



**MEMORANDUM**  
**ROBERT S. FRANKLAND, AICP**  
**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPEMNT**

**DATE: SEPTEMBER 13, 2017**

**TO: SUSAN A. DRUCKER, MAYOR**  
**CITY COUNCIL**

**RE: PROPOSED "R-3-A" (SENIOR CITIZEN RESIDENTIAL-1) REZONING FOR**  
**PROPERTIES LOCATED NEAR THE KRUSE/BAINBRIDGE INTERSECTION**

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An application has been submitted by Omni Property Companies for the rezoning of six contiguous lots, comprising approximately 5.38 acres in area, and being located generally to the east of the intersection of Kruse Drive and Bainbridge Road (Please see the attached "Exhibit A").

The applicant is requesting that the properties in question be rezoned from the existing "C-1" (Historic Commercial) and "C-2" (Restricted Commercial) to "R-3-A" (Senior Citizen Residential-1) zoning. The purpose of the rezoning is to accommodate a proposed senior housing development that would be targeted to serve persons 50 years old and older. The scope of the project would include independent living, assisted living and memory care components, which would be incorporated in two adjacent apartment buildings. The applicant has agreed to work with the City throughout the plan development process to design a project that meets the needs of the senior community and that advances the Master Plan goals for the area, including those relating to aesthetics and walkability.

***Should City Council wish to consider this proposal further, the next step would be to refer the request to the Planning Commission for further review and final recommendation, pursuant to Chapter 1292 of the City Zoning Code.***

At the conclusion of the Planning Commission review, it is expected that a conceptual site plan, building elevations and preliminary development agreement would be returned to City Council for final consideration through the public hearing process.

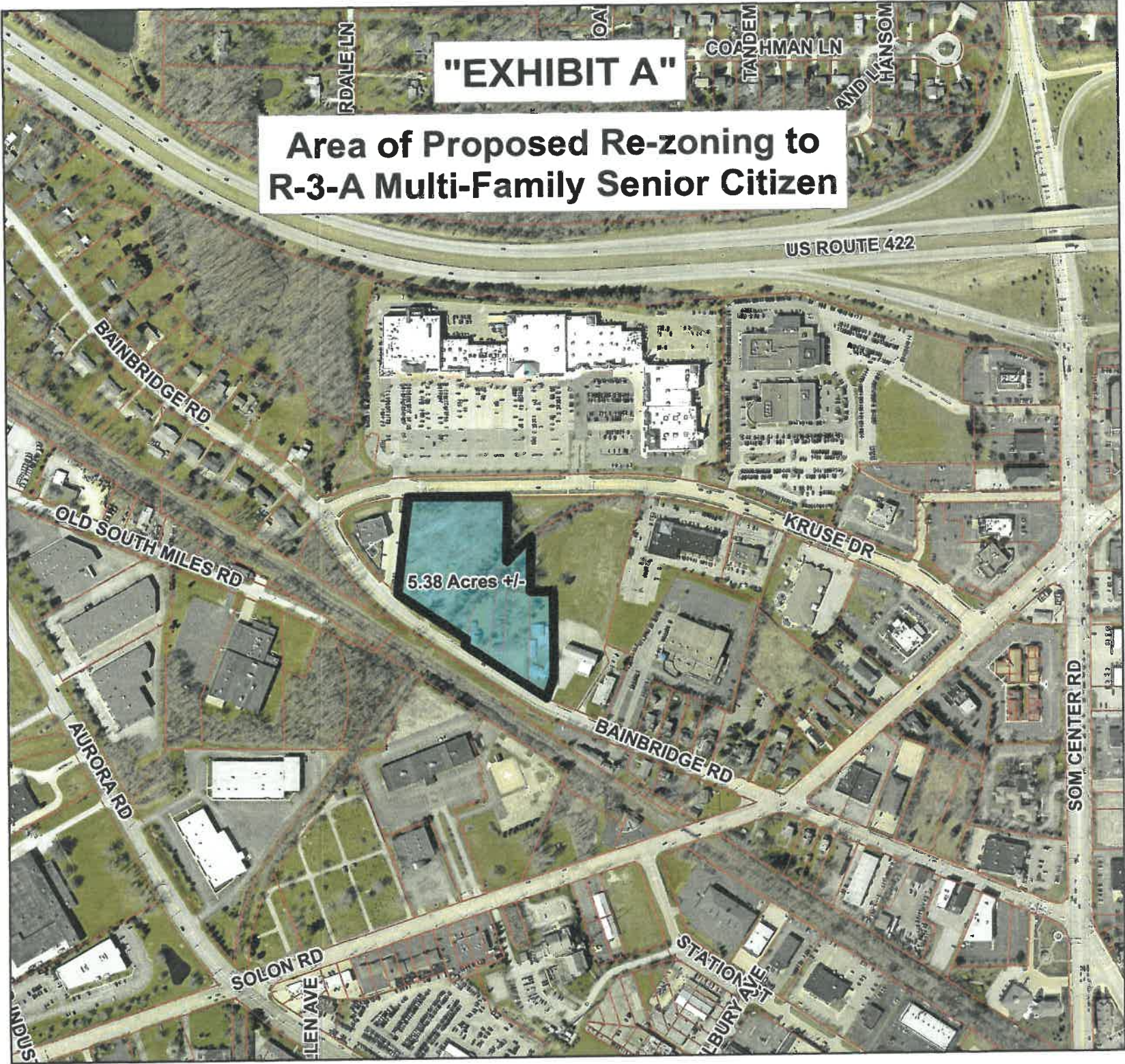
It should be noted that in order to accommodate the applicant's proposed timeline for placement on the May 8, 2018 primary ballot, the Planning Commission/City Council review process would need to be completed, and a referral made to the Board of Elections, by the February 5, 2018 meeting of City Council.

Please let me know if I can answer any questions that you may have regarding the proposed project and rezoning.



"EXHIBIT A"

Area of Proposed Re-zoning to R-3-A Multi-Family Senior Citizen



5.38 Acres +/-

Legend

-  Proposed Re-zoning Area
-  Parcels
-  Railroads

**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.

Rob Frankland Director of Planning  
Clerk of Council  
34200 Bainbridge Rd.  
Solon, Ohio 44139



**Omni Property Companies**  
**Omni Senior Living**

23205 Mercantile Road  
Beachwood, Ohio 44122  
(216) 514-1950 Tel  
(216) 514-3353 Fax

RE: Rezoning Property along Bainbridge Road

Omni Senior Living here by requests that the City of Solon rezone the following properties to R-3A from their existing zoning. (parcel map attached). This would allow for the development of a Senior Residences Community consisting of a combination of Independent Living, Assisted Living and Memory Care.

Parcels to be rezoned are:

- 952-19-005
- 952-19-006
- 952-19-007
- 952-19-008
- 952-19-009
- 952-19-013

Omni looks forward to working with the City on this rezoning and bringing a premium Senior Community to Solon.

If I can provide any other information please do not hesitate to notify me.

Sincerely,

Handwritten signature of Gary Biales.

Gary Biales  
VP of Development

