

Memo

To: City Council
From: Paul Kowalczyk, Building Commissioner
CC:
Date: 11/18/2015
Re: Lowden Road property



The City of South Euclid has received a rezoning request for the property previously occupied by the SEL Lowden School. In accordance with South Euclid Codified Ordinance Section 763.02(a)(1), when a rezoning request is initiated by an individual, partnership, or corporation having legal title to property in the City, the Law Department shall prepare legislation and refer it to City Council.

Upon receipt of the application, Council shall refer the proposed ordinance to the Planning Commission for a public hearing on the proposed Zoning Map amendment.

The application that has been forwarded to the City is to rezone the former school property from its current zoning of R-50 One- and Two-Family Residences to MF Multifamily.

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 27-15
INTRODUCED BY: Miller
REQUESTED BY: Mayor

November 23, 2015

AN ORDINANCE

AMENDING THE ZONING MAP OF THE CITY OF SOUTH EUCLID, OHIO, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PERMANENT PARCEL NUMBERS FROM ITS EXISTING CLASS R-50 "ONE AND TWO FAMILY DISTRICT" TO M-F "MULTIPLE FAMILY DISTRICT."

WHEREAS, The South Euclid Lyndhurst City Schools has initiated a request through their agent NRP Properties, LLC to rezone the former "Lowden School" property, located at 4106 Lowden Road and described in detail below, from its existing Class R-50 "One and Two Family District" to a M-F "Multiple-Family District"; and

WHEREAS, the owner of the property, the South Euclid Lyndhurst City Schools, has submitted a form authorizing NRP Properties, LLC to act on its behalf; and

WHEREAS, NRP Properties, LLC is requesting the property be rezoned so that the company may purchase the property and develop independent senior housing; and

WHEREAS, this legislation shall be referred to the Planning Commission for discussion and consideration.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, State of Ohio:

Section 1: That the piece of property owned by the South Euclid Lyndhurst City Schools located at 4106 Lowden Road and known as permanent parcel nos. 701-12-043, 701-13-080, 701-13-081, and 701-13-082 is currently zoned R-50 "One and Two Family District", and shall be rezoned to M-F "Multiple Family District."

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such formal action were in meeting open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: Wherefore, this Ordinance shall take effect and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this _____ day of _____, 2015.

David B. Miller, President of Council

Approved:

Georgine Welo, Mayor

Attest:

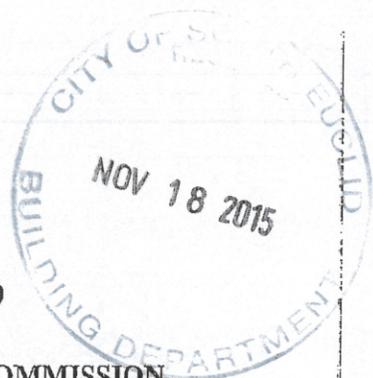
Keith A. Benjamin, Clerk of Council

Approved as to form:

Michael P. Lograsso, Director of Law



**CITY OF SOUTH EUCLID
 BUILDING DEPARTMENT
 1349 SOUTH GREEN ROAD
 SOUTH EUCLID, OHIO 44121
 216-381-0400 / FAX: 216-291-4959**



APPLICATION FOR REZONING TO THE SOUTH EUCLID PLANNING COMMISSION

Date November 18, 2015 (Fee: \$700)

We (I), the undersigned, do hereby respectfully make application for Rezoning in the City of South Euclid and in support of this application, the following facts are shown:

1. The property sought for rezoning is located at 4106 Lowden Road
 And known as lot(s) number _____ Permanent Parcel No. 701-12-043, 701-13-080,
701-13-081, 701-13-082
 It has a frontage of 562 feet and depth of _____ feet.
2. The property sought for rezoning is owned by Board of Education of the South Euclid
Lyndhurst City School System
 Evidenced by deed from _____ recorded in Volume _____
 Page _____ Cuyahoga County Map Records.
3. It is proposed that the property will be put to the following specific use: (Describe in detail)
Senior independent housing for ages 55 and older.

4. It is proposed that the following buildings will be constructed:
One two-story elevator served building.

5. Attached is a copy of the County Tax Map, which shows my (our) property and other surrounding properties. Also attached is a legal description of the property being sought to be rezoned.

