

ORDINANCE NO. 2025-03
INTRODUCED BY: Mayor Bodnar

**AN ORDINANCE
REVISING THE ZONE MAP OF MAYFIELD VILLAGE
SO AS TO AMEND THE ZONING CLASSIFICATION
OF 15.6 ACRES OF LAND LOCATED SOUTH OF WHITE ROAD
AND WEST OF NORTH COMMONS BOULEVARD
AND KNOWN AS PERMANENT PARCEL NUMBERS 831-04-001, 831-04-002, 831-04-003,
831-05-001, 831-05-002, 831-05-003, and 831-05-004
FROM ITS CURRENT RESIDENTIAL CLASSIFICATION
TO PRODUCTION DISTRIBUTION**

WHEREAS, the subject property is located South of White Road and West of North Commons Boulevard and is known as Permanent Parcel Numbers 831-04-001, 831-04-002, 831-04-003, 831-05-001, 831-05-002, 831-05-003, and 831-05-004 as more particularly described in the Exhibit "A" attached hereto and incorporated herein by reference and hereinafter referred to as "The North End;" and

WHEREAS, the subject properties collectively known as "The North End" are currently zoned Single-Family Residential; and

WHEREAS, this Ordinance has been referred to the Planning and Zoning Commission for report and recommendation in accordance with Article III, Sections 12 and 13, of the Mayfield Village Charter; and

WHEREAS, the Planning and Zoning Commission recommended approval at its regular March 3, 2025 meeting; and

WHEREAS, said Ordinance has been read at two successive Council meetings, and thereafter a public hearing was held thirty (30) days after the second reading, and prior to the third reading thereof, after having been advertised for thirty (30) days in advance in a newspaper of general circulation throughout the Village, per Article III, Section 12 of the Charter; and

WHEREAS, said Ordinance will be referred to the Mayfield Village electors on November 4, 2025 for approval by the voters, per Article III, Section 13 of the Mayfield Village Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

SECTION 1. The zone map of Mayfield Village, Ohio, established in Section 1153.01 of the Codified Ordinances of Mayfield Village, Ohio, as amended from time to time, is hereby amended by changing the zone classification of the property known as Permanent Parcel Numbers 831-04-001, 831-04-002, 831-04-003, 831-05-001, 831-05-002, 831-05-003, and 831-05-004, collectively known as “The North End,” and more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, such that the property be and is hereby rezoned from its current classification to a Production Distribution District.

SECTION 2. That the Clerk of Council is hereby and herein directed to certify a copy of this Ordinance to the Cuyahoga County Board of Elections to be placed on the ballot for the election to be held on November 4, 2025. The Clerk shall certify this Ordinance to the Board of Elections no later than sixty (60) days prior to the election date of November 4, 2025 in accordance with Mayfield Village Charter Article III, Section 13.

SECTION 3. By authority of this Ordinance, the Board of Elections is authorized and directed to place on the ballot for the electors of Mayfield Village, at the election on November 4, 2025, the following question:

SHALL THE 15.6 ACRES OF PROPERTY LOCATED SOUTH OF AND ON WHITE ROAD AND WEST OF NORTH COMMONS BOULEVARD KNOWN AS PERMANENT PARCEL NUMBERS 831-04-001, 831-04-002, 831-04-003, 831-05-001, 831-05-002, 831-05-003, and 831-05-004, BE REZONED FROM ITS CURRENT CLASSIFICATION OF SINGLE-FAMILY RESIDENTIAL DISTRICT TO PRODUCTION DISTRIBUTION DISTRICT?

Yes _____

No _____

SECTION 4. All prior Ordinances inconsistent with this in whole or in part are repealed to the extent necessary to avoid conflict herewith.

SECTION 5. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 6. This Ordinance shall take effect upon its adoption by Council signature by the Mayor, and approval of a majority of the voters pursuant to the Charter requirements of the Village of Mayfield.

STEPHEN SCHUTT
Council President

First Reading: _____, 2025

Second Reading: _____, 2025

Third Reading: _____, 2025

PASSED: _____, 2025

BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

DIANE A. CALTA, ESQ.
Director of Law

ATTEST: _____
MARY E. BETSA, MMC
Clerk of Council

EXHIBIT "A"

Legal Description of the North End Development Property

Parcel Number(s): 831-04-001; 831-04-002; 831-04-003; 831-05-001; 831-05-002; 831-05-003; and 831-05-004;

Parcel No. 1

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning on the center line of White Road, (60 feet wide), at the Northeasterly corner of land conveyed to Ralph I. Bass and Joseph Bass, by deed dated August 14, 1944, and recorded in Volume 7889, Page 359 of Cuyahoga County Records;

