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MAYFIELD
VILLAGE

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MEMORANDUM

To: Council President Schutt and Members of Council

From: John Marquart, Economic Development Manager
Diane Wolgamuth, Director of Administration

Date: October 16, 2026

RE: **Proposed Overlay Zoning at 6300 Wilson Mills Road** (formerly Progressive Campus 1)

Dear Members of Council,

As Mayor Bodnar advised, we have been working with the Law Department to draft a zoning overlay for the 6300 Wilson Mills property. Our goal has been to expand permitted uses to provide flexibility to the new property owners, while being mindful of the changes that we think the public will support at the ballot box and ensuring that the Worton Park neighborhood retains its current buffering from development on the property.

Attached is a draft of proposed new Chapter 1174, the “6300 Wilson Mills Re-Utilization Overlay District.” You will note that there several blanks that have yet to be filled in, specifically regarding limitations on the size of any hotels or restaurants that might go into the Overlay District in the future, which then impact the area regulations in Section 1174.05. We are awaiting market information from Premier Development Partners, which they have promised to have to us by Monday. We will fill in the remaining blanks and have a complete document to you by Monday evening, prior to referral to the Planning & Zoning Commission.

Below, again, is the timeline to get the Overlay Ordinance to the Board of Elections in time for the May 2027 ballot. We have added a review meeting with the Citizens Advisory Committee on October 26. Please keep in mind that the language of the Overlay can be, and likely will be, adjusted until the second read of the Ordinance, currently scheduled for December 21, 2026.

- Oct 19, 2026 – First Read of the Overlay Ordinance and referral by Council to the Planning & Zoning Commission
- Oct 26, 2026 – Review with Citizens Advisory Committee
- Nov 19, 2026 – Planning & Zoning Workshop
- Dec 7, 2026 – Planning & Zoning Voting Meeting
- Dec 21, 2026 – Second Read of the Overlay Ordinance
- Jan 2027 - Public Hearing at least 30 days following second read

- Feb 2027 – Third Read of the Overlay Ordinance
- March 5, 2027 – Deadline to send Overlay Ordinance to Board of Elections

Representatives of Premier will be in attendance at Monday's meeting and we look forward to introducing them to you. Thank you.

**AN ORDINANCE ENACTING CHAPTER 1174 ENTITLED
6300 WILSON MILLS ROAD RE-UTILIZATION OVERLAY DISTRICT AND
REVISING THE ZONE MAP OF MAYFIELD VILLAGE, OHIO**

WHEREAS, the Village of Mayfield desires to provide for more efficient, higher and better use of the Village's finite land resources, to provide increased opportunities to create more modern, market-adaptive commercial real estate, to allow for the growth and retention of the Village's employers in-place, to increase employment opportunities, and to increase the value of the Village's commercial properties, all while protecting and preserving the character and qualities of residentially-zoned land that the community so clearly values; and

WHEREAS, in order to accomplish these goals, the Mayfield Village Council deems it to be in the best interest of the Village and its residents to enact Chapter 1174, entitled 6300 Wilson Mills Re-Utilization Overlay District to revitalize the former Progressive Campus 1 property at 6300 Wilson Mills Road, said property is also known as permanent parcel numbers 831-35-004 and 831-35-005 (the "Overlay Property"); and

WHEREAS, the Mayfield Village Council further deems it in the best interest of the Village and its residents to adopt the 6300 Wilson Mills Road Re-Utilization Overlay District in Mayfield Village, Ohio; 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, said Ordinance has been read at two successive Council meetings, and thereafter a public hearing was held thirty 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 May 4, 2027 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. New Codified Ordinance Chapter 1174, 6300 Wilson Mills Road Re-Utilization Overlay District, of the Village's Codified Ordinances, is enacted to read as fully set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2. 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 revised to include the 6300 Wilson Mills Road Re-Utilization Overlay District and apply it to 6300 Wilson Mills Road in Mayfield Village, Ohio, referred to above as the Overlay Property, and more particularly known as permanent parcel numbers 831-35-005 and 831-35-004. A map of the Overlay Property, denoting the parcels, is attached hereto and incorporated herein as Exhibit “B”.

