

ORDINANCE NO. 2023-O-25

**AN ORDINANCE REZONING PERMANENT PARCEL NOS. 19-A-093-B-00-015-0, 19-A-093-B-00-016-0, 19-A-093-B-00-017-0, 19-A-093-B-00-018-0, 19-A-093-B-00-019-0, 19-A-093-B-00-020-0, 19-A-093-B-00-021-0, AND 19-A-093-B-00-075-0 FROM BUSINESS DISTRICT I AND/OR SINGLE-FAMILY DISTRICT E TO THE ZONING CLASSIFICATION OF A PLANNED UNIT DEVELOPMENT (PUD) THAT IS PROVIDED FOR IN CHAPTER 1255 OF THE CODIFIED ORDINANCES**

**WHEREAS**, the owner by and through a developer (the "Applicant") has requested to rezone the eight parcels that are located at the corner of Andrews Road and Lakeshore Blvd from their current zoning of either Business District I or Single-Family District E to a Planned Unit Development as is set forth in Chapter 1255 of the Codified Ordinances; and

**WHEREAS**, the parcels that are included in this rezoning request are Parcel Nos. 19-A-093-B-00-015-0, 19-A-093-B-00-016-0, 19-A-093-B-00-017-0, 19-A-093-B-00-018-0, 19-A-093-B-00-019-0, 19-A-093-B-00-020-0, 19-A-093-B-00-021-0, and 19-A-093-B-00-075-0; and

**WHEREAS**, in order to rezone these parcels to the PUD classification there must also be a simultaneous application for the approval of a PUD Plan that includes a Development Plan and a Development Agreement with the City and then any rezoning to a PUD is approved simultaneously along with the approval of the PUD Plan and other documents; and

**WHEREAS**, the Applicant has submitted the required documents to the City Administration and to the Planning and Zoning Commission and the Planning and Zoning Commission has given its preliminary approval, with conditions, to the PUD and to the rezoning; and

**WHEREAS**, as part of this rezoning process, Council has reviewed the preliminary approval by the Planning and Zoning Commission and Council has given its preliminary approval all of the Preliminary Plans for the PUD and after that process, the Planning and Zoning Commission has then given its final approval to the rezoning and to the PUD Plans and documents; and

**WHEREAS**, a public hearing was held on this Ordinance and such public hearing was 30 days or more after notice of the hearing was published in a newspaper of general circulation in the City; and

**WHEREAS**, this Council finds that the rezoning to a PUD District is in the best interests of the community and simultaneously with the approval of this Ordinance, Council will also approve the PUD Plan and all related documents.

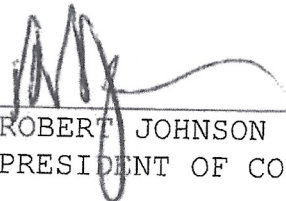
**NOW THEREFORE, BE IT ORDAINED** by the Council of the City of Mentor-on-the-Lake, County of Lake and State of Ohio, as follows:

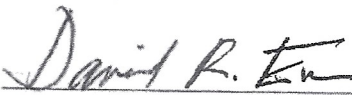
Section 1.

That the Property that is described as Parcel Nos. 19-A-093-B-00-015-0, 19-A-093-B-00-016-0, 19-A-093-B-00-017-0, 19-A-093-B-00-018-0, 19-A-093-B-00-019-0, 19-A-093-B-00-020-0, 19-A-093-B-00-021-0, and 19-A-093-B-00-075-0 which are located at the corner of Andrews Road and Lakeshore Blvd are rezoned to the PUD overlay District for the specific PUD project that is being approved simultaneously with this Ordinance.

Section 2. That all formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect as provided by law after its passage by Council and approval by the Mayor.

  
\_\_\_\_\_  
ROBERT JOHNSON  
PRESIDENT OF COUNCIL

  
\_\_\_\_\_  
DAVID R. EVA  
MAYOR  
Dated: 2-13-2024

ADOPTED: 2-13-2024

ATTEST:   
Clerk of Council