

AN ORDINANCE APPROVING THE CONSOLIDATION AND LOT SPLIT OF APPROXIMATELY 2.6219 ACRES OF LAND KNOWN AS 2821 RIDGEWOOD ROAD (PARCEL #0902944) AND 2833 RIDGEWOOD ROAD (PARCEL #0901828) AND AUTHORIZING THE EXECUTION AND RECORDING OF A CONSOLIDATION PLAT CONSISTING OF THREE NEWLY CREATED LOTS AND THE DEDICATION OF ROADWAY FRONTING SAID LOTS

WHEREAS, 701 Properties LLC owns the properties known as 2821 & 2833 Ridgewood Road and is seeking to consolidate said property and split the consolidated parcel into three lots; and

WHEREAS, 701 Properties LLC intends to leave the existing structure located at 2833 Ridgewood Road and offer the two remaining lots for sale as buildable lots; and

WHEREAS, in order to proceed with the development plan for the Properties, 701 Properties LLC applied for approval of the proposed consolidation and three lot splits; and

WHEREAS, it is necessary to dedicate a portion of lots fronting Ridgewood as a public roadway; and

WHEREAS, 701 Properties LLC has caused a licensed surveyor to prepare the necessary plat identified as Exhibit A with appropriate legal descriptions for all of the new parcels identified as Exhibits B-1, B-2, and B-3 as attached hereto; and

WHEREAS, the City Administration has recommended approval of the proposed plat of land in order to permit the sale and development of the Property under the applicable zoning regulations.

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO THAT:

Section 1: The Council hereby approves and accepts the consolidation and subdivision of 2821 Ridgewood Road (Parcel #0902944) and 2833 Ridgewood Road (Parcel #0901828) into three new parcels of land in accordance with the attached consolidation plat identified as Exhibit A and three legal descriptions identified as Exhibit B-1, B-2, and B-3, that are attached hereto and made a part hereof, and the dedication of roadway fronting said lots.

Section 2: The Mayor, the Council President, the Clerk of Council, and/or the City Engineer are hereby authorized and directed to sign the plat that is attached hereto as Exhibit A.

Section 3: The approval and execution of the plat and the legal descriptions shall be subject to any conditions set forth by the Planning Commission in their approval of the same.

Section 4: It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

Section 5: This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____ 2025

Approved: _____ 2025

Jonathon Groza, President of Council

Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on _____, 2025.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2025 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

Tonja K. Caldwell, Clerk of Council