

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2025- __

By: _____ Sponsor: Mayor Cyril M. Kleem

AN ORDINANCE

AMENDING THE ZONING MAP OF THE CITY OF BEREA BY REZONING VARIOUS PARCELS FROM UPTOWN (UT) DISTRICT TO MULTI-FAMILY RESIDENTIAL (MFR) DISTRICT.

WHEREAS, the City of Berea has entered into a Development Agreement to sell the following parcels, currently owned by the City of Berea, to GD3 Ventures I, LLC, or its affiliate Front Street Towns, LLC.: 362-02-003, 362-02-012, 362-02-011, 362-02-014, 362-02-009, 362-03-013, 362-03-002, 362-03-014, 362-02-004 and 362-01-012, as more fully shown on the map attached hereto and identified as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the Development Agreement to sell the subject parcels is contingent upon changing the zoning of the subject parcels from Uptown (UT) District to Multi-Family Residential (MFR) District; and

WHEREAS, Front Street Towns, LLC. has requested that the subject parcels be rezoned from Uptown (UT) District to Multi-Family Residential (MFR) District; 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 subject parcels 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 the property within two hundred (200) feet of the affective properties; and

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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 areas, and across the street from the affected areas, 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 Numbers 362-02-003, 362-02-012, 362-02-011, 362-02-014, 362-02-009, 362-03-013, 362-03-002, 362-03-014, 362-02-004 and 362-01-012, as more fully described on Exhibit "A", attached hereto and incorporated herein, from Uptown (UT) District to Multi-Family Residential (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 areas 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.

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

PASSED:

President of Council

ATTEST: _____

APPROVED:

Clerk of Council

APPROVED AS TO FORM

Mayor

Date

Director of Law