

**MINUTES
SPECIAL JOINT MEETING
PLANNING COMMISSION AND
ARCHITECTURAL BOARD OF REVIEW
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JULY 23, 2024
6:00 P.M.
RECORDED**

1. ROLL CALL

MEMBERS PRESENT

Planning Commission (PC)

Hannah Gall
Nicholas LaPointe, Vice Chair
Sean McDermott, Chair
Kyle Reisz
William Sanderson

ADMINISTRATIVE STAFF

David Baas, Assistant P&D Director
Amanda Cramer, City Planner
Angela Byington, P&D Director
Jeffrey Crossman, First Assistant Law Director
Christopher Parmelee, Building Commissioner
Mark Papke, City Engineer

Architectural Board of Review (ABR)

Hanna Cohan Plessner, Vice Chair
David Maniet, Chair
Nick Slaughterbeck
Jeremy Smith

2. APPROVE THE MINUTES OF THE MAY 23, 2024 SPECIAL JOINT MEETING

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE the minutes of the MAY 23, 2024 SPECIAL JOINT MEETING**. All the Commission members voted yea; the motion passed.

A motion was made by Mr. Maniet, seconded by Ms. Cohan Plessner to **APPROVE the minutes of the MAY 23, 2024 SPECIAL JOINT MEETING**. All the Board members voted yea; the motion passed.

3. OPENING REMARKS

Opening Remarks were not read into record.

NEW BUSINESS

PLANNED DEVELOPMENT

- 4. Docket No. 07-33-24
14501-14519 Detroit Ave.
Downtown Development**

Kolby Turnock, VP, CASTO, applicant requests approval of a Planned Development for a mixed-use development consisting of office, retail, commercial, and residential uses pursuant to Chapter 1156 – Planned Developments. The Property is in a C2, Commercial, Retail district. (Page 2)

Mr. Baas provided an outline of the meeting and updates since the May 23, 2024 meeting. Kolby Turnock, VP, CASTO, applicant, and Paul Glowacki, Dimit Architects, were present to explain the updated proposal. Although disappointed by the grocery store management's backing from the deal, it afforded an opportunity to expand the plaza, change the vehicular circulation, and omit the top floor on the first building. Plan modifications to the parking garage and third building were explained. Mr. Baas gave an analysis of the allowable building heights and parking requirements. Public comment was taken.

Public Comments/Questions

- Liked the direction of the plan, the added expansion space around the Curtis Block Building, and the larger plaza.
- Regarding the parking for Building 1, how will it be addressed on the Marlowe Ave. side?
- Explain the on-street parking. Will it be for the development exclusively, for the public, metered?
- Disappointed the grocer would not be in Building 1. Consider other fresh food/market option.
- Asked for the total number of units, number of bedrooms, and number of parking spaces.
 - Unit count was 313, bedroom count unknown at this time, 460 dedicated spaces in the garage for a total count of 535 parking spaces.
- Designate a pet relief area.
- Was waiting for the ABR meeting to see their thoughts.
- Wanted to see the details of the southern exposure at the pedestrian level.
- Wanted details about the Curtis Block Building.

Public comment was closed.

PC/ABR Comments/Questions – Building 1

- The PC and ABR Chairs asked about the circulation connection behind the Building 1 between Marlowe and Belle Avenues, site and interior circulation, bicycle parking, TWEs, and multi-modal opportunities.
- Pertaining to pedestrian traffic circulation, Mr. Glowacki stated they were trying to maintain a separation between vehicular and pedestrian traffic.
- Stairs would be ideal for rear entry to the retail space(s).
- A bus stop existed currently at the northwest corner of the property, and the developer was open to the consideration of additional TWEs.
- Regarding vehicular circulation, the Commissioners asked about dedicated loading zones.
 - They were finalizing the plan.
- Mr. Maniet asked about additional street parking on the west side of Marlowe Ave.
 - Spaces were added with the indentation of the sidewalk.
- Asked if the midblock crossing on Marlowe Ave. could be removed.
- A left-hand turn exiting the property onto Belle Ave. conflicted with the exit from the Family Health Center and parking garage.
- Asked about pedestrian access from the parking garage to the retail space.
 - They were developing a more refined plan for maintenance and delivery trucks, in addition to the parking for Building 1.
- It was determined that all accessways, both pedestrian and vehicular, would be refined.
- It was stated that the retail space was flexible enough to accommodate single-tenant to multiple stores.
- Regarding the Curtis Block Building, the amenities spaces were to be replaced by retail.

