



Civil Engineers + Landscape Architects + Planners + Surveyors

November 11, 2015

City of Parma  
City Council  
6611 Ridge Road  
Parma, OH 44129  
(440) 885-8091

RE: Rezoning Request  
W. 130<sup>th</sup> Street (Dairy Queen Site)  
PPN 457-15-022, 457-15-002, and 457-15-023  
City of Parma, Ohio  
File No. 14039-001-Council Cover Letter.docx

To Whom It May Concern,

We are requesting to be placed on the upcoming council agenda for February 5<sup>th</sup>. Enclosed you will find materials related to the zoning change request for PPNs: 457-15-022, 457-15-002, 457-15-023 located on W. 130<sup>th</sup> Street near Sprague Road. Dairy Queen would like to further develop the property to provide better access off of W. 130<sup>th</sup> Street, provide additional parking, and improve the drive through by adding a second lane.

Zoning is currently split on these parcels between Single Family (SF) and Retail Business (RB). Rezoning will clean up the zoning on this corner by making the entire parcel one consistent zone. This rezoning will also allow retail related improvements to occur without the need for numerous variance requests in the future. The proposed rezoning parcels currently have residential homes to the north and east, retail to the south (North Royalton) and retail to the West (Middleburg Heights).

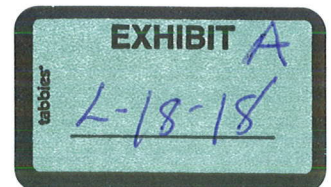
As required by the application, we are providing a vicinity map showing property lines, thoroughfares, as well as existing and proposed zoning. Also included is a list of adjacent property owners within 300 feet of the property with addresses. In addition, we are providing a conceptual site plan showing the intended improvements. Please let us know if you have any questions or need any additional information. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Uhlenbrock", with a long horizontal flourish extending to the right.

Brian M. Uhlenbrock  
Project Manager

cc. Wendy Harbaugh, Ports Architects  
Dave Zwolenik, Dairy Queen



**APPLICATION FOR ZONING CHANGE**  
**CITY OF PARMA, OHIO**

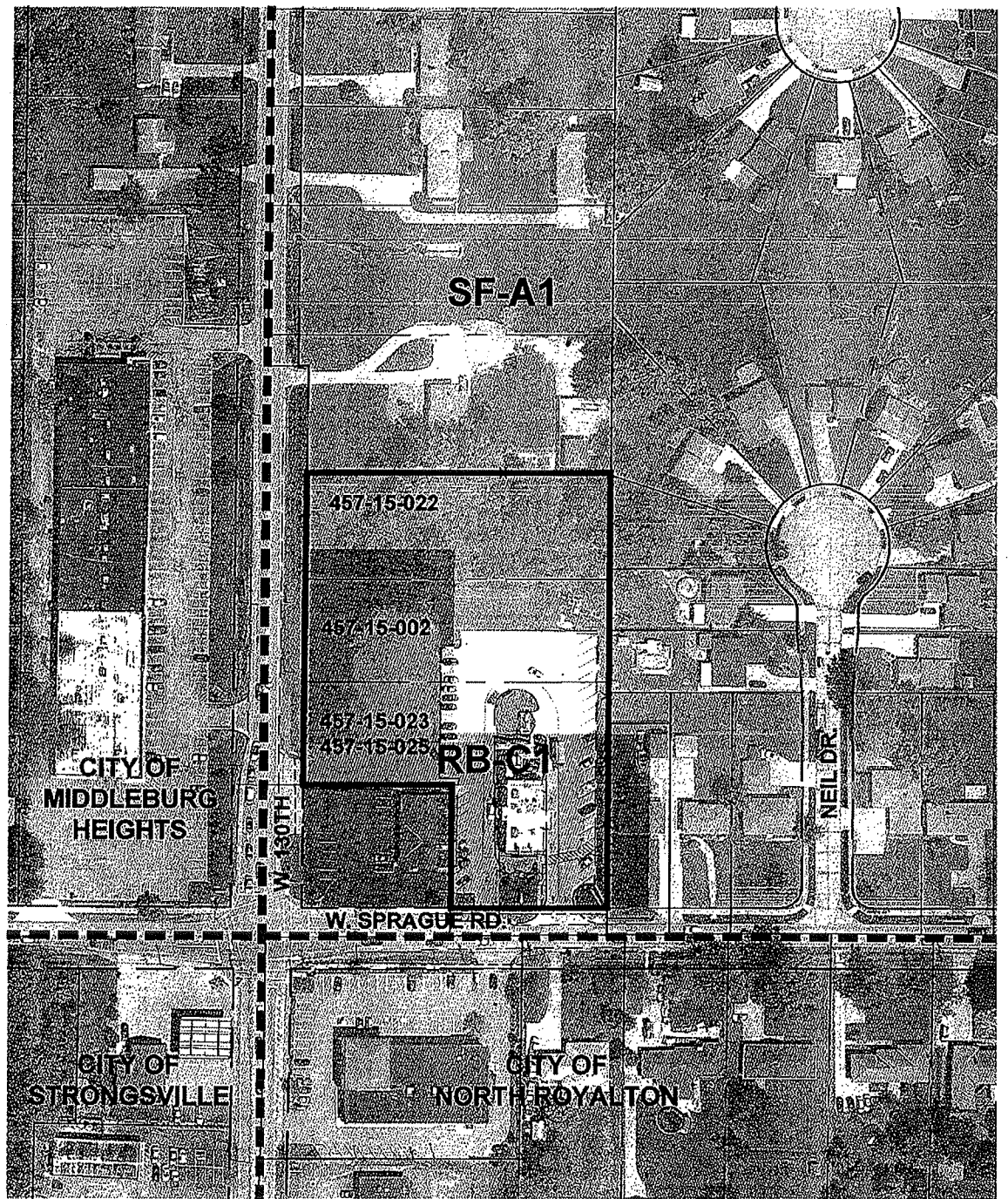
1. NAME OF APPLICANT DZW 130 Properties, LLC
2. ADDRESS OF APPLICANT 12980 Sprague Road, Parma, OH 44149  
PHONE NUMBER (440) 655-2823
3. PARCEL NUMBER OF PROPERTY 457-15-022 457-15-002 457-15-023  
IS APPLICANT THE OWNER OF PROPERTY? YES
4. LEGAL DESCRIPTION (ATTACH) Refer to survey (attached)
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING  
Zoning is currently split on these parcels between Single Family (SF) and Retail Business (RB). Rezoning will clean up the zoning on this corner by making the entire parcel one consistent zone. This rezoning will also allow retail related improvements to occur without the need for numerous variance requests in the future..
6. PRESENT USE Eating and drinking establishment (Dairy Queen)
7. PRESENT ZONING DISTRICT Retail Business (RB) and Single Family (SF)  
PRESENT AREA/HEIGHT DESIGNATION C-1 and A-1
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL  
PLAN FOR PROPERTY Dairy Queen would like to further develop the property to provide better access off of W. 130th Street, provide additional parking, and improve the drive through by adding a second lane (See attached Preliminary Site Layout Plan).
9. PROPOSED ZONING DISTRICT Retail Business (RB)  
PROPOSED AREA/HEIGHT DESIGNATION (C-1)
10. FURNISH A VICINITY MAP SHOWING PROPERTY LINES, THOROUGHFARES,  
EXISTING AND PROPOSED ZONING (ATTACH)
11. APPLICANT WILL FURNISH A LIST OF ALL PROPERTY OWNERS AND THEIR  
MAILING ADDRESS WHO ARE WITHIN A 300 FOOT RADIUS FROM SUCH AREA  
PROPOSED TO BE REZONED. THOSE CONTIGUOUS TO, OR DIRECTLY  
ACROSS THE STREET FROM THE PARCELS(S) PROPOSED TO BE REZONED  
AND OTHERS THAT MAY HAVE A SUBSTANTIAL INTEREST IN THE CASE,  
EXCEPT THAT ADDRESSES NEED NOT BE INCLUDED WHERE MORE THAN  
TEN (10) PARCELS ARE TO BE REZONED.
12. APPLICANT WILL PAY THE FOLLOWING FEE: \$250.00 PER PARCEL EQUAL  
TO OR LESS THAN ONE-HALF ACRE OR \$600.00 PER PARCEL GREATER THAN  
ONE-HALF ACRE IN AREA. THE APPLICANT WILL ALSO PAY COST OF LEGAL  
AD FOR THE PUBLIC HEARING.
13. A COPY OF ORDINANCE NO. 153-91 WILL BE FURNISHED, IF NEEDED, WHICH  
DEFINES THE LAW IN MORE DETAIL
14. PLEASE ATTACH ANY OTHER PERTINENT INFORMATION TO ASSIST THE  
COUNCIL IN THEIR DETERMINATION.
15. RETURN TO THE CLERK OF COUNCIL, KENNETH A. RAMSER, 6611 RIDGE  
ROAD, PARMA, OHIO, PHONE. (440) 885-8065
16. DATE OF APPLICATION January 31, 2018



NORTH



SCALE  
1 INCH = 150'



 SITE

N:\LAND DEVELOPMENT\Proj\14039 Dairy Queen Parma\Misc\Zoning\Application\14039-Zoning.dwg, 1/30/2018 12:08:35 PM



**NEFF**  
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors  
6405 York Road | Parma Heights, Ohio 44130  
Tel: 440.884.3100 | Fax: 440.884.3104  
www.neff-assoc.com