(Obtain from the Office of the County Recorder.)

 5309 Transportation Boulevard
 Signature of Applicant * Address of Applicant
Cleveland Ohio 44125 216-475-8900 216-475-9300
 City, State, Zip Code Phone Fax

* If the applicant is not the owner of the property, the application must be accompanied by an "Agent's Authorization" from the owner(s) indicating their approval to make this application.

City of South Euclid
Building Department
1349 South Green Rd
South Euclid, Ohio 44121
216-381-0400/Fax: 216-291-4959



AGENT'S AUTHORIZATION

Owner of Property: Board of Education of the South Euclid-Lyndhurst City
School District

Address of Property: 4106 Lowden Road

I hereby authorize NRP Properties LLC
Name

5044 Mayfield Road Lyndhurst
Address City

Ohio 44121 216-691-2060
State Zip Phone Fax

to apply for a building permit and to represent me as agent for all matters
pertaining to project work at subject location.

[Signature] 11/17/15
Signature of Owner Date

South Euclid Lyndhurst Schools
Print Owner's Name

5044 MAYFIELD RD.
Address

LYNDHURST OH 44124
City State Zip

216-691-2000 216-691-2033 postello@sel.k12.oh.us
Phone Number Fax Number E-mail



5309 Transportation Blvd.
Cleveland, Ohio 44125
Phone (216) 475-8900
Fax (216) 475-6101
www.nrpgroup.com

November 17, 2015

City of South Euclid
Building Department
1349 South Green Road
South Euclid, Ohio 44121

Dear Mr. Kowalczyk;

I'm writing today to respectfully request a rezone to multifamily for the land located at 4106 Lowden Road to construct, operate and maintain a Multi-Unit Residential Facility for Senior Housing for ages 55 and older.

We have received a contingent purchase agreement from the owners of the subject property and are authorized to seek the rezoning.

The NRP Group develops, builds, owns, and manages and has partnered in numerous projects in multi-family, senior housing, single-family infill, and commercial and retail sites. From high-density urban infill sites to more suburban settings, our focus is to make every building we develop, construct and/or manage a true reflection of the special needs and desires of our customers and residents, with a commitment to excellence from concept to completion. The NRP Group has been recognized as NAHB's 2009, 2012 and 2014 Multifamily Development Firm of the Year and has been ranked number one in the Top 50 Affordable Housing Developers for 2007, 2008, 2009, and 2011 by Affordable Housing Finance. The NRP Group LLC has offices in Cleveland, Ohio; San Antonio, Texas; Raleigh, North Carolina; Tampa, Florida; and Buffalo, NY devoting significant resources to providing high-quality, affordable housing to residents.

Please feel free to contact me or my authorized representative Mary Hada if you have any questions or require any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Pechota".

Aaron Pechota
Senior Vice President
The NRP Group



the
NRP
group LLC

5309 Transportation Blvd.
Cleveland, OH 44125
P: 216.475.8900
F: 216.475.9300

SENIOR THREE - STORY DEVELOPMENTS

Ohio

Located on 4.59 acres, the Lowden Pointe planned senior community for ages 55 and older offers up to 65 independent senior living residences comprised of one and two spacious apartments ranging from 723 to 910 square feet. A clubhouse is situated on the axis with the main entry centralized for easy access. The plan maximizes the use of the available land and natural land features and formations, and employed sustainable low-impact site design "Green Criteria" techniques. The resulting pedestrian friendly neighborhood encourages outdoor activity from the courtyard to the ample open green space.



