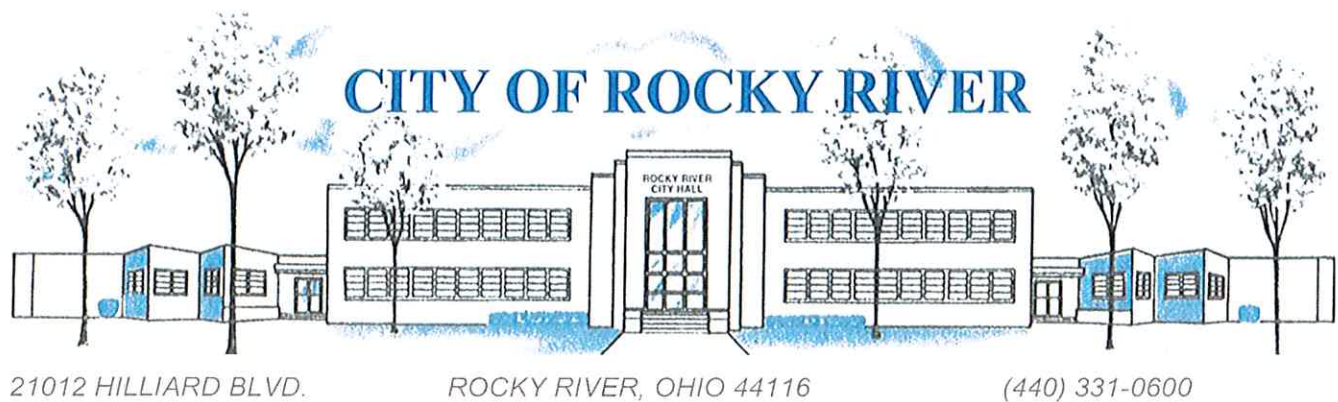




NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
ON
NOVEMBER 14, 2023

TO WHOM IT MAY CONCERN:

THE CITY OF ROCKY RIVER PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON TUESDAY, NOVEMBER 14, 2023 AT 6:00 P.M. IN COUNCIL CHAMBERS OF ROCKY RIVER CITY HALL FOR AN ORDINANCE TO CHANGE THE DISTRICT CLASSIFICATION OF CERTAIN REAL PROPERTIES KNOWN AS AUDITOR'S PERMANENT PARCEL NO. 301-18-083 FROM ITS PRESENT CLASSIFICATION OF OB-2 OFFICE TO LB LOCAL BUSINESS, AS FURTHER DESCRIBED IN EXHIBIT "A".

THE PLANNING COMMISSION WILL GIVE THOSE IN ATTENDANCE THE OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION AND ORDINANCE ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR TO VIEW IN PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. YOU MAY ALSO VIEW THE ORDINANCE BY VISITING THE CALENDAR ON THE HOME PAGE OF THE CITY WEBSITE (www.rrcity.com) AND CLICKING ON "PLANNING COMMISSION MEETING" FOR THE ABOVE MEETING DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

Notices Sent To:
See attached list

ROCKY RIVER METHODIST
CHURCH
19414 DETROIT RD
ROCKY RIVER, OH 44116

ANNA M SMITH APRIL W
SAMPSON
12550 LAKE AVE
LAKEWOOD, OH 44107-1575

ALEX SPREMULLI PROPERTIES,
INC
1223 ALLEN CT
ROCKY RIVER, OH 44116

JOHN & J KINSLEY
19433 DETROIT RD
ROCKY RIVER, OH 44116-1803

NORFOLK SOUTHERN
155 GREEN MEADOWS DR.,
SOUTH
LEWIS CENTER, OH 44035
ATTN: JESSE DUPEROW

ROBERT DUGAN
19248 DETROIT RD
ROCKY RIVER, OH 44116-1706

JRW/RR, LLC
22720 FAIRVIEW CENTER DR
SUITE 150
FAIRVIEW PARK , OH 44126

STUART ROAD LLC
1690 WRIGHT AVE
ROCKY RIVER, OH 44116

SANFILIPPO, ANTHONY F.
1439 PROSPECT AVE
ROCKY RIVER, OH 44116

MARIA MILIK
15 ROLLING HILLS DR
BARRINGTON, IL 60010

POWDER PLANT LTD
P O BOX 241353
MAYFIELD HTS, OH 44124

19234 DETROIT ROAD, LLC
19204 DETROIT RD
ROCKY RIVER, OH 44116

TIA ROCKY RIVER LLC
2503 E BROAD ST
COLUMBUS, OH 43209

WORLD GROUP PROPERTIES OF
OHIO LLC
1340 DEPOT ST
ROCKY RIVER, OH 44116

19415 EBENEZER LLC
19620 DETROIT RD
ROCKY RIVER, OH 44116

GKHE PROPERTIES
19850 INGERSOLL DR
ROCKY RIVER, OH 44116

HOM FAMILY LIMITED
PARTNERSHIP
20668 CENTER RIDGE RD
ROCKY RIVER, OH 44116

CITY OF ROCKY RIVER

REQUEST FOR ZONING CHANGE

Date: 9/13/23

Owner/ JRW/RR, LLC

Applicant: 19340 Detroit Road Phone No. (440) 801-1690

Address:

