

**AMENDED MINUTES  
(Recording is available)  
PLANNING COMMISSION  
MARCH 2, 2017  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:30 P.M.  
LOWER CONFERENCE ROOM**

1. Introduction and Oath of newly appointed member, Monica Jordan; term expires December 2022

Introduction of new member, Monica Jordan occurred at the pre-review meeting; Ms. Swallow administered the Oath.

Review docket items

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

2. Roll Call

MEMBERS PRESENT

Kyle Baker  
Glenn Coyne  
Monica Jordan  
Louis McMahon, Chairman  
Patrick Metzger

OTHERS PRESENT

Bryce Sylvester, P&D Director, Board Secretary  
Jennifer Swallow, Chief Assistant Law Director  
Katelyn Milius, Planner

A motion was made by Mr. McMahon, seconded by Mr. Coyne to excuse the absences of William Gaydos and Mark Papke. All of the members voting yea, the motion passed.

3. Election of Chair and Vice-Chair

A motion was made by Mr. Metzger, seconded by Mr. Baker to elect Mr. McMahon as Chair in 2017. ~~All of the members voting yea, the motion passed.~~ Mr. Baker, Mr. Coyne, Ms. Jordan, Mr. Metzger voting yea, and Mr. McMahon abstaining, the motion passed.

A motion was made by Mr. Metzger, seconded by Mr. McMahon to elect Mr. Gaydos as Vice Chair in 2017. All of the members voting yea, the motion passed.

4. Approve the Minutes of the January 5, 2017 meeting

A motion was made by Mr. Baker, seconded by Mr. Coyne to Approve the January 5, 2017 minutes. Mr. Baker, Mr. Coyne, ~~Ms. Jordan~~, Mr. McMahon, Mr. Metzger voting yea, and ~~Mr. Metzger~~ Ms. Jordan abstaining, the motion passed.

5. Opening Remarks

Mr. Sylvester read the Opening Remarks

**NEW BUSINESS  
CONDITIONAL USE**

6. **Docket No. 03-02-17  
1329 NELSON STREET**

Clara Papp-McClellan, applicant, requests the review and approval of a roomer (Conditional Use) at her single family home, pursuant to Section 1161.03 (q)- supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district. (Page 3)

Clara Papp-McClellan, applicant was present to explain the request. It was noted there would be two roomers.

City administration expressed concern about off-street parking for two roomers and the enforcement of no kitchen privileges. The request for a deferral was made.

The Commission agreed that assurances from the applicant to the City were needed there would be adherence to the codes.

A motion was made by Mr. McMahon, seconded by Mr. Metzger to **DEFER the item until the meeting of April 6, 2017**. All of the members voting yea, the motion passed.

**LOT SPLIT/CONSOLIDATION**

7. **Docket No. 03-03-17  
14823 LAKE AVENUE & 14818 CLIFTON BLVD.**

Christopher J. Dempsey, applicant, requests the review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district. (Page 10)

Mr. Sylvester communicated the applicant requested a deferral. City administration was working with the applicant and needed more time to make sure that all sections of the code were being met.

A motion was made by Mr. Baker, seconded by Mr. McMahon to **DEFER the item until the meeting of April 6, 2017**. All of the members voting yea, the motion passed.

**COMMUNICATION**

9. **Docket No. 03-05-17  
Communication from Bryce Sylvester, Regarding the Planned Development Zoning Chapter 1156 Update**

Communication from Bryce Sylvester to inform the Planning Commission on the update of the Planned Development Zoning Chapter 1156. (Page 21)

Alex Harnocz, Planner presented the communication for changes to the codes.

The Commission expressed concern and asked about for clarification about ownership in relationship to 1156.02(a); multiple owners or single owner and 1156.05(a)(2); large amounts of windows. They asked that City Council pay attention to these items.

Public comment was closed as no one addressed the issue.

Mr. Sylvester stated the market drove the 10,000 sf<sup>2</sup> discussion; i.e. Rockport and McKinley Place.

A motion was made by Mr. Metzger, seconded by Mr. to **RECOMMEND** to City Council to adopt the changes with the request 1156.02(a) and 1156.05(a)(2) are taken fully into consideration.

8. **Docket No. 03-04-17**  
**Communication from Bryce Sylvester, Regarding the 2017 Community Vision Update**

Communication from Bryce Sylvester to inform the Planning Commission on the current effort to update the Community Vision in 2017, according to the plan to update the Vision every five years. (Page 20)

Katelyn Milius, Planner presented the communication.

There were no questions from the Commission.

Public comment was closed as no one addressed the issue.

A motion was made by Mr. Coyne, seconded by Mr. Metzger to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 7:50 p.m. All of the members voting yea, the motion passed.

*Katelyn Milius*  
Signature \_\_\_\_\_  
(Secretary)

*4/6/2017*  
Date \_\_\_\_\_



Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- |   |                    |
|---|--------------------|
| 1. <u>Clara Papp-McClellan</u>          | <u>[Signature]</u> |
| 2. <u>Alex Harnocz, City Planner</u>    | <u>[Signature]</u> |
| 3. <u>Kattelyn Milius, City Planner</u> | <u>[Signature]</u> |
| 4. _____                                | _____              |
| 5. _____                                | _____              |
| 6. _____                                | _____              |
| 7. _____                                | _____              |
| 8. _____                                | _____              |
| 9. _____                                | _____              |
| 10. _____                               | _____              |
| 11. _____                               | _____              |

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, March 2, 2017

### 1156.01 PURPOSE.

A Planned Development (PD) is meant to encourage more compact mixed use development, pedestrian-friendly site design, and an urban street character, in order to increase pedestrian traffic, reduce vehicular traffic, promote energy-efficient design, and accommodate a range of compatible land uses through appropriate site design. PD's are intended to permit a more flexible approach to land use control and to promote a variety of housing types developed among neighborhood-serving commercial uses and employment opportunities.

A PD encourages the development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial centers while serving to provide greater efficiencies in use of infrastructure. It is intended to help advance revitalization initiatives along commercial corridors and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts. PD zoning is intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts. PD zoning can support commercial corridor redevelopment plans and urban design guidelines or standards that require high quality development that is consistent with the *Vision*.

The PD specifically discourages those uses that: promote a strip center development pattern, promote idle land and over parking, and detract from the image enhancement intentions of this district. Planned Developments are intended to encourage orderly use, development and redevelopment of property, while allowing more flexibility and creativity in design to achieve high quality, integrated site planning not otherwise possible under the constraints of normal zoning requirements without detriment to adjacent/neighborhood properties.  
(Ord. 60-04. Passed 7-6-2004.)

### 1156.01 PURPOSE.

Planned Development (PD) zoning is intended to encourage innovative and transformative development projects. PD zoning is intended to allow more flexibility and creativity in design to achieve high quality, integrated site planning not otherwise possible under the constraints of existing zoning requirements without detriment to neighboring properties. PD zoning is intended to permit a more flexible approach to land use control and to promote development that is innovative, integrated with surrounding uses, and shows sensitivity to cultural, environmental, and economic considerations.

Planned Development Zoning is intended to encourage development which is consistent with the *Community Vision* including more compact development, pedestrian-friendly site design, urban street character, energy-efficient design, industry best practices, and accommodation of a range of compatible land uses through appropriate site design. PD's are intended to permit a more flexible approach to land use control and to promote a variety of housing types.

A PD encourages the development of compact, pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure. It is intended to help advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts. PD zoning is intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts. PD Zoning specifically discourages those uses that: promote a strip center development pattern, promote idle land and over parking, and detract from the image enhancement intentions of this district.

## 1156.02 LOCATION OF PLANNED DEVELOPMENTS.

(a) A Planned Development may be permitted in a C1 Office, C2 Retail, C3 General Business District, C4 Public School District, or the MH Multiple-Family, High Density Residential District, on approval by the Commission and City Council in accordance with this Chapter **1156**. (Ord. 89-04. Passed 11-1-2004.)

(b) For a commercial PD, at least fifty-one percent (51%) of the property or properties must be located in the C1 Office, C2 Retail, C3 General Business, C4 Public School District, or the MH Multiple-Family, High Density Residential District.

(c) The remaining forty-nine percent (49%) or less of the property may be located in an existing R1L, R1M, R1H, R2 and ML residential zoning district so long as such property abuts or is immediately adjacent to property as described in subsection (b) above and provided that the PD contains adequate buffers, setbacks and transition as noted elsewhere in this Chapter.

(d) All properties identified as being part of the PD shall be designated a PD on the **Zoning Map**. Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.

(e) It is not intended that the Commission automatically approve PD proposals that seek increases in density, changes in allowed uses, or alterations in district standards; rather, approvals shall only be received by those proposals that provide design characteristics that substantially achieve the purpose of this Chapter.

(f) A PD should utilize the following characteristics to the greatest possible extent which shall be considered in the approval process:

(1) Designs that reflect the **Vision** and that offer types or densities of development that are not available under the other Sections of this **Code**.

(2) Designs that utilize a creative approach to achieve better urban design, efficiencies in use of

land and infrastructure, and the provision of aesthetic amenities.

## 1156.02 LOCATION OF PLANNED DEVELOPMENTS.

(a) Any parcel or collection of parcels greater than 10,000 ft<sup>2</sup> in area may be rezoned to PD. Past use of the site and the zoning of abutting properties will be considered as part of the approval process.

(b) Approval of a Planned Development will result in a zoning map amendment. It shall result in the creation of a new site-specific zoning district with specific requirements and standards that are unique to that planned development.

(c) Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.

(d) It is not intended that the Commission automatically approve PD proposals that seek increases in density, changes in allowed uses, or alterations in district standards; rather, approvals shall only be received by those proposals that provide design characteristics that substantially achieve the purpose of this Chapter and cannot be substantially achieved in any existing zoning district.

(e) A PD should utilize the following characteristics to the greatest possible extent which shall be considered in the approval process:

(1) Designs that reflect the **Vision** and that offer types or densities of development that are not available under the other Sections of this **Code**.

