



## COMMUNITY ENTERTAINMENT DISTRICT APPLICATION

Applicant provides the following information:

**1. Applicant Name and address:**

City of Ravenna  
210 Park Way  
Ravenna OH 44266

**2. A map or survey of the proposed district identifying boundaries and property owned by applicant:**

The map of the proposed CED is included as Exhibit A and identifies the boundaries and inclusive of approximately 509 acres including privately-owned land and public right-of-way. A legal description of the area is included as Exhibit B.

The City of Ravenna owns the following parcels within the proposed CED:

<b>Parcel</b>	<b>Address</b>
#31-361-13-00-098-000	214 Park Way
#31-361-13-00-099-000	210 Park Way

**3. General statement of nature and types of existing establishments within the proposed district;**

Section 4301.80(A) defines the terms "Community Entertainment District" as follows:

"As used in this section, "community entertainment district" means a bounded area that includes or will include a combination of entertainment, retail educational, sporting, social, cultural, or arts establishments within the district, or other types of establishments similar to these:

- a) Hotels
- b) Restaurants;
- c) Retail sales establishments;
- d) Enclosed shopping centers;
- e) Museums;
- f) Performing arts theaters;
- g) Motion picture theaters;

- h) Night clubs;
- i) Convention facilities;
- j) Sports facilities;
- k) Entertainment facilities or complexes;
- l) Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community.”

Several marketing and planning studies have recently been completed for the City of Ravenna. They indicate there is a need for more entertainment, family-style restaurants, and art and cultural establishments in the City of Ravenna. Specifically, the City of Ravenna Brownfield Action Plan of the Main Street Corridor identified that in order to achieve a vibrant, pedestrian-friendly environment, retail and restaurant commercial uses and some entertainment uses should be encouraged.

Any business wishing to operate within the proposed Community Entertainment District must first gain approval of the City of Ravenna Planning Commission to ensure the proposed business meets the criteria set forth in the zoning and CED regulations.

#### Current Establishments in the CED:

**Retail:** There are several retail establishments within the proposed CED. On the east end of the district, there are several shopping centers: Marc's, Giant Eagle, and a strip mall. There are several other strip centers found within the district that offer professional services such as banks, dry cleaners, insurance agency, Chamber of Commerce, etc.

**Restaurant:** There are many quick-service restaurants (Arby's, Wendy's, McDonald's, Dairy Queen, etc.) and only a few family style restaurants (Susie K's Tea & Café, Old English Pub, Guido's) currently in the proposed CED.

#### **4. Timeframe of development of new establishments within district;**

##### Future Establishments Proposed in the CED

There are two vacant five-acre lots within the proposed district that have a high potential for development. Based on the proximity to the Central Business District, these parcels will complement the future revitalization of the downtown area. One of the parcels is being developed by the Portage County Port Authority to establish an educational/research anchor tenant facility. The Port Authority selected the developer in late 2013 and expects to be under construction in summer 2014.

The City of Ravenna is currently in negotiations with the owners of the other five-acre site and has secured \$125,000 in state funding to improve the site. Demolition and brownfield cleanup activities will begin spring 2014. The City has a unique opportunity to transform the blighted, abandoned former site of a concrete materials and supply company that is contiguous to the central business district into a new five-acre site for multiple economic-generating and

community benefits including arts and entertainment performances, home of the community's farmers' market, a potential community park and extension of the well-traveled The PORTAGE Hike and Bike trail to encourage additional recreation-related business creation. This project is currently under consideration as a potential project for State of Ohio Capital Funding.

There is also a \$2.6 million renovation project in the heart of the downtown business district. Coleman Professional Services has purchased five compartmentalized buildings that together make up almost the entire block, known as the Phoenix. The buildings are three stories and historically, were used as first floor retail, with the second and third floors used for residential and offices. The planned development is to create 10 single unit apartments to serve individuals with chronic and persistent mental illness. The five ground-floor spaces will be utilized for retail and commercial services. The project began late 2013 with a roof replacement, asbestos and lead surveys, and demolition. Estimated completion date is December 2014.