Thence Westerly along the center line of White Road, to its intersection with the Northerly prolongation of the Easterly line of land described as Parcel No. 41-84-LA in the Appropriation Petition filed December 28, 1960, and being Case No. 747101 of Cuyahoga County Common Pleas Court Records;

Thence Southerly along said Northerly prolongation and along the Easterly line of said Parcel No. 41-84-LA, about 749 feet to the Northerly line of The Midvale Land Company's Fair Acres Subdivision, as shown by the recorded plat in Volume 94 of Maps, Page 34 of Cuyahoga County Records;

Thence Easterly along the Northerly line of said Subdivision, to the Southeasterly corner of land conveyed to Ralph I. and Joseph Bass, as aforesaid;

Thence Northerly along the Easterly line of land so conveyed, 749.56 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 831-04-001

Prior Instrument No. 199811130637

Parcel No. 2

Situated in the Village of Mayfield, County of Cuyahoga, and State of Ohio, and known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning in the Center line of White Road, at the northwesterly corner of premises conveyed to Lorenzo D. Leuty by deed recorded in Volume 2030, Page 314 of Cuyahoga County Records;

Thence North 89° 47' 20" East, along the center line of White Road, which line is also the north line of Mayfield Village, 174.35 feet;

Thence South 01° 18' 20" East, parallel to the west line of said premises so conveyed to Lorenzo D. Leuty, 749.79 feet to an iron pipe stake on the north line of Fair Acres Subdivision as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records, passing through an iron pipe stake at 30 feet on the southerly line of White Road;

Thence South 89° 52' West, along the said north line of Air Acres Subdivision, 174.35 feet to a stone monument at the southwesterly corner of said premises so conveyed to Lorenzo D. Leuty;

Thence North 01° 18' 20" West, along the west line of said premises conveyed to Lorenzo D. Leuty, 749.56 feet to the place of beginning, passing through a stone monument 30 feet from said place of beginning on the south line of White Road, and containing 3 acres of land, according to a survey made by The Clark and Pike Company, October, 1937, Ohio State Surveyors License No. 798, be the same more or less, but subject to all legal highways.

PPN 831-04-002

Prior Instrument No. 202008250103

Parcel No. 3

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio;

And known as being a part of the Original Mayfield Township Lot No. 5, Tract No. 1, now in said Village, and is further known as being the Easterly 2 acres of the Westerly 5 acres of the premises conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, Page 314 of Cuyahoga County Records, and is bounded and described as follows:

Beginning on the center line of White Road at a point North 89° 47' 20" East along said road line, distant 174.35 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty; thence North 89° 47' 20" East along the said center line of White Road, which is also the North line of Mayfield Village, 116.19 feet; thence South 1° 18' 20" East and parallel to the West line of said premises conveyed to Lorenzo D. Leuty, 749.95 feet to an iron pipe stake on the North line of the Fair Acres Subdivision, as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records, passing through an iron pipe stake at 30 feet on the South line of White Road; thence South 89° 52' West, along the said North line of Fair Acres Subdivision, 116.20 feet to an iron pipe stake; thence North 1° 18' 20" West and parallel to the West line of said premises conveyed to Lorenzo D. Leuty, 749.79 feet to the place of beginning, passing through an iron pipe stake 30 feet from said place of beginning on the South line of White Road, and containing 2.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by The Clark and Pike Company, October, 1937, Ohio State Surveyors License no. 798.

PPN 831-04-003

Prior Instrument - Volume 15667, Page 271

Parcel No. 4

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio;

And known as being part of Original Mayfield Township Lot No. 5, Tract No. 1, and bounded and described as follows:

Beginning on the center line of White Road, at a point North 89 degrees 47' 20" East, measured along said center line, 290.54 feet from the Northwesterly corner of premises conveyed to Lorenzo D. Leuty by deed dated April 20, 1918 and recorded in Volume 2030, Page 314 of Cuyahoga County Records;

Thence North 89 degrees 47' 20" East, along the center line of White Road, 87.13 feet;

Thence South 1 degree 18' 20" East, and parallel to the Westerly line of premises conveyed to Lorenzo D. Leuty, as aforesaid, 750.07 feet to a gas pipe stake on the Northerly line of Fair Acres Subdivision as recorded in Volume 94 of Maps, Page 34 of Cuyahoga County Records;

Thence South 89 degrees 52' West, along the Northerly line of said Fair Acres Subdivision, 87.14 feet to a gas pipe stake;

Thence North 1 degree 18' 20" West, 749.95 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN 831-05-001

Prior Instrument No. 202012210660

Parcel No. 5

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio:

And known as being a part of the original Mayfield Township Lot No. 5, Tract 1, now in said Village and is further known as part of land conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, Page 314, Cuyahoga County Records, and bounded and described as follows: Beginning on the center line of White Road at a point NO. 89° 47' 20" East along said road line distant 377.67 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty.