(2) Designs that utilize a creative approach to achieve better urban design, efficiencies in use of land and infrastructure, and the provision of aesthetic amenities.

(3) Designs that provide appropriate buffers and transitions between areas with different land uses and development densities.

(4) Designs that maintain or enhance the appearance of neighborhoods by complementing neighborhood architectural character.

(5) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification of variation from otherwise applicable zone district and development standards.

(6) Designs, which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to the community.

(7) Designs that conserve areas of natural beauty and green spaces to the greatest degree possible consistent with accommodating new development.

(8) Designs that incorporate “green architecture” pursuant to Resolution 7746-03, *City of Lakewood Green Building Policy*.

(Ord. 60-04. Passed 7-6-2004.)

(3) Designs that provide appropriate buffers and transitions between areas with different land uses and development densities.

(4) Designs that maintain or enhance the appearance of neighborhoods by complementing neighborhood architectural character.

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(6) Designs that conserve areas of natural beauty and green spaces to the greatest degree possible consistent with accommodating new development.

(7) Designs that incorporate “green architecture” pursuant to Resolution 7746-03, *City of Lakewood Green Building Policy*.

(Ord. 60-04. Passed 7-6-2004.)

### 1156.03 STANDARDS FOR REVIEW OF A PRELIMINARY PD PLAN.

An application for approval of a Preliminary PD Plan, together with submitted plans and reports, shall be reviewed for its conformance with the following standards:  
(Ord. 60-04. Passed 7-6-04.)

(a) The proposed PD shall contain uses that are expressly permitted either by right or as conditional or accessory uses in a C1 Office, C2 Retail, C3 General Business, C4 Public School District, or the MH Multiple-Family, High Density Residential District, in which the PD is located or as modified according to (b) below, but such uses may be mixed within the planned development or within the same structure located in the PD;

(Ord. 89-04. Passed 11-1-04.)

(b) The proposed PD shall comply with the subdivision requirements as set forth in Chapter **1155** of this *Code*, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to paragraph (e) below;

(c) Adverse impacts on adjacent properties, including but not limited to increased traffic or noise, as described in Chapter **515** of the Ordinances, and visual impacts, shall be mitigated to the maximum extent feasible;

(d) The PD shall be integrated with adjacent development through street connections, sidewalks, trails, and similar features;

(e) All district, development, and subdivision standards set forth in Chapters **1127** and **1129** (such as lot size, floor area ratio, structure height, etc.), and **1155**, except those specified in subsection (f) below, may be modified or varied upon a finding that the proposed PD incorporates creative site design which represents an improvement in quality and service of the purposes set forth in Section **1156.01** over what could have been accomplished through strict application of the otherwise applicable district or development standards, including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;

### 1156.03 STANDARDS FOR REVIEW OF A PRELIMINARY PD PLAN.

An application for approval of a Preliminary PD Plan, together with submitted plans and reports, shall be reviewed for its conformance with the following standards:  
(Ord. 60-04. Passed 7-6-04.)

(a) The Board shall be guided by the General Standards for All Conditional Uses contained in Chapter **1161.02** of this *Code* when evaluating uses proposed within a Planned Development.

(b) The proposed PD should contain uses that are sensitive to the abutting land uses and to the zoning designation which the PD is replacing. Mixed use within the planned development or within the same structure located in the PD is encouraged where appropriate;

(c) The proposed PD shall comply with the subdivision requirements as set forth in Chapter **1155** of this *Code*, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to paragraph (e) below;

(d) Adverse impacts on adjacent properties, including but not limited to increased traffic or noise, as described in Chapter **515** of the Ordinances, and visual impacts, shall be mitigated to the maximum extent feasible;

(e) The PD shall be integrated with adjacent development through street connections, sidewalks, trails, and similar features;

(f) All district, development, and subdivision standards set forth in Chapters **1127** and **1129** (such as lot size, floor area ratio, structure height, etc.), and **1155**, except those specified in subsection (f) below, may be modified or varied upon a finding that the proposed PD incorporates creative site design which represents an improvement in quality and service of the purposes set forth in Section **1156.01** over what could have been accomplished through strict application of the otherwise applicable district or development standards, including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;

(f) The proposed PD shall comply with the following requirements, which shall not be modified or varied except as expressly set forth below or as permitted by the Commission.

(1) Minimum area requirement. All Planned Developments shall have a minimum size of 10,000 square feet.

(2) Setbacks from adjoining residential uses. A Planned Development shall comply with any applicable zone district standards that require minimum setbacks from adjoining residential uses or properties as set forth in Chapter 1121 and 1123.

(3) Environmental protection standards. All Planned Developments shall comply with Ohio Environmental Protection Agency regulations and local ordinances.

(4) Architectural and design standards. All Planned Developments shall comply with all architectural and design standards, including those set forth in Section 1156.05, Design Principles, of this *Code* and Chapter 1325 of the Building Code.

(Ord. 60-04. Passed 7-6-2004.)

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(1) Minimum area requirement. All Planned Developments shall have a minimum size of 10,000 square feet.

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(4) Architectural and design standards. All Planned Developments shall comply with all architectural and design standards, including those set forth in Section 1156.05, Design Principles, of this *Code* and Chapter 1325 of the Building Code.

(Ord. 60-04. Passed 7-6-2004.)

**1156.04 PLANNED DEVELOPMENTS  
NO CHANGES**

**1156.05 DESIGN PRINCIPLES.**

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

(a) Building and Site Design

(1) Wherever feasible, buildings shall be designed to provide massing configurations with a variety of different wall planes. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.

(2) Each building facade shall incorporate design elements for each twenty (20) horizontal feet, such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Ground level facades facing streets or pedestrian ways shall incorporate large amounts (at least sixty (60) percent of the facade) of windows that permit views into the interior of the building, or display windows.

(3) Building facades shall have highly visible customer entrances that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.

(4) Buildings shall have well defined rooflines with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.

(5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.

(b) Building Materials. Building materials shall be limited to brick, masonry, stucco, wood, fiber, cement siding, wood shingle, wood siding, cultured stone, or other similar materials. Prohibited materials include aluminum or vinyl siding, dryvit-type products on the lowest eight (8) feet of any structure, split faced block, and other similar materials.

**1156.04 PLANNED DEVELOPMENTS  
NO CHANGES**

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(3) Commercial Building facades shall have highly visible customer entrances that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.

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(c) Vehicular Circulation and Access.

- (1) Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to incorporate traffic calming devices and techniques.
- (3) Common or shared access points are encouraged.
- (4) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and adequate site distances shall be provided at all intersections.
- (6) Transit stops should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide traffic impact studies.

(d) Pedestrian Access and Circulation.

- (1) A coordinated pedestrian system shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be connected to adjacent properties and pedestrian facilities to the maximum extent feasible.
- (3) Continuous sidewalks or other pedestrian facilities shall be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) Decorative sidewalks, such as brick pavers, are encouraged at key intersections or streets.
- (5) Street furniture or other amenities are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) Open and public areas should be provided as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.

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- (3) Common or shared access points are encouraged.
- (4) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and adequate site distances shall be provided at all intersections.
- (6) Transit stops should be incorporated into site plans, where feasible.
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- (4) Decorative sidewalks, such as brick pavers, are encouraged at key intersections or streets.
- (5) Street furniture or other amenities are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) Open and public areas should be provided as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.

(e) Parking.

(1) Adequate parking shall be provided, but excessive parking is discouraged. The standards contained in Chapter **1143** shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the *Code* and the intent of the PD.

(2) Parking shall be distributed between the front, side, and rear of buildings to the maximum extent feasible.

(3) The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.

(4) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.

(5) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. No garage openings shall be permitted onto public streets.

(e) Parking.

(1) Adequate parking shall be provided, but excessive parking is discouraged. A parking plan shall be submitted for the PD pursuant to Chapter **1143.09**. The standards for listed uses contained in Chapter **1143** shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the *Code* and the intent of the PD.

(f) Landscaping and Screening.

(1) It shall be the duty of the Commission to determine whether a reasonable percentage of the area within a PD shall be maintained in a combination of landscaped and urban open space. The project must adhere to the spirit of the *City's* landscape values. The standards contained in Chapter **1141** shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the *Code* and the intent of the PD.

(2) Pedestrian access from adjacent residential streets is encouraged. The owners of residential property directly abutting rear yards, parking and loading areas of a PD shall be contacted and offered masonry screening and/or appropriately designed alternatives. PD applicants shall document meetings with abutting residential owners and the results of such meetings. The intent of this provision is for the applicant to involve nearby residents in the PD project. City staff shall assist in this process.

(3) Where required, screening fences and walls shall be erected. The standards of Chapter **1141** shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the *Code* and the intent of the PD.

(4) If used, the owner of the property on which the fence is required to be erected shall permanently and adequately maintain screening fences or walls. The following types of walls or fences shall qualify, Chapter **1141** notwithstanding.

(5) Masonry wall or fence. Masonry fences or walls shall be constructed with the finish side out and of any of the following materials:

- A. Native stone
- B. Brick
- C. Precast concrete panels with decorative finish or decorative concrete masonry units
- D. In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.

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(1) It shall be the duty of the Commission to determine whether a reasonable percentage of the area within a PD shall be maintained in a combination of landscaped and **common** open space. The project must adhere to the spirit of the *City's* landscape values. The standards contained in Chapter **1141** shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the *Code* and the intent of the PD.

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- A. Native stone
- B. Brick
- C. Precast concrete panels with decorative finish or decorative concrete masonry units
- D. In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.

(6) Ribbed metal panel fence. Suitably finished to blend with the primary structure and supported by structurally sound metal frame.

(7) Vegetative screening. Using plants and fence materials, vegetative screens may be proposed.

(8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure

(6) Ribbed metal panel fence. Suitably finished to blend with the primary structure and supported by structurally sound metal frame.