- ABR asked for more information about the Curtis Block Building while acknowledging a formal presentation would occur later.
 - Work was still being done for finalization of the building.
- Access to public restrooms was necessary and required.
- As the plaza was a raised elevation, wear and tear of the steps was a mitigating factor.
- The plaza's purpose was to accommodate different events and be composed of interesting materials.
- The plaza would remain privately owned and maintained by CASTO.
- The area should remain free of permanent structures to allow for various events with movable planters, furniture, etc.
- The southwest corner needed to be solidified and inviting to the community.
- Maintenance equipment should be stored on-site.
- A process for scheduling of events was being developed.
- Consideration of DORA.
- ABR members said there were many factors to consider such as winds from Lake Erie, falling leaves, etc. Requested a winter rendering to show how it would like with bare trees.

PC/ABR Comments/Questions – Parking Garage

- Explain the first floor of the garage designation parking for the Family Health Center personnel versus retail parking.
- There would be a parking system in place with access control.
- Residents would be required to park in the garage and charged accordingly.
- The garage was taller on the Belle Ave. side in response to Building 3.
- A civil engineer would address the stormwater vault.
- Could additional parking be added to the Marlowe Ave. side at a later date?
- It was requested to be provided site plans without trees and also wanted to see dimensions.
- The north entry point to the garage was chaotic.
- More space could be given to the garage site by eliminating trees.
- Brick articulation on the façade was going in the right direction.
- Space between Building 3 and the parking garage did not look pedestrian safe as it looked like an alley.
- A pathway would be desirable along Belle Ave.
- Need to see an elevation of the back of the structure – keep detailing of front of building on all sides.
- One of the stairways should be relocated for access to Building 3.
- Easy access from the garage to the residential units was paramount.
- Needed to investigate the curb cuts.
- Wanted to see more accessible parking spaces on the street.

PC/ABR Comments/Questions – Building 3

- SE corner of the building on Marlowe Ave. looked lower than the roadway; PC asked about the change in grade and suggested the addition of a small knee wall.
- ABR said the architecture was becoming defined.
- The unit entries had porches initially and needed to be sizable for functional use.
- Needed to be cognizant of the transition into the existing neighborhood.
- The east side of the building should be more reflective of the neighborhood.
- Consideration of porches.

PC/ABR Comments/Questions – Building 4

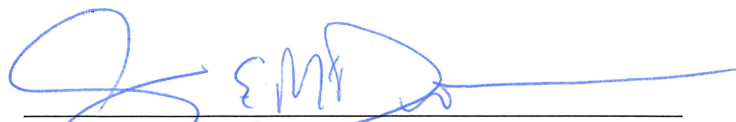
- The Commissioners liked the building and suggested that all of the porches should be at least six feet deep. The south side porches should add a couple of steps to make them above-grade.
- ABR stated the same façade should be utilized for the entire building.
- They liked the courtyard, and it needed refinement.
- Building 4 should be more in tune with the rest of the development.
- The dormers looked stuck-on.
- Did not have a problem with it being different from the previous discussed buildings; it needed detailing refinement and reduction in scale.
- The pocket park should remain open for light.
- Landscaping could offer a buffer for privacy.
- It was an amenity for the tenants; should not invite outsiders.
- Appeared overdeveloped, needed more landscaping.
- Could be the location for pet relief.
- Keep it simple.

PC/ABR Comments/Questions – Townhouses

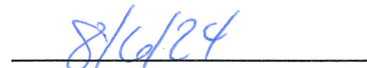
- South façade walkway was great and would be used frequently, pathway could be lit with use of bollards (nothing overhead).
- Northern unit could be a premier unit.
- Eastern units could be moved a bit further north.
- Make the front porches a bit more visible.
- Units would be for sale individually and have their own association; most likely would not have use of the development's amenities.
- There should be an easement on file for where the public sidewalk integrated with the private sidewalk.
- Esplanade could be defined better and made into more of a pedestrian thoroughfare.
- The four unit building could be moved further from the property line.
- Add more screening along the neighboring single-family home's driveway.
- Were there plans for three bedroom units?
 - Yes.

