
11 August 2023

Rocky River Planning Commission
City of Rocky River
21012 Hilliard Blvd.
Rocky River Ohio 44116

Dear Commission Member:

WXZ Development Inc. is requesting a preapplication hearing to discuss the possibility of rezoning 19340 Detroit Rd. permanent parcel # 301-18-083 from OB-2 Office Building to LB Local Business. Currently the parcel operates as a non-conforming retail use. WXZ currently has this and the neighboring parcel 19364 Detroit Rd. in contract to purchase and is looking at the feasibility of remodeling and or redeveloping the parcel to allow for retail and neighborhood scaled service uses consistent with businesses found in LB zoning.

Included with this cover letter is a concept site plan, floorplans, and a concept rendered elevation. We believe this request for rezoning is consistent with other uses in the area and the zoning immediately adjacent to the site. Rezoning would also allow for more appropriate area, use and setback requirements consistent with our proposed redevelopment.

Thank you for your consideration. I look forward to answering your questions regarding this request at the meeting on the 15th.

Sincerely,



David Budge
Assistant Vice President
WXZ Development Inc.

Cc: Kate Straub, Planning and Zoning Coordinator

WXZ
Design. Develop. Manage.

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