(7) Vegetative screening. Using plants and fence materials, vegetative screens may be proposed.

(8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure

(g) Streetscape Improvements.

(1) A Streetscape Plan shall be submitted for the entire site. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, street furniture, trash receptacles, and transit stops.

(2) The design of streets, pedestrian ways, landscaping, lighting, and street furniture shall be coordinated and integrated throughout the site.

(3) Vehicular streets and driveways shall be designed to be compatible with pedestrian ways to encourage a pedestrian friendly environment. The width of streets shall be sensitive to pedestrian scale, and shall be minimized to avoid overwhelming that pedestrian scale while allowing for efficient vehicular traffic flow.

(4) Site furnishings such as benches, seating, trash receptacles, bike racks, lighting fixtures, and tree grates shall be addressed in the Streetscape Plan.

(h) Service Area and Mechanical Screening.

(1) The location of service areas and mechanical equipment shall be considered as part of the overall site design.

(2) Service areas and mechanical equipment shall be screened from public view.

(i) Signage.

(1) A master sign plan shall be prepared illustrating the location, type, size, and materials of all signage, pursuant to Chapter **1329** of the Building Code.

(2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the sign proposal. The standards contained in Chapter **1329** of the Building Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD. Generally, the standard will be landscaped monument signs and multi-tenant signs.

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(j) Lighting.

(1) A lighting plan shall be prepared, including a photometric illustration.

(2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the lighting proposal. The standards contained in Chapter 1306 of the Property Maintenance Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD.

(3) Lighting shall be designed to avoid spillover onto adjacent properties through the use of cutoff shields or other similar features.

(k) Fences. It shall be the duty of the Architectural Board of Review to review the fence requirements pursuant to Chapter 1153 to determine whether said plan is consistent with the provisions of the *Code* and the intent of the PD.

(j) Lighting.

(1) A lighting plan shall be prepared, including a photometric illustration.

(2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the lighting proposal. The standards contained in Chapter 1306 of the Property Maintenance Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD.

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(k) Fences. It shall be the duty of the Architectural Board of Review to review the fence requirements pursuant to Chapter 1153 to determine whether said plan is consistent with the provisions of the *Code* and the intent of the PD

(1) Urban Open Space.

(1) No plan for a PD shall be approved unless such plan provides for urban open space.

(2) Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(3) The guideline for PD open space is twenty percent (20%) of the project area.

(4) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

(5) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

(6) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.

(7) Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with residential uses may provide amenities within the site which may include: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities. The type of amenities shall be approved by the Commission and provided according to the following schedule:

Number of Dwelling Units	Minimum Number of Amenities
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

(Ord. 60-04. Passed 7-6-2004.)

(1) Common open space

(1) Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(2) The guideline for common open space is twenty percent (20%) of the project area.

(3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

(4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

(5) The area of accessory structures and parking spaces cannot be applied toward common open space.

(6) Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, requirements regarding maintenance and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with residential uses shall provide on site amenities which contribute to the vitality of the common open space.

**1156.06 – DEVIATIONS FROM OTHER  
REGULATIONS**

**No Changes**

**1156.06 – DEVIATIONS FROM OTHER  
REGULATIONS**

**No Changes**

**1156.07 – PERFORMANCE AND  
MAINTENANCE BONDS**

**No Changes**

**1156.07 – PERFORMANCE AND  
MAINTENANCE BONDS**

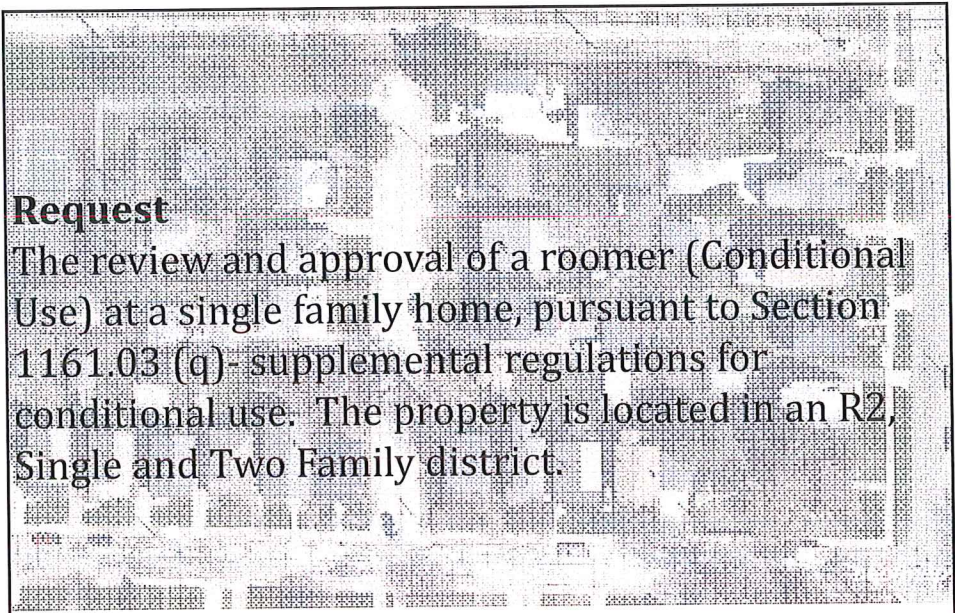
**No Changes**



Planning Commission  
March 2, 2017



1329 NELSON STREET  
Conditional Use

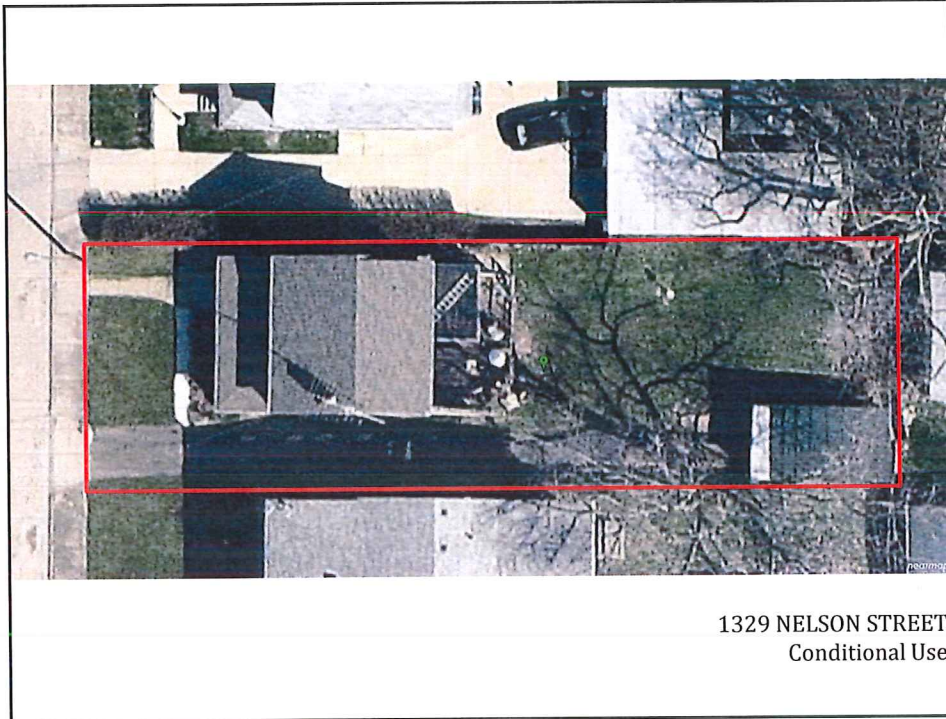


**Request**  
The review and approval of a roomer (Conditional Use) at a single family home, pursuant to Section 1161.03 (q)- supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district.

1329 NELSON STREET  
Conditional Use







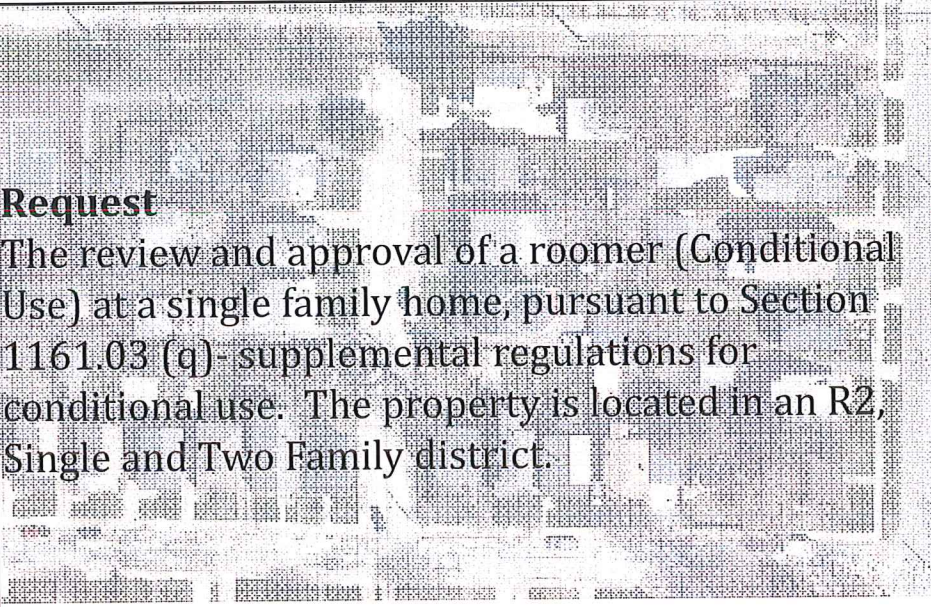
1329 NELSON STREET  
Conditional Use

**1161.03**

(q) Roomers. Roomers may be permitted in the single- and two-family residential districts as a conditional use provided that:

- (1) There shall be accommodations for not more than two (2) roomers in a single-family dwelling;
- (3) There shall be no cooking or eating facilities in the room(s), nor shall kitchen privileges or a community kitchen be provided;
- (4) One (1) paved off-street parking space shall be provided in the rear yard for each roomer;
- (5) There shall be no signs on the property advertising room(s) for rent.

