

**COUNCIL OF THE
VILLAGE OF HIGHLAND HILLS**

ORDINANCE NO. 2025-22

For the May 14, 2025
Council Meeting

Introduced by: Mayor Michael L. Booker
Supported by: Council President Pride and
Councilpersons Greene, McManus, Mills and
Wright

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
VILLAGE OF HIGHLAND HILLS TO REFLECT A ZONING
DESIGNATION OF "LIGHT INDUSTRY" ASSOCIATED WITH
PPN 751-01-025, AND DECLARING AN EMERGENCY.**

WHEREAS, the Planning Commission of the Village of Highland Hills has all the powers and duties provided for in Ohio Revised Code Chapter 713, including making recommendations to Council concerning the general location, character, and extent of any public ways, grounds, buildings and property, including zoning and permitted uses within zoning categories, and

WHEREAS, the Village Administration has requested Planning Commission's consideration of a zoning change in order to facilitate economic development and employment generation within the community, and

WHEREAS, the City of Cleveland is the owner of a vacant Parcel PPN 751-01-025 immediately west of the Cleveland Workhouse Jail situated on PPN 751-01-007, which is comprised of approximately 14.7594 acres as shown on Exhibit A attached hereto and incorporated herein by reference and is currently zoned and designated MPUD Undesignated under the Village Zoning Code; and

WHEREAS, Cleveland has an agreement to sell Parcels PPN 751-01-025 and 751-01-007 to a developer who has received a grant from the State of Ohio to remove the existing Workhouse buildings and plans to develop said property along with Parcel PPN 751-01-023 as light industrial; and

WHEREAS, Parcels PPN 751-01-007 and 751-01-023 are currently zoned Light industrial; and

WHEREAS, Cleveland requested that the Village Administration seek approval of the Village Planning Commission to approve a change in zoning for PPN 751-01-025 from MPUD Undesignated to MPUD Light Industrial to match the current zoning designation for parcels PPN 751-01-007 and 751-01-023; and

WHEREAS, the Village Planning Commission has reviewed the Administration's request for a zoning designation change related to PPN 751-01-025 and considers the requested change to be in the best interest of the community and has recommended that Village Council proceed with the

execution of that change consistent with the process outlined Chapter 1149 of the Village's codified ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF HIGHLAND HILLS, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. The zoning designation associated with PPN 751-01-025 shall be amended from MPUD Undesignated to MPUD Light Industry.

Section 2. That the Official Zoning map of the Village shall be amended to reflect a designation of Light Industry associated with PPN 751-01-025.

Section 3: Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an orderly meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were conducted in meetings open to the public and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance is declared to be an emergency measure necessary to provide for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village of Highland Hills, and is necessary to meet a time deadline for the availability of demolition funds from the State of Ohio for removal of the existing buildings on said property, and provided it receives the affirmative vote of two-thirds (2/3) of all members elected to Council, it shall take effect and be in force immediately upon its passage, otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this 14th day of May, 2025.

First Reading ✓ Second Reading _____ Third Reading _____

Vote: Pride ✓ yea ___ nay _____ Greene ✓ yea ___ nay _____ Mills ✓ yea ___ nay _____
McManus ✓ yea ___ nay _____ Wright ✓ yea ___ nay _____