**5. Evidence of compliance with zoning**

The City of Ravenna zoning map is included as Exhibit C. The city is currently reviewing the existing zoning in the proposed CED. It is anticipated that the currently zoning of the two five-acre parcels will be changed to Commercial to meet the intent of redevelopment plans.

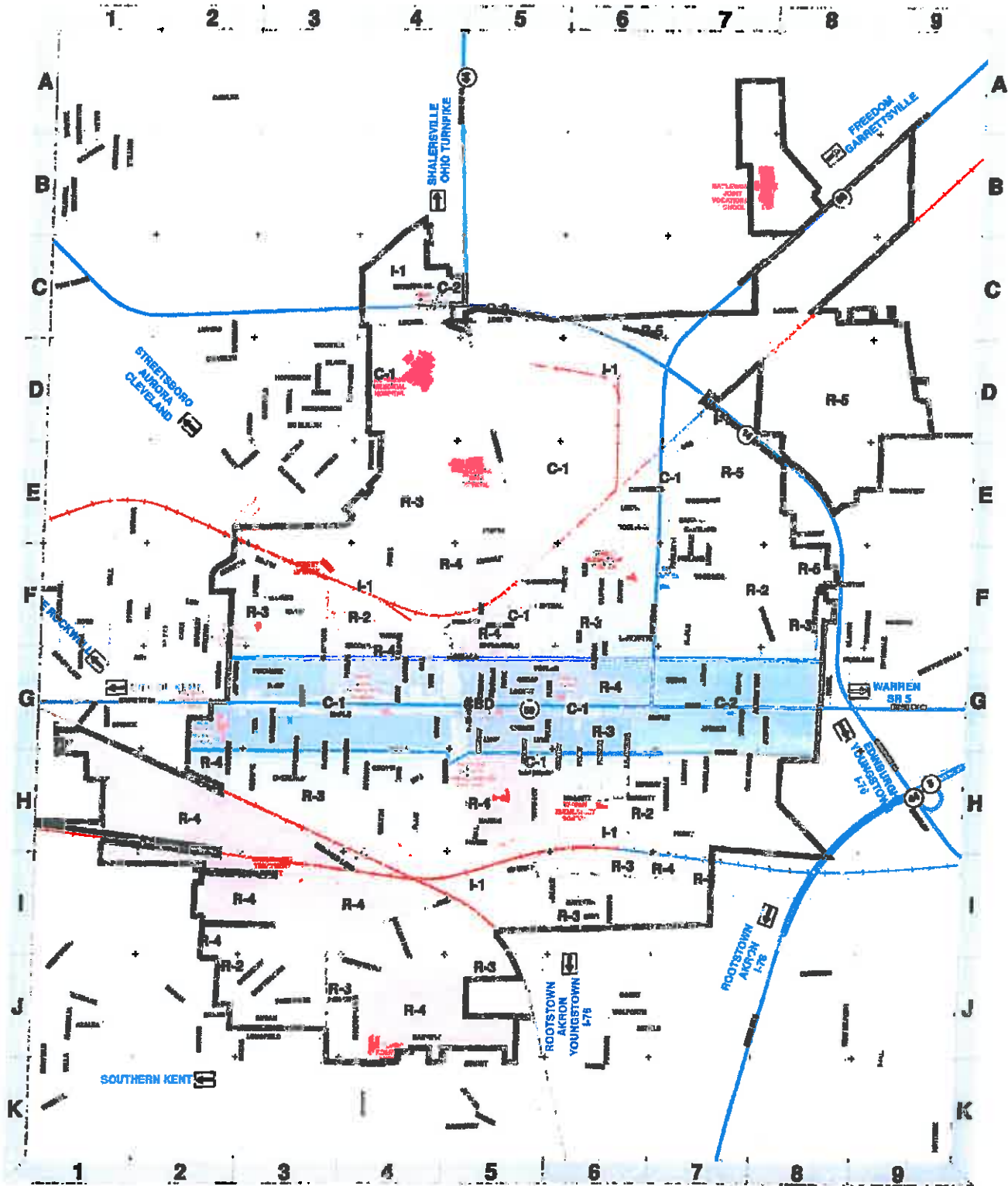
**6. Certificate verifying district contains 20 or more contiguous acres:**

