

REZONING APPLICATION OVERVIEW FOR CASE 13-16

<p>APPLICANT: I & MJ Gross Company Ken Starrett 14300 Ridge Road, Suite 100 North Royalton, Ohio 44133</p>	<p>PROPERTY OWNER(S): I & MJ Gross Company Ken Starrett 14300 Ridge Road, Suite 100 North Royalton, Ohio 44133</p>
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REQUESTED ACTION	To Rezone from RD-I and a major amendment to a Planned Development
TAX MAP NUMBER	5610000003; 5610000034; 5610000035; and 5610000036
LOT SIZE	30 Acres
LOCATION	5241 Charlotte Highway
EXISTING LAND USE	Commercial Golf Driving Range
2025 LAND USE PLAN DESIGNATION	High Density Residential
COUNCIL DISTRICT	Two (2) Henderson

Planned Development District (PD)

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

The applicant seeks a PD rezoning to develop a residential community consisting of high density residential while allowing potential commercial development..

17 M Gross Company
TM# 561000003; 561000034;
561000035; and 561000036

VICINITY MAP

