

5/14/19 – PC public hearing held
5/28/19 – PC public hearing held
6/11/19 – PC Public hearing held
7/01/19– 1st reading & public hearing
7/15/19 – 2nd reading & public hearing

City of Solon

Record of Ordinances

Requested by the
Planning Commission

ORDINANCE NO: 2019-127

INTRODUCED BY: Pelunis

AN ORDINANCE SUBMITTING TO THE ELECTORS OF THE CITY OF SOLON,
THE REZONING OF PERMANENT PARCEL NO. 952-26-018 LOCATED ON SOLON
ROAD FROM THE "C-3" COMMERCIAL ZONING DISTRICT TO THE "I-2" INDUSTRIAL
MANUFACTURING ZONING DISTRICT, AND DECLARING AN EMERGENCY

WHEREAS, the Council of the City of Solon received a request to rezone Permanent Parcel No. 952-26-018 consisting of 22.8 acres located on Solon Road, from the "C-3" Commercial Zoning District to the "I-2" Industrial Manufacturing Zoning District; and

WHEREAS, it is the recommendation of the Planning Commission to submit the rezoning request to the electorate at the next election.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Solon, State of Ohio:

SECTION 1. That Permanent Parcel No. 952-26-018, consisting of 22.8 acres located at 34350 Solon Road, a legal description and map of which property is attached hereto as Exhibit "A", and incorporated herein fully as if by reference, is hereby rezoned from the current "C-3" Commercial Zoning District to "I-2" Industrial Manufacturing Zoning District.

SECTION 2. That pursuant to the Solon City Charter Article XIV, Section 1, the Clerk of Council be, and she hereby is, authorized and directed to forward a certified copy of this Ordinance to the Cuyahoga County Board of Elections for submission at the next regularly scheduled election occurring more than ninety (90) days after the passage of this Ordinance, which this Council finds to be the election to be held on November 5, 2019.

SECTION 3. That the ballot language for the proposed rezoning issue shall read as follows:

"PROPOSED ORDINANCE
CITY OF SOLON

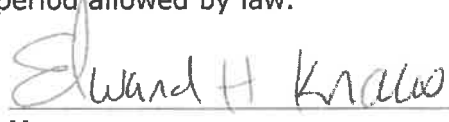
A Majority Affirmative Vote throughout the City
and in Ward 4 is Necessary for Passage.

Shall the Ordinance rezoning Permanent Parcel
No. 952-26-018 totaling 22.8 acres located at
34350 Solon Road from the current "C-3" Commercial
Zoning District to the "I-2" Industrial Manufacturing
Zoning District, be approved?

YES
NO"

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that it is immediately necessary to submit this issue to the Board of Elections to meet the necessary deadline; wherefore, provided this Ordinance receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed: July 15, 2019



Mayor

ATTEST:



Clerk of Council

EXHIBIT A

Parcel 952-26-018

Situated in the City of Solon, County of Cuyahoga and the State of Ohio and known as being part of Original Solon Township Lot 21, Tract 2 and also being part of Parcel "A" as shown on the Map of Lot Split and Consolidation made for and at the instance of J.P.S. Properties Diversified, Inc., as recorded in Volume 292, Page 89 of Cuyahoga County Map Records, and also being all of Parcel "An as shown on the Final Plat of Franklin's Park as recorded in Volume 301, Pages 57 and 58 of Cuyahoga county Map Records, and being further bounded and described as follows:

Beginning at a PK nail found at the intersection of the centerlines of Erico Drive and Franklin Park Boulevard (70 feet wide) thence South 03° 09' 38" East, along the centerline of Franklin Park Boulevard, a distance of 35.00 feet to an iron pin found in a monument box on the Southerly right of way of Erico Drive;

Thence North 86° 50' 22" East, along the Southerly right of way line of Erico Drive, a distance of 65.00 feet to an iron pin set, said pin being the principal place of beginning of the lands herein described;

Thence continuing, North 86° 50' 22" East, along the Southerly right of way of Erico Drive, a distance of 134.54 feet to an iron pin found with cap marked George A. Hofmann, said pin being on the Westerly line of lands now or formerly owned by Erico Products, as recorded in Volume 9079, Page 388 of the Cuyahoga County Deed Records;

Thence South 42° 00' 58" East, along the Westerly line of said Erico Products, Inc. lands, a distance of 1565.08 feet to a 1" iron pipe found, said iron pipe being on the Northerly line of property now or formerly owned by the City of Solon and further known as Permanent Parcel 952-26-002, said City of Solon parcel also being formerly owned by the Norfolk and Western Railroad Company;

Thence South 89° 38' 11" West, along the Northerly line of said City of Solon lands, a distance of 348.62 feet to a 1" iron pipe found at an angle point in said line;

Thence South 00° 34' 22" East, along a Westerly line of said City of Solon lands, a distance of 9.00 feet to a 1" iron pipe found at an angle point in said line;

