public hearing on the application for rezoning in a newspaper of general circulation at least thirty (30) days prior to the holding of said public hearing, and notice of the rezoning petition has been provided to owners of property within the affected area, contiguous to the affected area, and across the street from the affected area, and that the public hearing has been held and consideration of the public hearing has been made by this Council.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That this Council has considered and accepts the recommendation of the Municipal Planning Commission, the Zoning Administrator, and the Planning Advisor, and has further duly considered all matters arising at the public hearing on the petition for rezoning, and hereby rezones the land identified as Permanent Parcel Number 364-04-030, and portions of Permanent Parcel Numbers 364-04-006 and 364-04-007, as more fully describe on Exhibit "A", attached hereto and incorporated herein, from Commercial Center (CC) District to Multiple Family (MFR) District.

**SECTION 2.** That the Zoning Administrator is hereby directed to revise the official zoning map of the City to reflect the rezoning of the affected area as indicated herein and approved hereby.

**SECTION 3.** That 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 of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

# COUNCIL CHAMBER

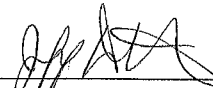
City of Berea, Ohio

ORDINANCE No. 2021-48

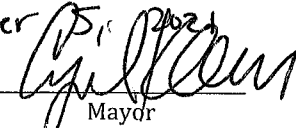
By Smith Sponsored By Mayor Kleem

SECTION 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: October 4, 2021

  
President of Council

ATTEST:   
Clerk of Council

APPROVED: October 5, 2021  
  
Mayor

Approved as to Form:

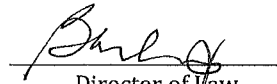
  
Director of Law

Exhibit "A"

227 Front Street Proposed Rezoning  
& Adaptive Reuse of Existing Building



LIBERTY  
DEVELOPMENT COMPANY