

**AN ORDINANCE
REVISING THE ZONE MAP OF MAYFIELD VILLAGE
TO AMEND THE ZONING CLASSIFICATION OF 56.5757 ACRES OF LAND LOCATED AT
520 SOM CENTER ROAD, NORTH OF HIGHLAND ROAD AND EAST OF I-271, AND
KNOWN AS PERMANENT PARCEL NUMBER 831-11-002 FROM ITS CURRENT OFFICE-
LABORATORY AND PRODUCTION-DISTRIBUTION ZONING CLASSIFICATIONS TO
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT**

WHEREAS, the subject property is located at 520 SOM Center Road, north of Highland Road and east of I-271, and is known as permanent parcel number 831-11-002; and

WHEREAS, the subject property is currently partially zoned Office-Laboratory and partially zoned Production-Distribution; and

WHEREAS, at the request of an authorized representative of the property owner a request for the rezoning of the property has been submitted to the Village Clerk of Council; and

WHEREAS, in accordance with Article III, Sections 11, 12 and 13 of the Mayfield Village Charter, this Ordinance has been referred to the Planning and Zoning Commission for a report and recommendation; and

WHEREAS, the Planning and Zoning Commission (did not recommend approval/ recommended approval) of the requested rezoning at its regular meeting held on _____, 2026; 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 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. 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 Number 831-11-002 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 Planned Residential Development District.

SECTION 2. 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 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 May 4, 2027, the following question:

SHALL THE 56.5757 ACRES OF LAND LOCATED AT 520 SOM CENTER ROAD, NORTH OF HIGHLAND ROAD AND EAST OF I-271, AND KNOWN AS PERMANENT PARCEL NUMBER 831-11-002, BE REZONED FROM ITS CURRENT CLASSIFICATION OF OFFICE-LABORATORY AND PRODUCTION-DISTRIBUTION TO PLANNED RESIDENTIAL DEVELOPMENT 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 Mayfield Village.

STEPHEN SCHUTT
Council President

First Reading: _____, 2026

Second Reading: _____, 2026

Third Reading: _____, 2026

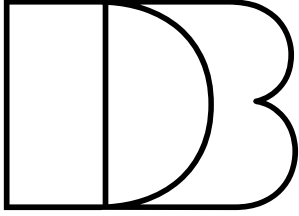
PASSED: _____, 2026

BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

DIANE A. CALTA, ESQ.
Director of Law

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



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P.P.N. No. 831-11-002
DGB 5799

September, 2026

LEGAL DESCRIPTION

Situated in the Village of Mayfield, County of Cuyahoga, and State of Ohio, and known as being Parcel 'A' in the lot consolidation and lot split plat for Progressive Casualty Insurance Company of part of Original Mayfield Township Lot No's. 25 and 35, Tract 1, as shown by the plat recorded in Volume 367 of Maps, Page 33 through 35 (A.F.N. 201109070381), as described by Donald G. Bohning & Associates, Inc., in September, 2026 for zoning purposes.