

- What we are voting on is to approve a 16 page document, (see below Chapter 1271), into law as a new Zoning Ordinance called CHAPTER 1271. The language of the ordinance is critical as none of the developers previously submitted conceptual plans are not binding and if the property is flipped to another developer, which happens quite often, it is only the language of Chapter 1271 that developers are required to follow.
- City officials have publicly stated in the Chagrin Valley Times (July 23, 2020) that they cannot support the language of the proposed Rezoning Chapter 1271 as it is written because it does not adequately protect the city's interests.
- Even the developer stated in July 20, 2020 letter to City Council the wording needs revision and they, the developer, hope to withdraw it from the ballot in a timely fashion “... so the matter will not have to be voted on by the residents in November...”
- Traffic congestion will get much worse and the developer has stated he expects the residents to pay to fix the traffic problems with their tax dollars.
- There is nothing to prevent the developer from completely changing his conceptual plan which includes 725-900 concrete parking spaces and 195,500 sq. ft. of combined retail, commercial and office space plus high-density housing and is not legally binding.
- City financially sound, \$12 million in the General Fund with 41% of revenue from commercial activity.
- **NO LIMITS (high or low)** in Chapter 1271 on the square footage of commercial & office space.
- 3 properties will be rezoned: Beech Brook, 68 acres; New Directions, almost 4 acres; Parker - Passov, almost 2 acres and will now be known as the Willey Creek Mixed-Use Overlay District
- The woods will be clear-cut except for the already legally protected riparian area.
- There already is an excess of retail, commercial, office and restaurant space.
- The development borders the Orange Schools campus.
- Mixed-use: WE DON'T NEED IT, WE DON'T WANT IT, and IT WILL HURT US !