

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2024 – 120

By: Mayor Perciak and All Members of Council

A RESOLUTION APPROVING AN AMENDED DEVELOPMENT PLAN FOR SOUTHPARK CENTER TO PERMIT RENOVATIONS TO CONVERT THE EXISTING FORMER SEARS STORE LOCATION INTO A DICK'S HOUSE OF SPORTS FACILITY; AND DECLARING AN EMERGENCY.

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

WHEREAS, Dick's Sporting Goods, Inc., through its Agent, is desirous of amending the Development Plan by providing for renovation of the existing building, facades for new store entranceways, construction of a fenced outdoor play field with running track, play turf field, and potential ice rink for Dick's House of Sport, for property located at SouthPark Center at the former Sears Store location, PPN 396-21-044, which property is zoned Shopping Center; and

WHEREAS, pursuant to Codified Ordinance §1258.21, Dick's Sporting Goods, Inc., through its Agent, submitted the Amended Development Plan to the Planning Commission for its report and recommendation, and the Planning Commission gave a favorable recommendation to the proposed Amended Development Plan at its meeting of August 15, 2024.

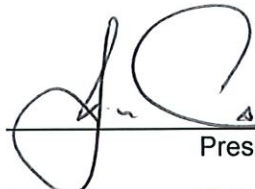
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby approves the Amended Development Plan submitted to the City by Dick Sporting Goods, Inc., through its Agent, and dated August 15, 2024 for SouthPark Center, which Amended Development Plan provides for renovations to the existing building, facades for new store entranceways, construction of a fenced outdoor play field with running rack, play turf field, and potential ice rink for Dick's House of Sport for property located at SouthPark Center at the former Sears Store location, PPN 396-21-044, 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.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2024 – 120
Page 2


ARBON1

President of Council
Date Passed: 09 03 2024

Approved: 

Mayor

Date Approved: Sept. 3, 2024

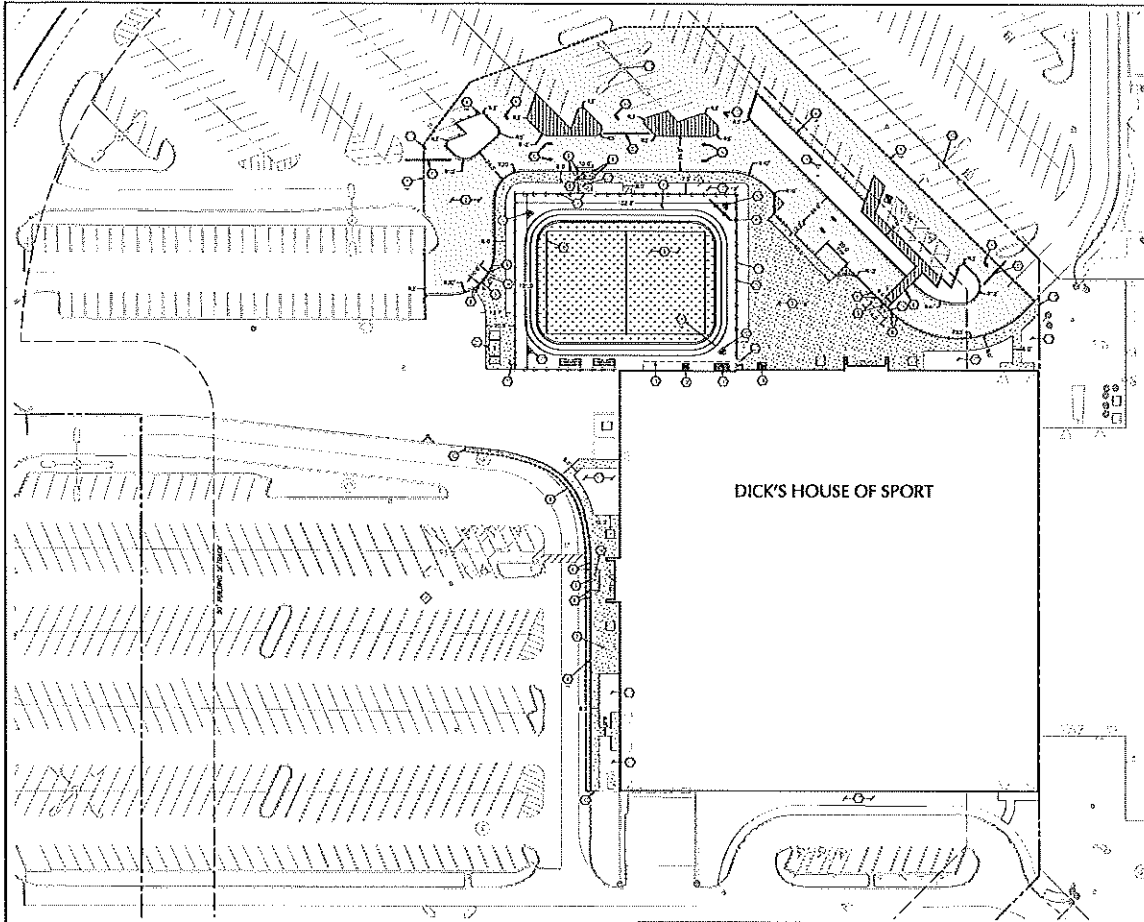
Attest: 

Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<u>Absent</u>	_____
Roff	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____
Spring	<input checked="" type="checkbox"/>	_____

RES 2024-120
Ord. No. 2024-120 Amended: _____
1st Rdg. 09-03-24 Ref: _____
2nd Rdg. Suspended Ref: _____
3rd Rdg. Suspended Ref: _____

Public Hrg. _____ Ref: _____
Adopted: 09-03-24 Defeated: _____



- PLAN KEYNOTES** (C)
1. SMOULT PAVEMENT. SEE DETAIL ON SHEET CS01.
 2. ASPHALT PAVEMENT. SEE DETAIL ON SHEET CS01.
 3. CONCRETE SIDEWALK. SEE DETAIL ON SHEET CS01.
 4. CONCRETE CURB AND GUTTER. SEE DETAIL ON SHEET CS01.
 5. FLUSH CONCRETE CURB. SEE DETAIL ON SHEET CS01.
 6. TRANSITION CURB. SEE DETAIL ON SHEET CS01.
 7. ATHLETIC TRACK. SEE DETAIL ON SHEET CS01.
 8. SYNTHETIC TURF FIELD. SEE DETAIL ON SHEET CS01.
 9. GROUNDWATER. SEE DETAIL ON SHEET CS02.
 10. PAVEMENT MARKINGS. REFER DETAIL AND NOTES ON SHEET CS02.
 11. FENCE FENCE. REFER TO ARCHITECTURAL PLANS.
 12. TRACK AND FIELD LIGHTING. REFER TO ARCHITECTURAL PLANS.
 13. EXISTING LIGHT POLE TO REMAIN.
 14. CURB PLUMB. REFER TO DETAIL ON SHEET CS01.
 15. REELECT EXISTING PAVEMENT.
 16. RELOCATED FIRE HYDRANT. REFER TO UTILITY PLAN.
 17. LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.
 18. FOOT SLAB. REFER TO ARCHITECTURAL PLANS.
 19. BUILDING OVERHEAD CANOPY. REFER TO ARCHITECTURAL PLANS.
 20. SODDING. REFER TO ARCHITECTURAL PLANS.
 21. CHALKER. PROVIDE MIN. 8\"/>
 - 22. STOP BAR. 7\"/>
 - 23. FENCE SIGN. REFER TO ARCHITECTURAL PLANS.
 - 24. FENCE SIGN. REFER TO ARCHITECTURAL PLANS.
 - 25. FENCE FOOT & FOUNDATION. REFER TO ARCHITECTURAL PLANS.
 - 26. FELD STUBS.
 - 27. HEAVY DUTY CONCRETE. REFER TO DETAIL ON SHEET CS01.