The balance of the meeting was devoted to clarifying the Commission's/Boards's direction for the developer's preparation of the next meeting. They thanked the development team for their hard work and dedication to the project. Mr. Baas disclosed future meeting dates and procedures/processes. It was decided to **DEFER** the application to the next joint meeting on Tuesday, August 6, 2024 at 6:00 p.m. The meeting was adjourned by Mr. McDermott at 9:26 p.m.

ADJOURN



Signature: Planning Commission



Date



Signature: Architectural Board of Review



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:

SIGNATURE:

- 1. Peter Kette
- 2. CINDY STREBIG
- 3. Linda Barbero
- 4. Nicole Shedd
- 5. Mark Slater
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

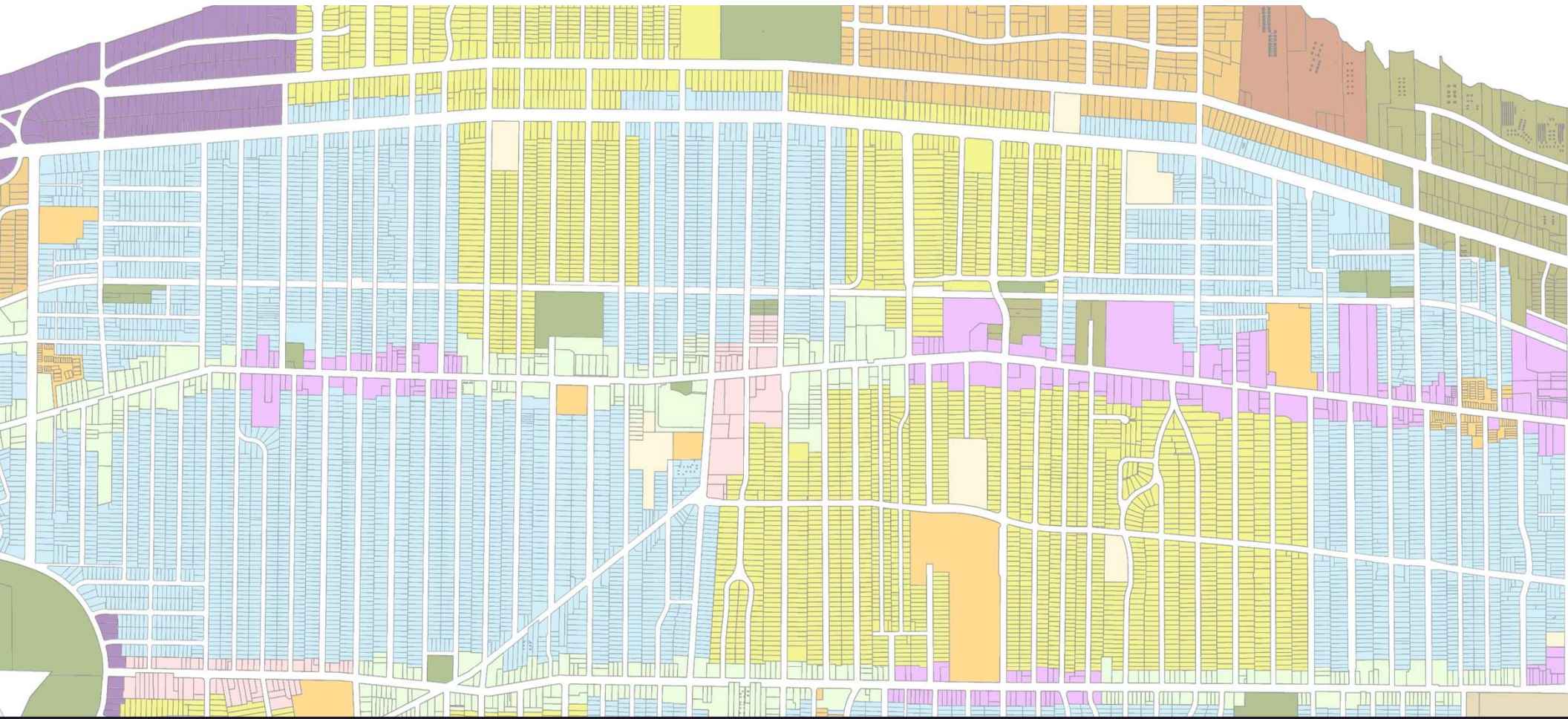
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- 9. _____
- 10. _____
- 11. _____

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: Special Joint PC and ABR Meeting, July, 23, 2024



