

AN ORDINANCE APPROVING THE REZONING OF 10.07 ACRES OF LAND FRONTING KUMHO DRIVE (PARCEL NOS. 0903909, 0903911, 0903912, 0903913, AND 0903914) FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO B-4 OFFICE PARK/RESEARCH DISTRICT

WHEREAS, it is necessary from time to time to rezone property in the City of Fairlawn to allow for further development within the City; and

WHEREAS, the subject parcels are vacant: and

WHEREAS, the owner has requested rezoning of these parcels to a B-4 Office Park/Research District, which is consistent with the surrounding parcels and the City’s Land Use Plan for the area; and

WHEREAS, said owner feels that the best zoning classification to allow for the greatest use and maintain continuity of the surrounding area is the B-4 Office Park/Research District; and

WHEREAS, Council finds that the rezoning complies with the standards set forth in Chapter 1283 of the Fairlawn Codified Ordinances.

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

Section 1: The Council hereby approves the rezoning of 10.07 acres of land fronting Kumho Drive (Parcel Nos. 0903909, 0903911, 0903912, 0903913, and 0903914) from R-1 Single Family Residence District to B-4 Office Park/Research District, as described in the legal descriptions which are attached hereto as Exhibits A-1, A-2, A-3, A-4, and A-5 and made a part hereof. Such rezoning shall be subject to all the terms and conditions approved by the Fairlawn Planning Commission.

Section 2: 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 3: 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: _____, 2026

Approved: _____, 2026

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 _____, 2026.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2026 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