Certification from Robert Finney, City Engineer is provided as Exhibit D stating that the area encompassed by the proposed Community Entertainment District consists of more than 500 acres, far exceeding the minimum required twenty (20) acres.

**7. Payment for handling and processing payable to the City of Ravenna.**

This requirement is not applicable, as this application's originator is the City of Ravenna.

# CITY OF RAVENNA



**LEGEND**

ENTERTAINMENT DISTRICT

**TOTAL ACREAGE**

509.14



Parcel ID	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1000000000	0.00	0	0	0	0
1000000001	0.00	0	0	0	0
1000000002	0.00	0	0	0	0
1000000003	0.00	0	0	0	0
1000000004	0.00	0	0	0	0
1000000005	0.00	0	0	0	0
1000000006	0.00	0	0	0	0
1000000007	0.00	0	0	0	0
1000000008	0.00	0	0	0	0
1000000009	0.00	0	0	0	0
1000000010	0.00	0	0	0	0
1000000011	0.00	0	0	0	0
1000000012	0.00	0	0	0	0
1000000013	0.00	0	0	0	0
1000000014	0.00	0	0	0	0
1000000015	0.00	0	0	0	0
1000000016	0.00	0	0	0	0
1000000017	0.00	0	0	0	0
1000000018	0.00	0	0	0	0
1000000019	0.00	0	0	0	0
1000000020	0.00	0	0	0	0
1000000021	0.00	0	0	0	0
1000000022	0.00	0	0	0	0
1000000023	0.00	0	0	0	0
1000000024	0.00	0	0	0	0
1000000025	0.00	0	0	0	0
1000000026	0.00	0	0	0	0
1000000027	0.00	0	0	0	0
1000000028	0.00	0	0	0	0
1000000029	0.00	0	0	0	0
1000000030	0.00	0	0	0	0
1000000031	0.00	0	0	0	0
1000000032	0.00	0	0	0	0
1000000033	0.00	0	0	0	0
1000000034	0.00	0	0	0	0
1000000035	0.00	0	0	0	0
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1000000100	0.00	0	0	0	0

**Joseph Bica, Jr.**  
Mayor and Safety Director

210 Park Way • PO Box 1215  
Ravenna, OH 44266  
p 330.296.3864 • c 330.606.9967  
jbica@ci.ravenna.oh.us



City of Ravenna  
Ravenna Arts and Venture Enterprise (RAVE)  
Community Entertainment District Legal Description

**DON TROCCHIO**  
**REGISTERED SURVEYOR**



**City of Ravenna, Ohio**  
**Entertainment District**  
**Legal Description to accompany Exhibit A**

Situated in the City of Ravenna, County of Portage and State of Ohio and known as being part of the Connecticut Western Reserve, T3N, R8W, and further being known as part of original Ravenna Township Lots 8, 6, 60, 49, 20, 25, 26, 19, 66, 61, 5 and 7, all part of the south division of lots and is further described as follows;

Beginning in the centerline of West Main Street, 66 feet wide here, at its intersection with the existing west corporation line of the City of Ravenna, Ohio;

Line L1 Thence northerly, but following the existing corporation line of the City of Ravenna, Ohio, passing over the southwest corner of Sub Lot No.3 in the Longview Allotment as the same is numbered, platted and recorded in Plat Book 7, Page 3, Portage County Record of plats, at a distance of 33 feet, but to a point where said existing corporation line of the City of Ravenna, Ohio would intersect with the centerline of Highland Ave. if extended to the west;