Thence South 89° 38' 11" West, along the Northerly line of said City of Solon lands, a distance of 507.08 feet to a iron pin set at the Southeast corner of lands now or formerly owned by J.P.S. Properties Diversified, Inc. as recorded in Volume 92-12047, Page 24 of Cuyahoga County Deed Records, from said point a 5/8" iron pin was found North 89° 38' 11" East, a distance of 7.98 feet;

Thence North 41° 32' 37" W, along the Easterly line of said J.P.S. Properties Diversified, Inc. lands, a distance of 594.99 feet to an iron pin found with cap marked D.G. Bohning Assoc. at an angle point in said line;

Thence North 39° 19' 25" West, along the Easterly line of said J.P.S. Properties Diversified, Inc. lands, a distance of 742.79 feet to an iron pin found with cap marked D.G. Bohning Assoc.;

Thence South 45° 39' 26" West, along a northerly line of said J.P.S. Properties Diversified, Inc. lands, a distance of 65.17 feet to an iron pin found (with cap marked D.G. Bohning Assoc.);

Thence North 60° 23' 23" West, along a northerly line of said J.P.S. Properties Diversified, Inc. lands, and passing over an iron pin found (with cap marked D.G. Bohning Assoc.) a distance of 157.43 feet therefrom, a total distance of 189.09 feet to a point in the centerline of Solon Road, 60 feet wide;

Thence North 48° 28' 06" East, along the centerline of Solon Road, (60 feet wide), a distance of 239.45 feet to a point;

Thence South 41° 31' 54" East, along the southerly right of way of Erico Drive, a distance of 113.54 feet to a point, from said point an iron pin was found (marked George A Hofmann) North 86° 50' 22" East a distance of 0.15 feet;

Thence North 86° 50' 22" East, along the southerly right of way line of Erico Drive, a distance of 367.00 feet to an iron pin set at the point of curvature on the westerly right of way of Franklin Park Boulevard (70 feet wide);

Thence along the arc of a curve, deflecting to the right, on the westerly right of way of Franklin Park Boulevard, an arc distance of 47.12 feet to an iron pin set on the westerly right of way of Franklin Park Boulevard, said curve having a radius of 30.00 feet, a central angle of $90^{\circ} 00' 00''$ and a chord distance of 42.43 feet which bears South $48^{\circ} 09' 38''$ East;

Thence South $03^{\circ} 09' 38''$ East, along the westerly right of way of Franklin Park Boulevard, a distance of 135.00 feet to an iron pin set at a point of curvature;

Thence along the arc of a curve, deflecting to the left, on the westerly right of way of Franklin Park Boulevard, an arc distance of 238.68 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 535.00 feet, a central angle of $25^{\circ} 33' 41''$ and a chord distance of 236.70 feet which bears South $15^{\circ} 56' 29''$ East;

