

RESOLUTION NO. 48-2019
INTRODUCED BY: Alexander

A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR A
MIXED USE DEVELOPMENT ON PERMANENT PARCEL NO. 662-27-048
AT 621 RICHMOND ROAD.

WHEREAS, Richmond Heights Town Square Owner, LLC (the "Applicant"), for property known as Permanent Parcel No. 662-27-048 (the "Property") at 621 Richmond Road in the City of Richmond Heights, filed an application with the Planning Commission requesting a site development plan approval under Sections 1151.09 and .10 of the City's Zoning Code to permit a mixed use development of multi-family apartments, commercial and retail uses in a B-2 Regional Business District and pursuant to a use variance on a smaller part of the property which was granted by this Council by Resolution No. 48-2019, adopted on May 14, 2019;

WHEREAS, pursuant to Sections 1151.09 and .10 of the Zoning Code, at its May 15, 2019 meeting, the Planning Commission held a hearing with respect to this application and the Commission unanimously recommended to this Council the approval of the site development plan with the condition that pursuant to Zoning Code Section 1151.10 (i) and (j), sign and lighting plans for the development must be submitted to the Planning Commission for its recommendation of approval and to City Council for final approval prior to them being placed in the development;

WHEREAS, this application and the Planning Commission recommendation was heard by the Planning and Zoning Committee of City Council at its meeting on June 11, 2019, at which time a presentation in support of the plan approval was made by the Applicant's representative(s) and after discussion and deliberation, the Committee voted to recommend to the Council as a whole that the site development plan be approved with conditions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: This Council finds the application for the site development plan set forth in the recitals to this Resolution is supported by a preponderance of reliable, substantial and probative evidence and the Applicant demonstrated substantial compliance with the regulations in Sections 1151.09 and .10 of the Zoning Code; and, therefore, this Council conditionally approves the Applicant's site development plan application with the following condition:

Pursuant to Zoning Code Section 1151.10 (i) and (j), plans for all signs and lighting fixtures shall be submitted to the Planning Commission for its recommendation of approval and to this Council for its final approval prior to them being placed in the development.

Section 2: The Clerk is instructed to mail a copy of this Resolution to the Applicant by certified mail, return receipt requested.

Section 3: 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 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law which, being an administrative act by this Council, shall go into effect immediately upon its passage and signature by the Mayor.

PASSED: June 25, 2019

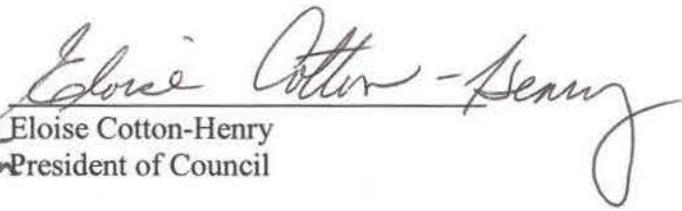


David H. Roche, Mayor

APPROVED: June 25, 2019

ATTEST: Rah/ES

~~Betsy Traberr~~ ~~Rachel Gardiner~~
Clerk of Council



Eloise Cotton-Henry
President of Council