

AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCELS 3003108, 3004553, 3002169, 3002375, 3004552, 3001397, AND 3004555, LOCATED NORTH AND SOUTH OF RAVENNA STREET WEST OF STOW ROAD, FROM DISTRICT 2, RURAL RESIDENTIAL CONSERVATION ZONE TO DISTRICT 3, OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD ZONE.

WHEREAS, by application of the property owner and through this Ordinance, Council has introduced an amendment to Part Twelve of the Codified Ordinances of the City to amend the Official Zoning District Map of the Planning and Zoning Code to change the zoning district of Summit County Tax Parcels 3003108, 3004553, 3002169, 3002375, 3004552, 3001397, and 3004555, 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 2: Rural Residential Conservation" Zone to "District 3: Outer Village Residential Neighborhood" Zone.

WHEREAS, the Planning Commission conducted a preliminary review as required for private-party initiated zoning map amendments on January 8, 2018; 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, Planning and Zoning Code, of the Codified Ordinances of Hudson is hereby amended to revise the Official Zoning District Map, incorporated within that Code, to rezone the Subject Property, described in Exhibit A hereto, from "District 2: Rural Residential Conservation" Zone 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:

David A. Basil, Mayor

ATTEST:

Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance No. 18-11 was duly passed by the Council of said Municipality on _____, 2018.

Elizabeth Slagle, Clerk of Council

EXHIBIT A
to
Ordinance No. 18-11

Legal Description

Situated in the Township of Hudson, County of Summit and State of Ohio and known as being part of Lot 38 in the said Township and is further described as follows:

Beginning at an iron rod found in a monument box at the northeast corner of Lot 38 in the centerline of Stow Road CH 106;

Thence along the north line of Lot 38 N 89° 26' 20" W a distance of 610.50 feet to an iron pipe found which is the true place of beginning for this parcel of land;

Thence parallel to the east line of Lot 38 and centerline of Stow Road S 00° 18' 40" W a distance of 2067.23 feet to a point in the centerline of Ravenna Road and passing over an iron pipe found at a distance of 37.8 feet from said point; said point bears N 54° 37' 10" W a distance of 745.91 feet as measured along the centerline of Ravenna Road from its intersection with the centerline of Stow Road; (a rod in a monument box was found N 59° 46' W a distance of 2.03 feet from the centerline intersection)

Thence along the centerline of Ravenna Road TR 102 N 54° 37' 10" W a distance of 1378.83 feet to a no. 4 re-bar set at the southeast corner of lands now or formerly owned by J. C. Tillman as recorded in Deed Volume 5800, Page 620, Summit County Record of Deeds; this re-bar bears S 54° 37' 10" E a distance of 354.13 feet as measured along the centerline of Ravenna Road from an iron pipe found at an angle in said centerline;

Thence along the east line of the said J. C. Tillman N 00° 20' 30" E a distance of 1279.92 feet to an iron pipe found in the north line of Lot 38 at Tillman's northeast corner and passing over an iron pipe set at a distance of 36.64 feet;

Thence along the north line of Lot 38 S 89° 26' 20" E a distance of 1127.84 feet to the true place of beginning and containing 43.347 acres of land be the same more or less subject to all legal highways as surveyed in September, 1981 by Don Troochio registered surveyor no. 6445 of "

30-04553 ✓ HU-0009-04-011001

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE

James B. McCarthy
JAMES B. MCCARTHY
County Auditor

James B. McCarthy
BY: JAMES B. MCCARTHY
Deputy Auditor

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SUMMIT COUNTY AUDITOR

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Legal Description

situated in the Township of Hudson, County of Summit and State of Ohio:

And known as being a part of O. L. 38 of said Township, more fully described as follows: Beginning at the Northeast corner of said O. L. 38; thence N. 89° 26' 20" W., along the lot line, a distance of 429.00 feet to an iron pipe; thence S. 0° 18' 40" W., a distance of 1073.82 feet to the true place of beginning; thence S. 0° 18' 40" W., a distance of 1119.39 feet to the center of Ravenna Road; thence N. 54° 32' 00" W., along said centerline, a distance of 221.99 feet to a point; thence N. 0° 18' 40" E., a distance of 992.37 feet to an iron pipe; thence S. 89° 26' 20" E. a distance of 181.50 feet to the place of beginning and contains 4.3994 acres of land as surveyed by Richard F. Paul, Registered Surveyor No. 4351 in December, 1971.

P.P.No. 360-HU-0009-04-011001
30-02169 ✓

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE
\$ 27.50
\$ 110.00
TIM DAVIS

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Legal Description

James B. McCarthy
County Auditor

BY Deputy Auditor

Situated in the Township of Hudson, County of Summit and State of Ohio and being known as being a part of Original Lot 130 of Hudson Township and further bounded and described as follows:

Beginning at a Survey monument at the northeast corner of said Original Lot 130 of Hudson Township, said monument is also on the centerline of Stow Road (C.H. 106, 60 ft. r/w).
thence North 89° 26' 20" West 1738.34 ft. along the north line of Original Lot 130 to an iron pin found at the true place of beginning for the following described parcel of land;
thence South 00° 20' 30" West 1279.92 ft. to the centerline of Ravenna Road at which place there is an iron pin found and passing over an iron pin found on the northerly line of Ravenna Road;
thence North 54° 37' 10" West 201.52 ft along the centerline of Ravenna Road to an iron pin found;
thence North 00° 20' 30" East 1164.85 ft. to an iron pin found on the north line of Original Lot 130, and passing over an iron pin found on the northerly right of way line of Ravenna Road;
thence South 89° 26' 20" East 145.00 ft. along the north line of Ravenna Road to the true place of beginning, containing 4.63 acres of land more or less but subject to all legal highways or easements of record.

