

RESOLUTION NO. 14 -2020
INTRODUCED BY: Alexander

A RESOLUTION APPROVING THE LANDSCAPE DESIGN AND LIGHTING PLANS AS PART OF THE FINAL SITE DEVELOPMENT PLAN APPROVAL FOR A MIXED USE DEVELOPMENT ON PERMANENT PARCEL NO. 662-27-048 AT 621 RICHMOND ROAD, KNOWN AS BELLE OAKS, PHASE I.

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 (the "Development") 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 Resolution No. 64-2019, adopted on June 25, 2019, this Council approved the site development plan for the Development with the condition that all signage and lighting plans be submitted to the Planning Commission for recommendation and eventual approval by this Council; and the Applicant's lighting plan was recommended for approval by the Commission at its January 8, 2020 meeting;

WHEREAS, the Applicant has revised its original landscape design plan which has now been reviewed and recommended for approval by both the City's Architectural Board of Review and the Planning Commission at the Commission's January 8, 2020 meeting;

WHEREAS, the Planning Commission recommendations of approval of the Applicant's landscape design and lighting plans were heard by the Planning and Zoning Committee of City Council at its meeting on February 4, 2020, 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 landscape design and lighting plans be approved;

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

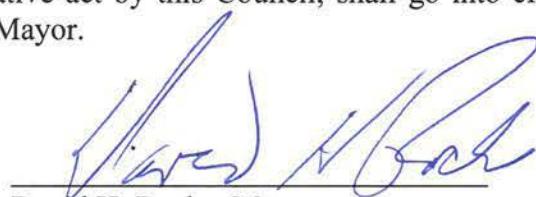
Section 1: This Council finds the Applicant's landscape design and lighting plans for the Development as set forth in the recitals to this Resolution are supported by a preponderance of reliable, substantial and probative evidence and the Applicant demonstrated substantial compliance with the regulations in Sections 1151.09 and .10 of the Zoning Code; and, therefore, this Council approves those plans with the condition that the Applicant shall obtain a recommendation from the Planning Commission for its signage plan for the Development and the approval of the signage plan by this Council..

Section 2: The Clerk is instructed to mail a copy of this Resolution to the Applicant.

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: Feb. 11, 2020



David H. Roche

David H. Roche, Mayor

APPROVED: Feb. 11, 2020

ATTEST: Betsy Traben
Betsy Traben
Clerk of Council



Eloise Cotton-Henry

Eloise Cotton-Henry
President of Council