1329 NELSON STREET  
Conditional Use



**Request**  
The review and approval of a roomer (Conditional Use) at a single family home, pursuant to Section 1161.03 (q)- supplemental regulations for conditional use. The property is located in an R2, Single and Two Family district.

1329 NELSON STREET  
Conditional Use



14823 Lake Ave & 14818 Clifton Blvd  
Lot Split and Consolidation

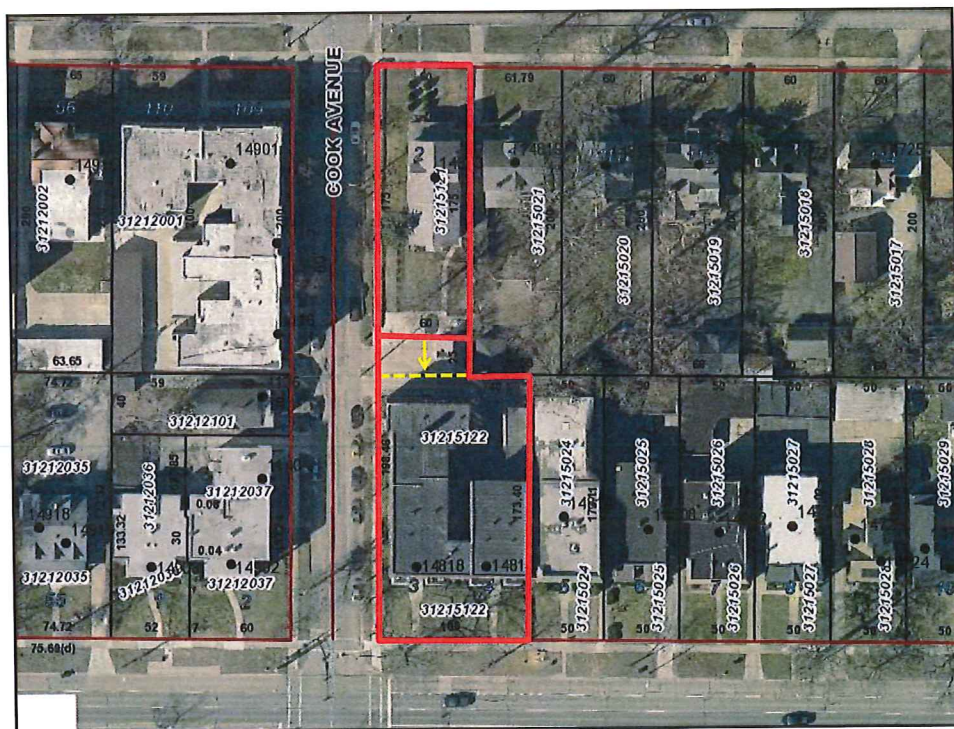
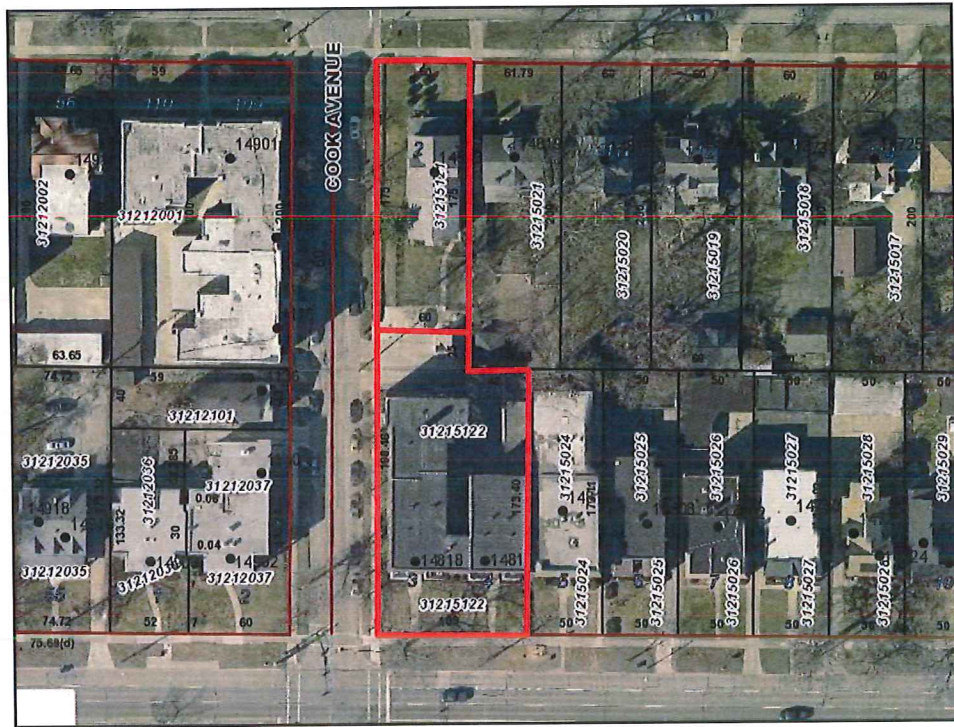


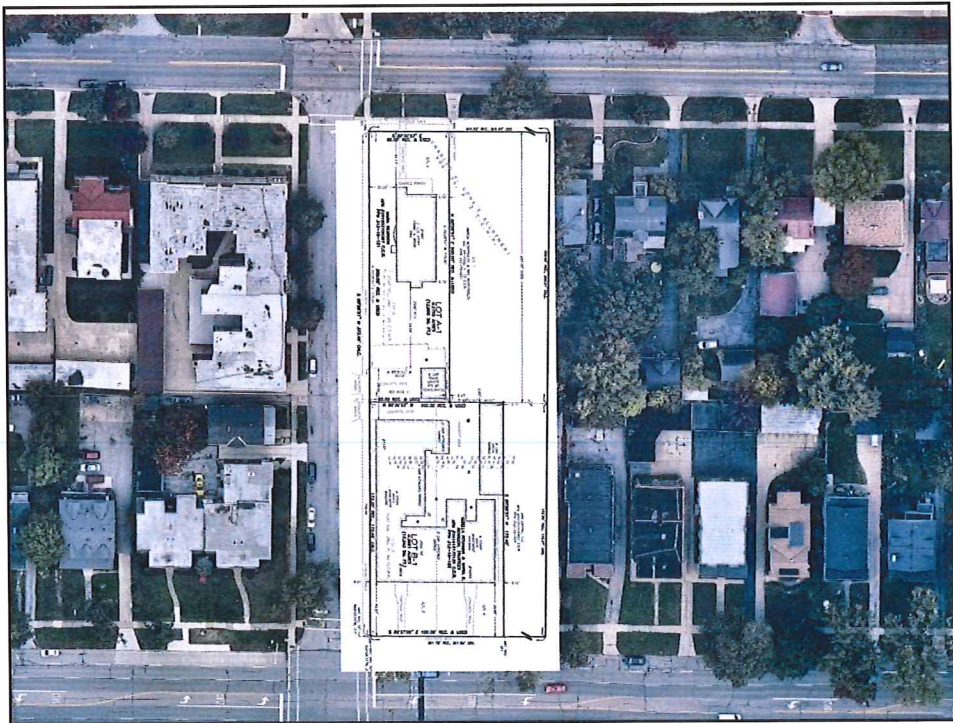
14823 Lake Ave & 14818 Clifton Blvd  
Lot Split and Consolidation

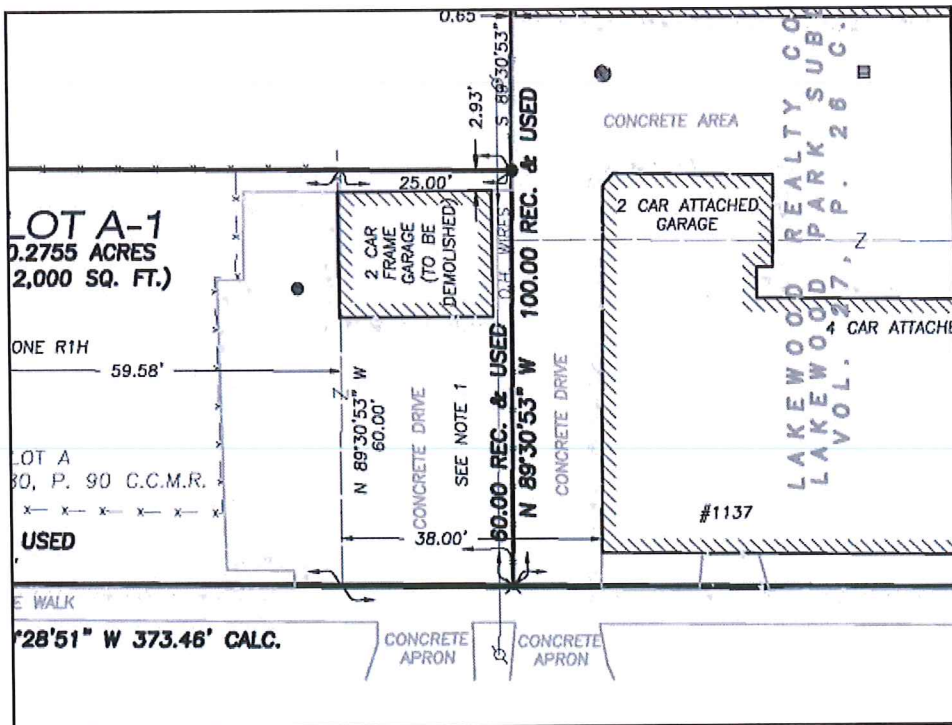
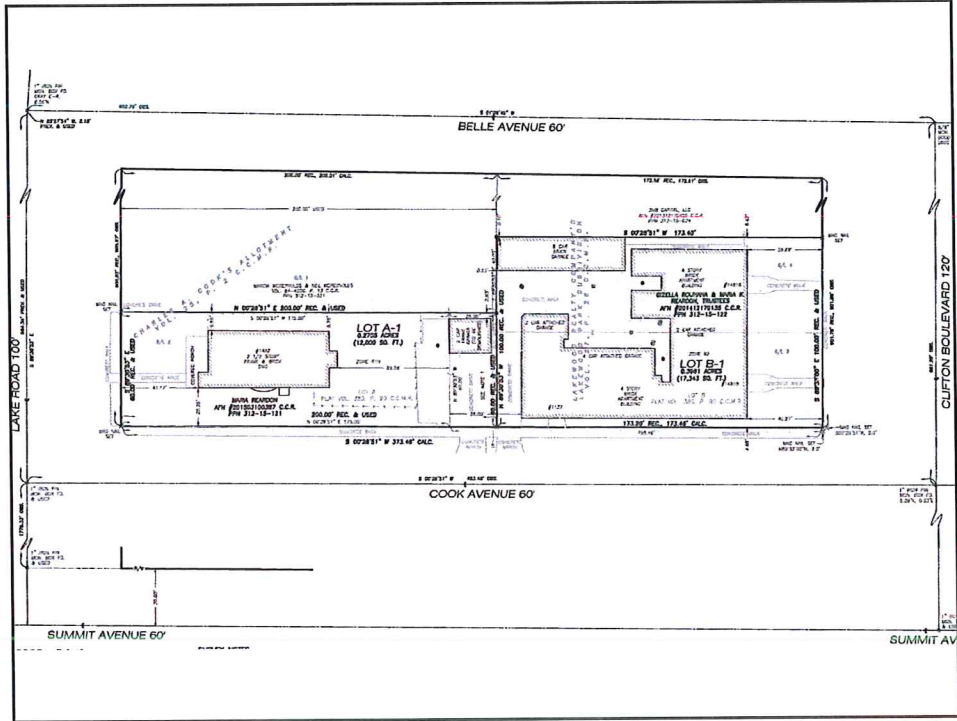
### **Request**

