

DJM Group, LLC

5633 Spring Grove Dr.

Solon, OH 44139-1933

(440) 498-1500

May 22, 2023

Nicholas Parks
Senior Planner
City of Solon
34200 Bainbridge Rd
Solon, Ohio 44139

RE: Benchmark Buildings Rezoning

Dear Mr. Parks,

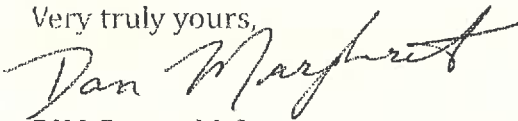
Pursuant to my discussion with Angee Shaker and your email of Friday, May 19, 2023, please find the attached application & supplemental information, along with the \$500 application fee, relating to the rezoning of the Benchmark Buildings at 5900 Harper Rd and 5910 Harper Rd. The site consists of 3.14 acres, located at the intersection of Harper & Aurora Rds.

The site is currently zoned O-2 Office Park with two single story structures. The request is to rezone the parcel to C-4. The current zoning has highly restrictive requirements, which does not allow for potential additional uses or development. Rezoning the property to C-4 would also allow for consistent planning, based on the proposed rezoning of the southwest corner of the same intersection and the usage of the northeast corner of the same intersection.

Although you mentioned in your email that the deadline for the November ballot was April of this year, I noticed that the application and cover letter for the "Sheetz Rezoning" was submitted in May of this year. I trust we'll be treated equally.

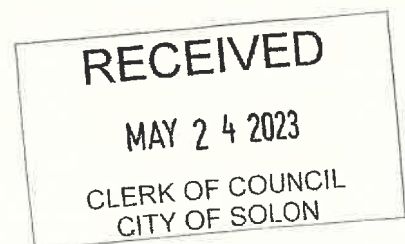
Thank you & I look forward to working with the City of Solon on a successful project.

Very truly yours,



DJM Group, LLC
Dan Margheret

Cc: Nancy Meany
Lon Stolarsky
Macke Bentley



Rezoning Application

This Rezoning Application is for Zoning District Amendments (Chapter 1291 Amendments to the Zoning Code or Map).

Project Name:

Benchmark Buildings Rezoning

Project Location:

Street Address(s)	5900 Harper Rd, 5910 Harper Rd (Benchmark Buildings)
PPN(s)	95126006, 95126004

Project Description:

Attach site plans, drawings and other supporting information with the completed application.

Current Zoning District	O-2
Proposed Zoning District	C-4
Current Property Use	Business, Professional, Medical
Proposed Property Use	Business, Professional, Medical, Possible restaurant, convenience store, and/or additional uses in accordance with C-4 zoning

Project Narrative:

Provide a detailed narrative description and explain why the zoning amendment is necessary.

The current property (Benchmark Buildings) is one of only two O-2 (Office Park) zoned properties in the entire city. The other is a multi-story office building, which this property is not.

If the Planning Commission is to consider rezoning property on the adjacent Southwest corner of this intersection, it makes sense to rezone both, similar properties together, and not single out or spot zone only one of the properties.

Zoning as C-4 will continue to allow for its current usage as well as additional appropriate uses to provide consistent city planning and benefit city development.

Importantly, it will also:

- 1) consistently apply planning for the usage/zoning of 3 of the 4 corners of the Harper/Cochran/Aurora Rd intersection, as is being proposed;
- 2) provide for the most efficient manner in which to amend the zoning map since it would combine 2 like properties on one ballot issue;
- 3) reduce the concern as to “spot zoning” to benefit a single piece of land - which would also otherwise likely be at odds with the City’s Master Plan and current zoning restrictions; and

PCPC-2023-00051



Rezoning Application

If you have any additional questions prior to the meeting, please call Solon Planning Department at (440) 349-6327.

A \$500 application fee should accompany this application. Please send checks to the Planning Department at 34200 Bainbridge Road, Solon, OH 44139.

