

RESOLUTION NO.: 173-2024

INTRODUCED BY: Mayor Thomas and Councilmember Justice

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT AND SITE PLAN FOR AN AUTOMATIC CAR WASH AT THE BELLE OAKS DEVELOPMENT SITE ON RICHMOND ROAD.

WHEREAS, pursuant to its Project No. 2024-00695, at its regular meeting on November 13, 2024, the Planning Commission passed a motion to recommend to Council the approvals of a conditional use permit and a site plan submitted by Clean Express Auto Wash (“Applicant”) for an automatic car wash at the Belle Oaks Development site on Richmond Road (current Permanent Parcel No. 662-30-128);

WHEREAS, pursuant to Section 1151.03, an automatic car wash is a conditionally-permitted use in a B-2 Regional Business District requiring a recommendation of approval from the City’s Planning Commission and approval of that recommendation of approval by the City Council and, pursuant to Zoning Code Section 1151.09, a site plan for any development in the B-2 District is required to be recommended by the Commission and approved by City Council;

WHEREAS, at its regular meeting on December 10, 2024, the Planning and Zoning Committee of Council reviewed the Planning Commission’s recommendation of approval of the conditional use permit and site plan for the automatic car wash and recommended to the Council approval of the Planning Commission’s recommendations of approval of both the conditional use permit and the site plan;

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

Section 1: The actions of the Planning Commission for its Project No. 2024-00695 recommending to the Council the approval of the conditional use permit and the site plan for construction of an automatic car wash and associated facilities at the Belle Oaks Development site on Richmond Road (current PPN 662-30-128), as such site plan was submitted to the Planning Commission, are hereby approved.

Section 2: The approvals of the conditional use permit and the site plan are conditioned upon the owner of the automatic car wash continuing to comply with the conditions for an automatic car wash in Zoning Code Section 1169.08(m) at all times that the car wash is located at the site.

Section 3: The Clerk is instructed to mail a copy of this Resolution to the Applicant.

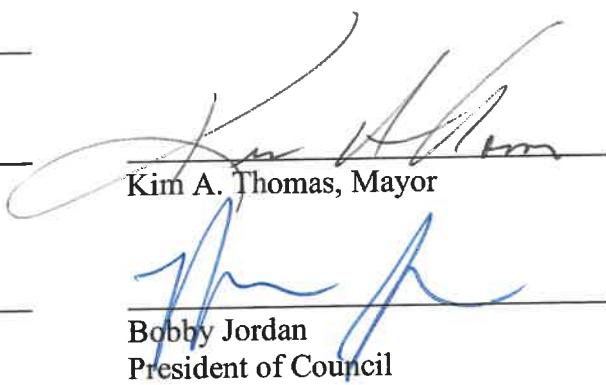
Section 4: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: December 14, 2024

APPROVED: December 14, 2024

ATTEST: Tracey Blair
Tracey Blair
Clerk of Council



Kim A. Thomas, Mayor
Bobby Jordan
President of Council