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CITY COUNCIL

**Ruth Gray**  
*President*  
**Sara Continenza**  
**Chanell Elston**  
**John Fahsbender**  
**Joe Frank**  
**Susan Hardy**  
**Justin Tisdale**

## **NOTICE OF MEETING**

**MEETING OF: ZONING & PLANNING COMMITTEE**  
**CALLED BY: RUTH GRAY, CHAIR**  
**DATE: FEBRUARY 28, 2022**  
**LOCATION: VIRTUAL MEETING**  
**TIME: 6:00 P.M.**  
**RE: PUBLIC HEARING REGARDING:**  
Ordinance 20-21: Amending the Zoning Map  
for Mayfield-Green Business District.

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### **COMMITTEE/COUNCIL MEMBERS:**

CHANELL ELSTON  
JOHN FAHSBENDER

### **MEMBERS OF COUNCIL:**

SARA CONTINENZA  
JOE FRANK  
JANE GOODMAN  
JUSTIN TISDALE

### **ADMINISTRATION**

KEITH BENJAMIN, COMM. SERVICES DIRECTOR  
MICHAEL LOVE, ECONOMIC DEVELOPMENT DIRECTOR  
LAURA HEILMAN, BUILDING COMMISSIONER



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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Zoning & Planning Committee Public Hearing will be held on February 28, 2022 at 6 pm by the Council of the City of South Euclid, Ohio regarding the following Ordinance:

Ordinance 20-21: Amending the Zoning Map of the City of South Euclid, Ohio, so as to change the hereinafter described Permanent Parcel Numbers from its existing class R-50 "One and Two Family District" or C-1 "Limited Commercial District" to M-G "Mayfield Green District." Second Reading.

By order of the Council of the City of South Euclid, Ohio.

Keith A. Benjamin, Clerk of Council

**Publish in Sun Messenger January 27, 2022 & February 3, 2022**

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 20-21  
INTRODUCED BY: Frank  
REQUESTED BY: Mayor

September 27, 2021  
Second Reading 12-13-21

AN ORDINANCE

AMENDING THE ZONING MAP OF THE CITY OF SOUTH EUCLID, OHIO, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PERMANENT PARCEL NUMBERS FROM ITS EXISTING CLASS R-50 "ONE AND TWO FAMILY DISTRICT" OR C-1 "LIMITED COMMERCIAL DISTRICT" TO M-G "MAYFIELD GREEN DISTRICT."

WHEREAS, after careful study of the city's zoning map, the Mayor and City Council propose to expand the downtown M-G "Mayfield-Green District" to encompass the hereinafter described parcels existing currently as Class R-50 "One and Two Family District" or C-1 "Limited Commercial District"; and

WHEREAS, the parcels selected for inclusion into this expansion of the M-G "Mayfield-Green District" are already either commercial or institutional uses and are misclassified as single family residential or limited commercial uses; and

WHEREAS, this expansion of the M-G "Mayfield-Green District" is consistent with the 2019 Yard & Company plan and the 2018 City Master Plan for the future of downtown South Euclid and will allow for opportunities of innovative growth; and

WHEREAS, the Planning Commission discussed and considered this request from the Mayor and City Council and held a public hearing on the above matter on *Month 00, 2021*; and

WHEREAS, after the public hearing and further discussion, the Planning Commission, in a *x-x-x* vote, recommended approval of the rezoning of the hereinafter described parcels from the existing Class R-50 "One and Two Family District" or C-1 "Limited Commercial District" to M-G "Mayfield-Green District"; and

WHEREAS, the Council of the City of South Euclid, after conducting its due diligence, intends to accept the recommendation of the Planning Commission to rezone the hereinafter described parcels from its existing Class R-50 "One and Two Family District" or C-1 "Limited Commercial District" to M-G "Mayfield-Green District."

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That the following pieces of property known as permanent parcel nos. 703-13-037; 703-13-038; 703-13-039; 703-13-040; 703-14-019; 703-14-020; 703-14-021; 703-14-022; 703-14-023; 703-14-025; 703-14-026; 703-29-015; 703-30-020; 703-30-030; and 703-30-053 which are currently zoned R-50 "One and Two Family District" and the following pieces of property known as permanent parcel nos. 703-29-016; 703-29-017; and 703-29-029 which are currently zoned C-1 "Limited Commercial District" be rezoned M-G "Mayfield-Green District," as recommended by the Planning Commission and approved by City Council.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise shall take effect and be in force after the earliest period allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Ruth I. Gray, President of Council

Attest:

Approved:

\_\_\_\_\_  
Keith A. Benjamin, Clerk of Council

\_\_\_\_\_  
Georgine Welo, Mayor

Approved as to form:

\_\_\_\_\_  
Michael P. Lograsso, Director of Law

**Mayfield-Green Zoning District (M-G)**

- Existing Boundary
- Proposed Expansion

**Affected Parcels**

R-50 One and Two Family District  
703-13-037, 703-13-038, 703-13-039,  
703-13-040, 703-14-019, 703-14-020,  
703-14-021, 703-14-022, 703-14-023,  
703-14-025, 703-14-026, 703-29-015,  
703-30-020, 703-30-030, 703-30-053

C-1 Limited Commercial District  
703-29-016, 703-29-017, 703-29-029

**Affected Stakeholders**

- Garfield Memorial Church
- K & MG Properties, LTD
- One South Euclid
- Sacred Heart of Jesus Church
- St. John Lutheran Church
- Sts. Margaret & Gregory Federal Credit Union
- The Lyceum
- United States Postal Service
- University Suburban Health Center
- Yeshiva Derech Hatorah

**Proposed Area Increase**

33.755 Acres