Thence North 89° 47' 20" East along the center line of White Road 58.08 feet;

Thence South 1° 18' 20" East and parallel to the west line of said premises conveyed to Lorenzo D. Leuty, 750.14 feet to a gas pipe stake on the North line of Fair Acres Subdivision as recorded in Volume 94 Maps, Page 34 of Cuyahoga County Records; (passing through a gas pipe stake set in the South line of said White Road);

Thence South 89° 52' West along the North line of said Fair Acres Subdivision 58.03 feet to a gas pipe stake; thence North 1° 18' 20" West 750.07 feet to the center line of White Road and the place of beginning (passing through a gas pipe stake in the South line of said Road) and containing 1.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by the Clark & Pike Company, 1937 Ohio State Surveyors License No. 798, said survey made and blue printed October 20th, 1937 and identified on said Blue-Print as Parcel No. 6 proposed.

PPN 831-05-002 Prior Instrument No. 202204270647

Parcel No. 6

Situated in the Village of Mayfield, County of Cuyahoga and State of Ohio: And known as being a part of Original Mayfield Township Lot No. 5, in Tract No. 1, now in said Village, and being further known as a part of land conveyed to Lorenzo D. Leuty by deed recorded in Volume 2030 of Deeds, Page 314 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the centerline of White Road at a point North 89° 47' 20" East, along the centerline of said road, distant 435.75 feet from the Northwest corner of lands conveyed to Lorenzo D. Leuty as aforesaid,

Thence North 89° 47' 20" East along the said centerline of White Road a distance of 58.08 feet;

Thence South 01° 18' 20" east and parallel to the Westerly line of land conveyed to Lorenzo D. Leuty as aforesaid, a distance of 750.22 feet to a gas pipe stake set in the North line of the Fair Acres Subdivision as shown by the recorded plat of said Subdivision in Volume 94 of Maps, Page 34 of Cuyahoga County Records; (passing through a gas pipe stake set in the South line of White Road);

Thence South 89° 52' West along the North line of said Fair Acres Subdivision a distance of 58.08 feet to a gas pipe stake;

Thence North 01° 18' 20" West, a distance of 750.14 feet to the centerline of White Road and the place of beginning; (passing through a gas pipe stake set in the South line of White Road), and containing one acre of land, be the same more or less, but subject to all legal highways, according to a survey made by The Clark and Pike Company, 1937 Ohio State Surveyors License No. 798.

PPN 831-05-003 Prior Instrument No. 200812310403

Parcel No. 7

Situated in the City of Mayfield, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lot 5, Tract 1, now in said Village, and is further known as part of land conveyed to Lorenzo D. Leuty by Quit Claim Deed recorded in Volume 2030, page 314 of Cuyahoga County Records, and is bounded and described as follows:

Beginning on the center line of White Road at a point North 89° 47' 20" East, along said road line distant 493.83 feet from the Northwest corner of said premises conveyed to Lorenzo D. Leuty; thence North 89° 47' 20" East along center of White Road 116.14 feet; thence South 1° 18' 20" East and parallel to the West line of said premises conveyed to Lorenzo D. Leuty 750.38 feet to a gas pipe stake on the North line of Fair Acres Subdivision as recorded in Volume 94, Page 34 of Cuyahoga County Records (passing through a gas pipe stake set in the South

line of said White Road); thence South $89^{\circ} 52'$ West along the North line of said Fair Acres Subdivision 116.14 feet to a gas pipe stake; thence North $1^{\circ} 18' 20''$ West 750.22 feet to the center line of White Road and the place of beginning (passing through a gas pipe stake in the South line of said road) and containing 2.00 acres of land, be the same more or less, but subject to all legal highways, according to a survey made by the Clark & Pike Co. 1937 Ohio State Surveyors License No. 798.

PPN 831-05-004 Prior Instrument – Volume 98-04318, Page 57

I-271

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C.P. #754021
STATE 5-8-63

60' WHITE RD

WHITE ROAD



NORTH COMMONS BLVD

N COMMONS BOULEVARD

591.45

DED. V.298
P.50
4-14-99

750.38

591.65

140.41

173.03

6540 N COMMONS BLVD
831-05-004