Line L2 Thence easterly, but along a line which will become the centerline of Highland Ave. but to a point where said centerline of Highland Ave. would intersect the existing easterly corporation line of the City of Ravenna, Ohio;

Line L3 Thence southerly, but along the existing easterly corporation line of the City of Ravenna, Ohio but to a point where said corporation line would intersect the centerline of East Main Street and passing over the southeast corner of Sub Lot no. 3 (north line of East Main St.) and the northeast corner of Sub Lot no.21 (south line of East Highland Ave.) both in the East Park Heights Allotment as the same is numbered, platted and recorded in Portage County Plat Book 4, Page 37;

Line L4 Thence westerly, but along the centerline of East Main Street and existing corporation line of the City of Ravenna, Ohio, but to a point at the northwest corner of a 1.01 acre parcel of land now or formerly owned by Klaben Property MGMT, LLC (Parcel ID no. 29-326-00-00-056-000 also see survey P-16005);

Line L5 Thence southerly, but along the westerly line of the said 1.01 acre parcel of land, and beyond, said westerly line also being the existing easterly corporation line of the City of Ravenna, Ohio, but to a point where said westerly line extended south and corporation line would intersect the centerline of East Riddle Ave. if extended in a easterly direction;

**DON TROCCHIO  
REGISTERED SURVEYOR**

**City of Ravenna, Ohio  
Entertainment District  
Legal Description to accompany Exhibit A**

Line L6 Thence westerly, but along a line which will become the centerline of East Riddle Ave. but to a point where said centerline would intersect the centerline of South Sycamore Street;

Line L7 Thence southwesterly, but along the centerline of Mill Road but to a point where said centerline would intersect the westerly property line extended south of a 0.48 acre parcel of land now or formerly owned by Frederick J. & Beverly Miavitz (parcel ID no. 31-361-13-00-043-000)

Line L8 Thence northerly, but along a line, and its extension thereof, which will become the westerly property line of the aforementioned lands now or formerly owned by Frederick J. & Beverly Miavitz (parcel ID no. 31-361-13-00-043-000) but to a point where said westerly line if extended north would intersect the centerline of West Riddle Ave.;

Line L9 Thence westerly, but along the centerline of West Riddle Ave. and its extension thereof but to a point where said extended centerline of West Riddle Ave. would intersect the existing west corporation line of the City of Ravenna, Ohio; said existing west corporation line is also the westerly property line of lands now or formerly owned by the Ravenna Board of Education parcel ID no. 31-305-20-00-001-000;

Line L10 Thence northerly, but along the existing west corporation line of the City of Ravenna and also the westerly property line of lands now or formerly owned by the Ravenna Board of Education (Deed vol/pg 590/183) parcel ID no. 31-305-20-00-001-000 but to the northwest corner of the said lands now or formerly owned by the Ravenna Board of Education parcel ID no. 31-305-20-00-001-000;

Line L11 Thence easterly, but along the existing City of Ravenna, Ohio corporation line and along the northerly property line of the said lands now or formerly owned by the Ravenna Board of Education parcel ID no. 31-305-20-00-001-000 but to the southeast corner of a 1.27 acre parcel of land now or formerly owned by Sally and Steven A. Meyer, parcel ID no. 29-307-00-00-001-000 (see also survey no. P-13503);

Line L12 Thence northerly, but along the easterly line of the aforementioned parcel of land now or formerly owned by Sally and Steven A. Meyer, parcel ID no. 29-307-00-00-001-000 (see also survey no. P-13503), said easterly line also being the existing corporation line of the City of Ravenna, Ohio, but to a point at the northeast corner of the said 1.27 acre parcel of land in the centerline of West Main Street;

