



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **April 3, 2024** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Ordinance 24-50: An ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, by adding Paragraph (c), and 1274.04 Yard Regulations, Paragraph (b)(1), Main Buildings and Uses, by adding "Inpatient Healthcare Facilities," with specifications, and declaring an emergency.

After the conclusion of such hearing and action, the matter will be referred to Council for a final determination. A copy of the Ordinance is on file in the office of the Clerk of Council. If applicable, plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this hearing but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 2, 2024. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133
March 19, 2024

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 24-50

INTRODUCED BY: Mayor Antoskiewicz

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1274 PUBLIC FACILITY DISTRICTS, SECTION 1274.02 USE REGULATIONS, BY ADDING PARAGRAPH (c), AND 1274.04 YARD REGULATIONS, PARAGRAPH (b)(1), MAIN BUILDINGS AND USES, BY ADDING "INPATIENT HEALTHCARE FACILITIES", WITH SPECIFICATIONS, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined necessary to amend Part Twelve Planning and Zoning Code, Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, by adding Paragraph (c) and 1274.04 Yard Regulations, Paragraph (b)(1), Main buildings and uses to add "Inpatient Healthcare Facilities" with specifications, of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections; and

WHEREAS: Inpatient healthcare facilities are not provided for in the existing zoning code; and

WHEREAS: Council desires to provide for this amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, Paragraph (c) of the Codified Ordinances of the City of North Royalton is hereby added as indicated below:

1274.02

(c) Inpatient Healthcare Facilities as a Conditional Use. Inpatient healthcare facilities, defined as healthcare facilities in which patients are admitted and stay a minimum of 72 hours, such as, but not limited to, general and special hospitals but excluding elderly healthcare facilities, and provided that a conditional use permit is granted in accordance with the standards set forth in Section 1262.07 and the following requirements:

(1) The site shall have a minimum lot size of 3 acres.

(2) The site shall not be located adjacent to any R1-A, R1-B, or RRZ residential zoning district.

(3) Facilities shall maintain all required licensure.

(4) The proposed number of beds sought for license shall be submitted to the Planning Commission and approved as part of the Conditional Use Permit.

(5) Patients shall only be admitted on a voluntary basis. Involuntary admissions are prohibited.

(6) No facility shall offer outpatient services.

Section 2. Chapter 1274 Public Facility Districts, Section 1274.04 Yard Regulations Paragraph (b)(1), Main buildings and uses of the Codified Ordinances of the City of North Royalton is hereby added as indicated below:

	Minimum Yard (ft)*	
	Side*	Rear*
<i>Inpatient Healthcare Facilities</i>	75	100

Section 3. Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, Paragraph (c) and Section 1274.04 Yard Regulations Paragraph (b)(1), Main buildings and uses, of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of this chapter shall remain in full force and effect.

Section 4. This Ordinance shall supersede all previously adopted ordinances in direct conflict herewith.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to amend Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, by adding Paragraph (c) and Section 1274.04 Yard Regulations, Paragraph (b)(1), Main buildings and uses by adding "Inpatient Healthcare Facilities" with specifications, of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections and to simplify the code for the

benefit of the public.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PRESIDENT OF COUNCIL

APPROVED: _____
MAYOR

DATE PASSED: _____ DATE APPROVED: _____

ATTEST: _____
CLERK OF COUNCIL

First reading March 5, 2024
Second reading
Third reading

YEAS:

NAYS: