

RESOLUTION NO.: 63-2009  
INTRODUCED BY: Morgan

**A RESOLUTION CONFIRMING THE ACTION OF THE  
PLANNING COMMISSION WITH RESPECT TO THE APPROVAL  
OF A REVISED PLAT FOR PHASE 1 OF HIGHLAND RIDGE  
SUBDIVISION.**

WHEREAS, pursuant to Resolution No. 78-2007, this Council approved a detailed development plan and associated final plat for Phase 1 of the Highland Ridge subdivision residential cluster development and approved a revised final plat for said Phase 1 pursuant to Resolution No. 32-2008; and

WHEREAS, the developer of Highland Ridge subdivision residential cluster development, DMD Richmond, LLC, has proposed another revision to the final plat for Phase 1 of the subdivision which eliminates 31 townhome lots and replaces them with 22 detached single-family home lots; and

WHEREAS, the Planning Commission has recommended the approval of the proposed revised final plat for Phase 1 of the Highland Ridge subdivision residential cluster development conditioned upon all necessary variances from the City's Zoning Code requirements being granted;

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

Section 1: This Council approves the revised final plat for Phase 1 of Highland Ridge single-family residential cluster development subdivision submitted by DMD Richmond, LLC, to the Council on October 13, 2009, and as recommended for approval by the Planning Commission, conditioned upon: (a) all necessary variances from the City's Zoning Code being granted; (b) prior to recording of the revised plat, the placing of an adequate deposit with the City for reviews and inspections by the City Engineer's office for Phase 1 going forward; (c) installation of the public safety access driveway from Donna Drive in accordance with the approved improvement plans; and (d) prior to the recording of the revised plat, DMD shall provide to the City a demand note and mortgage on all Highland Ridge RCD properties owned by DMD to secure the amounts owed to the City by DMD.

Section 2: The Clerk is hereby 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.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
Daniel J. Ursu, Mayor

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Betsy Traben  
Clerk of Council

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David H. Roche  
President of Council