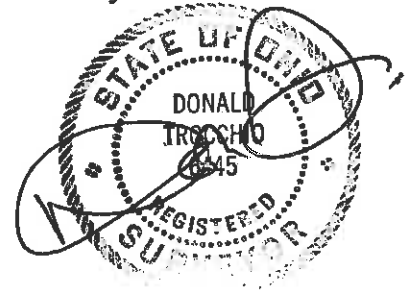
5485 McCORMICK ROAD  
P.O. BOX 528  
RAVENNA, OH 44266

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**DON TROCCHIO  
REGISTERED SURVEYOR**

**City of Ravenna, Ohio  
Entertainment District  
Legal Description to accompany Exhibit A**

Line L13 Thence easterly, but along the centerline of West Main Street and the existing corporation line of the City of Ravenna, Ohio but to the beginning and containing approximately 507 acres of land as determined from records by Don Trocchio Registered Surveyor No.6445 in January 2014;

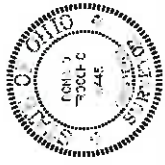




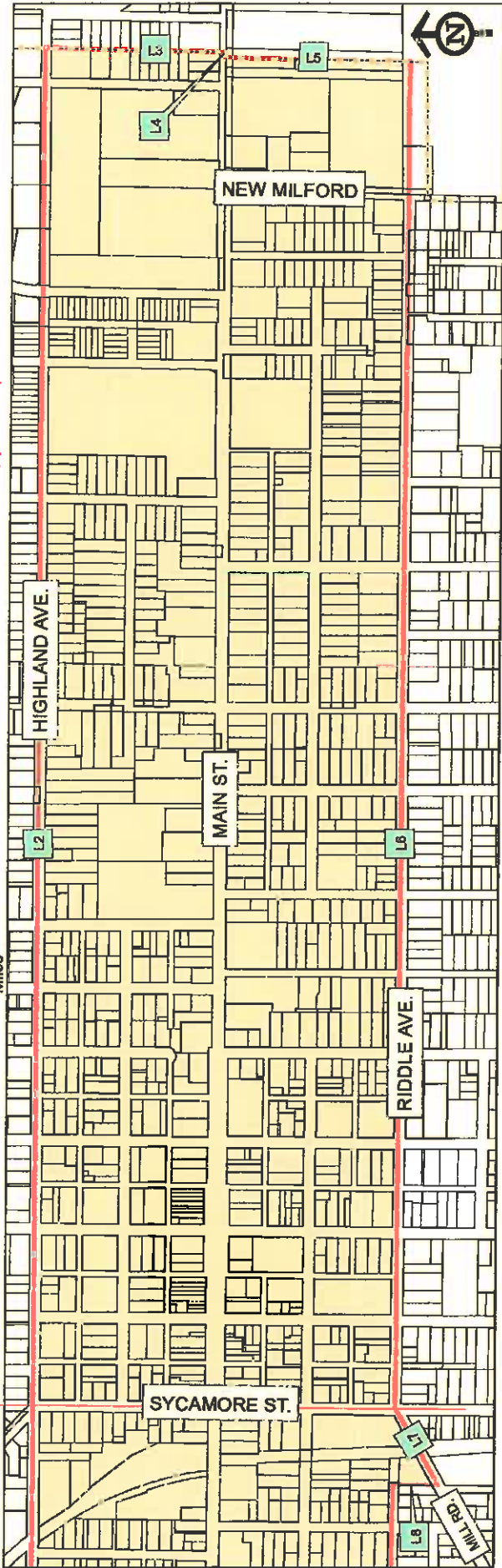
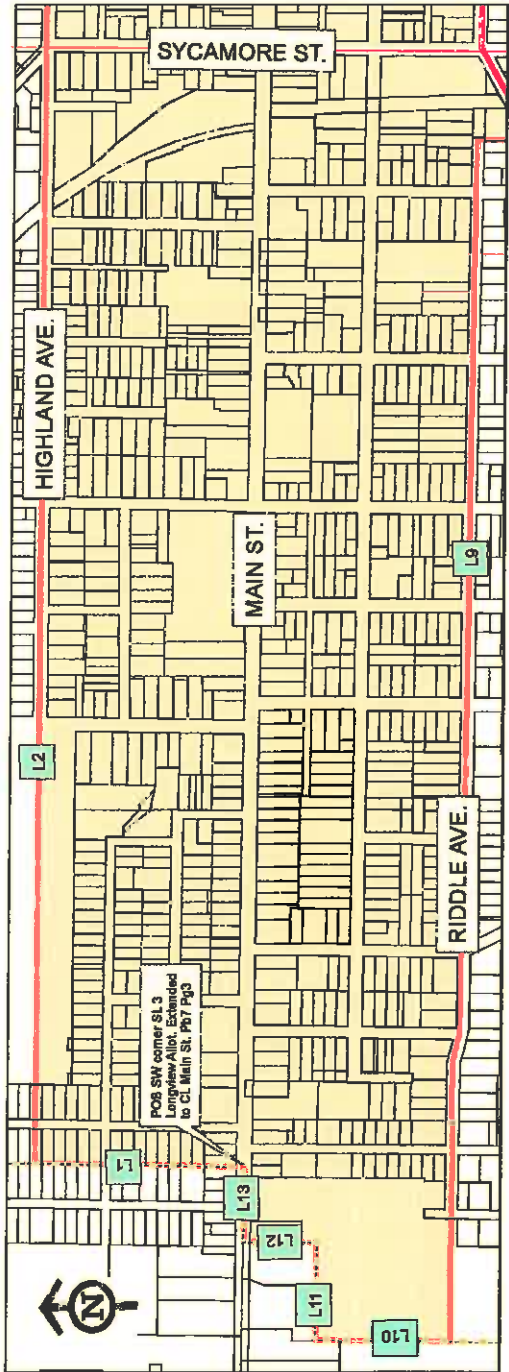
# City of Ravenna, Ohio Entertainment District Exhibit A