SECTION 3. Article III, Section 13 requires that upon approval by the Council and the Mayor, Council shall certify this Ordinance to the Board of Elections to be submitted to the electors at the next general or regularly scheduled primary or special election to be held more than sixty days (60) days after the approval of the Ordinance. In accordance with the Village Charter, 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 May 4, 2027. The same shall be certified to the Board of Elections no later than sixty (60) days prior to the election date of May 4, 2027.

SECTION 4. By authority of this Ordinance, the Board of Elections is authorized and directed to place on the ballot before the electors of Mayfield Village, at the election on May 4, 2027, the following question:

SHALL CHAPTER 1174 OF THE CODIFIED ORDINANCES OF MAYFIELD VILLAGE ENTITLED “6300 WILSON MILLS ROAD RE-UTILIZATION OVERLAY DISTRICT” BE ENACTED AND THE ZONE MAP OF MAYFIELD VILLAGE BE AMENDED SO AS TO OVERLAY THE RE-UTILIZATION OVERLAY DISTRICT OVER 6300 WILSON MILLS ROAD IN MAYFIELD VILLAGE, OHIO AND ALSO KNOWN AS PERMANENT PARCEL NUMBER 831-35-005 AND 831-35-004?

Yes _____

No _____

SECTION 5. All prior ordinances inconsistent with this in whole or in part are repealed to the extent necessary to avoid conflict herewith.

SECTION 6. 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 7. 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: _____, 2026

Second Reading: _____, 2026

Third Reading: _____, 2026

PASSED: _____, 2026

BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

ATTEST:

DIANE A. CALTA, ESQ.,
Director of Law

MARY E. BETSA,
Clerk of Council

EXHIBIT A

CHAPTER 1174 6300 WILSON MILLS RE-UTILIZATION OVERLAY DISTRICT

1174.00	Definitions
1174.01	Intent
1174.02	Mapping and applicability
1174.03	Permitted uses
1174.04	Prohibited uses
1174.05	Area regulations
1174.06	Yard regulations
1174.07	Height
1174.08	Off-street parking and loading
1174.09	Performance standards
1174.10	(Reserved)
1174.11	Development plans
1174.12	Applicability and conflict with other Sections of the Code

1174.00 DEFINITIONS

Definitions established by Chapter 1145.01 shall apply and remain in effect as applicable. For the purposes of the 6300 Wilson Mills Re-utilization Overlay District, the following terms are defined as follows:

- (a) “Amusement center” means a business or facility that offers three or more coin-operated or card-operated electronic games, shooting galleries, billiards, table games, or similar recreational diversions to the public, which may include rides, miniature golf, batting cages, and go carts.
- (b) “Bitcoin (cryptocurrency) mining center” means a specialized industrial facility housing hundreds or thousands of computers working continuously to solve cryptographic equations, validate blockchain transaction and earn cryptocurrency.
- (c) “Data center” means a building, or room, or portion of a building, used to house information technology equipment for the storage, management, processing or transmission of digital data, including server farms, artificial intelligence training or processing, image processing, cloud computing, email services, cryptocurrency or other digital asset mining, and similar uses. A “Data Center” does not include an accessory data center.
- (d) “Accessory Data Center” means a data center serving a permitted primary use and is permitted as an accessory use if:
 - (1) the data center is physically located on the same site as the primary use;
 - (2) the site’s primary user operates the data center for its own data and business purposes;
 - (3) the aggregate area devoted to the accessory data center and its support systems and structures does not exceed 25% of the gross floor area of the primary use.
- (e) “Discount general merchandise store” means a retail establishment of at least 3,000 square feet that dedicates less than 15% of total shelf space to fresh or frozen foods and primarily selling a mix of packaged foods for off-premise consumption, beverages, household goods, personal care items and other consumer products.
- (f) “Food hall” means a multi-vendor dining venue where multiple food concepts operate individual stalls under a single roof, sharing a common seating area and unified guest experience under centralized management.

