

RESOLUTION NO. 154 -2023  
INTRODUCED BY: Alexander

A RESOLUTION APPROVING A MODIFICATION TO THE SITE DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT KNOWN AS BELLE OAKS MARKETPLACE AT PERMANENT PARCEL NO. 662-30-105 TO RELOCATE THE PROPOSED LEASING CENTER.

WHEREAS, Brian Meng of the architectural firm of Bialosky Cleveland, on behalf of the owner of the parcel, Belle Oaks Marketplace, LLC, (the "Applicant"), for property known as Permanent Parcel No. 662-30-105 on the northeast corner of Richmond Road and Wilson Mills Boulevard in the City of Richmond Heights (the "Property"), filed an application with the Planning Commission requesting a modification to its site development plan approved under Sections 1151.09 and .10 of the City's Zoning Code to permit the relocation of the proposed Leasing Center for the Belle Oaks Marketplace mixed use development to the subject Property from its previously approved location;

WHEREAS, pursuant to Sections 1151.09 and .10 of the Zoning Code, at its October 11, 2023 meeting, the Planning Commission held a hearing with respect to this application and the Commission unanimously recommended to this Council the approval of the requested modification to the approved site development plan.

WHEREAS, this application and the Planning Commission recommendation was heard by the Planning and Zoning Committee of City Council and the Committee voted to recommend to the Council as a whole that the modification of the site development plan to relocate the Leasing Center 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 application for the modification of the site development plan for the relocation of the Leasing Center for the Belle Oaks Marketplace mixed use development 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 approves the Applicant's modification to the approved site development plan as set forth in the plans submitted to the City (Job No. 1845, dated 09/25/2023, by Bialosky Cleveland).

Section 2: The Clerk is instructed to forward 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: November 14, 2023

APPROVED: November 14, 2023

ATTEST: Donnie Hunter

Donnie L. Hunter  
Clerk of Council

Kimberly Thomas, Mayor

Bobby Jordan  
President of Council