

## RESOLUTION NUMBER 012-2025

### RESOLUTION TO APPROVE GENERAL DEVELOPMENT PLAN OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO APPLICATION NO. 24OLMT-DEV002

**WHEREAS**, Application No. 24OLMT-DEV002 and related General Development Plan, as described below, came on for hearing before the Olmsted Township Board of Trustees the 6<sup>th</sup> day of February, 2025, which case is described as follows:

**Application No. 24OLMT-DEV002:** Submitted by the Carnegie Management and Development Corporation, for 27106-27076 Bagley Road, Cuyahoga County Parcel Numbers 264-21-059; 264-21-021; 264-21-060; 264-21-022, 264-21-013; 264-21-014; and 264-21-057. Seeking General Development approval for Phase 1 and Phase 2 of a Towne Center Mixed Use development of commercial, retail, restaurant, and medical office, residential in rear of development; and

**WHEREAS**, on January 7, the Olmsted Township Zoning Commission recommended approval of Application No. 24OLMT-DEV002; and

**WHEREAS**, following a public hearing before the Olmsted Township Board of Trustees which was duly noticed and conducted in Application No. 24OLMT-DEV002 pursuant to Olmsted Township Zoning Resolution, the Board resolved to take the action hereinafter set forth.

**NOW THEREFORE**, upon motion of Trustee Alton, seconded by Trustee Z. V. Q., BE IT RESOLVED BY THE BOARD OF TRUSTEES OF OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO, THAT:

**Section 1.** To adopt and approve the recommendation of the Zoning Commission regarding the General Development Plan in Application No. 24OLMT-DEV002, submitted by the Carnegie Management and Development Corporation, for 27106-27076 Bagley Road, Cuyahoga County Parcel Numbers 264-21-059; 264-21-021; 264-21-060; 264-21-022, 264-21-013; 264-21-014; and 264-21-057. Seeking General Development approval for Phase 1 and Phase 2 of a Towne Center Mixed Use development of commercial, retail, restaurant, and medical office, residential in rear of development, with the following modification:

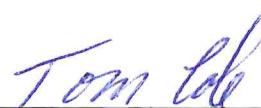
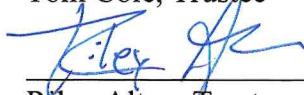
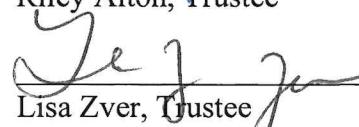
- A. The Board of Trustees pursuant to Olmsted Township Zoning Resolution Section 260.14 grants the Applicant a deviation from Section 206.12(a) and requires that all streets located within development and as depicted on the General Development Plan shall be private streets. The Board of Trustees hereby determines in granting this deviation that the requirements in Section 260.14(2)(A)-(C) have been meet.
- B. The Board of Trustees pursuant to Olmsted Township Zoning Resolution Section 260.14 grants the Applicant a deviation from Section 206.10(a) the minimum setback from street right-of-way and allows for a 25' setback from the Bagley Road right-of-way as depicted on the General Development Plan. The Board of Trustees hereby determines in granting this deviation that the requirements in Section 260.14(2)(A)-(C) have been meet.

**Section 2.** Pursuant to Olmsted Township Zoning Resolution Section 520.07(e), the Board hereby approves the following phasing plan for the General Development Plan approval period: Phase 1 18 months; and Phase 2 30 months. The phasing plan for the General Development Plan set forth herein may be extended by the Board of Trustees upon request pursuant to Olmsted Township Zoning Resolution Section 520.07(d)(2).

**Section 3.** The Board of Trustees finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

**Section 4.** This Resolution shall be in full force and effect at the earliest time provided for by law.

Voting Aye thereon:

  
\_\_\_\_\_  
Tom Cole, Trustee  
  
\_\_\_\_\_  
Riley Alton, Trustee  
  
\_\_\_\_\_  
Lisa Zver, Trustee

**BOARD OF TRUSTEES, OLMSTED TOWNSHIP  
CUYAHOGA COUNTY, OHIO**

Voting Nay thereon:

\_\_\_\_\_  
Tom Cole, Trustee

ATTEST AND CERTIFY:

\_\_\_\_\_  
Riley Alton, Trustee

  
\_\_\_\_\_  
Brian Gillette,  
Township Fiscal Officer

\_\_\_\_\_  
Lisa Zver, Trustee

**BOARD OF TRUSTEES, OLMSTED TOWNSHIP,  
CUYAHOGA COUNTY, OHIO**

Adopted: February 6, 2025