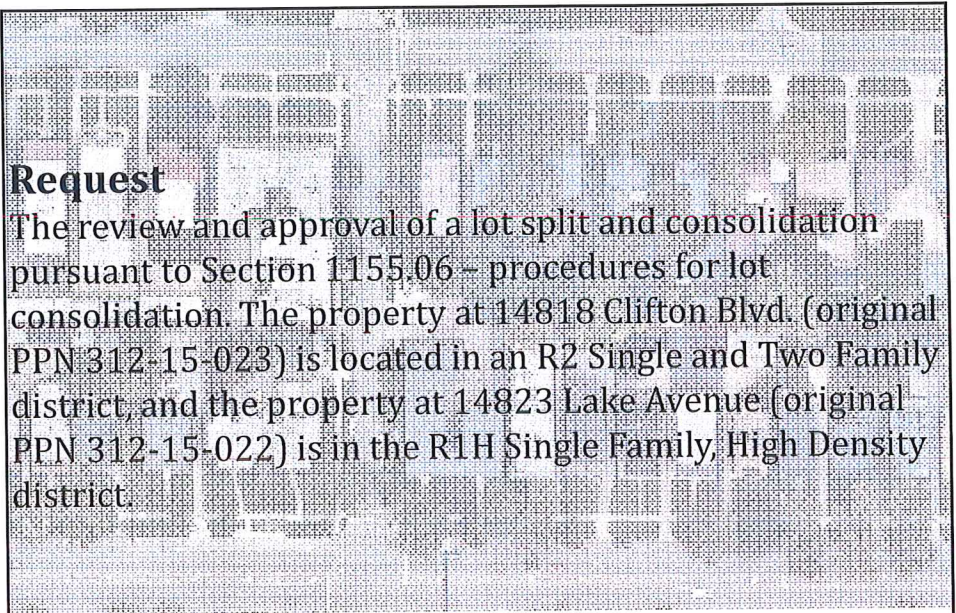
The review and approval of a lot split and consolidation pursuant to Section 1155.06 – procedures for lot consolidation. The property at 14818 Clifton Blvd. (original PPN 312-15-023) is located in an R2 Single and Two Family district, and the property at 14823 Lake Avenue (original PPN 312-15-022) is in the R1H Single Family, High Density district.

14823 Lake Ave & 14818 Clifton Blvd  
Lot Split and Consolidation



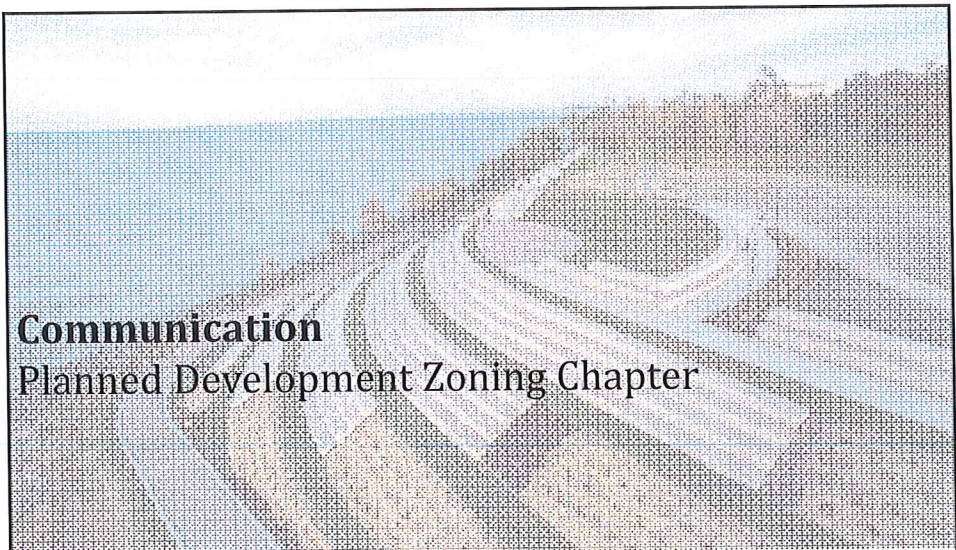




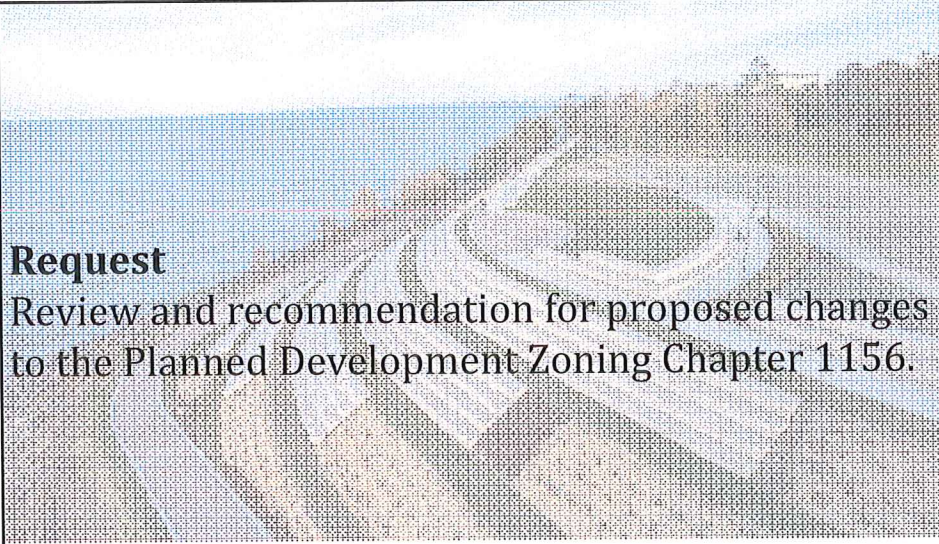


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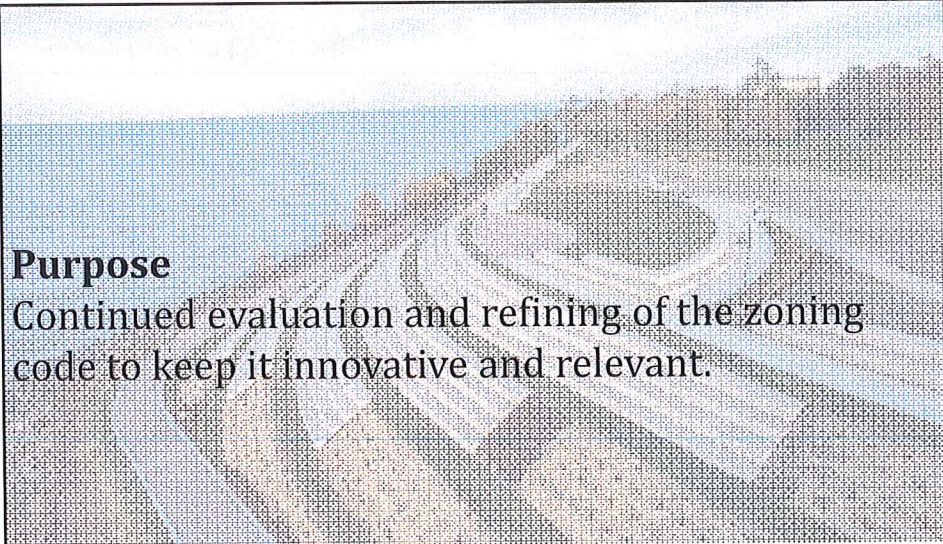
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Lot Split and Consolidation



