

RESOLUTION NO.: 23 -2017 (As revised 4/25/2017)
INTRODUCED BY: Alexander

A RESOLUTION CONFIRMING THE ACTION OF THE PLANNING COMMISSION TO APPROVE A CONDITIONAL USE IN THE B-2 ZONING DISTRICT OF THE RICHMOND TOWN SQUARE MALL TO PERMIT NEW CAR SALES AND LEASING AND VEHICLE STORAGE.

WHEREAS, Ganley Nissan made application requesting permission to sell new vehicles and provide information in a designated location at the Richmond Town Square mall (the "Mall") as a conditionally permitted use for new car sales and leasing with new vehicle parking/storage in the B-2 Regional Business Zoning District; and

WHEREAS, pursuant to Section 1151.03, new car sales and leasing with vehicle storage is a conditionally permitted use in the B-2 Zoning District, and

WHEREAS, Ganley Nissan will have a staffed location or kiosk within the Mall for new vehicle sales and leasing, providing information therefor, and initially with up to one hundred fifty (150) new vehicles parked/stored on site; and

WHEREAS, the Planning Commission of the City of Richmond Heights, at its meeting of March 15, 2017, recommended to City Council approval of a conditionally permitted use in the B-2 Regional Business Zoning District of the Mall for new vehicle sales and leasing and new vehicle parking/storage for a period of three (3) months which may be extended to one (1) year total; and

WHEREAS, the Planning and Zoning Committee of this Council, at its meeting on April 4, 2017, agreed that the recommendation of the Planning Commission be approved with conditions.

NOW, THEREFORE. Be It Resolved by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: Council hereby approves the recommendation of the Planning Commission of the City for approval of an application by Ganley Nissan, for a conditional use permit in the B-2 Regional Business Zoning District of the Richmond Town Square mall, pursuant to Codified Ordinance Section 1151.03, with the following additional conditions being met during the continuation of the use:

1. There shall be new car sales and leasing, and the dissemination of information therefor, from a location or kiosk in the Mall;
2. The site or kiosk in the Mall must be staffed with a sales associate on a regular basis during normal business hours;
3. No more than four hundred (400) new vehicles shall be on site at one time;

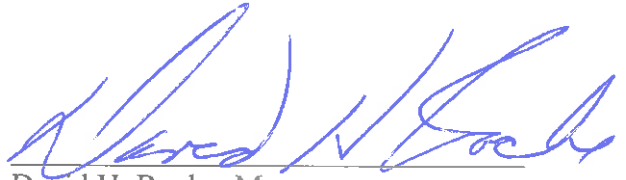
4. The use may be for a period of up to one (1) year from the effective date of this Resolution, and the applicant may apply to the Planning Commission to extend the one (1) year period with Council's final approval; and
5. The use shall be consistent with the most recent site plan submitted to the City.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: April 25, 2017

APPROVED: April 25, 2017


David H. Roche, Mayor

ATTEST: Betsy Trahen
Betsy Trahen
Clerk of Council


Eloise Cotton-Henry
President of Council