Planning Commission & Architectural Board of Review

Joint Meeting – Downtown Development – 23 July 2024





Planning Commission & Architectural Board of Review
Joint Meeting - Downtown Development - 23 July 2024

Agenda

1. Roll Call, Introductions
2. City - Introductory Remarks
 - **Planned Development - Purpose & Process**
 - **Project Site & Development Objectives/Priorities**
 - **Background/Timeline (2020 - Present)**
 - **Final Development Plan - Process Schedule, Roles & Responsibilities**
3. Developer presents updated concept
4. City - Parking, Height review
5. Public comment & questions
6. Board and Commission discussion
7. City - Closing Remarks
8. Adjourn

1156.01 – Purpose (Planned Development)

- ❑ Promote development that is:
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**
- ❑ 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**

14519 Detroit
Downtown Development

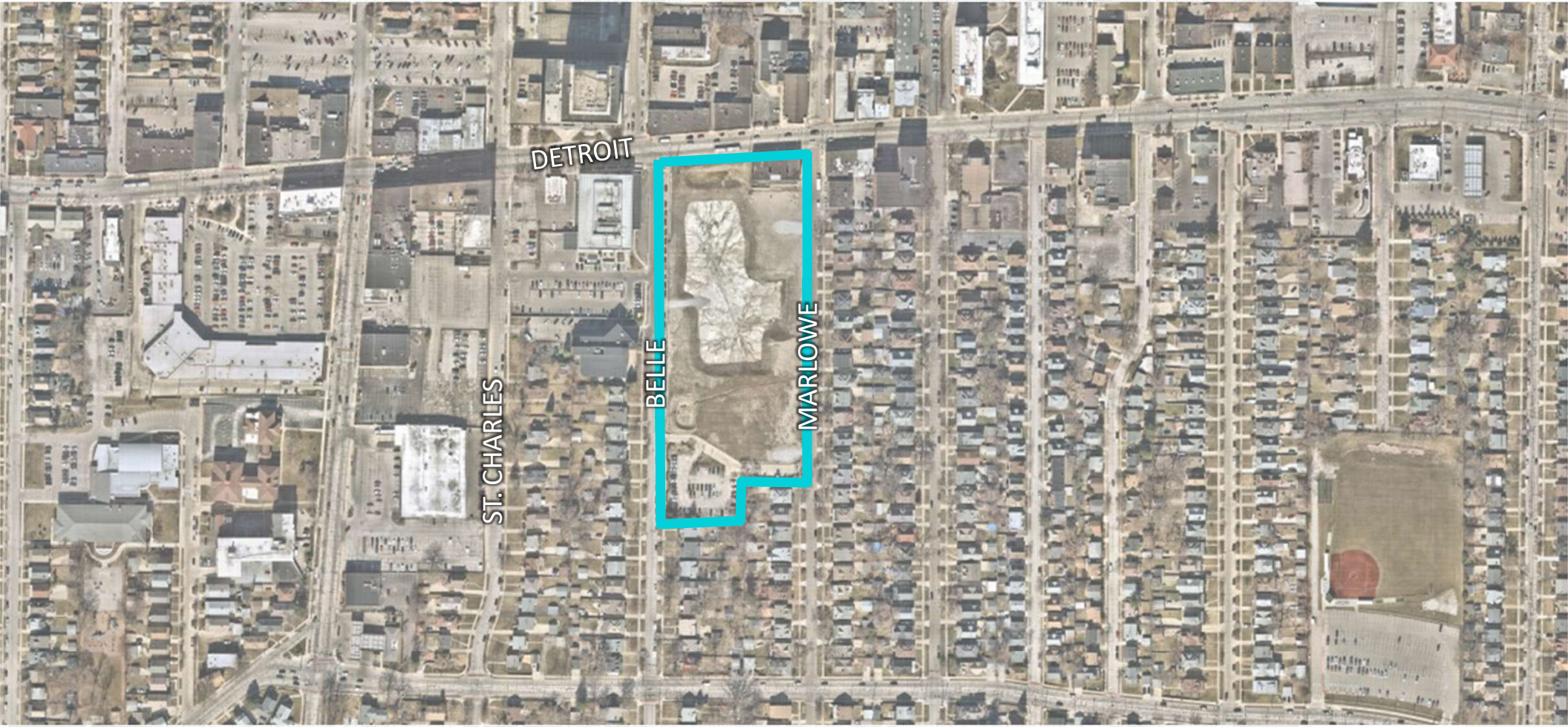


Planned Development Approval Process

1. Planning Commission reviews and approves plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development

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Downtown Development





DETROIT

ST. CHARLES

BELLE

MARLOWE

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Downtown Development





**14519 Detroit
Downtown Development**



Development Objectives (No Change)