Property requested to be rezoned is described as follows: *(Show addresses and permanent parcel numbers and attach legal description (Exhibit "A")).*

19340 Detroit Road. PPN: 301-18-083

Present Use: Retail

Present Zoning: OB-2 Office Building

Proposed Use: Retail Service

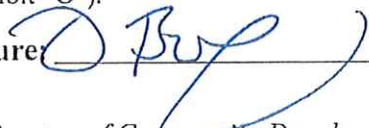
Proposed Zoning: LB - Local Business

How does this proposed rezoning relate to the Comprehensive Plan for the City of Rocky River?
(A copy of the Comprehensive Plan is available for your use in the Building Division Office.)

Rezoning to LB-Local Business helps to maintain a neighborhood scaled walkable commercial district in keeping with the comprehensive plan

Attached is a vicinity map showing property lines, streets, existing and proposed zoning (Exhibit "B").

Also attached is a list of the names and addresses of all owners of property within, abutting on, and directly across the street from the parcel or parcels to be rezoned. In addition the names and addresses of all owners of property which is contiguous to any of the aforesaid property which abuts on or is directly across the street from the parcel or parcels proposed to be rezoned (Exhibit "C").

\$500.00 Filing Fee Signature: 

Date Paid

Note: *This application is to be submitted to the Director of Community Development, after which it will be transmitted to the Law Department for preparation of an ordinance for the consideration of the City Council and recommendation of the Planning Commission.*

All documentation or other information shall be delivered to:

Director of Community Development
City of Rocky River
Building Department
21012 Hilliard Blvd.
Rocky River, Ohio 44116

25 September 2023

Rocky River City Council
City of Rocky River
21012 Hilliard Blvd.
Rocky River Ohio 44116

RE: Rezoning Request For 19340 Detroit Rd.

Dear Council Member:

JRW/RR, LLC, is requesting 19340 Detroit Rd. permanent parcel # 301-18-083 be rezoned from OB-2 Office Building to LB-Local Business. Currently the parcel operates as a non-conforming retail use. JRW/RR, LLC, a subsidiary of WXZ Development Inc., currently owns the property and is investigating the feasibility of remodeling and/or redeveloping the parcel to allow for retail and service uses consistent with businesses found in LB zoning. Rezoning this parcel to LB-Local Business would be in keeping with the surrounding area zoning and allow for more area, setback and use requirements that are consistent with the businesses we are attempting to attract. LB zoning for this parcel would also be consistent with the City's Comprehensive Plan which seeks to promote a neighborhood scaled walkable commercial district along this portion of Detroit Rd.

Included with this narrative are the other submission requirements to begin the rezoning process.

Thank you for your consideration. I look forward to answering your questions regarding this request at the required public meetings.

Sincerely,



David Budge
Assistant Vice President
WXZ Development Inc.