- (g) “Membership-only wholesale store” (sometimes referred to as a “warehouse club” or “wholesale club”) means a large-format retail store selling general merchandise and groceries in bulk quantities at discounted prices only to members who pay an annual fee.
- (h) “Parking structure” means a multi-level building or indoor structure designed specifically for storing or parking motor vehicles, offering protection from the elements and a denser, more efficient storage as compared to surface parking lot(s).
- (i) “Personal services” means commercial establishments that provide frequent or recurrent services direct to individuals, generally focusing on personal grooming, care of a person's body, or maintenance of their apparel.
- (j) “Smoke shop or tobacco shop” means a retail store whose primary inventory is tobacco, cigars, cigarettes, and smoking accessories and paraphernalia.
- (k) “Trucking terminal / distribution fulfillment center” means a place, building or part thereof where merchandise, property or freight transported by motor vehicle, including trailers, to or from outside the limits of the municipality is received, stored, transferred, loaded, unloaded, delivered or dispatched; and includes a parking area, fuel filling station, service or repair shop or other accessory service operated in conjunction herewith.
- (l) “Vape shop” means a retail store whose primary inventory is electronic cigarettes, e-liquids, and accessories and paraphernalia rather than traditional tobacco.
- (m) “Tattoo / piercing shop” means a commercial facility where licensed artists apply permanent body art or piercings using needles and instruments.

1174.01 INTENT

Mayfield Village has established the 6300 Wilson Mills Re-utilization Overlay District to provide for more efficient, higher and better use of the Village’s finite land resources, to provide increased opportunities to create more modern, market-adaptive commercial real estate, to allow for the growth and retention of the Village’s employers, to attract new revenue-generating employers to the Village, to increase employment opportunities overall, and to increase the value of the Village’s commercial properties, all while protecting and preserving the character and qualities of adjacent residentially-zoned land that the community so clearly values.

Mayfield Village recognizes that because the southwest corner of Wilson Mills Road and Interstate 271 carries unique and distinctive qualities within the Village and the metropolitan area, a higher density of mutually-supportive uses should be encouraged to reinforce and strengthen the Village’s economic development objectives, promote and protect the health, safety and general welfare of Mayfield Village, provide greater productivity and efficiency of land, and achieve flexible, best-in market real estate offerings.

1174.02 MAPPING AND APPLICABILITY

The 6300 Wilson Mills Re-utilization Overlay District shall be overlaid only on Permanent Parcel Numbers 831-35-004 and 831-35-005 as authorized by an Ordinance of Council. In the event conflicting standards exist between the underlying zoning and the 6300 Wilson Mills Re-utilization Overlay District, the standards of the 6300 Wilson Mills Re-utilization Overlay District shall control, except that the provisions of this chapter shall not absolve the developer from meeting the stormwater performance standards established by the Zoning Code unless specified herein

1174.03 PERMITTED USES

All uses permitted in the underlying *Office-Laboratory* District shall continue to be permitted in the 6300 Wilson Mills Re-utilization Overlay District.

Additional uses permitted in the 6300 Wilson Mills Re-utilization Overlay District are as follows:

- (a) All uses permitted by right in the *Production-Distribution* classification, with the exception of Trucking terminal / distribution fulfillment center, Incineration and Electrical Substation
- (b) Medical offices
- (c) Hospital or surgical facilities
- (d) Community college, college or university
- (e) No more than one Lodging Facility with no more than ____ units / sleeping rooms. Each sleeping room shall be comprised of at least ____ square feet of floor area, shall not contain more than two (2) sleeping rooms, and shall not contain in-unit cooking facilities.
- (f) Accessory Data Center
- (g) Eating places with or without seasonal outdoor seating
- (h) Retail sales having a gross floor area of no more than 10,000 square feet per establishment. Retail sales shall be limited to an aggregate maximum of 50,000 square feet, unless an accessory use within an Office building and no greater than 5,000 square feet.
- (i) Fitness center measuring no more than 10,000 square feet.
- (j) Personal services
- (k) Dry cleaner
- (l) Banking, savings and loan, or other financial services
- (m) Food hall
- (n) Childcare and pre-school
- (o) One drive-thru window facility, provided that such drive-thru is not accessible directly from Wilson Mills Road, or within 800 feet of Wilson Mills Road, as measured along the centerline of Peter B. Lewis Drive. Eating places containing a drive-thru shall not serve patrons exclusively via the drive-thru or digital order pick-up, and occupy no less than 4,500 square feet and contain no fewer than ____ indoor dining seats. Drive-thru service shall not be permitted after 10:00 PM. No audible devices associated with drive-thru service shall be located within 150 feet of any Residential District, and shall not produce sound greater than 75 decibels as measured at a distance of 10 feet from the audible device.

1174.04 PROHIBITED USES

The following uses are expressly prohibited in the 6300 Wilson Mills Re-utilization Overlay District:

- (a) Trucking terminal / distribution fulfillment center
- (b) Incineration
- (c) Electrical Substation
- (d) Retail sales having a gross floor area greater than 10,000 square feet
- (e) Smoke or tobacco shop
- (f) Vape shop
- (g) Tattoo / piercing
- (h) Discount general merchandise stores
- (i) Membership-only wholesale stores
- (j) Bars, unless incidental to a Lodging Facility
- (k) Nightclubs

- (l) Amusement center
- (m) Veterinary hospitals and dog kennels
- (n) Funeral homes and sale of cemetery memorials
- (o) Data center
- (p) Bitcoin (cryptocurrency) mining center
- (q) Lodging Facilities with more than ninety (90) sleeping rooms
- (r) Service / fuel station
- (s) Car wash
- (t) For-rent Apartment Dwelling, including multi-story Apartment Houses

1174.05 AREA REGULATIONS

(a) Intent

The purpose of this Section is to provide regulation for the development of office, commercial, institutional and supportive retail facilities within a large regionally significant parcel (or parcels) of land. Given that the nature of the 6300 Wilson Mills Re-utilization Overlay District has changed drastically since its original development, and a range of new uses never originally contemplated can be expected; typical area regulations, such as those specified by Section 1173.04 may no longer be applicable or appropriate.

Instead, the developer shall demonstrate that the area and width of any lot or parcel of land proposed to be developed for a permitted use shall be not less than required to accommodate the main and accessory buildings, the off-street parking and other necessary uses, and to provide the required yards of the district.

Lots, buildings and clusters of buildings and uses shall be considered together in aggregate by the Planning & Zoning Commission when any site plan alteration is submitted for approval within the 6300 Wilson Mills Re-utilization Overlay District. The developer shall also demonstrate that not more than ____ % of the entire district shall be occupied by buildings, parking structures, parking lots, driveways or impervious public outdoor gathering spaces. A minimum of ____ % of the district shall be planted, landscaped or remain in its naturalized condition. Rights-of-way shall not count toward either figure. The developer shall make every effort to arrange buildings and uses in such a manner as to preserve naturalized areas and provide for shared parking facilities to minimize the creation of additional impervious surface.

