

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2026 – 076

By: Mayor Perciak and All Members of Council

A RESOLUTION APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR SOUTHPARK MALL TO PERMIT DEVELOPMENT OF A PROPOSED 75,000 SQUARE FOOT HAMPTON INN/HOME 2 SUITES HOTEL; AND DECLARING AN EMERGENCY.

WHEREAS, the Developer has proposed an amendment to the Final Development Plan for SouthPark Mall originally approved by the Council through Resolution No. 1991-17; and

WHEREAS, J Roc Development LLC, through its Agent, is desirous of amending the Final Development Plan by providing for development of a 75,000 square foot Hampton Inn/Home 2 Suites Hotel, on property located at SouthPark Mall, 17495 Royalton Road, PPN 396-24-019, which property is zoned Shopping Center; and

WHEREAS, pursuant to Codified Ordinance §1258.21, J Roc Development LLC, through its Agent, submitted the Amended Final Development Plan to the Planning Commission for its report and recommendation, and the Planning Commission gave a favorable recommendation to the proposed Final Amended Development Plan at its meeting of June 25, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby approves the Final Amended Development Plan submitted to the City by J Roc Development LLC, through its Agent, and dated June 25, 2026 for SouthPark Mall, which Amended Final Development Plan provides for development of a 75,000 square foot Hampton Inn/Home 2 Suites Hotel, on property located at SouthPark Mall, 17495 Royalton Road, PPN 396-24-019, a copy of which is attached hereto as Exhibit A, and incorporated herein.

Section 2. That 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.

Section 3. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to promote development within the City, to preserve jobs, and serve the public. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

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President of Council

Date Passed: July 27, 2026

Yea

Nay

Carbone

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Clark

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Kaminski

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Kosek

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Roff

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Short

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Zacharyasz

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Approved: 
Mayor

Date Approved: July 27, 2026

Attest: 
Acting Clerk of Council

Res. 2026-076
Ord. No. 2026-076 Amended: _____
1st Rdg. 07-27-26 Ref: _____
2nd Rdg. suspended Ref: _____
3rd Rdg. suspended Ref: _____

Public Hrg. _____ Ref: _____
Adopted: 07-27-26 Defeated: _____

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Kristi Onofre, Administrator Boards & Commissions

SUBJECT: Referral to Council

DATE: June 26, 2026

Please be advised that at its Meeting of June 25, 2026 the Strongsville Planning Commission gave a Favorable Recommendation to the following:

HAMPTON INN/HOME 2 SUITES HOTEL/J Roc Development, Adam Comer, Agent

Amendment of Final Development Plan for SouthPark Mall pursuant to Codified Ordinance Section 1258.21 to allow Hampton Inn/Home 2 Suites Hotel to build a new 75,000 SF Hotel; and