

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2015 – 200

By: Mr. Maloney

**A RESOLUTION APPROVING AN AMENDED DEVELOPMENT PLAN AND SITE PLAN FOR SOUTHPARK MALL TO PERMIT RENOVATIONS TO CONVERT THE FORMER GIANT EAGLE BUILDING INTO A MULTI-TENANT FACILITY; 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, The Commons at SouthPark, LLC, through its Agent, is desirous of amending the Development Plan by providing for renovations to convert the former Giant Eagle building into a multi-tenant facility to include five (5) retail tenants and three (3) restaurant uses on PPN 396-20-005, located at 17887 SouthPark Center, which property is zoned Shopping Center; and

WHEREAS, pursuant to Codified Ordinance §1258.21, The Commons at SouthPark, LLC, through its Agent, submitted the Amended Development Plan and Site Plan to the Planning Commission for its report and recommendation, and the Planning Commission gave a favorable recommendation to the proposed Amended Development Plan and Site Plan at its meeting of September 24, 2015.

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 Amended Development Plan and Site Plan submitted to the City by The Commons at SouthPark, LLC, through its Agent, and dated September 24, 2015 for SouthPark Mall, which Amended Development Plan and Site Plan provide for renovations to convert the former Giant Eagle building into a multi-tenant facility to include five (5) retail tenants and three (3) restaurant uses on PPN 396-20-005, located at 17887 Southpark Center, copies of which are attached hereto as Exhibits A and B, 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.

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**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.

Michael Daymut  
President of Council

Approved: Thomas B. Bauer  
Mayor

Date Passed: October 5, 2015

Date Approved: October 6, 2015

|            | <u>Yea</u>    | <u>Nay</u>    |
|------------|---------------|---------------|
| Carbone    | <u>✓</u>      | <u>      </u> |
| Daymut     | <u>✓</u>      | <u>      </u> |
| DeMio      | <u>✓</u>      | <u>      </u> |
| Dooner     | <u>Absent</u> | <u>      </u> |
| Maloney    | <u>✓</u>      | <u>      </u> |
| Schonhut   | <u>✓</u>      | <u>      </u> |
| Southworth | <u>✓</u>      | <u>      </u> |

Attest: Aimee Pientko  
Clerk of Council

RES

ORD. No. 2015-200 Amended:       

1st Rdg. 10-5-15 Ref:       

2nd Rdg. Suspended Ref:       

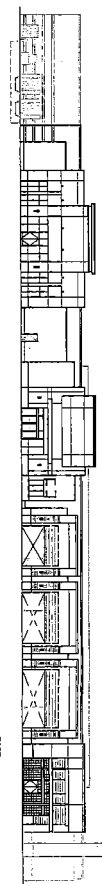
3rd Rdg. Suspended Ref:       

Pub Hrg.        Ref:       

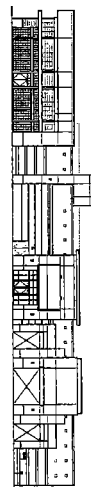
Adopted: 10-5-15 Defeated:



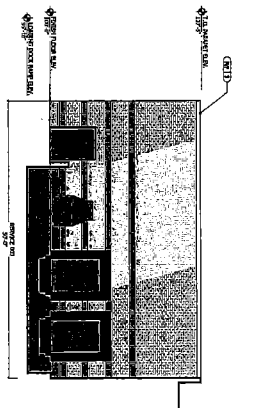
# EXHIBIT B



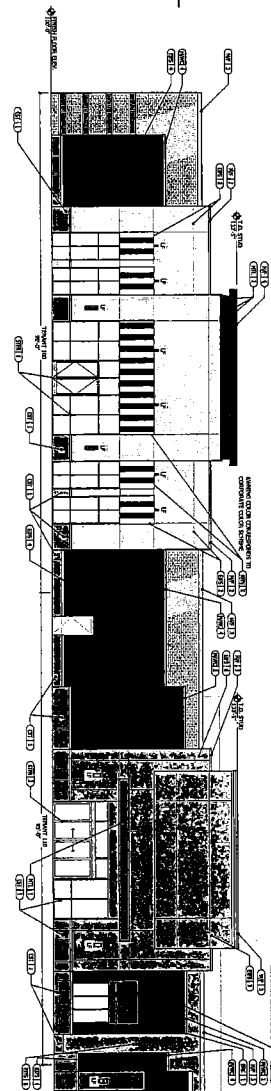
**PROPOSED ELEVATION**  
NORTH  
SCALE 1/8" = 1'-0"



