



City of Mansfield

JODIE A. PERRY, MAYOR
30 N. DIAMOND ST
MANSFIELD, OHIO 44902
419-755-9626
MansfieldOhio.gov



Permitting and Development
419-755-9688

Oct 16, 2026

«OwnerName»
«OwnerAddress1»
«OwnerCityStZip»

Subject: Notice of Proposed Rezoning of two parcels

Dear Property Owner,

You are receiving this letter because the City of Mansfield will be presenting a Petition to Rezone the following properties to “PUD”: Planned Unit Development residential / professional:

Requested by Highland Real Estate, 720 E. Broad St., Suite 200, Columbus, OH 43215

W. Cook Rd (but listed as 1030 Marion Ave., Mansfield, Ohio 44906 with Richland County Auditor)

64.66 +/- acres total

Parcel Numbers: 0270722194000, 0270722193000

As your property is adjacent to or within a specified distance of the site, we are required to inform you and give you an opportunity to comment. Please refer to Exhibit “A” regarding the zoning regulations from the City of Mansfield for PUD, and Exhibit” B” regarding the area to be rezoned.

Comments or public input opportunities:

- May be submitted in writing; or
- Call the Permitting and Development Office at 419.755.9688; or
- Attend in person: City of Mansfield Planning Commission Meeting
Oct 27th, 2026 at 3:30pm in Council Chambers

Sincerely,

Adam Gongwer
Zoning Official, City of Mansfield

Exhibit A

1185.05 PERMITTED USES.

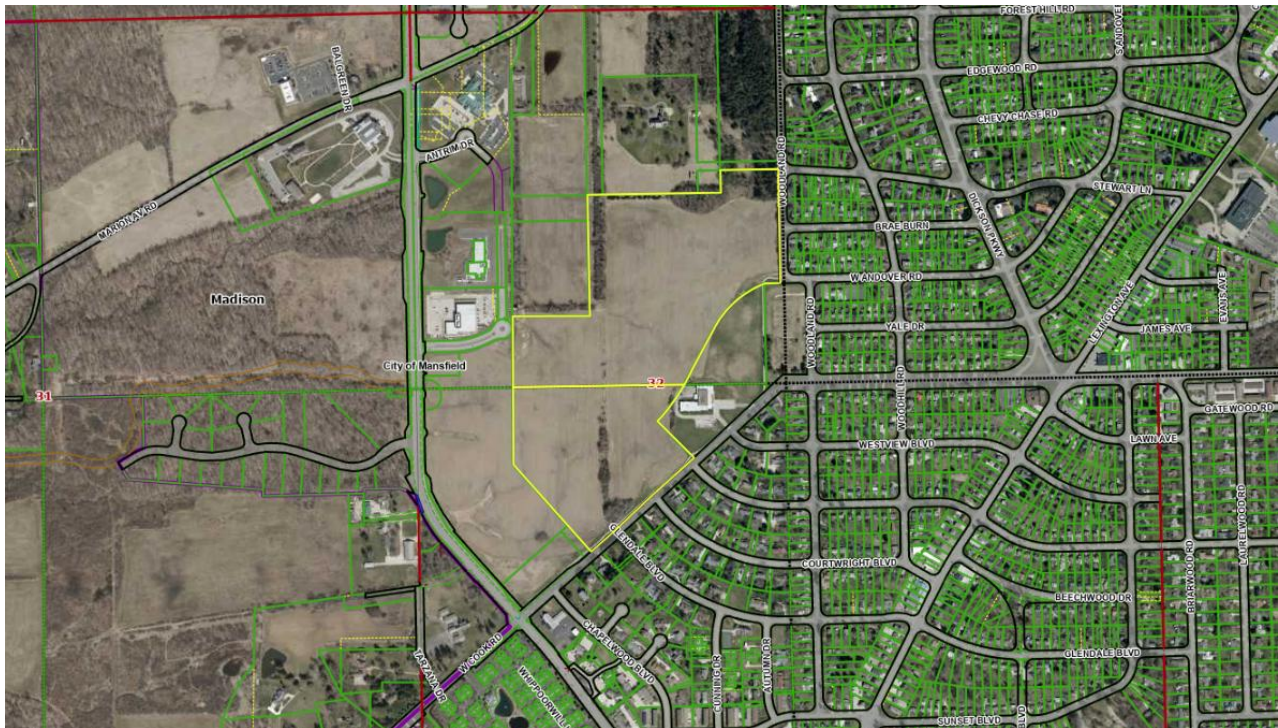
(a) Planned Unit Development; Residential.

- (1) Residential dwelling types developed in a unified manner in accordance with an approved plan;
- (2) Schools, parks and playfield activities;
- (3) Churches and other institutions for the purpose of religious worship;
- (4) Recreational facilities as may be provided for the use and amenities of the residents of the dwelling;
- (5) Neighborhood shopping centers and professional offices comprising not more than twenty percent (20%) of the total site acreage and developed in a unified manner.

(b) Planned Unit Development; Professional.