EXISTING ZONING  
REZONING APPLICATION

DAIRY QUEEN  
PARMA, OHIO

Date: 01-30-18

Drawn By: MWW

Proj. No. 14039

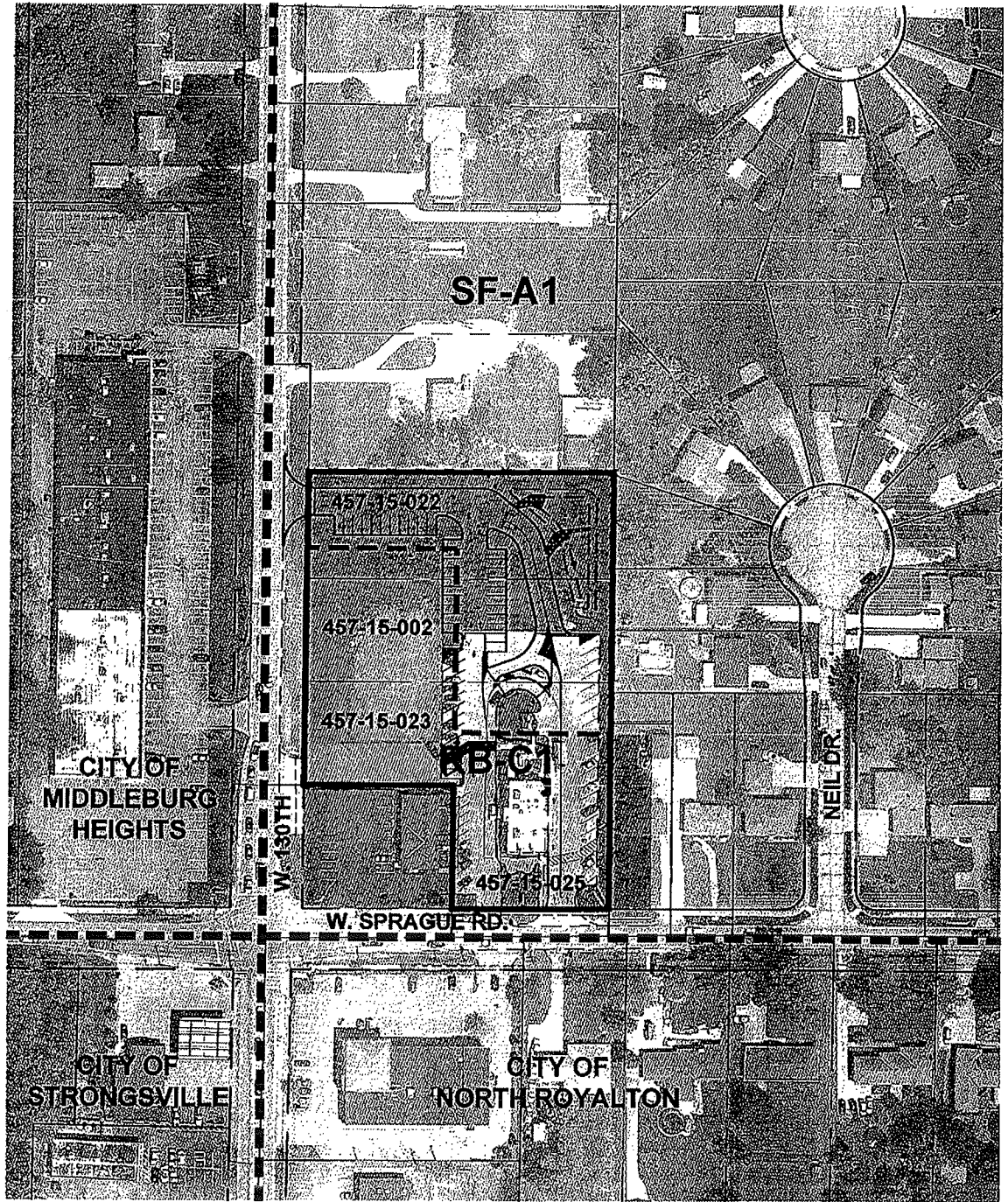
1 OF 2



NORTH



SCALE  
1 INCH = 150'



--- EXISTING ZONING = SF-A1  
--- PROPOSED ZONING = RB-C1

▭ SITE



**NEFF**  
& ASSOCIATES

Civil Engineers + Landscape Architects - Planners + Surveyors  
6405 York Road | Parma Heights, Ohio 44130  
Tel: 440.884.3100 | Fax: 440.884.3104  
www.neff-assoc.com

PROPOSED ZONING  
REZONING APPLICATION

DAIRY QUEEN  
PARMA, OHIO

Date: 01-30-18

Drawn By: MWW

Proj. No. 14039

2 OF 2