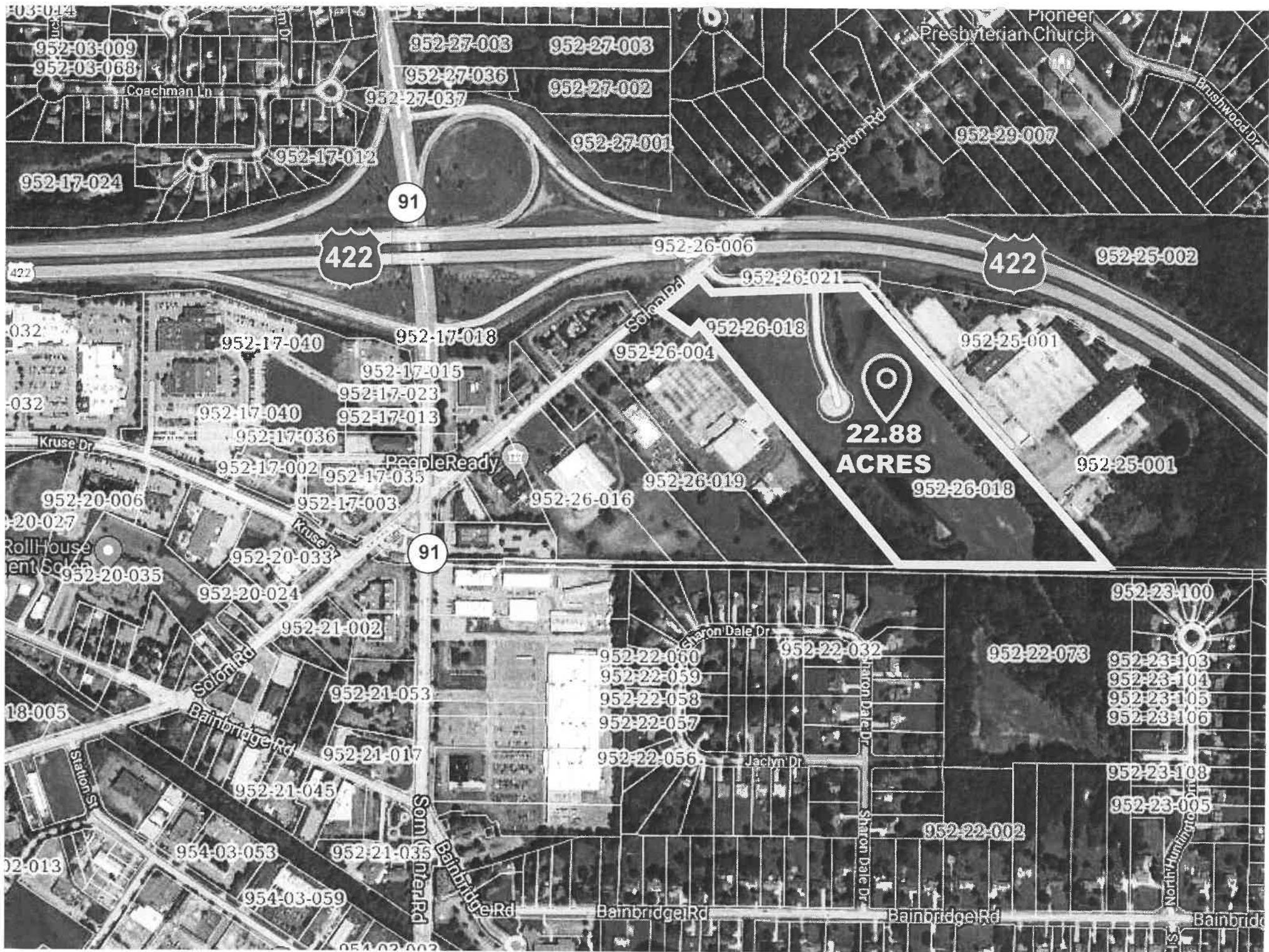
Thence along the arc of a curve, deflecting to the right, on the westerly right of way of Franklin Park Boulevard, an arc distance of 46.05 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 38.50 feet, a central angle of $68^{\circ} 32' 06''$ and a chord distance of 43.36 feet which bears South $05^{\circ} 32' 44''$ West;

Thence along the arc of a curve, deflecting to the left, on the right of way of Franklin Park Boulevard, an arc distance of 349.38 feet to an iron pin set at the point of reverse curvature, said curve having a radius of 77.00 feet, a central angle of $259^{\circ} 58' 25''$ and a chord distance of 117.99 feet which bears North $89^{\circ} 49' 34''$ East;

Thence along the arc of a curve, deflecting to the right, on the Easterly right of way of Franklin Park Boulevard, an arc distance of 300.28 feet to an iron pin set at the point of tangency, said curve having a radius of 465.00 feet, a central angle of $37^{\circ} 00' 00''$ and a chord distance of 295.09 feet which bears North $21^{\circ} 39' 38''$ West;

Thence North $03^{\circ} 09' 38''$ West, along the Easterly right of way of Franklin Park Boulevard, a distance of 135.00 feet to an iron pin set at the point of curvature;

Thence along the arc of a curve, deflecting to the right, on the Easterly right of way line of Franklin Park Boulevard, an arc distance of 47.12 feet to an iron pin set, said curve having a radius of 30.00 feet, a central angle of $90^{\circ} 00' 00''$ and a chord distance of 42.43 feet which bears North $41^{\circ} 50' 22''$ East, said pin being at the principal place of beginning and containing 21.756 acres of land be the same more or less but subject to all legal highways and easements of record. Iron pins as called for herein being set are $5/8''$ diameter and are capped with marking Laux 7087 or 6439/6458.



91

422

422

22.88
ACRES

91

952-03-009
952-03-068

952-27-003 952-27-003
952-27-036 952-27-002
952-27-037

952-29-007

952-17-024

952-17-012

952-27-001

952-26-006

952-25-002

952-26-021

032

952-17-040

952-17-018

952-26-004

952-26-018

952-25-001

032

952-17-015

952-17-023

952-17-013

952-17-040

952-17-036

952-17-002

952-17-035

PeopleReady

952-26-016

952-26-019

952-26-018

952-25-001

952-20-006

952-17-003

20-027

952-20-033

RollHouse
ment Sol

952-20-035

952-20-024

952-21-002

18-005

Bainbridge Rd

952-21-053

952-22-060

952-22-059

952-22-058

952-22-057

952-22-056

952-22-032

952-22-073

952-23-100

952-23-103

952-23-104

952-23-105

952-23-106

02-013

954-03-053

952-21-035

954-03-059

952-22-002

952-23-108

952-23-005

954-02-002

Bainbridge Rd

Bainbridge Rd

Bainbridge Rd