

RESOLUTION NO.: 174-2024

INTRODUCED BY: Mayor Thomas and Councilmembers Justice & Nelson

A RESOLUTION CONFIRMING THE ACTION OF THE PLANNING  
COMMISSION TO APPROVE LOT SPLIT AND CONSOLIDATION  
PLATS SUBMITTED BY DEALPOINT MERRILL, LLC

WHEREAS, at its November 13, 2024 meeting, the Planning Commission recommended the approval of the applications of DealPoint Merrill, LLC (“Applicant”) for three (3) separate proposed lot split plats on behalf to its affiliate owners of various parcels to accomplish the following that creates building parcels for multi-family residential and commercial development:

- 1) PPN 662-30-128 (Parcel B-6C), owned by Belle Oaks Marketplace III LLC, is to be split into two (2) separate parcels to be identified as Parcels B-6H and B-6J;
- 2) PPN 662-27-053 (Parcel A-1A), owned by Belle Oaks Marketplace 1A LLC, is to be split into four separate (4) parcels to be identified as Parcels A-1B, A-5, A-6, and A-7; and
- 3) PPN 662-28-069 (Parcel A-2), owned by Belle Oaks Marketplace 1B LLC, is proposed to be split into five (5) separate parcels to be identified as Parcels A-2A, A-8, A-9, A-10, and A-11;

(See three plats attached hereto for illustrations of the lot splits.)

WHEREAS, at its December 10, 2024 meeting, Council's Planning and Zoning Committee recommended that Council confirm the recommendation of the Planning Commission to approve the Plat.

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

Section 1: This Council confirms the action of the Planning Commission at its meeting held on November 13, 2024, that recommended the approval of the lot split plats submitted by DealPoint Merrill, LLC, on behalf of its affiliated entities identified in the recitals to this Resolution, to accomplish the lot splits as set forth in the recitals to this Resolution and as shown on the plats submitted by the Applicant and in the minutes of the Planning Commission's November 13, 2024 meeting.

Section 2: The approval set forth in Section 1 of this Resolution is conditioned upon the title owners of the properties which are the subject of the lot split plats herein continuing to comply with the provisions of a certain “Master Declaration of Easements and Public Dedication Agreement” and the “First Amendment” thereto filed of record with the Cuyahoga County Fiscal Office as Instrument Nos. 202301240518 and 202307130601.

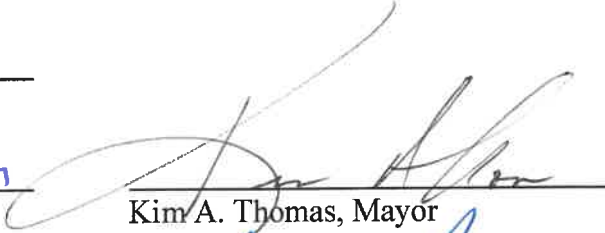
Section 3: The Clerk is hereby instructed to mail a copy of this Resolution to the Applicant.

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 of 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.

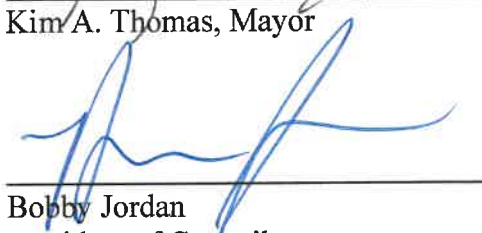
Section 5: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: December 10, 2024

APPROVED: December 10, 2024

  
Kim A. Thomas, Mayor

ATTEST: Tracey Blair  
Tracey Blair  
Clerk of Council

  
Bobby Jordan  
President of Council





CITY OF RICHMOND IS SITES QUAYLE COUNTY AND STATE OF OHIO  
1001 SPLIT PLAT  
BRILL OAKS LOT SPLIT OF PARCEL A-2

NEFF  
REGISTERED  
PLANNING

SHEET NO  
1011

SYMBOL LEGEND  
(EXISTING)

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ABBREVIATIONS

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