As surveyed by James N. Connor Registered Surveyor 14570 March 1906.

HU-0009-04-011 ✓
30-03108 ✓

Legal Description

Situated in the Township of Hudson, County of Summit and State of Ohio, and known as being part of Lots 28, 38 and 39 in Hudson Township and further described as follows: Beginning at an iron pipe at the intersection of the centerline of Stow Road, C.H. 106, with the centerline of Ravenna Road, C.H. 102; thence North 0 degrees 26' E. 664.92 feet along said centerline of Stow Road and the East line of Lot 38; thence North 89 degrees 14' West 429.00 feet to an iron pipe, passing over an iron pipe at 30.00 feet; thence South 0 degrees 26' West parallel to the East line of Lot 38, 366.29 feet to said centerline of Ravenna Road, passing over an iron pipe 36.65 feet from said centerline; thence South 54 degrees 30' East 524.14 feet along said centerline of Ravenna Road to the beginning, *be the same more or less, but subject to all legal highways.

30-02375 ✓

HU-0009-04-013-000

NEW SURVEY IS REQUIRED
ON NEXT TRANSFER

*EXCEPT that portion of said land as dedicated for Stow Road (c. H. 106) as recorded in Plat Book 73, pages 61 and 62, and re-recorded in Plat Book 74, Pages 19 and 20 of Summit County, Ohio Records.

Legal Description

Situated in the Township of Hudson, County of Summit and State of Ohio and known as being part of Lot 38 and 20 in the said township and is further described as follows:
 Beginning at an iron rod found in a monument box at the northeast corner of Lot 30 in the centerline of Stow Road CH 106;
 Thence along the north line of Lot 38 N 89° 16' 20" W a distance of 610.50 feet to an iron pipe found;
 Thence parallel to the centerline of Stow Road and east line of Lot 38 S 00° 18' 40" a distance of 2067.23 feet to a point in the centerline of Ravenna Road TR 102 and the true place of beginning for this parcel of land; this true place of beginning is also situated at the northwest corner of lands now or formerly owned by C.A. & A.M. Salzano and recorded in Summit County Deed Book 2957, Page 323;
 Thence continuing along the west line of the said C.A. & A.M. Salzano and parallel to the centerline of Stow Road and east line of Lot 38 S 00° 18' 40" W a distance of 700.94 feet to an iron pipe set at the southwest corner of Salzano and passing over an iron pipe set at a distance of 36.65 feet;
 Thence N 89° 57' 45" W a distance of 108.66 feet to an iron pipe found at the northwest corner of a 3.06 acre parcel of land now or formerly owned by B.A. Halo;
 Thence along the west line of the said 3.86 acre parcel of land S 01° 24' E a distance of 530.24 feet to an iron pipe found in the north line of the Penn Central Railroad right of way;
 Thence along the north line of the Penn Central Railroad N 54° 19' W a distance of 1271.01 feet to an iron pipe set in the east line of lands now or formerly owned by H.Jr. & R.E. Jacob and recorded in Summit County Deed Book 3955, Page 133;
 Thence along the east line of the said H. Jr. and R.E. Jacob N 00° 20' 30" E a distance of 1295.03 feet to a no. 4 re-bar found in the centerline of Ravenna Road and passing over an iron pipe set at a distance of 36.64 feet from said re-bar;
 Thence along the centerline of Ravenna Road S 54° 37' 10" E a distance of 1378.83 feet to the true place of beginning and containing a total of 32.414 acres of land there being 4.332 acres in Lot 20 and 27.802 acres in Lot 38, be the same more or less but subject to all legal highways as surveyed in October, 1902, by Don Trocchio registered surveyor no. 6443 of Stockman and Associates Inc.

Prior Deed Reference Volume _____, Page _____, Summit County Deed Records.

not 366-111-6169-C3-115,007

30-04552 HU-00009-03-009.000
30-04555 HU-00009-03-005.000

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Description Approved By
 TAX MAP DEPARTMENT

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Situated in the Township of Hudson, County of Summit and State of Ohio and known as part of Lot #38 of said Township and described as follows:

Beginning at the northeast corner of said Township, Lot #38; thence westerly to the north line of said Township Lot #38 about 1,901.5 feet to the northeast corner of lands formerly owned by Phineas Parsons and now or formerly owned by Rose Steggall, which point is the true point of beginning; Thence southerly along the east line of said Steggall lands about 2,640 feet to the south line of said Township Lot #38; Thence East in the south line of said Township Lot #39, 165 feet; Thence Northerly parallel with said east line of said Steggall lands about 2,640 feet to the North line of said Township Lot #38; Thence westerly in the north line of said Township Lot #38, 165 feet to the northeast corner of said Steggall lands and the place of beginning and containing 9.99 acres be the same more or less, but subject to all legal highways excepting therefrom all of said lands situated north of the Hudson Ravenna Roads, and further excepting therefrom the right-of-way of the Cleveland and Pittsburg Railroad Company now being used as a railroad.

Property Tax ID: 30-01397
 Property Address: 2276 Ravenna Street
 Hudson, OH

Description approved by Tax Maps
 Approval good for 90 days from
Hu/g Hu/g 11-19-08

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