



CITY OF NORTH RIDGEVILLE

Community Connection, Special Edition, October 2018

7307 Avon Belden Road, North Ridgeville, OH 44039 Phone: (440) 353-0819 Visit us at www.nridgeville.org

The City of North Ridgeville will have two issues on the November 6, 2018 ballot – Issue 31 Outdoor Family Aquatic Center and Issue 32 Proposed Charter Amendment. Below you will find more information on each issue to make an informed decision at the polls.



In 2013 the City completed a Parks and Recreation Master Plan. The recommendations included the development of an Outdoor Family Aquatic Center. In the fall of 2016 the Parks & Recreation Department decided to take one more step towards that development by contracting with Brandstetter Carroll, Inc. to perform an Outdoor Family Aquatic Center Feasibility Study.

The population of North Ridgeville is estimated to be 33,436 as of the July 1, 2017 U.S. Census Bureau report and growing rapidly. Through a demographic analysis, citizen engagement, and size methodology assessment, it was determined that the community could support an Outdoor Family Aquatic Center with 13,500 square feet of water surface on five acres of land. The anticipated annual attendance is 67,000 people.

The City owns just over 17 acres of land immediately east of the North Ridgeville Branch Library and City Hall complex. This is near the geographic center of the City and directly across from South Central Park. This site is ideal for the proposed outdoor family aquatic center in its size, location, and familiarity to the community.

The facility will include a 6-lane, 25-meter lap pool, and activity pool with zero-depth entry access and interactive play elements, two large water slides and a lazy river. Support facilities include a pool house with restrooms, concession, a party room as well as adequate parking areas. The space will be used by the Parks & Recreation Department to program swim classes for tot, youth, adult and senior populations along



(Continued on Reverse)

with special events for all ages. The proposed size includes 13,500 square feet of water surface area with 40,500 square feet of deck and grass areas. The total space needed including parking, access and open space is approximately five acres.

The total project cost for development of this facility is \$5,000,000. Annual expenses are estimated at \$385,000 with annual revenues estimated at \$435,000. The facility will be funded through a bond issue that will appear on the ballot Tuesday, November 6, 2018. Issue 31 is a .45 mill levy that with a successful passage will cost a homeowner of a \$100,000 valuation \$15.75 a year.

For more information about the proposed outdoor family aquatic center please visit nridgeville.org/parksandrec to view the feasibility study.



The City is proposing a Charter Amendment in which a majority affirmative vote is necessary for passage. The ballot language is as follows: “Shall Section 9.7 Mandatory Referral of Rezoning to Electors of Article IX Zoning and Building Ordinances and Board of Appeals of the Charter of the City of North Ridgeville be repealed?”

There are several reasons the City is asking that this be removed from the Charter. Currently this section states that an application to rezone property to multi-family, defined as anything more than a duplex, must be approved by Planning Commission followed by City Council. If approved by City Council, it then has to be placed on the ballot and approved by a majority vote by the City and in the ward in which the property is located.

The first sentence states “No parcel or parcels of land shall be rezoned for multiple family dwellings until the total of multiple family dwelling units equal fifteen percent (15%) of all the dwelling units in the Municipality on land presently zoned for such use.” There is a lack of clarity that this sentence presents. To arrive at this number is nearly impossible to calculate. R-2 Multiple Residence District allows a density of 4.2 families per acre or for two-family or multifamily dwellings, eight families per acre. R-3 Multiple Family Residence District allows a density of eight dwelling units per acre, and R-4 Multiple Family Residence District allows a density of 32 dwelling units per acre. One can easily see that to calculate that elusive 15% number would be difficult.

Also, this section combined with Ordinance 5174-2014 prohibits residential dwellings as a permitted or conditional use in business districts. Because of this the City cannot consider any “mixed-use” development. Developers have considered the property on Lear Nagle Road, referred to as the Staubach property, and others for mixed-use similar to Crocker Park in Westlake or One Lakewood Place. Developments such as these which combine retail with residential and/or open space are currently not allowed in North Ridgeville. This type of development could be considered as a good use for the Staubach property, the former middle school location on Center Ridge Road and others. The new owner of the Field Sweet School on Root Road would like to convert that building into condominiums but the property would have to be rezoned to multifamily requiring a ballot issue. Because of these requirements, there have been developers that have chosen other communities with less stringent prerequisites.

If you would like to read the City Charter in its entirety, please visit nridgeville.org and click on the Community tab. If you have any questions, please feel free to contact my office at (440) 353-0811.

Sincerely,

Mayor G. David Gillock