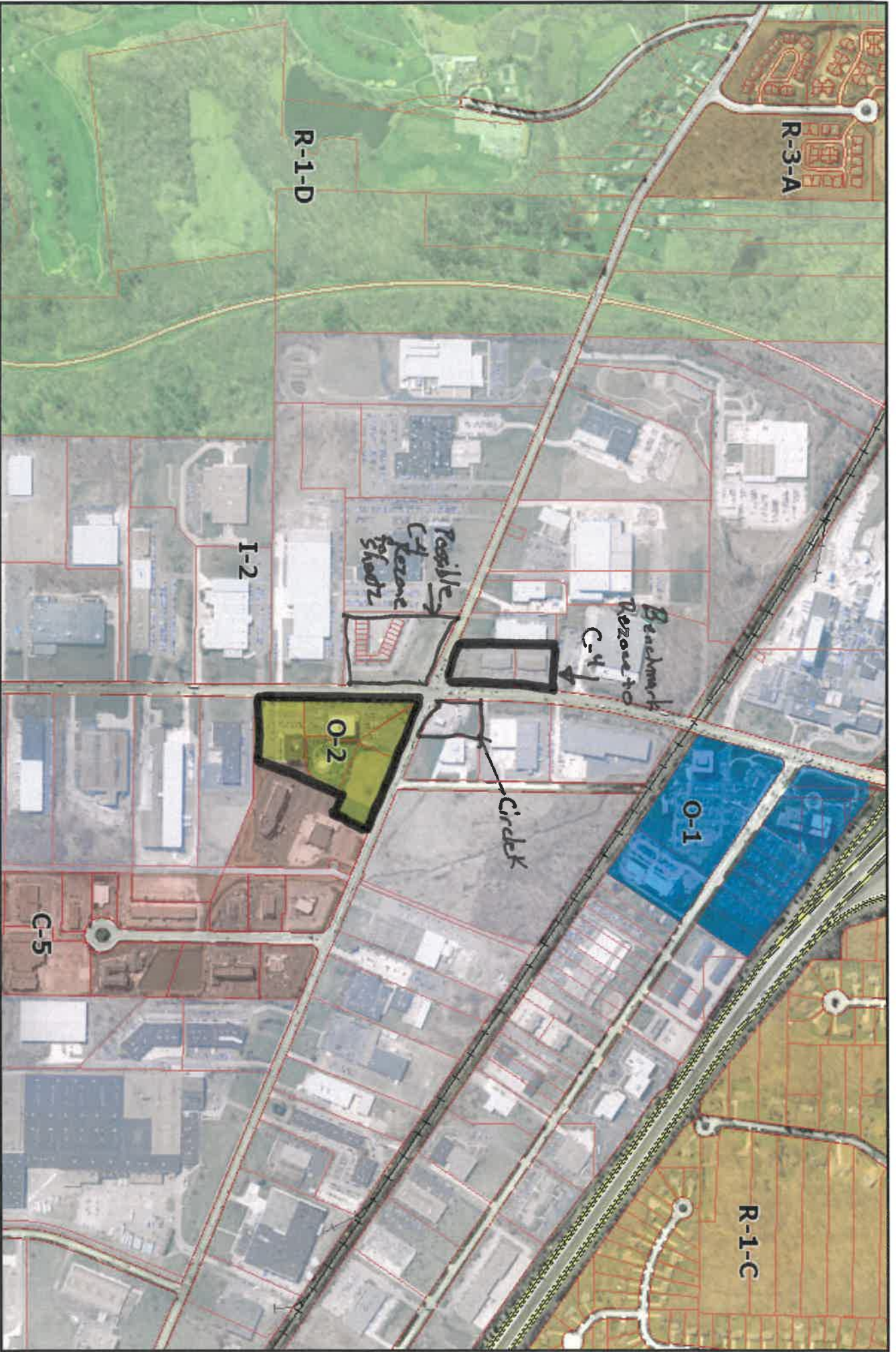
By signing below, the property owner or authorized applicant or agent certifies that the information presented in this application is true and accurate. Authorization must be in writing and submitted to the City of Solon Planning Department. If the information is found to be inaccurate, this application may become null and void. The applicant also understands and agrees that City staff and agents of the City shall have reasonable access to the property in order to review the application and prepare and necessary reports.



Date 5/22/23

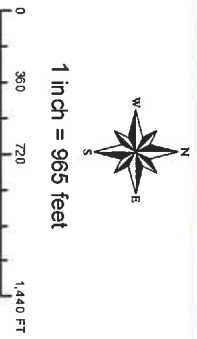
Property Owner or Authorized Applicant/Agent Signature

Daniel W Margheret



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

Solon GIS Map



Disclaimer: This map is a product of the City of Solon Department of Planning & Economic 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: [Redacted]

Aurora / Harper / Cochran Intersection

11/24/2022



© All EagleView Technology Co.