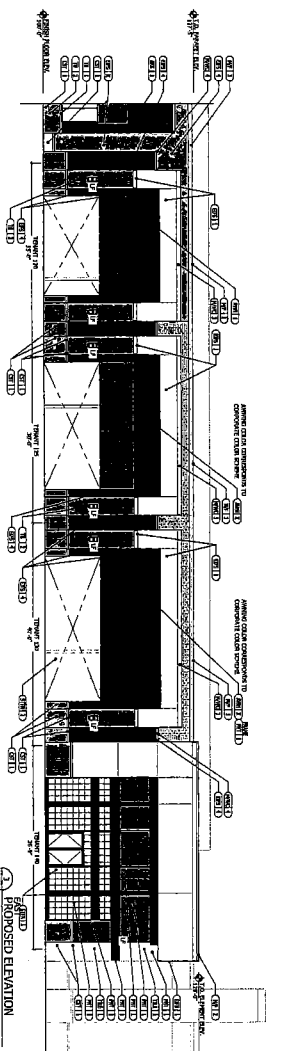
**PROPOSED ELEVATION**  
EAST  
SCALE 1/8" = 1'-0"



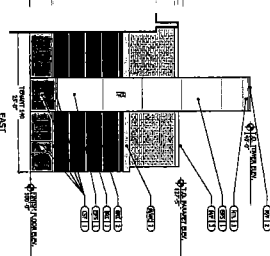
**PROPOSED ELEVATION**  
WEST  
SCALE 1/8" = 1'-0"



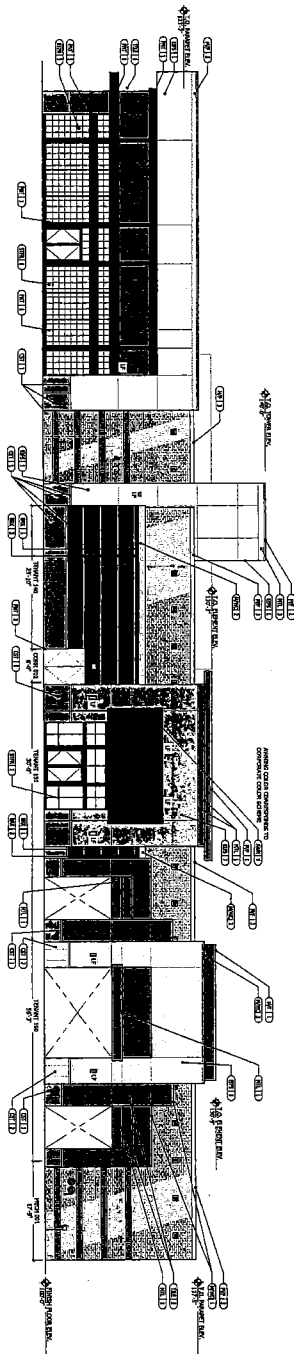
**PROPOSED ELEVATION**  
SOUTH  
SCALE 1/8" = 1'-0"



**PROPOSED ELEVATION**  
NORTH  
SCALE 1/8" = 1'-0"



**PROPOSED ELEVATION**  
EAST  
SCALE 1/8" = 1'-0"



**PROPOSED ELEVATION**  
WEST  
SCALE 1/8" = 1'-0"

PROPOSED  
NORTH AND EAST  
ELEVATIONS

Job No.: 07203-001  
Drawn: [blank]  
Checked: [blank]  
Date: 8/15/2015

THE COMMONS AT SOUTHPARK  
SOUTHPARK MALL  
STRONGSVILLE, OHIO

STARWOOD RETAIL PARTNERS

**FORSKY & YOUNG INTERNATIONAL**  
ARCHITECTURE

NOTE: THESE DRAWINGS ARE  
BASED ON INFORMATION  
PREPARED BY OTHERS AND  
LIMITED OBSERVATIONS OF  
EXISTING CONDITIONS. THE  
DRAWINGS DO NOT  
GUARANTEE AND REPRESENT THE  
EXISTING CONSTRUCTION SO  
FIELD VERIFICATION BY THE  
CONTRACTOR IS REQUIRED.

DATE: 8/15/2015

ARB201

## MEMORANDUM

**TO:** Aimee Pientka, Council Clerk  
Ken Kraus, Law Director

**FROM:** Carol Oprea, Administrative Assistant, Boards & Commissions

**SUBJECT:** Referrals to Council

**DATE:** September 25, 2015

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Please be advised that at its meeting of September 24, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**COMMONS AT SOUTHPARK/ Steve Greenberger, Agent**

Amendment to Final Development Plan and Site Plan approval of the renovations converting the former Giant Eagle building into a multi-tenant facility to include 5 retail tenants and 3 restaurant uses for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center. *\*ARB Favorable Recommendation 9-8-15.*

**ORDINANCE NO. 2015-186:**

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain real estate located at 21453 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to PF (Public Facility) Classification PPN's 392-16-004; 293-16-005; 392-14-004; and part of 392-16-009.

**ORDINANCE NO. 2015-187:**

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain vacant real estate, part of land located at 18256 Drake Road near Pearl Road, in the City of Strongsville, from GB (General Business) Classification to PF (Public Facility) Classification part of PPN 397-17-006.

Recommendation on an Amended Comprehensive Plan.