

City of Solon

6/7/21-1st reading, public hearing
6/21/21-2nd reading, public hearing
AMENDED 7/19/21-3rd reading, public hearing

Record of Ordinances

Requested by the
Planning Commission

ORDINANCE NO: 2021-119

INTRODUCED BY: Bentley

AN ORDINANCE SUBMITTING TO THE ELECTORS THE QUESTION OF REZONING PERMANENT PARCELS NUMBERS 954-30-019, 954-30-018, **AND** 954-30-017 ~~AND 954-30-016~~ COMPRISING OF APPROXIMATELY 2.5 **1.8** ACRES LOCATED AT 34575, 34645 AND 34675 AURORA ROAD, FROM THE CURRENT R-1-C "SINGLE FAMILY RESIDENTIAL" ZONING DISTRICT TO THE O-1 "GENERAL OFFICE" ZONING DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, the Council of the City of Solon received a request to rezone permanent parcel #'s 954-30-019, 954-30-018, **and** 954-30-017 ~~and 954-30-016~~ comprising of approximately 2.5 **1.8** acres located at 34575, 34645 and 34675 Aurora Road.

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

SECTION 1. That permanent parcel #'s 954-30-019, 954-30-018, **and** 954-30-017 ~~and 954-30-016~~, comprising of approximately 2.5 **1.8** acres located at 34575, 34645 and 34675 Aurora Road, a legal description of which properties is attached hereto as Exhibit "A" and a map thereof is attached as Exhibit "B", are hereby rezoned from the current R-1-C "Single Family Residential" Zoning District to the O-1 "General Office" Zoning District.

SECTION 2. That pursuant to the Solon Charter Article XIV, Section 1, the Clerk of Council be, and she hereby is, authorized and directed to forward a certified copy of this Ordinance to the Cuyahoga County Board of Elections for submission at the next regularly scheduled election occurring more than ninety (90) days after the passage of this Ordinance, which this Council finds to be the primary election to be held on November 2, 2021.

SECTION 3. That the ballot language for the proposed rezoning issue shall read as follows:

"PROPOSED ORDINANCE
CITY OF SOLON

A Majority Affirmative Vote throughout the City
and in Ward 6 is Necessary for Passage

Shall the Ordinance for rezoning approximately 2.5 **1.8** acres located at 34575, 34645 and 34675 Aurora Road (Permanent Parcel Numbers 954-30-019, 954-30-018, **and** 954-30-017 ~~and 954-30-016~~) from the current R-1-C "Single Family Residential" Zoning District to the O-1 "General Office" Zoning District be approved?

YES
NO"

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that it is immediately necessary to file this Ordinance with the Cuyahoga County Board of Elections in a timely manner; wherefore, provided this Ordinance receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed: July 19, 2021



Mayor

ATTEST:



Clerk of Council

EXHIBIT "A"



ALBER & RICE

SURVEYING | CIVIL + STRUCTURAL ENGINEERS
31913 Cook Road | N Ridgeville | OH | 44039

July 12, 2021

Description of a 1.7976 Acre Parcel for the Rezoning of lands in Solon, Ohio being all of Permanent Parcels 954-30-017, 954-30-018 & 954-30-019 of the Cuyahoga County Records.

Situated in the City of Solon, County of Cuyahoga, State of Ohio and being all of Sub Lots 1, 2, & 3, Union Properties Inc. Subdivision of part of Original Solon Township Lot Number 29, 30, 35, & 36, Track Number 2, and part of Original Solon Township Lot Number 7, Track Number 3:

Beginning at a point at the southwest corner of said Lot 1 said point being the true place of beginning;

Thence, N 40°03'46" E, along the east line of PPN 954-29-016, a distance of 244.13 feet to a point;

Thence, S 56°45'54" E, along the south right of way line of the Pennsylvania Lines LLC railroad, PPN 954-29-020, a distance of 300.49 feet to a point;

Thence, S 39°44'56" W, along the west line of PPN 954-30-016, a distance of 279.13 feet to a point;

Thence, N 50°15'04" W, along the north right of way line of Aurora Road a variable width public right of way, a distance of 72.15 feet to a point;

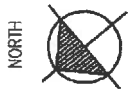
Thence, N 50°01'14" W, along the north right of way line of said Aurora Road, a distance of 227.74 feet to a point and the true place of beginning.

The above described parcel of land contains 1.7976 acres as delineated by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of North Ridgeville, Ohio in July of 2021.

The basis of Bearings for this description is grid north Ohio Coordinate System north zone NAD 1983 (2011) Referenced to ODOT VRS.