Cassandra Pride
President of Council

5-14-25
Date

Ordinance No. 2025-22
For May 14, 2025
Council Meeting
Page 3 of 3

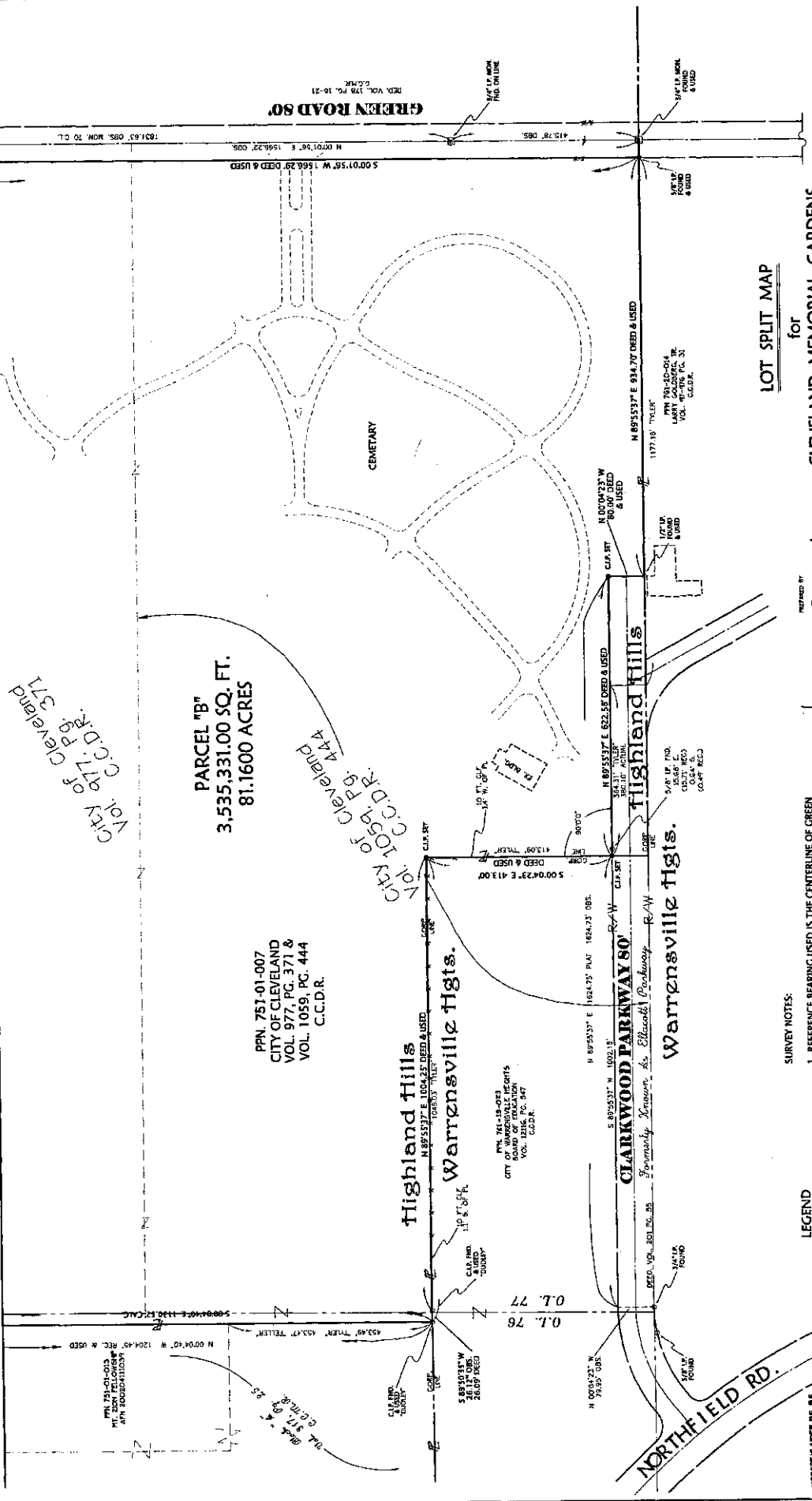
Attest: Margaret Sikon 5/14/25
Margaret Sikon, Clerk of Council Date

Filed with the Mayor: ✓ 5/20/25
Date

Approved By: M. L. Booker 5/20/25
Michael L. Booker, Mayor Date

2025-22

MATCH LINE (SEE SHEET 1)



for
CLEVELAND MEMORIAL GARDENS
SITUATED IN THE VILLAGE OF HIGHLAND HILLS, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOTS NO. 76 AND 77.