Cc: Kate Straub, Planning and Zoning Coordinator

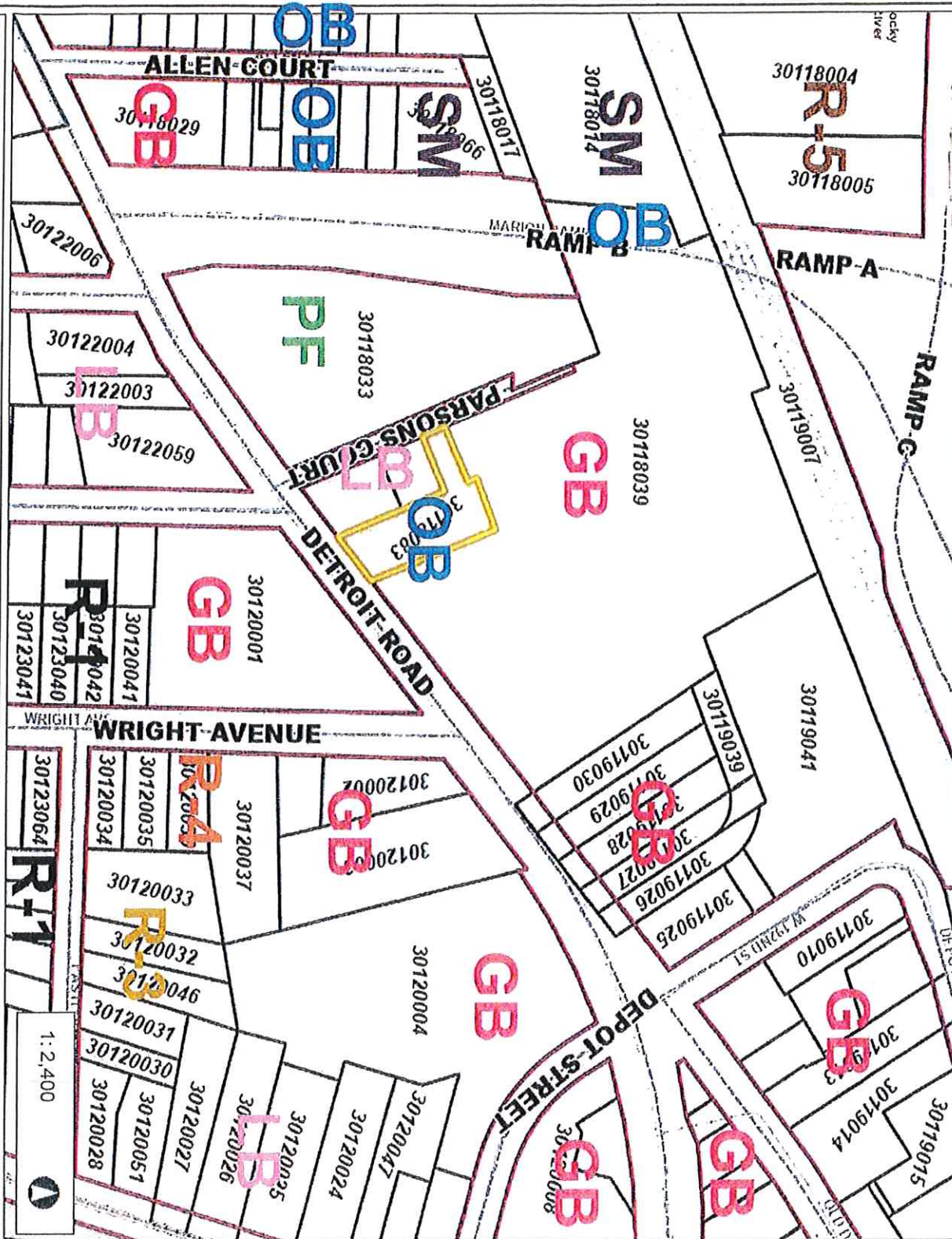
WXZ
Design. Develop. Manage.