EXHIBIT "B"

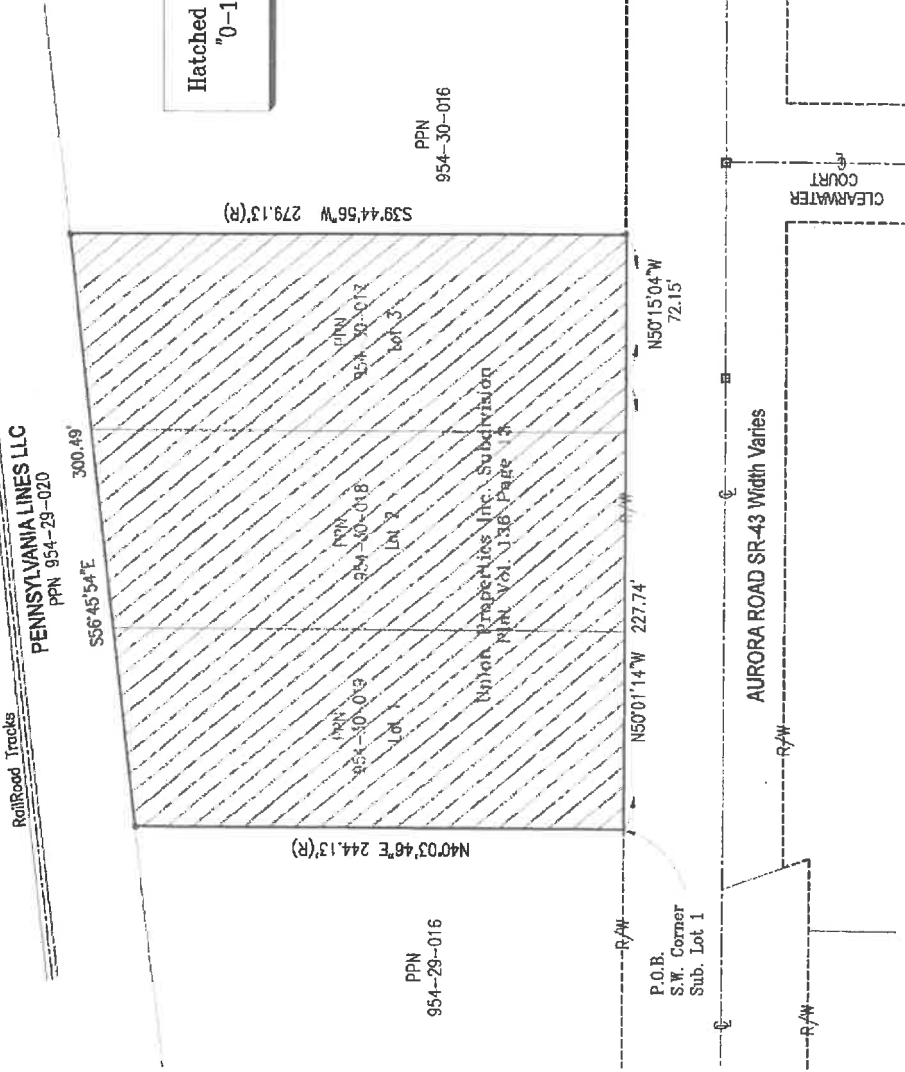
Located in the City of Solon, County of Cuyahoga State of Ohio
 Being all of Sub Lots 1, 2, & 3, Union Properties Inc. Subdivision of part of
 Original Solon Township Lot Number 29, 30, 35 and 36, Tract Number 2, and
 part of Original Solon Township Lot Number 7, Tract No. 3, as recorded in
 Plat Vol. 136 Page 13 of the Cuyahoga County Plat Records



SCALE 1" = 60'

Basis of Bearings
 Grid North

Ohio Coordinate System of 1983
 North Zone, NAD 1983 (2011),
 Referenced to ODOT VRS



Hatched area to be rezoned
 "O-1" General Office

AREA

1.7976 Acres

DATA USED

TAX MAPS - CUYAHOGA COUNTY GIS

DEEDS

Deed Vol. 96-4915 Pg. 29
 AFN 202008200394
 AFN 20009270596

PLATS

Union Properties Inc. Subdivision,
 Plat Vol. 136 Page 13 of the Cuyahoga
 County Records
 Carrington Court, Doc. No. 201008100480
 of the Cuyahoga County Records

P.O.B.
 S.W. Corner
 Sub. Lot 1

PPN
 954-29-016

N40°03'46"E 244.13'(R)

PPN
 954-30-013
 Lot 1

PPN
 954-30-018
 Lot 2

PPN
 954-30-012
 Lot 3

PPN
 954-30-016

RAILROAD TRACKS
 PENNSYLVANIA LINES LLC
 PPN 954-29-020

S56°45'54"E 300.49'

S39°44'56"W 279.13'(R)

N50°01'14"W 227.74'

N50°15'04"W
 72.15'

