

## CITY OF ROCKY RIVER

### REQUEST FOR ZONING CHANGE

**Date:** 6/12/23

**Owner/Applicant:** Ingersoll Development Partners LLC

**Address:** 12600 Triskett Road Cleveland, OH 44111 **Phone No.** 440-503-9486

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

19970,19960,19950,19940,19910,19900,19954,19860,18960,19850,19851,19871 Ingersoll Drive

Parcel Numbers: 301-17-082, 301-17-083, 301-17-048, 301-17-084

**Present Use:** Service Businesses

**Present Zoning:** SM – Service Manufacturing

**Proposed Use:** Mixed as permitted under proposed rezoning

**Proposed Zoning:** OB-2 - Office

How does this proposed rezoning relate to the Comprehensive Plan for the City of Rocky River?

Pursuing the rezoning of these parcels to OB-2 to align with the surrounding properties existing zoning. By aligning the zoning, it will contribute to a more cohesive region with greater flexibility for long term development. The current zoning of Service Manufacturing is not a viable use for this property in today's market.

(*A copy of the Comprehensive Plan is available for your use in the Building Division Office.*) 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** 6/12/23  
Date Paid

**Signature:** 

**Note:** *This application is to be submitted to the Building Department, 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:*

**City of Rocky River  
Building Department  
21012 Hilliard Blvd.  
Rocky River, Ohio 44116**