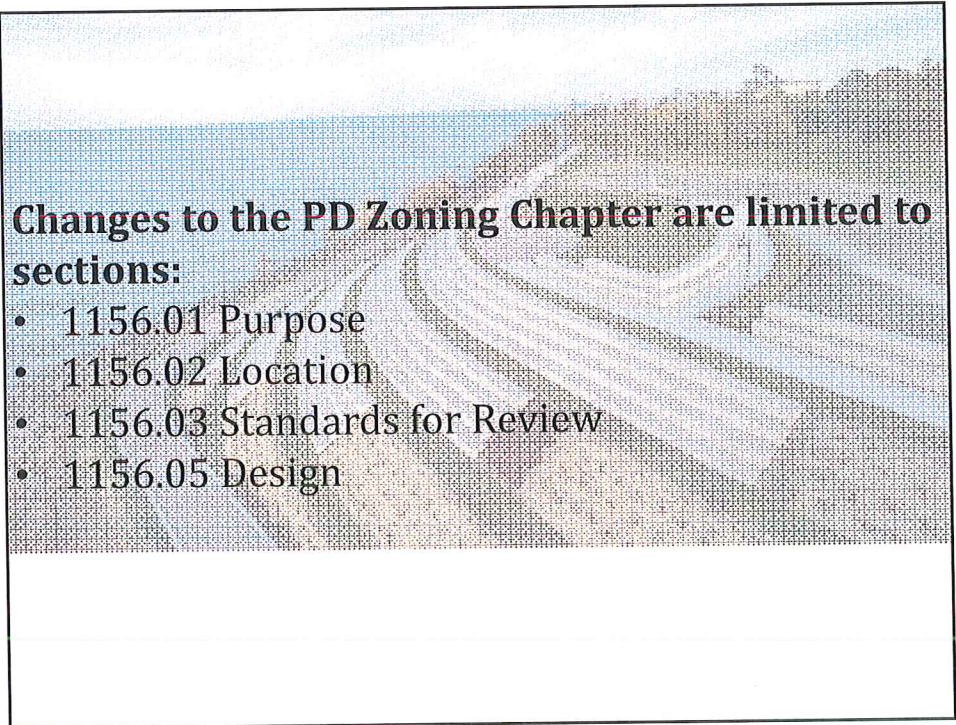
**Communication**  
Planned Development Zoning Chapter



**Request**  
Review and recommendation for proposed changes to the Planned Development Zoning Chapter 1156.



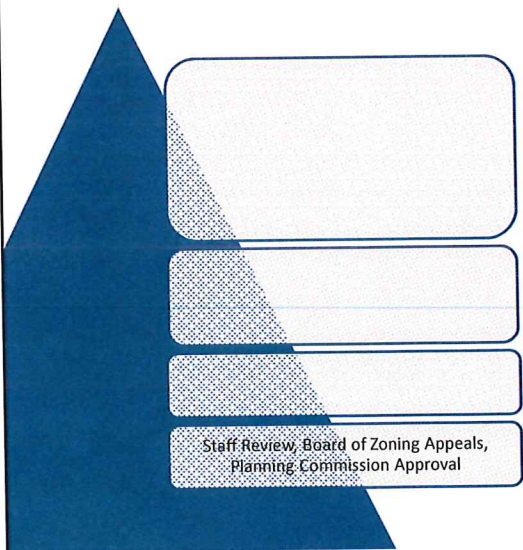
**Purpose**  
Continued evaluation and refining of the zoning code to keep it innovative and relevant.



**Changes to the PD Zoning Chapter are limited to sections:**

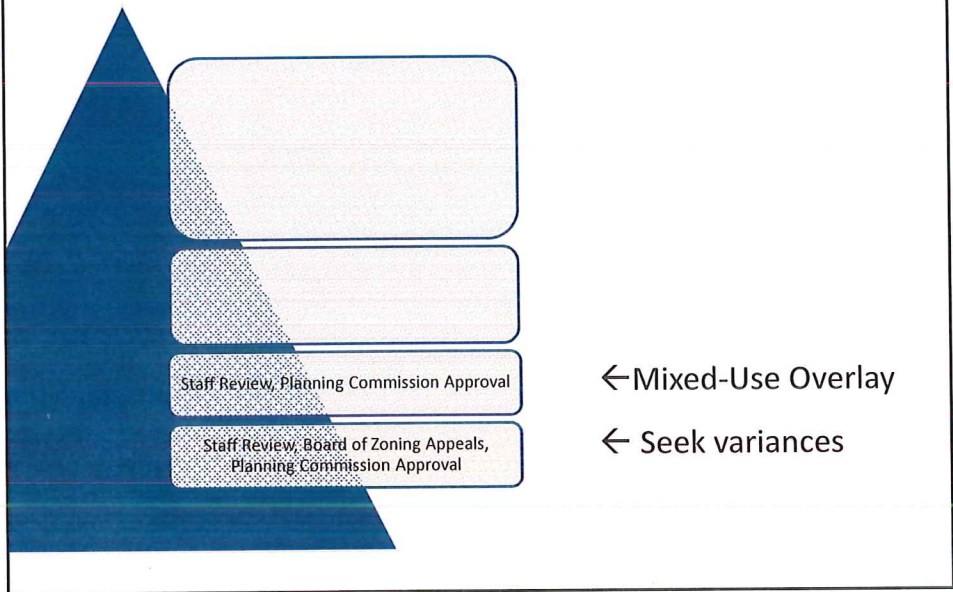
- 1156.01 Purpose
- 1156.02 Location
- 1156.03 Standards for Review
- 1156.05 Design

**For a project that does not fit into the Zoning Code:**

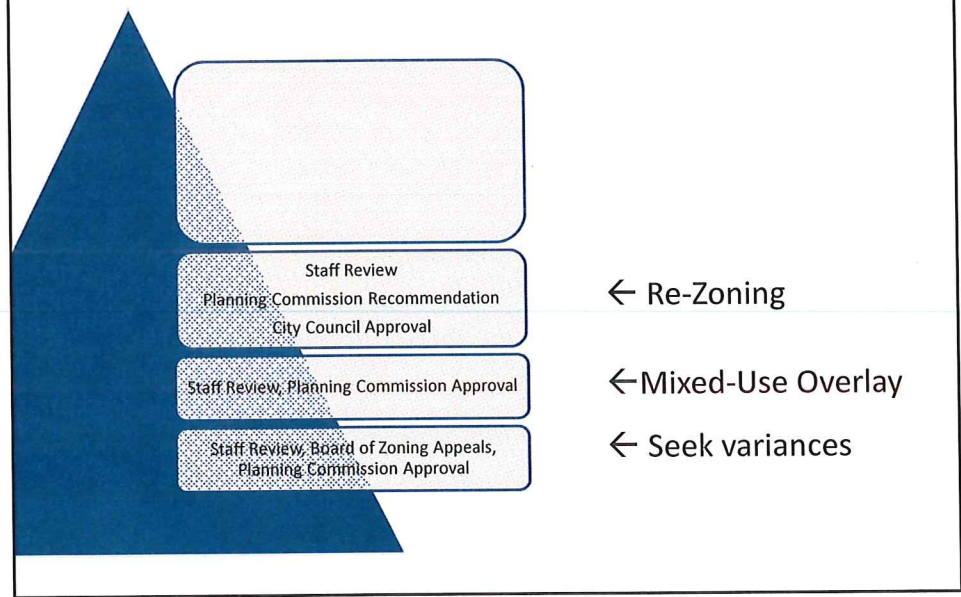


← Seek variances

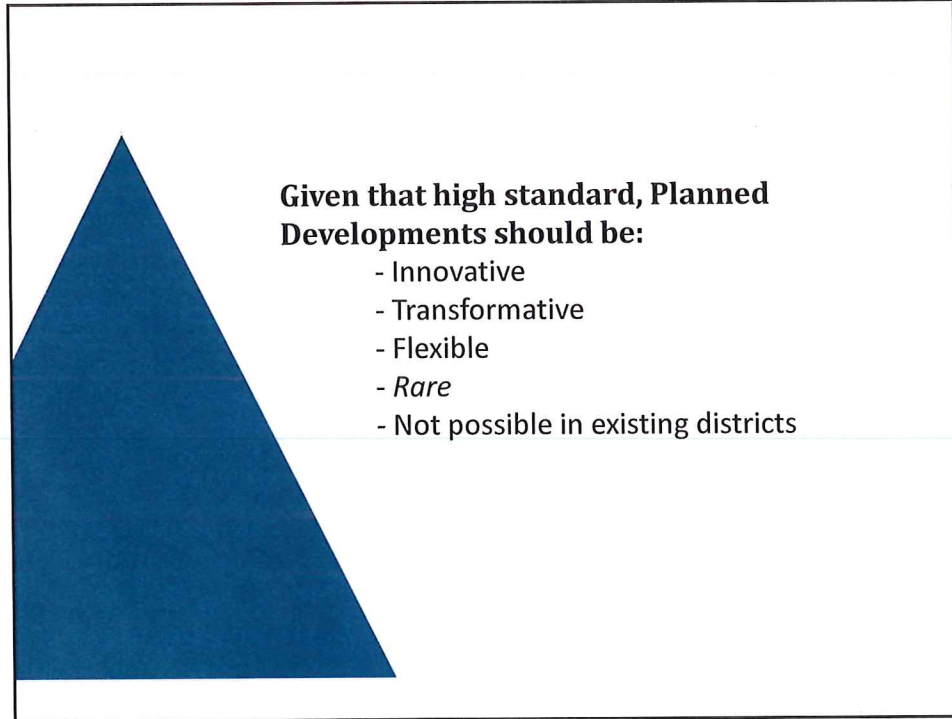
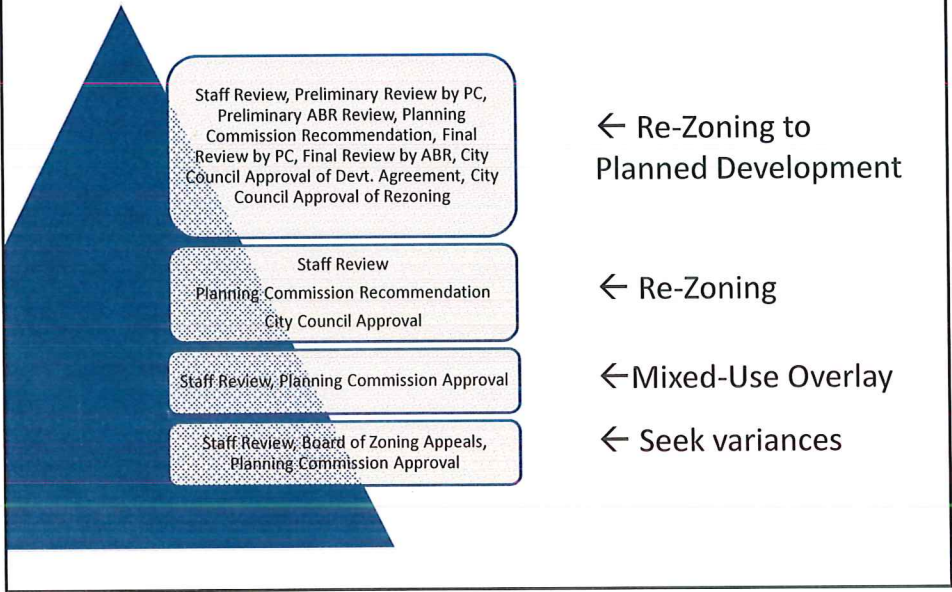
**For a project that does not fit into the Zoning Code:**