PREPARED BY
L.V. Surveying, Inc.
13145 LORAIN AVENUE
CLEVELAND, OHIO 44130
216-291-0877 FAX 216-291-7885

SCALE: 1" = 100' ±
TYPICAL SURVEY
REVISED APRIL 5, 2005 - PER CITY ENGINEER

SURVEY NOTES:
1. REFERENCE BEARING USED IS THE CENTERLINE OF GREEN ROAD, WHICH IS NORTH 00°01'56" EAST AS SHOWN IN VOLUME 295, PAGE 88.
2. "TYLER" REFERS TO A LEGAL DESCRIPTION PREPARED BY RALPH TYLER & ASSOC. DATED 1998, BUT NOT RECORDED.

LEGEND
MON. [] MON. PER MONUMENT BOX FOUND
L.F.T. [] MON. PER FOUND
CITY SET [] CITY SET
[] 2" X 4" STAMPED METERS 6.5 7532
[] X - X - FENCE

ROBERT KAMBER P.E., P.L.
This Survey has been prepared in compliance with the Ohio Surveying Laws and is hereby approved.
City of Cleveland
City Engineer
Date: 4/5/2005
Signature: [Signature]

Meeting Minutes
VILLAGE OF HIGHLAND HILLS, OHIO
PLANNING COMMISSION MEETING
April 29, 2025

The April 29th meeting of the Planning Commission of Highland Hills was opened at 12:30pm by Larry Finch, the acting Secretary. In attendance were Mayor Booker, Dianne Griggs, Robert Wright, and James McMannis. Also present was Kiara Pyles, (Mayor's Assistant).

Reading of the Minutes from two previous meetings of January 16 and February 18 were conducted. After reading a motion was made by Dianne Griggs to approve the minutes as read. The motion was seconded by Robert Wright and passed unanimously.

Under the Communications agenda item, Mr. Finch made the members aware that they would soon be receiving a request for rezoning related to University Hospital's property at the corner of Northfield and Harvard. This proposal is related to the proposed conversion of the office building into a central laboratory serving multiple UH facilities. The request will require a change in the zoning designation from Office to either Light Industry or Office / Research Park.

The purpose of this meeting was to review the re-submittal of a request for rezoning submitted by the Village administration related to property in Enterprise Park that is contemplated to be included in a proposed light industrial project. The Village has been approached by a developer who wishes to redevelop the former "Workhouse" property and the adjacent properties to the east and west of it. The two other properties are already zoned or designated as Light Industry within the Official Zoning Map or Enterprise Park Mixed Use PUD Master Plan (see attached). The subject property is currently designated "Office" in the Enterprise Park Mixed Use PUD Master Plan.

The Village regulations (1149.05) that Planning Commission receive and review requests for rezoning then transmit a recommendation to Council within 60 days. Council will then consider the recommendation and conduct a public hearing on the matter. Public notice is required at least 30 days prior to the meeting at which Council action is to occur.

Mr. Finch provided a narrative summary of his review of the revised request (attached). In summary, the proposed zoning designation will result in a 31-acre tract of light industrial property which is very suitable for development. Any building on this site

would be separated from adjacent buildings by the Open Space Preserve associated with Millcreek and its tributaries to the north and west. A cemetery is adjacent to the south. The former PNC Bank building and Metropolitan Plaza are separated by deep setbacks.

Mr. Finch noted that the applicant would be required to provide a site plan of any proposed improvements that would be reviewed by Planning Commission prior to construction.

Discussion followed. Planning Commission members expressed support for the project and recognized its potential for economic development and job creation. After discussion Mayor Booker moved to recommend to Council favorable consideration of the zoning designation request. The motion was seconded by Mr. Wright. Upon voice vote the motion passed unanimously.

There being no other business the meeting was adjourned at 1:10 pm.

Respectfully submitted,

Larry E Finch, (Com Dev Dir.) Acting Secretary