(b) General Areas Requirements

- (1) The lot area, as set forth in the above schedule, shall be the area of any lot or lots comprising a development, excluding the right-of-way of an existing or planned and duly-approved future street, or planned street widening, and it shall be construed to encourage more a mix of uses throughout the district, even within a single parcel, and to allow for more intensive development patterns than is otherwise provided for elsewhere in this Code.
- (2) The lot width shall be the minimum distance along which any lot abuts a street line and the average width of any lot, and it shall be construed to encourage wider lots for each development, and consolidation of older non-conforming lots, as applicable.
- (3) The lot coverage shall be the maximum percentage of the total ground floor area of all the buildings that may cover any lot.
- (4) The landscaped areas shall be the minimum percentage of that part of any lot which is not covered by buildings, parking areas, driveways, swimming pool or other permitted outdoor

use. The landscape areas shall be developed and maintained as lawns along with trees and shrubs, or maintained in an orderly natural state.

1174.06 YARD REGULATIONS

Front, side and rear yards shall be provided for every lot occupied by a main or accessory building or use within the 6300 Wilson Mills Re-utilization Overlay District established under this Section in accordance with the following regulations and schedules:

(c) Schedule of Yard Regulations

Minimum Yard Dimensions			
Front Yards		Side and Rear Yards	
Lot Abuts	Lot Abuts	Lot Abuts	Lot Abuts
Wilson Mills	Secondary Street	Res. District	Non-Res. Use On-Site
(ft to ROW)	(ft to ROW)	(ft to PL)	(ft to Bldg.)
use 100	use 30	use 125	use 30*
parking 100	parking 20	parking 85	parking 30

- * Side and rear yards between main and accessory buildings within the same site shall be no less than 30 ft or as otherwise may be required by the Mayfield Village Fire Department to ensure the public safety and appropriate access by fire apparatus and related emergency vehicles.

(d) General Yard Regulations

- (1) Front yards. Front yards shall be provided of a depth not less than set forth above. The setbacks set forth above for uses abutting a major street shall be measured to the right-of-way as shown on the latest street plans under consideration, or accepted by the Municipality or the Ohio Department of Transportation. The front yards for uses abutting a secondary street shall be measured from the planned or existing street right-of-way line. Front yards may be used for driveways, landscaping and signage as may be permitted under Section 1185. Any accessory parking or service areas shall be physically separated from the street by a curb and planting strip or other suitable barrier to prohibit unchanneled motor vehicle access or egress, except onto accessways as hereinafter set forth.
- (2) Side and rear yards. A side and rear yard shall be provided between the buildings or uses and the side lot lines. The yards shall be measured from the building wall or open use to the nearest lot line. Where a permitted main use occupies a lot which adjoins a side or rear yard of a residential district line, yards shall be provided in accordance with the above schedule of yard regulations. Where a permitted main use occupies a lot which adjoins or is within a non-residential district, the side or rear yards shall be not less than set forth in the schedule unless required otherwise on an approved development plan. Accessory off-street parking and loading areas shall be permitted in a required side or rear yard. Outdoor storage of raw materials, products, equipment and vehicles shall not be permitted unless a Conditional Use Permit is granted by the Planning & Zoning Commission.
- (3) Landscaping of Yards. Every required yard in which no off-street parking or loading spaces are permitted, and any additional required landscaped open areas as required in this Section shall be developed as lawn or planted areas or maintained in an orderly natural state. The Commission may also require additional fence, wall or hedge where a certain use adjoins a

rear or side yard of a residential district and such structure or hedge is determined as being necessary to further buffer and protect such residential property.

- (4) Illumination. Sources of light for optional illumination of the exterior of buildings or grounds shall be shielded so as not to cause glare which would be hazardous to auto drivers or would be objectionable to users of adjacent property.

1174.07 HEIGHT

- (a) Height of any building permitted in the 6300 Wilson Mills Re-utilization Overlay District shall not exceed 45 feet above finished grade, or height of existing 6300 Wilson Mills Road building, whichever is less.
- (b) Elevator bulkheads, air conditioner units or other necessary building equipment extending above the roof line of a building shall be enclosed with a solid cover designed to conform to the architectural style of the building so as to provide an adequate and aesthetic screen.
- (c) Nothing in this Section shall prevent the erection above the height limit of a parapet wall or cornice, solely for ornament and without windows extending above such height limit, of not more than four feet.

