

VILLAGE OF GRAFTON
ORDINANCE NO. 19-013

INTRODUCED BY:

MOTION BY: STRAH

SECONDED BY: SAUER

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE ZONE MAP OF THE VILLAGE OF GRAFTON BY CHANGING THE ZONING OF CERTAIN LAND LOCATED WITHIN THE VILLAGE OF GRAFTON FROM LOW DENSITY RESIDENTIAL (R-1A) TO TWO-FAMILY RESIDENTIAL (R-2)

WHEREAS, KNG, Ltd., the owner of the real property described in the legal description attached hereto has requested that such property be re-zoned by the Village to allow for the construction additional residences within the sub-division known as Fox Run; and

WHEREAS, it has been determined that the requested re-zoning is consistent with the intended improvement and residential development of said real property; and

WHEREAS, in accordance with the provisions of Section 1244.01 *inter alia.*, of the Village of Grafton's Codified Ordinances, Council determined and resolved that the request for re-zoning should be granted.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Grafton, County of Lorain, and State of Ohio:

Section 1. That, upon Council's determination and resolution that the request for re-zoning be granted, and after a public hearing hereon, notice of which has been given pursuant to Section 14 of Article IV of the Charter of this Village entitled, "The Council-Enactment of Zoning Ordinances and Regulations," and, after its passage pursuant to the Charter of this Village and its approval by the Mayor of the Village of Grafton, the Zone Map of the Village of Grafton is hereby amended and as amended shall be and the same is hereby revised by changing the zoning of certain land from Low Density Residential (R-1A) to Two-Family Residence (R-2), which land is fully described in Exhibit "A" attached hereto and made a part hereof.

Section 2. That, the Clerk-Treasurer be, and she hereby is, directed to cause a Notice of Public Hearing hereon to be given pursuant to the provisions of Section 14 of Article IV of the Charter of this Village.

Section 3. That, the Zone Map of the Village of Grafton shall be amended so that when amended said Zone Map will disclose that the premises referenced in Section 1 hereof, and which is fully described in Exhibit "A" attached hereto, shall be revised by changing the zoning of said described land from Low Density Residential (R-1A) to Two-Family Residence (R-2) and that said parcels and/or portions of parcels of land may thereafter be used in accordance with the use of the District permitted by the Zoning Code of the Village of Grafton.

Section 4. That, it is found and determined that all formal actions of this Council concerning and relating to 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.

Section 5. That, this Ordinance shall be in full force and effect from and immediately after the earliest date allowed by law.

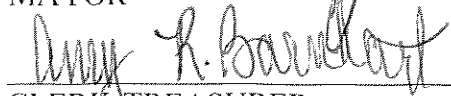
Referred to Planning Commission: _____
Report of Planning Commission on: 6-18-19
The Planning Commission _____
Council: _____
First Reading: 6-18-19
Second Reading: 6-25-19
Public Hearing: 7-16-19
Third Reading: 7-16-19


PRESIDENT OF COUNCIL

7-16-19
DATE PASSED


MAYOR

7-16-19
DATE APPROVED


CLERK-TREASURER

7-16-19
DATE ATTESTED

APPROVED AS TO FORM BY:



GRETCHEN A. HOLDERMAN, LAW DIRECTOR

EXHIBIT A

Situated in the Township of Carlisle, County of Lorain, State of Ohio and being known as part of Original Carlisle Township Section Number 25 and more definitely described as follows: Beginning at a PK nail found at the centerline intersection of North Main Street (a.k.a. State Route 57) (R/W Varies) and Fox Run (60' R/W).