M 440 801 1690
A 22720 Fairview Center Dr #150
Fairview Park, OH 44126

info@wxzinc.com



Cuyahoga County GIS Viewer - Current



Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

400
0
200
400 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 9/15/2023

Legend

- ☐ Municipalities
- ☐ Right Of Way
- ☐ Platted Centerline
- ☐ Parcel

Zoning Code Legend

- ☐ R-1
- ☐ R-3
- ☐ R-4
- ☐ R-5
- ☐ OB
- ☐ LB
- ☐ GB
- ☐ SM
- ☐ PF



Cuyahoga County GIS Viewer - Proposed



Date Created: 9/15/2023

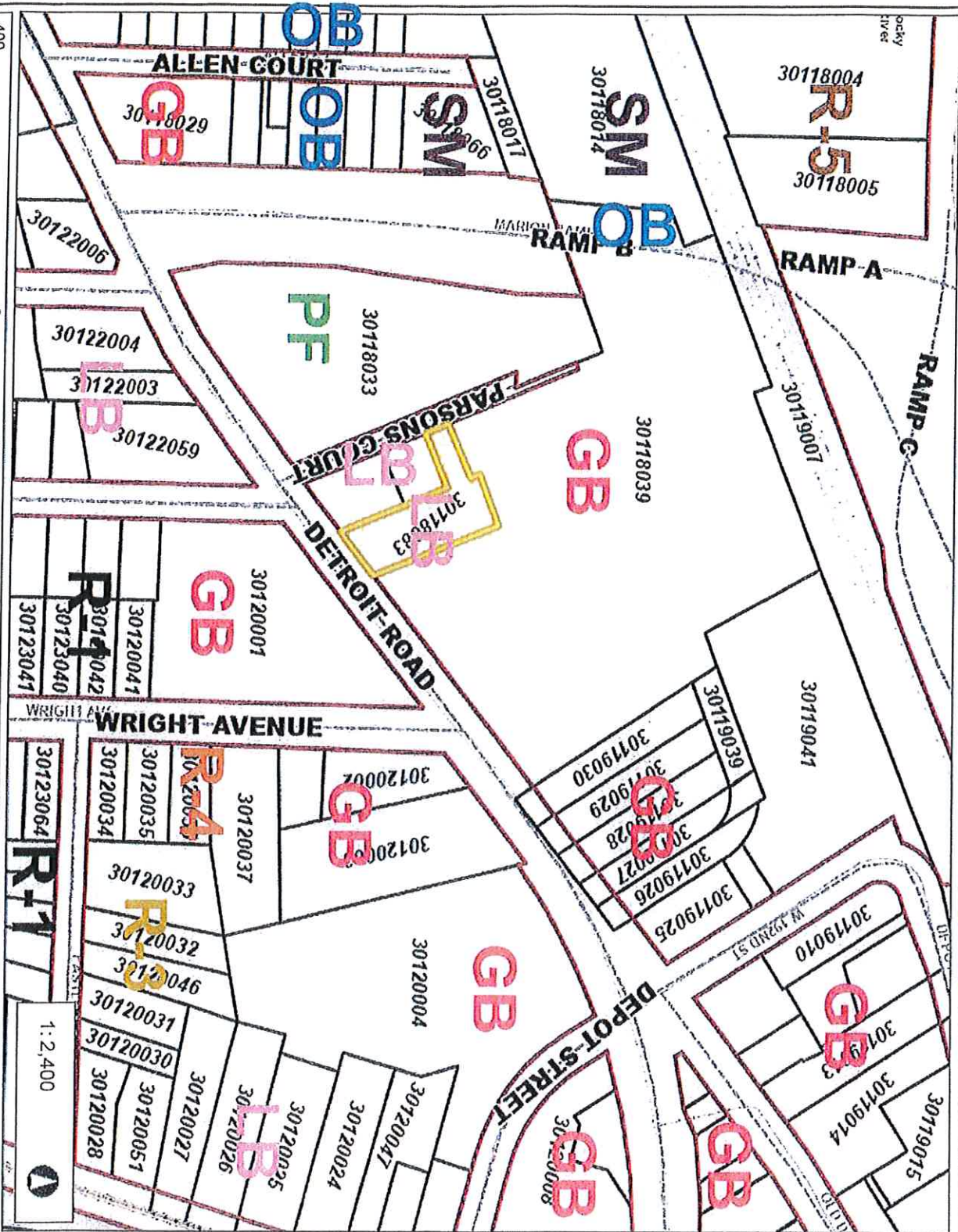
Legend

- ☐ Municipalities
- ☐ Right Of Way
- ☐ Platted Centerline
- ☐ Parcel

Legend

Zoning Code

- | | |
|------------|-----|
| White | R-1 |
| Yellow | R-3 |
| Orange | R-4 |
| Light Blue | R-5 |
| Dark Blue | OB |
| Pink | LB |
| Red | GB |
| Purple | SM |
| Green | PF |



400 0 200 400 Feet

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

[illegible][illegible]

PARKING	
1	CARCE SPACES
2	UNIMOUNTED PARKING SPACES
3	MOUNTED PARKING SPACES
4	TOTAL PARKING SPACES

10-11-63

[illegible]

SCHEDULE B SECTION II EXCITATIONS.

CLIPPING SERVICE FOR A MONTH IN ONE YEAR. 1 YEAR

3. A transcription of Probate Court, filed for record June 28, 1925, in Volume 88 of Week 2, page 27, of the Copyright County Records.
4. A transcription of Probate Court, filed for record August 21, 1924 in Volume 218, page 28, of the Copyright County Records.

LEGAL DESCRIPTION.
 THE ENGLAND LIFE INSURANCE COMPANY CONTRACT FOR LIFE POLICY NO
 123456789 WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2022.

[illegible]

SURVEYOR'S CERTIFICATION

CHICAGO BILL REINSURANCE COMPANY
ONE CANTON ST., ILL.

ANTHONY L. MAIONE, P.S.

REPRODUCTION OF THIS DOCUMENT
FOR U.S. GOVERNMENT USE

VL101

LTA/NSPS LAND
TITLE SURVEY19340 DETROIT RD
SURVEY

LANGAN
Langan Engineering and
Environmental Services, Inc.
6050 Lombard Canyon, Suite 210
Claremont, CA 91711

Date	Description	No.
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Checked By	Checked by of
ALM	

[illegible]