

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2016 – 027

By: Mr. Daymut

**A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE REVISED FINAL SITE PLAN FOR A COVERED, ENCLOSED PATIO FOR THE RAIL RESTAURANT, LOCATED AT 17887 SOUTHPARK CENTER, IN THE CITY OF STRONGSVILLE; AND DECLARING AN EMERGENCY.**

WHEREAS, The Commons at SouthPark/Starwood Retail Properties, LLC, through its agent, submitted a revised final site plan to the Planning Commission for approval of a 1,890 square foot covered, enclosed patio for The Rail restaurant, on PPN 396-20-005, located at 17887 Southpark Center, which property is zoned Shopping Center; and

WHEREAS, the Planning Commission approved said revised final site plan at its meeting of January 28, 2016.

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

**Section 1.** That this Council does hereby confirm the approval of the City's Planning Commission of the revised final site plan submitted by The Commons at SouthPark/Starwood Retail Properties, LLC, for the construction of a 1,890 square foot covered, enclosed patio for The Rail restaurant, on PPN 396-20-005, located at 17887 Southpark Center, subject to any conditions established by the Planning Commission.

**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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[Signature]  
President of Council

Approved: [Signature]  
Mayor

Date Passed: February 16, 2016

Date Approved: February 17, 2016

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daymut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DeMio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dooner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Short	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: [Signature]  
Clerk of Council

<sup>RES</sup>  
ORD. No. 2016-027 Amended: \_\_\_\_\_  
1st Rdg. 02-16-16 Ref: \_\_\_\_\_  
2nd Rdg. Suspended Ref: \_\_\_\_\_  
3rd Rdg. Suspended Ref: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Pub Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: 02-16-16 Defeated: \_\_\_\_\_

**PLANNING COMMISSION APPLICATION**  
**City of Strongsville**

ITEM NO. \_\_\_\_\_ Application Fees: CP \_\_\_\_\_  
Eng \_\_\_\_\_  
Lighting Plan Review \_\_\_\_\_  
Total Fee \_\_\_\_\_

Date of Application: 1.13.2016

Client or Subject Name: Commons at SouthPark / Starwood Retail Properties LLC

Client / Subject Property Location : 17887 Southpark Center

Representative's Company Name: The Commons at SouthPark, LLC

Rep. or Agent's Name: Steve A. Greenberger

Bus. Address of Rep: 1 E Wacker Dr., Suite 3700 City & Zip Chicago, IL 60601

Business Phone: (440) 536.0149 FAX ( ) \_\_\_\_\_ Res. ( ) \_\_\_\_\_

E-mail Address sagreenberger@gmail.com

Owner's Signature: \_\_\_\_\_

Permanent Parcel No. 396-20-005 Zoning Classification: SC Shopping Center

Description of Request: Revised Site Plan

**Building Area:**

Existing Sq.Ft.: First Floor 75,000 Others \_\_\_\_\_

Proposed Sq. Ft. 71,883 Total Building Area Sq. Ft. 71,883 including 66,140 SF of GLA

Existing Parking Spaces: 390 Proposed Parking Spaces: 388

**Site Area:** Total Sq. Ft. 438,324 Scale Used: 10.07 Acres

TOTAL NUMBER OF EMPLOYEES: Varies Number of Shifts: Varies

## MEMORANDUM

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

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

**SUBJECT:** Referrals to Council

**DATE:** January 29, 2016

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Please be advised that at its meeting of January 28, 2016, the Strongsville Planning Commission gave Favorable Recommendation to the following;

### **SOUTHPARK MALL/ Steven Greenberger, Agent**

- a) Revision to the Master Sign Program to add eight (8) signs; two (2) for DSW, two (2) for Michael's, one (1) for Core, two (2) for The Rail, one (1) for The Vitamin Shoppe for property located at 17887 South Park Center, part of PPN 396-20-005 zoned Shopping Center. *\*ARB Favorable Recommendation of tenant signage 1-12-16.*
- b) Revised Site Plan approval of the 1,890 SF covered, enclosed patio for The Rail located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center **subject to Engineering and Building.**

### **JEA ALZHEIMER SPECIAL CARE CENTER/ Rachel Rudiger, Agent**

Site Plan approval of a 34,492 SF Alzheimer Special Care Center to be located at the SE intersection of Pearl and Drake Roads zoned Public Facility **subject to Engineering, Building, Fire and the Law Department.**