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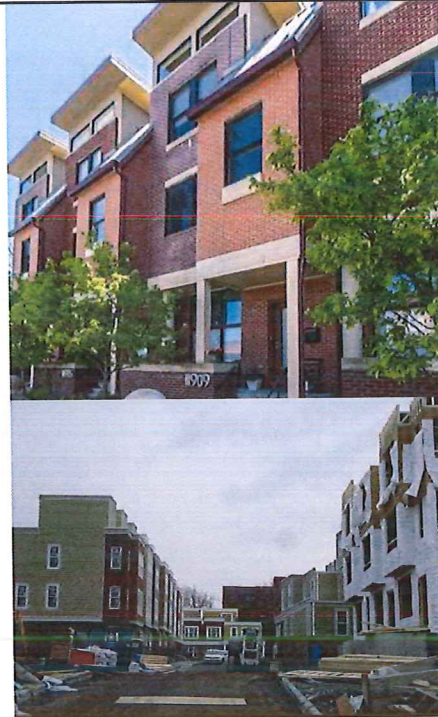
**For a project that does not fit into the Zoning Code:**



Current code emphasizes Mixed-Use Development, but application of the code has not resulted in Mixed-Use results.

Completed/Underway PD Projects:

- Rockport Square
- McKinley Place



→ Changes to the Purpose emphasize transformational projects of any type, rather than mixed-use specifically

#### **1156.01 PURPOSE**

Planned Development (PD) zoning is intended to encourage innovative and transformative development projects...

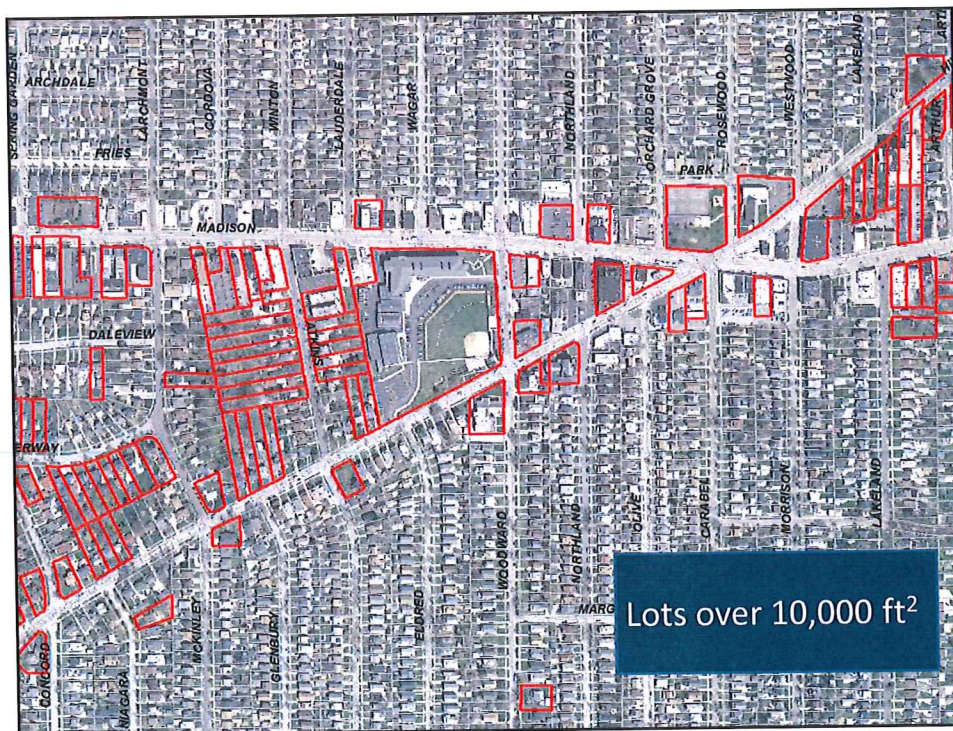
... not otherwise possible under the constraints of existing zoning requirements...

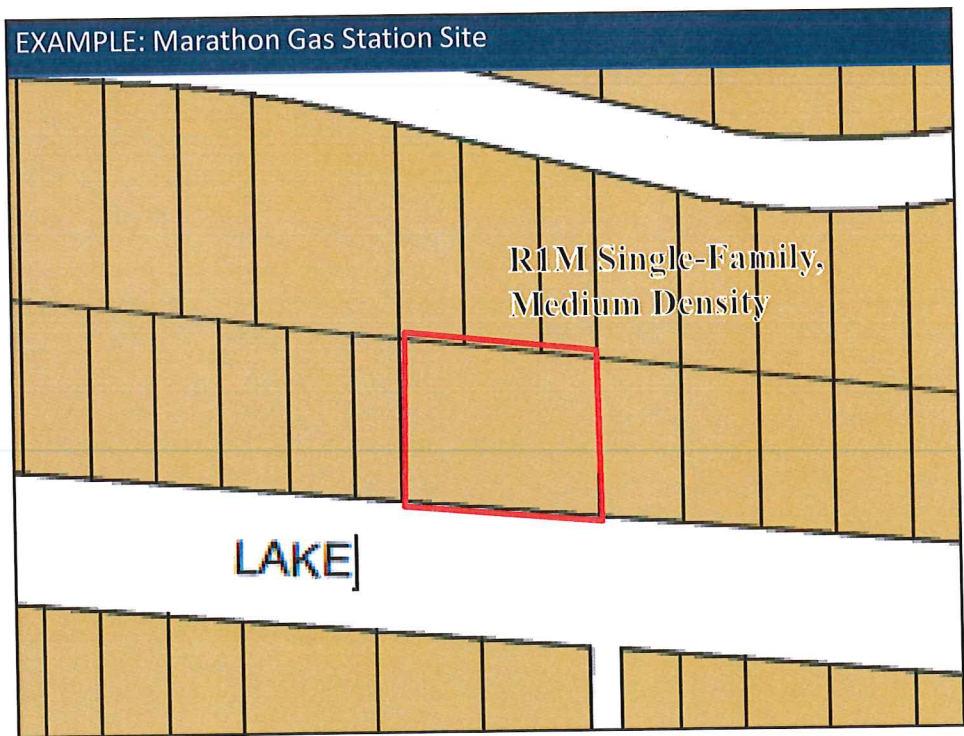
...which is consistent with the *Community Vision*...

→ Removes restriction on location of PD

**1156.02**

(a) Any parcel or collection of parcels greater than 10,000 ft<sup>2</sup> in area may be rezoned to PD. Past use of the site and the zoning of abutting properties will be considered as part of the approval process.





→ Clarifies that PD is a *rezoning*, rather than an overlay.

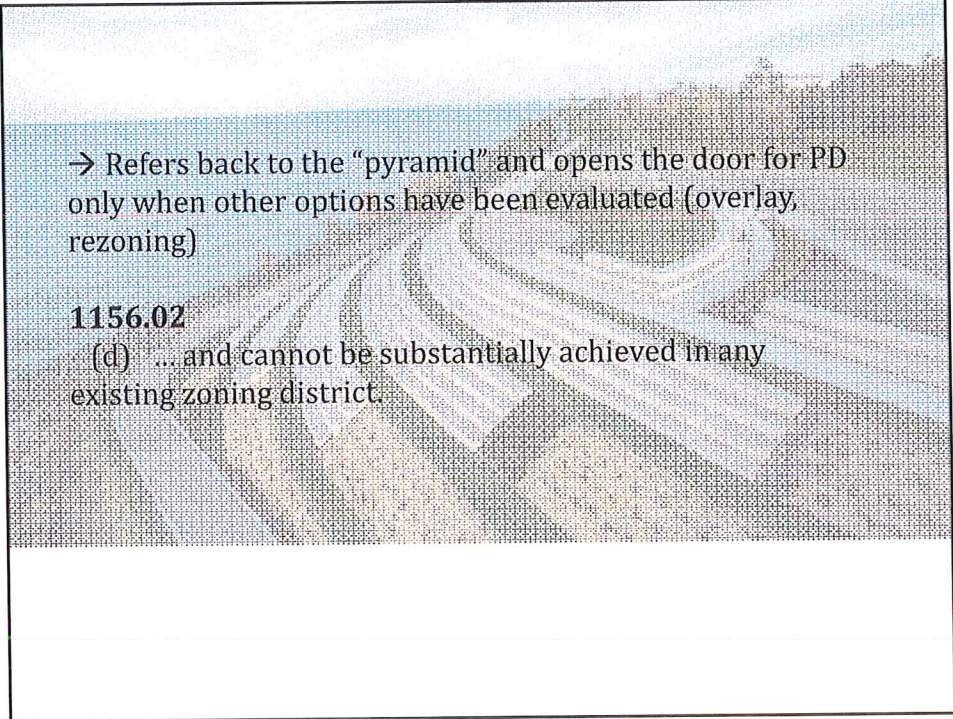
**1156.02**

(b) Approval of a Planned Development will result in a zoning map amendment. It shall result in the creation of a new site-specific zoning district with specific requirements and standards that are unique to that planned development.