## Legend

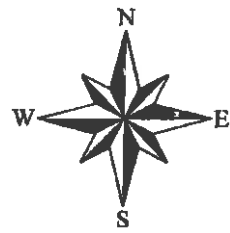
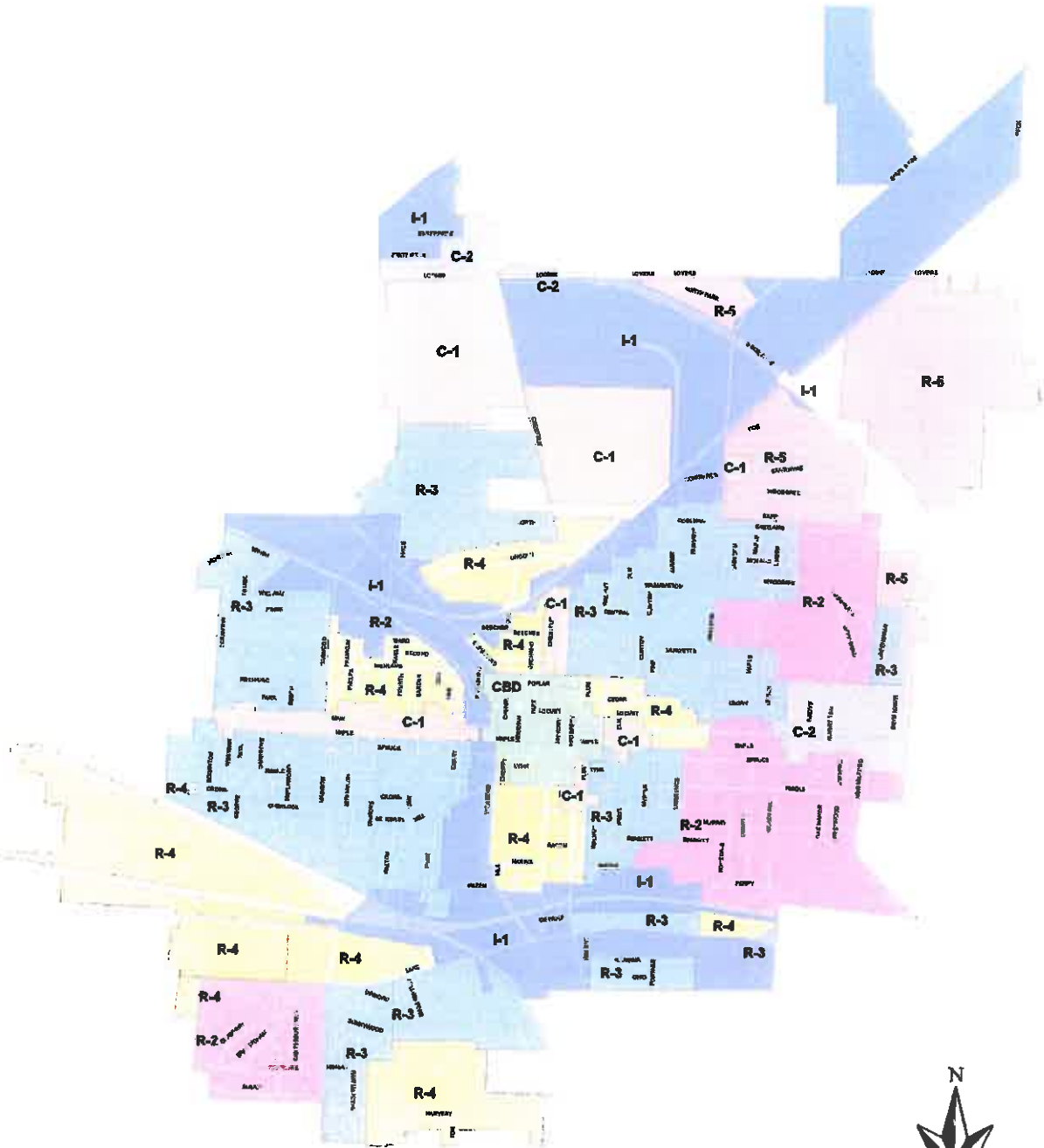
-  = Existing Corp. Line
-  = Entertainment District (apx 507ac)
-  L# = Line number referenced in legal description



Prepared by : Don Trocchio, RS No. 8445  
January 14, 2014



# CITY OF RAVENNA ZONING MAP 2011

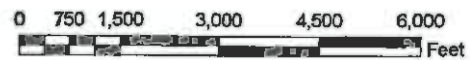


## Legend

### ZONING DISTRICTS

#### Zone\_code

- C-1 - LIGHT COMMERCIAL BUSINESS
- C-2 - HEAVY COMMERCIAL BUSINESS
- CBD - CENTRAL BUSINESS DISTRICT
- I-1 - INDUSTRIAL
- R-2 - LOW DENSITY SINGLE FAMILY RESIDENTIAL
- R-3 - MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- R-4 - INTERMEDIATE RESIDENTIAL
- R-5 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL



**Building and Engineering Department**

530 North Freedom Street • PO Box 1215  
Ravenna, OH 44266  
p 330.296.5666 • f 330.296.1280



January 6, 2014

Ravenna City Council  
210 Park Way  
Ravenna OH 44266

RE: Ravenna Arts and Venture Enterprise (RAVE) Community Entertainment District

Please be advised that the RAVE Community Entertainment District in the City of Ravenna, as mapped in Exhibit A with a legal description as Exhibit B, contains approximately 509 acres. This exceeds the minimum requirement of 20 contiguous acres.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Robert N. Finney, II'.

Robert N. Finney, II, P.E.  
City Engineer  
City of Ravenna OH  
State of Ohio Registered Engineer No. 63863