AURORA ROAD SR-43 Width Varies

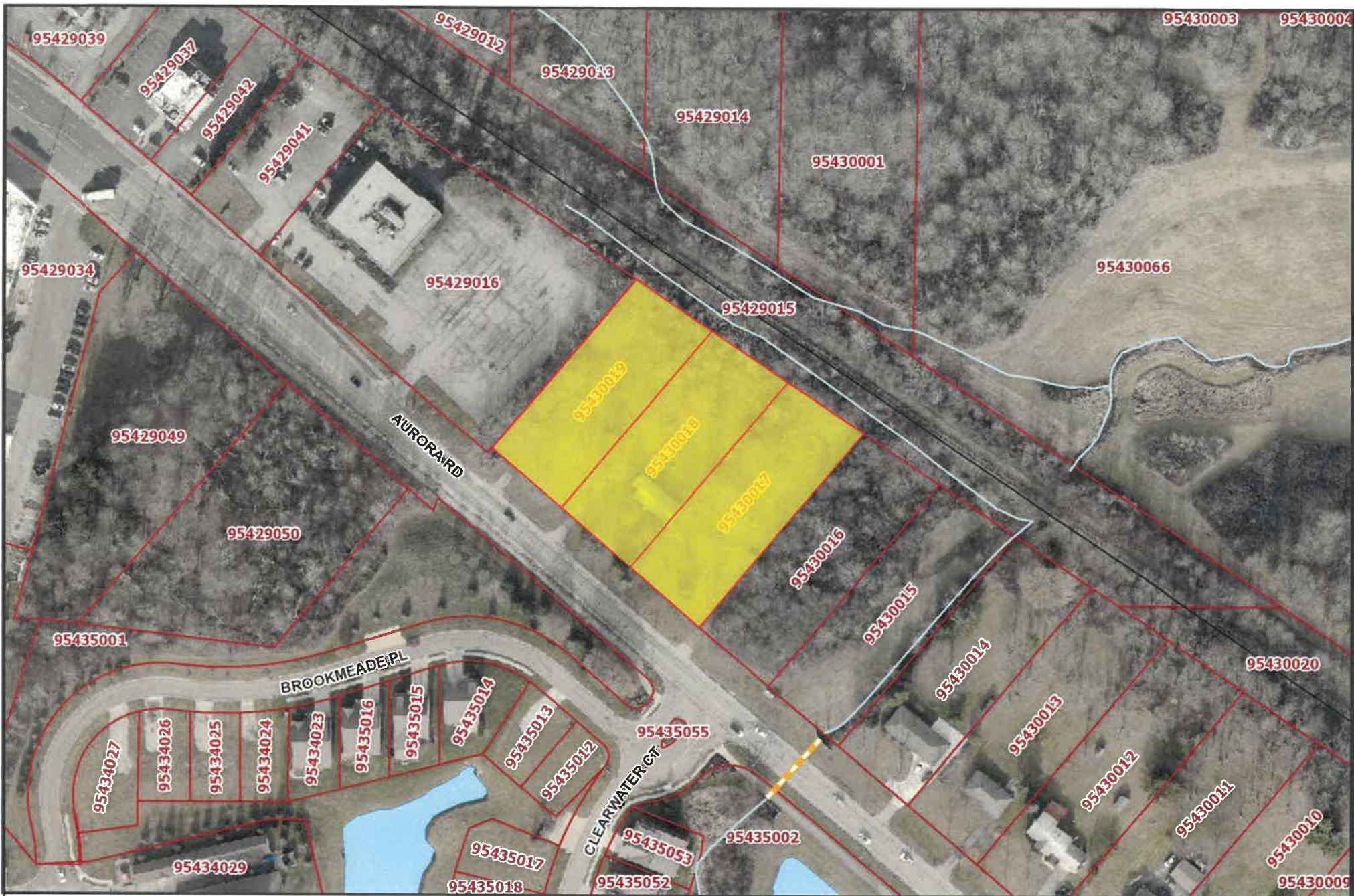
CLEARWATER
 COURT

ALBER & RICE
 CIVIL + STRUCTURAL + SURVEY
 31913 Cook Road | North Bklynville | Ohio | 44039
 216-252-7840 Office 216-252-7841 Fax



PROJECT NO. 2104-10

SHEET NO. 1 of 1



City of Solon
 34200 Bainbridge Rd.
 Solon, Ohio 44139
 Phone: (440) 248-1155
 www.solonohio.org

Proposed Rezoning Issue



1 inch = 188 feet



DISCLAIMER: This map is a product of the City of Solon Department of Planning & Community Development. The data depicted here have been developed with cooperation from other city departments, as well as county government. City of Solon expressly disclaims responsibility for damages or liability that may arise from the use of this map. This map is not intended to replace an actual field survey. All critical information should be independently verified.

Author:

Date: 7/30/2021