→ Promotes mix of uses without *requiring* mixed use on site.

**1156.02**

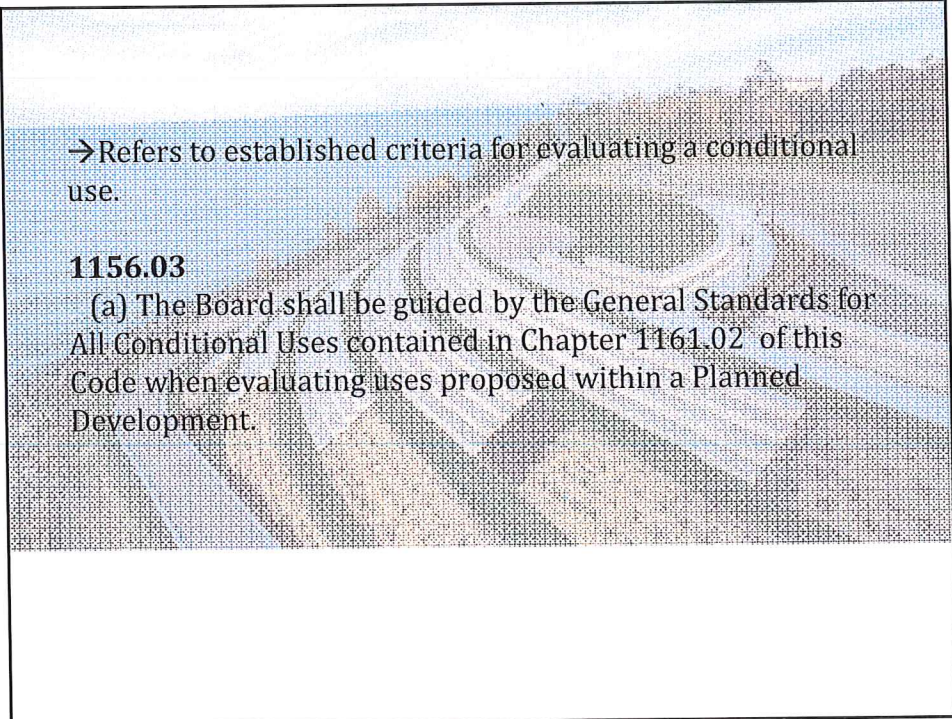
(c) Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged, provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.



→ Refers back to the “pyramid” and opens the door for PD only when other options have been evaluated (overlay, rezoning)

**1156.02**

(d) ... and cannot be substantially achieved in any existing zoning district.



→ Refers to established criteria for evaluating a conditional use.

**1156.03**

(a) The Board shall be guided by the General Standards for All Conditional Uses contained in Chapter 1161.02 of this Code when evaluating uses proposed within a Planned Development.

→ Removes language that was more like an overlay, emphasizes compatibility with surrounding properties rather than previous zoning requirements.

### 1156.03

(b) The proposed PD should contain uses that are *sensitive to the abutting land uses and to the zoning designation which the PD is replacing*. Mixed use within the planned development or within the same structure located in the PD is encouraged where appropriate;

**1161.02** A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this *Code* as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. In addition to any specific regulations required by this *Code* or the Ordinances, the Commission shall find:

- (a) That the conditional use will be **consistent with the general objectives**, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as **not to be detrimental to or endanger the public health, safety, or general welfare**.
- (c) That the conditional use will **not change the essential character of the general vicinity** in which it is located.
- (d) That the conditional use will **not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values** within said vicinity.
- (e) That establishment of the conditional use will **not impede the normal and orderly development of uses** permitted by right in the immediate vicinity.
- (f) That **adequate utilities** and public facilities and services, such as streets and sewer and water services, are or will be provided, and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to **minimize traffic congestion** on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section **1161.03**.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.

→ Design Principles are streamlined and simplified with a greater reliance on:

- Planning Commission Review
- ABR Review
- Commercial Design Guidelines
- Community Vision

**1156.05**

- (a) Commercial façade requirements retained, greater flexibility built in for residential. Highly proscriptive language removed.
- (e) Parking section refers directly to Parking Plan.
- (l) Open Space section revised to use consistent terms
- (m) Amenities section simplified, no longer tied to number of units

## Community Vision

### Housing

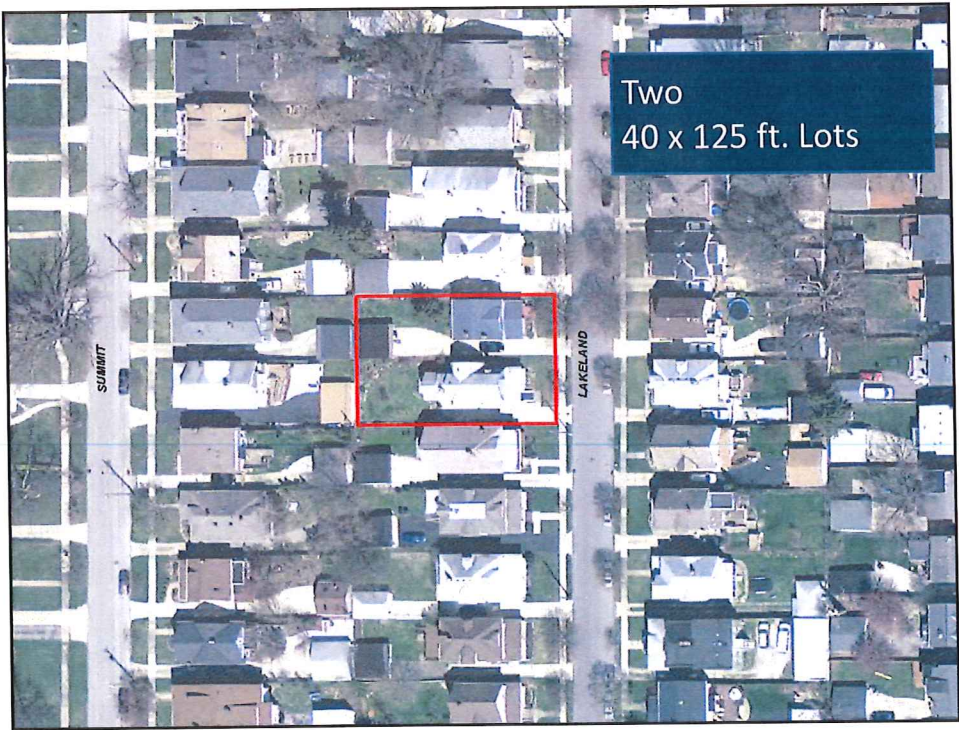
Goal 1: Support a variety of housing options that meet the needs of our diverse community

### Commercial Development

Goal 1: Encourage a mix of development that meets community employment, shopping, and service needs


Goal 2: Require high quality design for all rehab and redevelopment projects

**Request**  
Review and recommendation for proposed changes to the Planned Development Zoning Chapter 1156.




Lakewood  
COMMUNITY VISION

**Communication**  
Community Vision



Lakewood  
COMMUNITY VISION

**Request**  
Receive and file the communication on the current effort to update the Community Vision in 2017, according to the plan to update the Vision every five years.



FOCUS AREAS - [SHARE YOUR LAKEWOOD](#) [GET INVOLVED](#) -

Remove links and forms that were not being monitored.

# Lakewood

COMMUNITY VISION

The Lakewood Community Vision is an expression of where we stand as a community and where we hope to be in the future

## The Vision in Action

Photos to highlight projects shaped by the Vision.

### Lakewood City Schools

In 2017, all of the district's schools have been rebuilt or fully renovated in the last 10 years. These updates have improved student safety, building energy efficiency, sports and play facilities, and learning environments. Lakewood has also maintained the title of "walking school district".

**LKWD**

- PARKS
- RESTAURANTS
- GOVERNMENT
- SCHOOLS
- LIBRARIES
- ATTRACTIONS

Update map to match focus areas and verify highlighted locations are still relevant.

## Commercial Development

### retention, attraction, redevelopment

Achieve sustainable development practices to ensure long term viability of our commercial corridors

**WHERE WE ARE TODAY**

Lakewood is a robust place to do business, with over 1,900 employers and a labor force of 33,000 people. The top occupation categories include (1) *educational services, healthcare and social assistance*, (2) *sales and office occupations*, and (3) *service occupations*. Lakewood has seen over \$65 million invested on Detroit and Madison Avenues from 2007-2012, with one third of the investment being in the downtown core and over 25 businesses participating. The city's popular [Storefront Renovation Program](#) helped more than 15 Lakewood businesses make façade and building improvements in 2012. The Architectural Board of Review, which considers architectural proposals for commercial and residential properties, reviewed 275 applications in the past two years. Investment from both the private and public sectors, paired with an actively engaged business community, have helped Lakewood realize 91% occupancy along Detroit Avenue and 85% along Madison Avenue.

In 2014, the city will begin infrastructure improvements on Madison Avenue to make a more multi-modal corridor. The improvement will include resurfacing the road, installing new traffic signals and improving sidewalk conditions.

**GOALS**

- Goal 1: Encourage a mix of development that meets community employment, shopping, and service needs
- Goal 2: Require high quality design for all rehab and redevelopment projects
- Goal 3: Support local business growth and entrepreneurship

**OBJECTIVES**

- BUILDING CONNECTIONS +
- ENHANCING EXISTING ASSETS +
- CREATING PLACES FOR PEOPLE +
- STRIKING A BALANCE +
- THINKING ABOUT TOMORROW +

Updated with 2016 data and accomplishments since 2012.

Only update where objective was accomplished or no longer applicable.

# Lakewood

## Request

Receive and file the communication on the current effort to update the Community Vision in 2017, according to the plan to update the Vision every five years.



Planning Commission  
May 5<sup>th</sup>, 2016