

City of North Ridgeville
Mayor's Message, Fall 2018

It's hard to believe that summer is coming to a close and we are moving into the fall season. With fall comes Election Day. On November 6th, the City will have two issues on the ballot. Issue #31 will be a twenty-year .45-mill bond issue to build an aquatic center on city-owned property adjacent to the North Ridgeville Branch Library. More information will be outlined next month in a special edition of the Community Connection.

Also on the ballot will be Issue #32 to repeal Section 9.7 Mandatory Referral of Rezoning to Electors from the City's Charter. This section was added to the Charter in 1973. This article simply attempts to explain the ballot issue in order for voters to make an informed decision at the polls.

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

The first reason the City is asking for the change is the lack of clarity that the first sentence presents. 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." That is a number that is almost 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 quite difficult.

Secondly, 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 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.

I hope you find this information useful in casting your vote on November 6th! If you have any questions, please contact my office at (440) 353-0811.

Sincerely,

Mayor G. David Gillock