LEGEND

PROPERTY LINE	---
EXISTING BUILDING LINE	----
PROPOSED BUILDING LINE	----
PROPOSED ROOM LOCATION	---
PROST SLAB	■
CONCRETE CURB & GUTTER	—
SOIL	—
ASPHALT PAVEMENT	▨
CONCRETE SIDEWALK	▨
HEAVY DUTY CONCRETE	▨
ATHLETIC TRACK	▨
SYNTHETIC TURF	▨
LIGHT POLE	⊙
ADA ACCESSIBLE MARK	⊙
ADA PARKING SIGN	⊙

BENCHMARK

10277 10277
10277 10277

LAND USE DATA

	PERCENTAGE OF TOTAL	APPROXIMATE ACRES
RESIDENTIAL	11.1%	1.11
COMMERCIAL/INDUSTRIAL	11.1%	1.11
LANDSCAPE	11.1%	1.11
TOTAL	33.3%	3.33

ZONING DATA TABLE

PROPERTY ZONES	PERMITTED USES	MAXIMUM HEIGHT	MINIMUM LOT AREA
RESIDENTIAL	RESIDENTIAL	10 FT	10,000 SQ FT
COMMERCIAL/INDUSTRIAL	COMMERCIAL/INDUSTRIAL	15 FT	15,000 SQ FT
LANDSCAPE	LANDSCAPE	10 FT	10,000 SQ FT

DATE: 05/11/24
BY: [Signature]
DESCRIPTION: [Blank]
REVISION: [Blank]

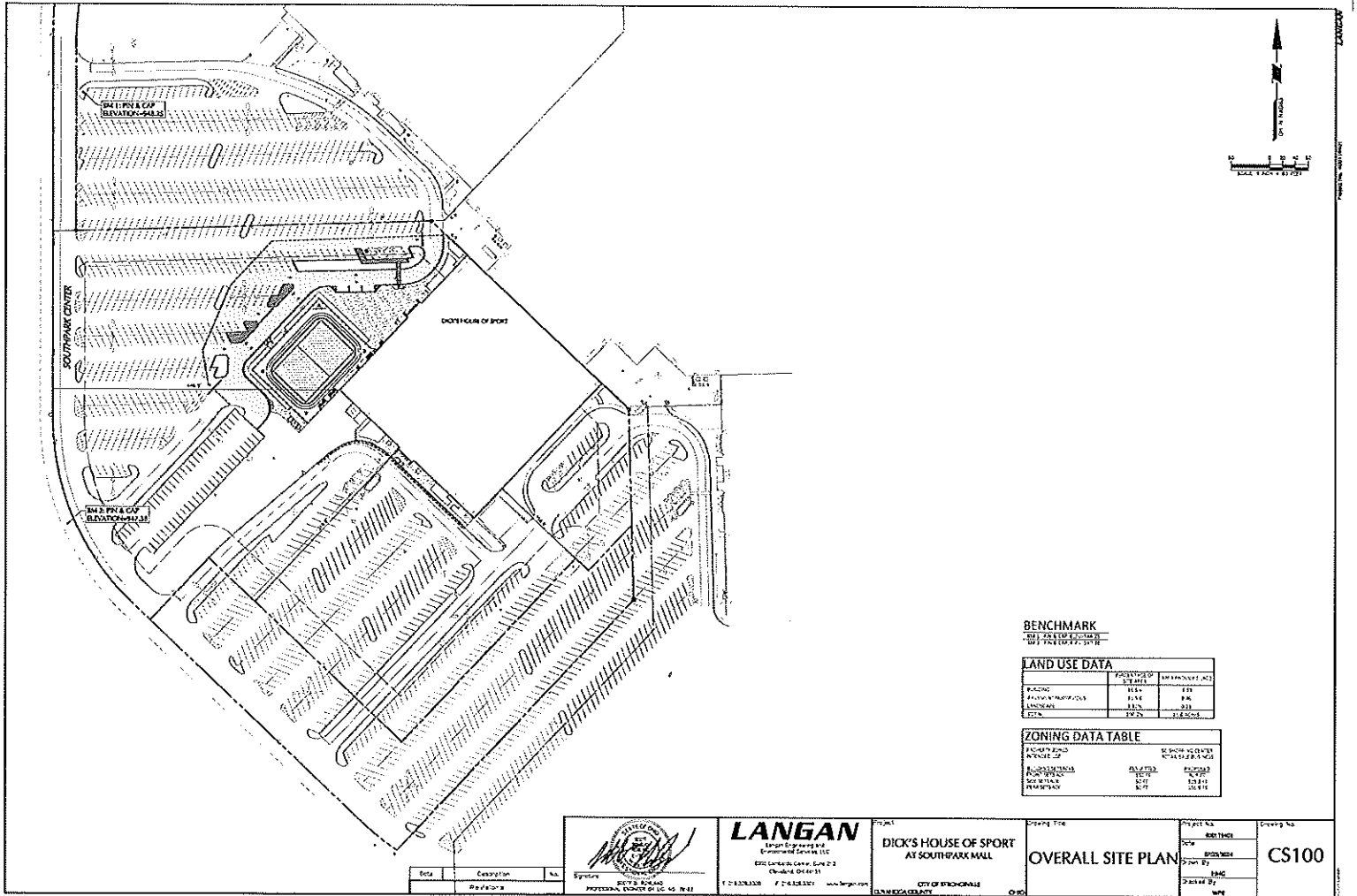
LANGAN
Langan Engineering and Environmental Services, LLC
1000 Lakeside Drive, Suite 200
Columbia, SC 29201
P: 803.733.1111 F: 803.733.1111 www.langan.com