Thence South $71^{\circ} 33' 19''$ West along said centerline of Fox Run, a distance of 450.00 feet to a point in the easterly line of Fox Run Subdivision Number 2 as recorded in Volume 86, Page 57 of the Lorain County Plat Records;

Thence South $18^{\circ} 26' 41''$ East, along the westerly line of said Fox Run Subdivision Number 2 and along the westerly line of Fox Run Subdivision Number 3 as recorded in Volume 100, Page 33 of the Lorain County Plat Records, a distance of 464.13 feet to a point in the southeasterly corner of said Fox Run Subdivision Number 3;

Thence South $89^{\circ} 29' 50''$ West, along the southerly line of said Fox Run Subdivision Number 3, a distance of 1060.94 feet to a point in southwesterly corner of said Fox Run Subdivision Number 3 and being a southeasterly corner of said Carlisle Township; Said point being 0.09 feet northerly from a 1-inch iron pin found, and the True Place of Beginning of land herein described:

- Course 1: Thence continuing South $89^{\circ} 29' 50''$ West, along a southerly line of said Carlisle Township, a distance of 450.00 feet to a point;
- Course 2: Thence South $31^{\circ} 52' 04''$ West, along the easterly line of said Carlisle Township, a distance of 1714.06 feet to a point in the northerly right-of-way line of Baltimore & Ohio Railroad CSX (66 feet);
- Course 3: Thence North $58^{\circ} 40' 12''$ West, a distance of 473.90 feet to a point of curvature;

- Course 4: Thence along the northerly line of said Baltimore & Ohio Railroad CSX parcel and along the arc of a curve deflecting to the left, a distance of 564.02 feet and having a radius of 2322.09 feet, a tangent of 283.40 feet, a delta of $13^{\circ} 55' 00''$, and a chord distance of 562.63 feet which bears North $65^{\circ} 37' 42''$ West, to a point of tangency;
- Course 5: Thence North $72^{\circ} 35' 12''$ West, a distance of 377.29 feet to a point along the centerline of the Black River;
- Course 6: Thence North $08^{\circ} 19' 51''$ West, along the centerline of the Black River, a distance of 353.85 feet to a point;
- Course 7: Thence North $30^{\circ} 05' 51''$ West, along the centerline of the Black River, a distance of 123.07 feet to a point in the southerly line of Tanglewood Subdivision as recorded in Volume 51, Page 36 of the Lorain County Plat Records;
- Course 8: Thence South $70^{\circ} 58' 07''$ East, along the southerly line of said Tanglewood Subdivision, a distance of 180.78 feet to a point;
- Course 9: Thence North $54^{\circ} 17' 17''$ East, along the southeasterly line of said Tanglewood Subdivision, a distance of 455.04 feet to a point;
- Course 10: Thence North $00^{\circ} 13' 35''$ East, along the easterly line of said Tanglewood Subdivision, a distance of 702.98 feet to a point;
- Course 11: Thence North $14^{\circ} 18' 04''$ East, along the easterly line of said Tanglewood Subdivision, a distance of 499.21 feet to a point in the southerly line of said Tanglewood Subdivision and the northerly line of Carlisle Township Section 25;

- Course 12: Thence North $89^{\circ} 21' 43''$ East, along the southerly line of said Tanglewood Subdivision and the northerly line of said Carlisle Township Section 25, a distance of 2086.84 feet to a point in the westerly line of Tanglewood Subdivision Number 2 as recorded in Volume 61, Page 12 of the Lorain County Plat Records and in the easterly line of said Carlisle Township;
- Course 13: Thence South $00^{\circ} 00' 00''$ East, along the easterly line of said Carlisle Township, a distance of 90.84 feet to a point in the southwesterly corner of said Tanglewood Subdivision Number 2;
- Course 14: Thence South $00^{\circ} 29' 57''$ West, along the westerly line of Fox Run Subdivision Number 2 as recorded in Volume 86, Page 57 of the Lorain County Plat Records and the easterly line of said Carlisle Township, a distance of 914.25 feet to the True Place of Beginning.

Containing within said bounds 94.5349 acres of land, more or less, but subject to all legal highways and easements of record. All bearings are to an assumed meridian and are intended to describe angles only. Basis for bearings used was the portion of the south line of Tanglewood Subdivision as Recorded in Plat Volume 54, Page 36-38, which is assumed to be South $89^{\circ} 21' 43''$ West.

The above intends to describe all of Lorain County Permanent Parcel Numbers 10-00-025-103-003, 10-00-025-103-004, 10-00-025-103-005, and 10-00-025-103-006 and a portion of Lorain County Permanent Parcel Numbers 10-00-025-103-025, 10-00-025-103-026, 10-00-025-103-035, & 10-00-025-103-037.