1174.08 OFF-STREET PARKING AND LOADING

- (a) A parcel and / or building containing one use shall provide the off-street parking spaces as required for the specific use under Chapter 1183 unless otherwise specified herein.
- (b) A parcel and / or building or group of buildings containing two or more uses which otherwise have different off-street parking requirements shall provide spaces for not less than 67% of the sum of the total spaces ordinarily required for each use under Chapter 1183.
- (c) A use located within 250 feet of a shared parking structure may provide 25% of the total spaces ordinarily required for each use under Chapter 1183, provided that evidence of rights to the structure (such as lease) is filed with the municipal building official and provides that safe and separate on-site pedestrian route from the structure to the use is provided.
- (d) No parking facility shall be accessed directly from Wilson Mills Road, and no parking facility shall be accessed directly from Peter B. Lewis Drive within 800 feet of Wilson Mills Road, as measured along the centerline of Peter B. Lewis Drive.
- (e) In addition to the general conditions under Section 11xx.03, the following conditions shall apply to drive-thru facilities:
 - (1) A separate drive aisle for automobile stacking shall be provided for not less than then vehicles in front of each order window or remote station such as a speaker. Stacking lanes shall not be located within the required parking and/or loading setback and shall not occupy any area otherwise needed to access travel or parking facilities.
 - (2) No off-site or on-street stacking of vehicles shall be permitted. In the event that a municipal building official or public safety official observes such a condition, such drive-thru facility shall provide additional stacking capacity as approved by the Planning & Zoning Commission or discontinue its drive-thru service.
 - (3) Drive-thru facilities shall be designed to provide for safe and separate on-site pedestrian route between parking spaces and building entrance(s).

1174.09 PERFORMANCE STANDARDS

All performance standards established by Section 1173.08 shall apply to the 6300 Wilson Mills Re-utilization Overlay District.

1174.10 (RESERVED)

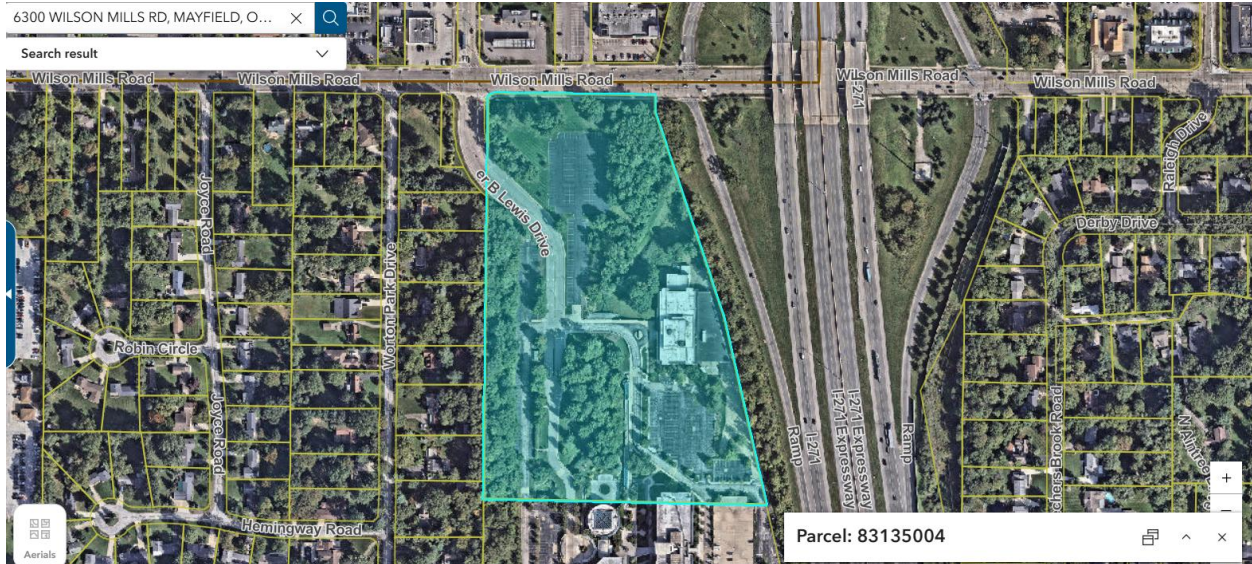
1174.11 DEVELOPMENT PLANS

All requirements established by Section 1173.10 shall apply to the 6300 Wilson Mills Re-utilization Overlay District.

