

ORDINANCE NO.:
SPONSOR:
INTRODUCED:

2012-12
MAYOR NORTON
JUNE 20, 2012

DEFERRED

ASSIGNED TO: _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 15.96 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH ARLINGTON ROAD, NORTH OF BOETTLER ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTIPLE FAMILY RESIDENTIAL).

WHEREAS, Redwood Management Co., on behalf of the owners of the Property, initiated this rezoning request totaling approximately 12.36 acres of land, to the City of Green Planning and Zoning Commission and to City Council; and

WHEREAS, The City of Green Planning Department initiated a rezoning request for approximately 3.6 acres of additional, adjacent land; and

WHEREAS, Redwood Management Co. has also proposed the Development Agreement attached to this legislation as Exhibit "A"; and

WHEREAS, the City of Green Planning and Zoning Commission, at its regularly scheduled meeting on June 20, 2012, reviewed the application to rezone approximately 15.96 acres of land from R-1 (Single Family) to R-2 (Multiple Family Residential) and made an unfavorable recommendation for this rezoning to City Council by a vote of 1-4; and

WHEREAS, pursuant to Green Codified Ordinances §1224.04(4)(E), Council is required to set a time for a public hearing on the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT, STATE OF OHIO, THAT:

SECTION ONE:

Council amends the City of Green zoning map by changing the classification of approximately 15.96 acres of land from R-1 (Single Family) to R-2 (Multiple Family Residential). A diagram of the property proposed to be rezoned is on file with the Clerk of Green City Council and is attached as Exhibit "B".

SECTION TWO:

The City of Green Planning Department is directed to change the official zoning map of the City of Green in accordance with the terms of this Ordinance.

SECTION THREE:

The City of Green finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees which resulted in those formal actions were in meetings open to the public in compliance with all legal requirements.

ADOPTED: _____

DEFEATED

Molly Stevens, Clerk

Joel Reed, Council President

APPROVED: _____, 2012

DEFEATED

Richard G. Norton, Mayor

COPIED _____
SVCE ZONE PARK ROAD ENG
LAW FIN MAY PLAN FIRE

ENACTED EFFECTIVE: _____, 2012

ON ROLL CALL: Colopy -yes France-NAY Humphrey ^{Absent} Knodel -NAY
Neugebauer-NAY Reed -NAY Summerville -NAY DEFEATED 4-2

Suburbanite publication on Dec. 2, 2012 and Dec. 9, 2012

Molly Stevens

Molly Stevens, Clerk

6/20/2012 Approved as to form and content by Stephen J. Pruneski, Law Director _____

DEVELOPMENT AGREEMENT
BETWEEN
REDWOOD MANAGEMENT COMPANY
AND
THE CITY OF GREEN, OHIO

This Development Agreement ("Agreement") is entered into between the City of Green ("City") and Redwood Management Co. ("Redwood").

WHEREAS, Redwood has obtained options to acquire property known as 3944, 3946, and 3990 S. Arlington Road containing approximately 12.36 acres of land in the City ("Property"). The land is currently zoned R-1, Single-Family Residential; and

WHEREAS, Redwood proposes to construct single-story units, each with attached two-car garages designed to attract primarily persons over the age of 55 on this property; and

WHEREAS, such a development can best be done under the City's R-2, Multi-Family Residential zoning classification, which allows for greater flexibility of layout.

NOW THEREFORE, in consideration of the foregoing, the parties hereto agree that:

If the City reclassifies the property known as 3944, 3946, and 3990 S. Arlington Road, containing approximately 12.36 acres of land from R-1 Single-Family Residential District to R-2 Multi-Family Residential District, then

