

Upon referral by the Planning Commission

ORDINANCE NO. 25 - 2024

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING OF PERMANENT PARCEL NO. 02-A-007-G-00-042-0 FROM R-2, SINGLE FAMILY RESIDENCE DISTRICT, TO SC-1, SENIOR CITIZENS RESIDENCE DISTRICT.

WHEREAS, permanent parcel no. (PPN) 02-A-007-G-00-042-0 is now zoned R-2, Single Family Residence District, and is comprised of approximately 3.71 acres of vacant land; and

WHEREAS, the owner, Madison Limited Partnership, has title to this parcel via instrument no. 2003R060911 of the Lake County Records of Deeds, which deed is attached hereto as Exhibit "A" and incorporated herein as part of this Ordinance in order to incorporate the legal description of the PPN 02-A-007-G-00-042-0 herein; and

WHEREAS, Madison Limited Partnership filed an application for the rezoning of PPN 02-A-007-G-00-042-0 to SC-1, Senior Citizens Residence District; and

WHEREAS, Madison Limited Partnership currently owns and operates the "Madison Woods" senior apartments located immediately adjacent to PPN 02-A-007-G-00-042-0 along its northern boundary line, that development being located on PPN 02-A-007-0-00-031-0 with an assigned street address of 300 Kim Drive; and

WHEREAS, Madison Limited Partnership intends, subject to future development plan approval and obtaining financing, to expand "Madison Woods" via development of PPN 02-A-007-G-00-042-0 with senior housing; and

WHEREAS, the Planning and Zoning Commission reviewed the application at its regular meeting held on July 18, 2024 and made by the vote of its members with 3 in favor and 0 against a positive recommendation to the Council for this rezoning, as required by Art. 18, § 18.3 of the Zoning Code; and

WHEREAS, pursuant to Art. 18, §18.4, the Council has conducted on October 28, 2024 the required public hearing after both timely publication notice to the public and mail notice to all property owners within 200 feet of the subject parcel, all as required by said Code section; and

WHEREAS, Madison Limited Partnership has acknowledged on the record the conditions and restrictions for property zoned SC-1 as set forth in the Zoning Code, including those contained in § 5.5 of Article 5, and that it understands the full zoning effects of its request for this rezoning; and

WHEREAS, upon consideration of the recommendation made by the Planning and Zoning Commission, public comments presented, and having given the matter its independent consideration, the Council finds that it is in the public interest, health and welfare, and consistent with good zoning practice to amend the Zoning District Map and to change the zoning classification of the subject parcel to SC-1, Senior Citizens Residence District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MADISON, COUNTY OF LAKE, STATE OF OHIO, THAT:

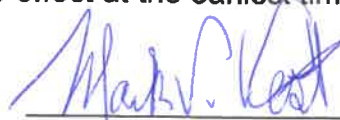
SECTION 1. That permanent parcel no. 02-A-007-G-00-042-0, whose legal description is contained in Exhibit "A" attached hereto, now zoned R-2, Single Family Residence District, shall from the effective date of this Ordinance be zoned SC-1, Senior Citizens Residence District.

SECTION 2. That the Zoning District Map be and is hereby amended such that permanent parcel no. 02-A-007-G-00-042-0 shall be shown as zoned SC-1, Senior Citizens Residence District.

SECTION 3. 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 any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including § 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect at the earliest time provided by law.

PASSED:



Mark V. Vest,
President of Council

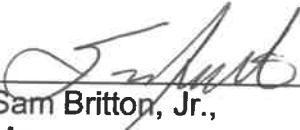
1st Reading: August 26, 2024
2nd Reading: September 23, 2024
3rd Reading: October 28, 2024

Attested:



Kristie M. Crockett,
Fiscal Officer / Clerk of Council

Approved:



Sam Britton, Jr.,
Mayor

10/28/2024
Date