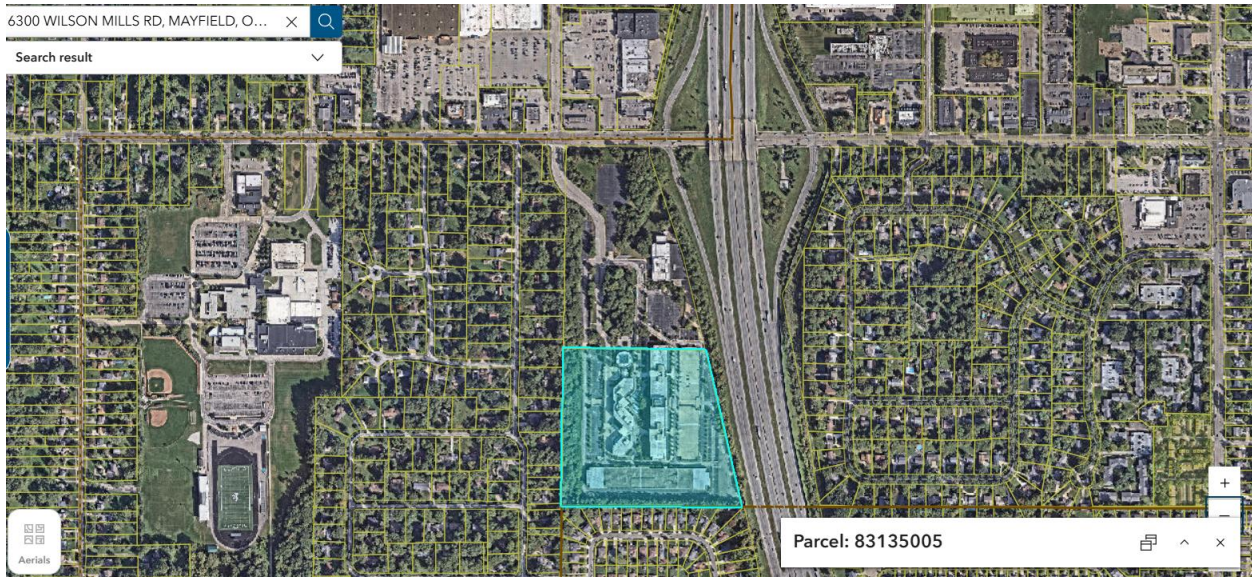
1174.12 APPLICABILITY AND CONFLICT WITH OTHER SECTIONS OF THE CODE

- (a) The following Sections of the Zoning Code, as amended, shall continue to apply specifically to the 6300 Wilson Mills Re-utilization Overlay District:
 - (1) Section 1145.01 Definitions.
 - (2) Section 1149.01 Enforcement.
 - (3) Section 1149.03 Filing Fees.
 - (4) Section 1149.04 Interpretation.
 - (5) Section 1149.05 Completion and Restoration of Existing Buildings.
 - (6) Section 1149.06 Nonconforming Uses.
 - (7) Section 1149.99 Penalty.
 - (8) Section 1153.01 District and Zone Map.
- (b) Wherever there is a conflict between the provisions of this chapter and those established by the underlying zoning, those standards of the of the 6300 Wilson Mills Re-utilization Overlay District shall control, with the exception of stormwater performance standards.

EXHIBIT B



831-35-004



831-35-005