

AN ORDINANCE AMENDING PART TWELVE OF THE ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCEL 3009586 WHICH IS SOUTH OF BOSTON MILLS ROAD AT THE CORPORATE LIMITS WITH THE VILLAGE OF BOSTON HEIGHTS FROM "DISTRICT 6 - WESTERN HUDSON GATEWAY" TO "DISTRICT 3: OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD ZONE".

WHEREAS, upon the application of the property owner's authorized representative and through this Ordinance, Council has introduced an amendment to Part Twelve of the Ordinances of the City to amend the Official Zoning District Map of the Land Development Code to change the zoning district designation of Permanent Parcel No. 3009586, as more fully described in the legal description attached hereto as Exhibit A and fully incorporated by reference herein (the "Subject Property"), from its current zoning designation as "District 6 - Western Hudson Gateway" to "District 3: Outer Village Residential Neighborhood"; and

WHEREAS, upon the introduction of this Ordinance, its referral to the Planning Commission for a public hearing and recommendation, and a public hearing by this Council, Council determines that the rezoning of the Subject Property will be consistent with the public health, safety and general welfare and should be accomplished;

NOW, THEREFORE, BE IT ORDAINED by the Council of Hudson, Summit County, State of Ohio, that:

Section 1. Part Twelve, Land Development Code, of the Ordinances of Hudson is hereby amended to revise the Official Zoning District Map, incorporated within the Land Development Code, to rezone the Subject Property, described in Exhibit A hereto, from "District 6 - Western Hudson Gateway" to "District 3: Outer Village Residential Neighborhood" Zone.

Section 2. The Director of Community Development shall cause the Official Zoning District Map to be amended as set forth in Section 1.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees that 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.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.


PASSED: October 1, 2014

  
\_\_\_\_\_  
William A. Currin, Mayor

ATTEST:

  
\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance was duly passed by the Council of said Municipality on October 1, 2014.

  
\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

First Reading: August 6, 2014

Second Reading: August 20, 2014

Third Readings: September 3, 2014, & September 17, 2014

**EXHIBIT A**  
to  
**Ordinance No. 14-106**

**Legal Description of Summit County**  
**Tax Parcel # 3009586**

Situated in the City of Hudson, County of Summit, State of Ohio and being a part of original Hudson Township Lots #51 and #61, and known as being all of Sublots 37, 38, 39 and part of Sublots 40, 49, 50, 51, 52, 53 & 54 of Pettitt Bros. Farm allotment as recorded in Plat Book 19, Page 76-77 in Summit County Records and being all of the lands deeded to Prestige and Premier Companies as recorded in Reception No. 54427198 of Summit County Records and being part of the lands deeded to Prestige and Premier Companies as recorded in OR 100, Page 40 of Summit County Records, being more fully described as follows:

Beginning at a ¾" pipe with a bolt found at the southwest corner of original Lot No. 61 in Hudson Township;

Thence N 89°30'59" E, along the south line of original Lot No. 61, 255.33 feet to an iron pin set;

Thence N 00°44'20" W, 1108.22 feet to a point (reference a ¾" pinch top pipe found 0.43' west);

Thence N 89°16'28" E, 242.04 feet to a point (reference a ¾" pipe found 0.73' west);

Thence N 00°25'51" W, 674.50 feet to a gear spike set in the centerline of Boston Mills Road (60 feet R/W) and passing over a 3" pipe found at 639.70 feet;

Thence S 77°47'32" E, along the centerline of said Boston Mills Road, 580.01 feet to a gear spike set;

Thence S 00°27'36" E, 1927.57 feet to an iron pin set and passing over a 2" pipe found at 30.08 feet and a 5/8" rebar found at 1656.08 feet;

Thence S 17°35'35" E, 620.10 feet to an iron pin set;

Thence S 05°34'30" E, 341.32 feet to an iron pin set;

Thence S 18°16'38" E, 262.49 feet to an iron pin set;

Thence S 27°05'51" E, 279.51 feet to an iron pin set;

Thence S 53°03'23" E, 529.23 feet to an iron pin set;

Thence S 01°35'42" W, 250.94 feet to an iron pin set;

Thence N 88°24'18" W, 343.00 feet to an iron pin set;

Thence N 79°18'53" W, 253.18 feet to an iron pin set;

Thence N 67°30'04" W, 732.78 feet to an iron pin set;

Thence S 89°28'03" W, 620.00 feet to an iron pin set on the west township line and the west line of Original Lot No. 51 of Hudson Township;

Thence N 00°31'57" W, along the township line and west line of Original Lot 51 in Hudson Township, 1929.08 feet to the place of beginning and containing 91.030 acres of land of which 0.400 acres lie within the right-of-way of Boston Mills Road as surveyed by Robert J. Warner, P.S. No. 6931 for Environmental Design Group, Inc., in July, 2000, but subject to all legal highways, easements and restrictions of record.

The basis of bearings is the centerline of Streetsboro Road (SR 303) as shown in ODOT Plan SUM-8-22.55.

All iron pins set are 5/8" x 30" rebar stamped "Envir. Design Group".

Grantor claims title through O.R. 100, page 40 and Reception No. 54427198 of Summit county Records.

30-09586 HV-0001FA3 001.000