- (1) Multiple family dwellings to the extent of the density permitted under Office Services District herein;
 - (2) Schools, parks and playfield activities;
 - (3) Churches and other buildings for the purpose of religious worship;
 - (4) Private recreational areas, swimming pools, golf courses, tennis clubs and institutional or community recreation centers;
 - (5) Nursing homes, housing for the elderly, sanitariums and convalescent homes;
 - (6) Nursery schools, day nurseries and child care centers;
 - (7) Medical and dental facilities for care and treatment by physicians, dentists and podiatrists, including offices, hospitals and clinics;
 - (8) Offices of attorneys at law, certified public accountants, architects and professional engineers, insurance administration including claims review but excluding insurance agencies;
 - (9) Utility and public service buildings, uses and lines;
 - (10) Vehicular parking areas, utility and public service lines and structures and accessory buildings.
- (Ord. 94-175. Passed 8-2-94.)

Exhibit B



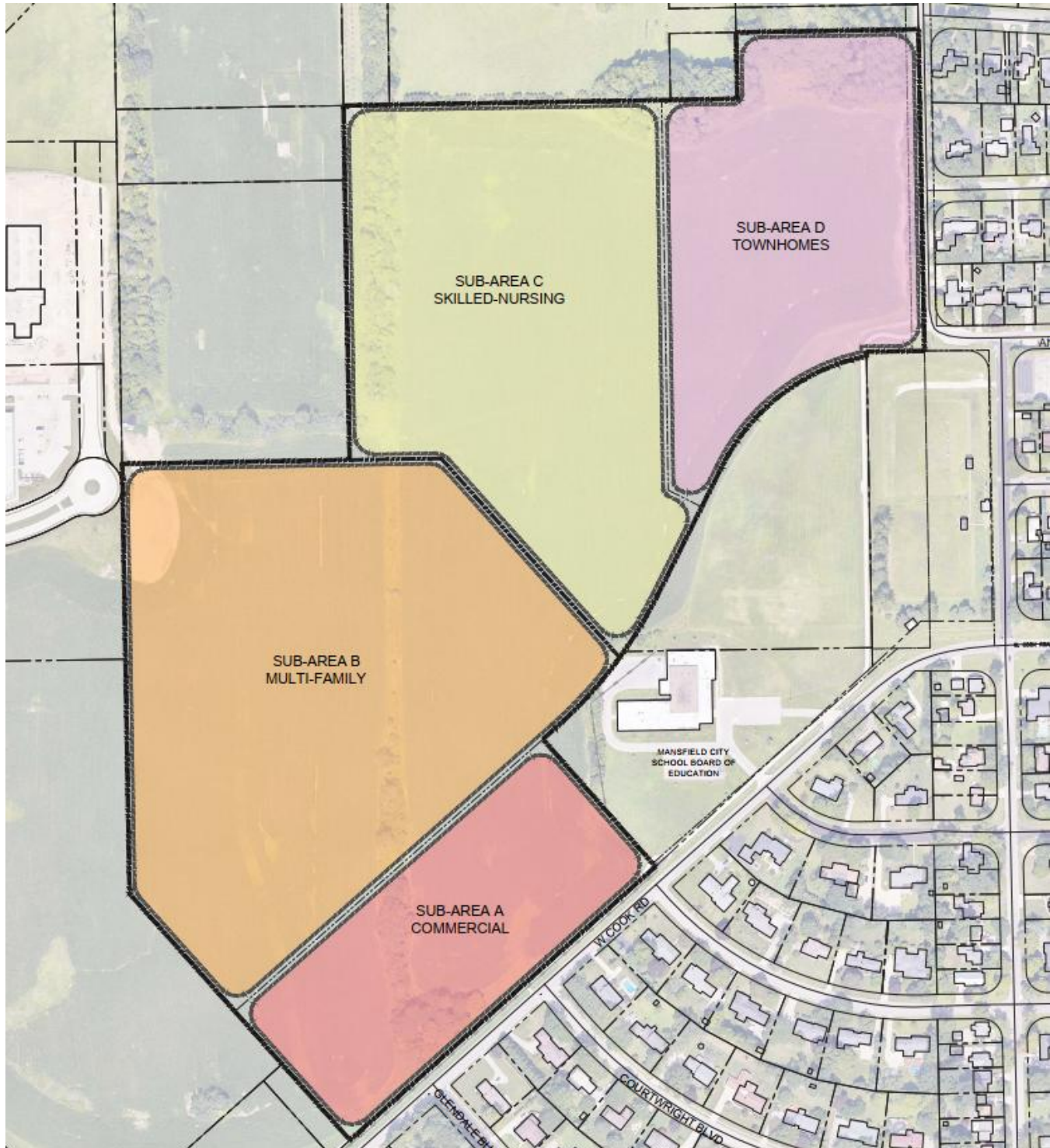


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For more detailed information packet,
please visit this link for a multipage PDF
(or scan the QR code):

<https://mansfieldohio.gov/wp-content/uploads/2026/10/Cook-Rd-Highland-Raemelton-PUD-Rezone-Request.pdf>