DICK'S HOUSE OF SPORT AT SOUTHPARK MALL
CITY OF FREDERICKVILLE

SITE PLAN
PROJECT NO: [Blank]
SHEET NO: [Blank]
DATE: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]

CS101

EXHIBIT A



BENCHMARK

BM 1 - EXISTING ELEVATION
BM 2 - PROPOSED ELEVATION

LAND USE DATA

	PERCENTAGE OF TOTAL AREA	ACRES
PAVING	81%	4.79
LANDSCAPING	19%	1.11
TOTAL	100%	5.90

ZONING DATA TABLE

EXISTING ZONING	PROPOSED ZONING	PERMITTED USES
COMMERCIAL	COMMERCIAL	RETAIL STORES
COMMERCIAL	COMMERCIAL	RESTAURANTS
COMMERCIAL	COMMERCIAL	OFFICE BUILDINGS

Date	Description	By
10/15/2010	Prepared	Professional Engineer



LANGAN
Langan Engineering and
Environmental Services, LLC
800 Lakeside Gate, Suite 200
Chamblee, GA 30341
770.242.3333 • 770.242.3331 • www.langan.com

**DICK'S HOUSE OF SPORT
AT SOUTHPARK MALL**
CITY OF SPRINGDALE
UNINCORPORATED

Drawing Title	Project No.	Sheet No.
OVERALL SITE PLAN	10011001	CS100
	DATE	BY
	10/15/10	PRG
	DATE	BY
	10/15/10	WPE

MEMORANDUM

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

FROM: Mitzi Anderson, Administrator Boards & Commissions

SUBJECT: Referral to Council

DATE: August 16, 2024

Please be advised that at its Meeting of August 15, 2024, the Strongsville Planning Commission gave a Favorable Recommendation to the following:

- 1) **DICK'S SPORTING GOODS, INC. /William Boron, Agent**
 - b) Amendment to final development plan pursuant to Codified Ordinance Section 1258.21, for the renovation of existing building, facades for new store entranceways, construction of a fenced outdoor play field with running track, play turf field, and potential ice rink for Dick's House of Sport, property located at SouthPark Center (former Sears Store location), PPN 396-21-044, zoned SC – Shopping Center
** ARB Favorable Recommendation 8-6-24*