

RESOLUTION NO, 32-2023
INTRODUCED BY: Alexander

A RESOLUTION APPROVING THE SIGNAGE PLAN AS PART OF A SITE DEVELOPMENT PLAN FOR THE MIXED USE DEVELOPMENT KNOWN AS BELLE OAKS AT 621 RICHMOND ROAD.

WHEREAS, DealPoint Merrill LLC (the "Applicant"), for property located at 621 Richmond Road in the City of Richmond Heights (the "Property"), filed an application with the Planning Commission (Project #2022-1646) requesting approval of a comprehensive signage site plan, pursuant to Sections 1151.09 and .10 and 1179.10 of the City's Zoning Code which require signage for a mixed use development to be part of the site development plan for the project called Belle Oaks located in a B-2 Regional Business District;

WHEREAS, pursuant to Sections 1151.09 and .10 and 1179.10 of the Zoning Code, at its February 8, 2023 regular meeting, the Planning Commission held a hearing with respect to this application for signage plan approval for two types of plans for the Belle Oaks Project: (a) Belle Oaks 12-22-22 Retail Sign Plan to be Used for All Retail Buildings, and (b) Residential and Wayfinding Sign Plan, both of which the Commission unanimously recommended to this Council;

WHEREAS, the application and the Planning Commission's recommendation were heard by the Planning and Zoning Committee of City Council at its meeting on March 7, 2023, and after discussion and deliberation, the Committee voted to recommend to the Council as a whole that the site development plan 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 application for signage plan approval as set forth in the recitals to this Resolution and as part of the Belle Oaks site development plan 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 and 1179.10 of the Zoning Code; and, therefore, this Council approves the Applicant's site development plan application with the condition that the names of any streets in the development shall be approved by all appropriate governmental authorities having jurisdiction thereof.

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: March 14, 2023

APPROVED: March 14, 2023

ATTEST: Donnie L. Hunter
Donnie L. Hunter
Clerk of Council

Kim A. Thomas
Kim A. Thomas, Mayor

Bobby Jordan
Bobby Jordan
President of Council