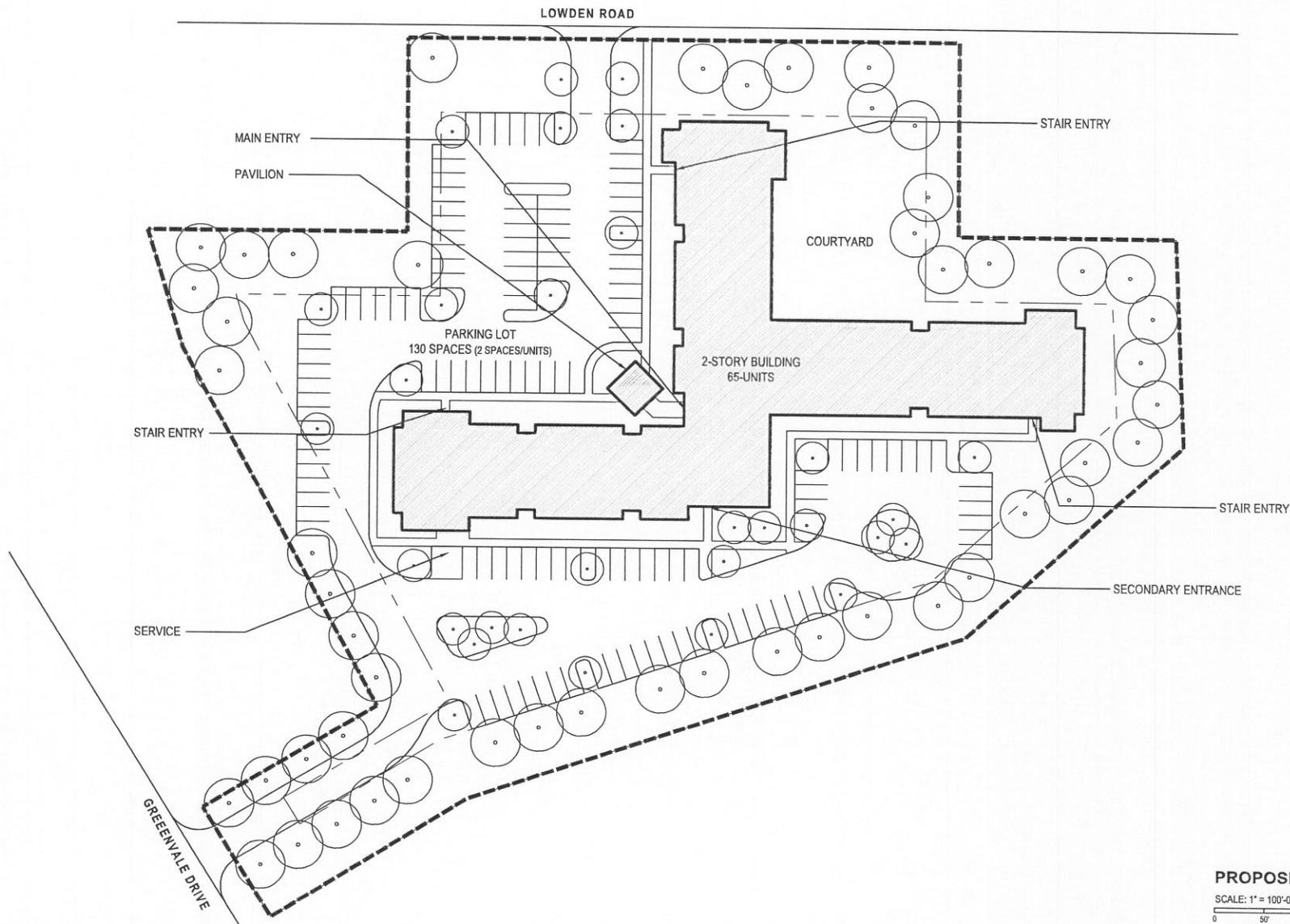
Lowden Pointe

4106 Lowden Boulevard, South Euclid



Sample elevations





PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

0 50 100



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RDL
ARCHITECTS

RDL ARCHITECTS
16102 Chagrin Blvd, Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

LOWDEN ROAD SENIOR
SOUTH EUCLID, OHIO

the
NRP
group LLC

The NRP Group
5309 Transportation Blvd.
Cleveland, Ohio 44125
Telephone: 216.475.8900
Fax: 216.475.9300

City of South Euclid
1349 South Green Road
South Euclid, Ohio 44121
Phone: 216-381-0400 / Fax: 216-291-4959

***** RECEIPT *****

RECEIPT # 165197 DATE: 11/18/2015

APPLICANT: NRP PROPERTIES-J HELLER

ADDRESS: 4106 LOWDEN RD

11.18.15
Application and fee paid by NRP Holdings LLC, 5309 Transportation Blvd,
Cleveland, OH 44125/mf

NO# UNITS 0

DESCRIPTION: REZONING

AMOUNT PAID: \$700.00 PAYMENT TYPE: CHK-9341

TOTAL FEE: \$700.00

FEES: REZONING 700.00

APPLICATION #:10035541

CLERK: _____
MF 