

CITY OF BEREA

APPLICATION FOR ZONING AMENDMENT

Date: 06-24-22

APPLICANT: Gillian Hall, Triban Investment, LLC

OWNER: City of Berea

ADDRESS: 7555 Fredle Drive, Suite 210

ADDRESS: 739 Front Street

Painsville, OH 44077

Berea, OH 44017

PHONE: 440-710-0711

PHONE: 440-826-5800

SUBJECT PARCEL ADDRESS: 785,767,757,739,731 Front Street & 760 North Rocky River Drive

SUBJECT PARCEL PERMANENT PARCEL NUMBER: 362-02-003, 009, 012, 011, 014; 362-03-002, 014, 013.

EXISTING ZONING DISTRICT: UT: Uptown District

PROPOSED ZONING DISTRICT: PUD

ADDITIONAL INFORMATION TO BE SUBMITTED TO BUILDING & ZONING DEPT:

1. WRITTEN LEGAL DESCRIPTION - (15 copies)
2. GRAPHIC DESCRIPTION (Certified Survey) - (15 copies)
Survey shall be drawn as follows:
 - a. Drawn to a scale of one inch (1") for each One Hundred feet of Distance (or larger).
 - b. Set forth the dimensions of subject property(ies) and compass directions of subject property lines.
 - c. Set forth the surrounding Public Right of Way(s) (if any) along with recorded Right of Way width(s).
 - d. Set forth the surrounding properties, including any directly across any Public Right of Way, along with all such property owners names and addresses. Outline in RED color the boundary of the property included in the requested Zoning Amendment.
 - e. Said drawings, upon filing thereof, shall become the property of the City.
 - f. Show Permanent Parcel Number of all properties on said Survey.
 - g. Set forth the subject parcel in generally recognized Engineering Format in distances and compass directions.
3. A WRITTEN PETITION STATING REASON(S) FOR THE AMENDMENT - (15 copies)
4. A WRITTEN LIST OF NAMES AND ADDRESSES FROM THE COUNTY AUDITOR'S CURRENT TAX LIST OR TREASURER'S MAILING LIST, OF PROPERTY OWNERS WITHIN 200' OF THE BOUNDARIES OF ALL PARCELS FOR REZONING.

SIGNATURE OF APPLICANT/AGENT OR OWNER: _____

Gillian Hall, C&D

DATE: 6/24/22

Cheryl Seay



June 24, 2022

Triban Investment, LLC is requesting a rezoning of the properties located at the corner of Rocky River Drive and Emerson Drive (and more fully described in our attached application) from Uptown District to a Planned Unit Development Overlay District. Triban is partnering with KHovnanian Homes to build a premiere residential development consisting of sixty-nine (69) new townhomes. The rezoning of the properties is appropriate in that it will provide a variety of housing stock in the area by introducing townhomes. The PUD will allow for a reduction in lot dimensions, yards, building setbacks and area requirements, which will increase density and transition nicely from the commercial areas to the residential neighborhoods. Our project provides connectivity to main thoroughfares and plenty of outdoor space for the residents to enjoy. Our project will bring life to a currently underutilized area. The infrastructure will be maintained by the homeowners' association and will not create any burden on the City of Berea. The townhouse project will adhere to the fabric of the neighborhood and provide balance between the residential and commercial uses.

For the foregoing reasons, we request a rezoning of the Properties from Uptown District to a Planned Unit Development Overlay District.