



MEMORANDUM
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DATE: APRIL 20, 2016
TO: SOLON PLANNING COMMISSION
RE: PLANNING DEPARTMENT RECOMMENDATIONS -
APRIL 26, 2016 PLANNING COMMISSION MEETING

PC AGENDA ITEM #8

APPLICANT: - DANIEL MARGHERET
ADDRESS: - 5910 AND 5900 HARPER ROAD
ZONING: - "I-2" (INDUSTRIAL MANUFACTURING)
SUMMARY: - PROPOSED REZONING TO "O-2" (OFFICE PARK)

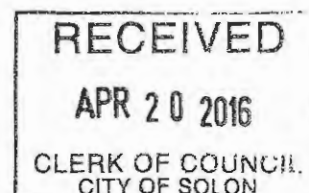
The applicant is proposing to rezone two properties in their ownership, located at the northwest intersection of Harper and Aurora Road, from the existing "I-2" (Industrial Manufacturing) zoning to "O-2" (Office Park) zoning.

The total area of the properties in question is 3.1 acres. These properties are located catty-corner from approximately 10 acres of existing "O-2" zoned land situated at the southeast intersection of Cochran and Aurora Roads.

It should be noted that the permitted uses within the "O-2" zoning classification are significantly more restricted than those allowed within the existing "I-2" zoning. The exception is that medical offices are permitted in "O-2", but not in I-2". As it is the applicant's belief that medical offices are an essential component to the future leasing strategy for this property, the zone change request has been submitted for consideration.

As this proposal would generally down-zone the permitted uses currently allowed on the properties, it is not specifically addressed within the City Master Plan. However, neither is the request in conflict with the basic Master Plan principals for this area.

Please let me know if I can answer any questions that you may have regarding this information.



City of Solon



Location of re-zoning proposal from I-2 Industrial Manufacturing to O-2 Office Park

Legend

- Parcels
- Railroads

Aerial: 2016
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Zoning ZONE

- R-1-A (Single Family 16,000)
- R-1-C (Single Family 24,000)
- R-1-D (Single Family 1 Acre)
- R-1-E (Single Family 5 Acre)
- R-1-F (Golf Course Community)
- R-2 (Two Family)
- R-3 (Multi Family)
- R-3-A (Senior Citizen)
- R-3-B (Senior Citizen)
- G-1 (Green Space)
- G-2 (Parks & Recreation)
- O-1 (General Office)
- O-2 (Office Park)
- C-1 (Historic Business)
- C-2 (Restricted Commercial)
- C-3 (Commercial)
- C-3-A (Commercial Shopping Center)
- C-4 (Motor Service Commercial)
- C-5 (Industrial Retail & Service)
- C-6 (General Commercial)
- I-1 (Industrial Warehousing)
- I-2 (Industrial Manufacturing)

DISCLAIMER: This 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 depict an actual field survey.