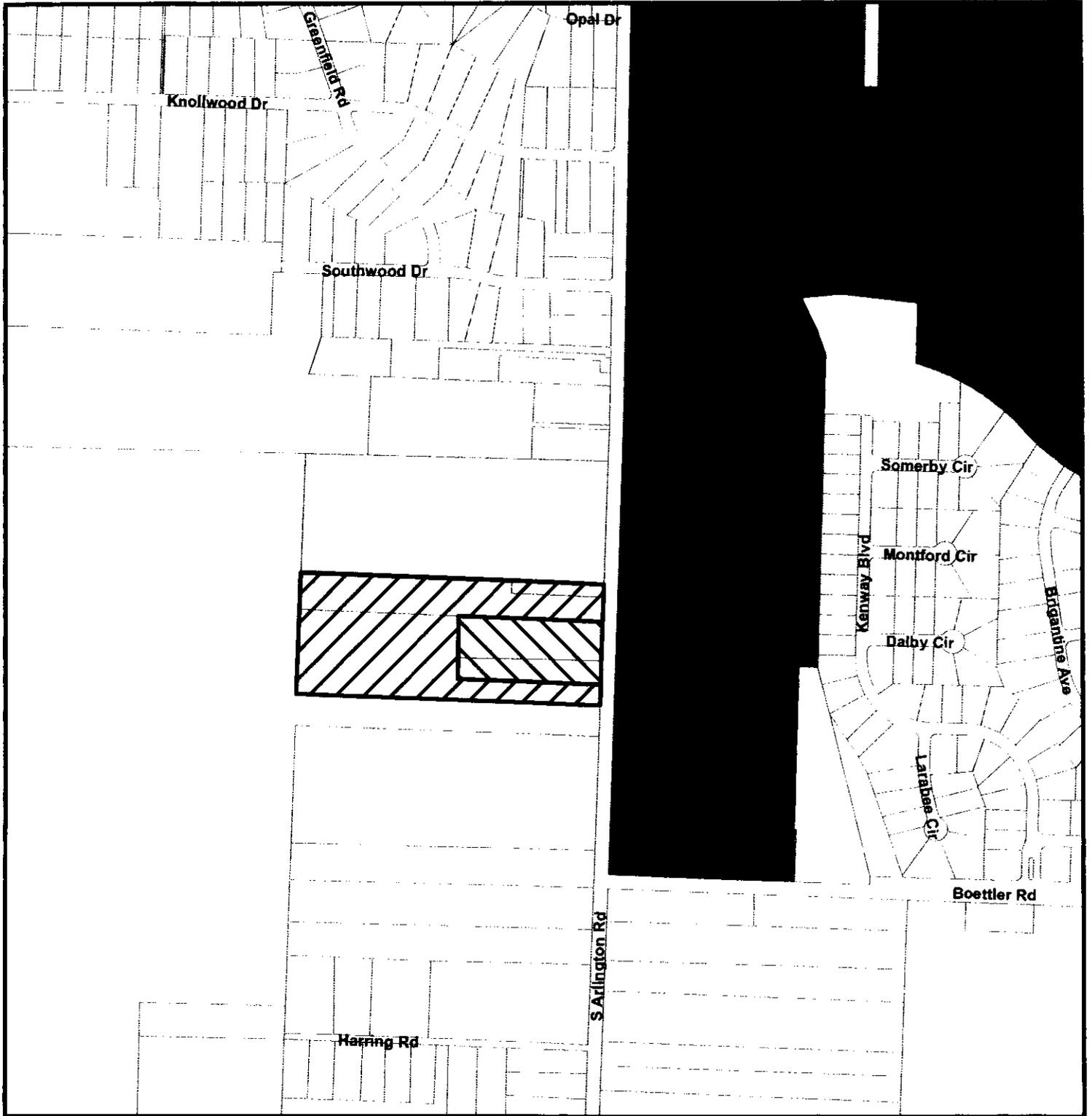
Redwood agrees as follows:

1. That development of the subject property will be limited to a maximum of 81 dwelling units in general conformance with the proposed General Development Plan as approved by the City's Planning & Zoning Commission.
2. To configure the building layout in conformance with the City's maximum building size of 10,000 square feet and to minimize the need for variances to the City's Land Development Code.
3. To provide a pedestrian interconnection between the Property and the existing apartment community known as Emerald Ridge Phase 1 located at 3916 South Arlington Road in addition to any street connection made at the western end of the Property.

4. To provide stone/masonry facades on the dwelling units to meet the 80% minimum required by the Land Development Code in general conformance with the architectural renderings presented to the City.
5. To provide effective/aesthetic screening and buffering of the project to adjacent properties.
6. To provide additional guest parking spaces distributed on site in a manner that is convenient to residents as shown on the General Development Plan.

The parties hereto further agree that this Agreement shall be binding on the parties, their successors and assigns, that this Agreement may be amended only by a written instrument signed by both parties, and that this Agreement shall be governed by the laws of the State of Ohio.

Proposed Rezoning: R-1 to R-2



	Proposed R-1 to R-2		PD: Planned Development
	Staff Recommended R-1 to R-2		R-1: Single Family Residential
	B-2: Professional Office		R-2: Multi-Family Residential
	B-3: Neighborhood Business		