- ❑ A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- ❑ **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- ❑ Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- ❑ Be a catalytic economic development project for Lakewood.
- ❑ Incorporate a **multi-functional outdoor community gathering space**.
- ❑ Position the development to respond to shifting market conditions.
- ❑ **Sensitivity to the directly adjacent single-family neighborhood.**
- ❑ Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- ❑ Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- ❑ Attract diverse businesses that provide residents with a wide range of options and services.
- ❑ Provide a **variety of housing types** that compliment available community housing options.
- ❑ Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- ❑ Recognize and restate the historical significance of the site for our community in built form.

**14519 Detroit
Downtown Development**



Council (Development Priorities – Resolution 2022-14)

Council Downtown Development Priorities



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Downtown Development**



Background/Timeline (2020 – Present)

Preliminary

- ✓ **December 2020**
City Admin. & Council Agree to Negotiate Term Sheet with CASTO & North Pointe Realty
- ✓ **March 2021 – December 2021**
Reviewed Updated Development Programs with Downtown Advisory Panel
- ✓ **April 2022 – May 2022**
City Council Authorizes Negotiation of Development Agreement
- ✓ **June – December 2022**
Preliminary Review by Planning Commission (6/29) & Architectural Board of Review (12/13)

Final

- ✓ **June 2023 – March 2024**
Update to Council, Project Restructuring (Market factors - Change/Building A)
- ✓ **April – June 2024**
Update to Council/Boards (4/22, 5/23), Revision (Market factors - Change/Building 1)
- ✓ **July 2024**
Ready to proceed with final review

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Downtown Development



Key Elements of the Development Program

- Provides for/introduces new retail space.*
- Provides needed affordable housing units*
- Creates opportunity for a unique, urban community space in the heart of downtown*
- Preserves the designated historic exterior of the Curtis Block at the intersection of Marlowe and Detroit*
- Positions the site to serve as a catalyst for additional opportunities in downtown*
- Adds public parking in a parking structure to support the development's uses and Lakewood's Downtown*

14519 Detroit
Downtown Development



Process Schedule (Final Development Plan)

Action/Timeframe	Month					
	1 (Jul)	2 (Aug)	3 (Sept)	4 (Oct)	5 (Nov)	6 (Dec)
Final Development Plan						
Submittal	◆ (23 rd)	◆ (6 th)	◆ (22 nd If Needed)	◆ (5 th)	◆ (25 th If Needed)	
Joint PC/ABR Meeting	◆	◆	★	◆		
PC Meeting			◆	◆	◆	
ABR Meeting (incl. COA)			◆	◆	★	
Public Meeting(s) (Topical)		TBC				
Neighborhood Meeting			TBC		◆ (4 th)	◆ (18 th)
City Council Meeting					◆	◆ (2 nd)
Development Agreement						
Submittal			◆	◆	◆	★
City Council Meeting				◆ (7 th)	◆ (21 st)	



14519 Detroit Downtown Development

Path	(PC/Joint)	(ABR)	PC/ABR	(Council)	Total
"A"	3	3 - 4	6 - 7	6	12
"B"	4	3 - 4	7 - 8	6	13
"C"	5	2	7	6	13

Roles & Responsibilities

Planning Commission

Land Use/Zoning:

- ❑ Standards for Preliminary Review set forth in 1156.03
 - ...sensitive to the abutting land uses...mixed use is encouraged (use table and area map).
 - ...comply with the subdivision requirements as set forth in Chapter 1155 (final plat).
 - Adverse impacts on adjacent properties, including but not limited to increased traffic or noise...(traffic impact)

❑ (1156.05) PD Design Principles:

- Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
- Pedestrian Access and Circulation
- Vehicular Circulation and Access (Traffic Impact Study)
- Parking (quantity)
- [Plaza Design] + Streetscape improvements + Landscaping.

Joint Meetings

Architectural Board of Review

Building Orientation/Design/Materials:

- ❑ Standards for review set forth in 1156.05 and Chapter 1325 of the building code.
 - (1325)...by regulating, according to accepted and recognized architectural principles, the design, use of materials, finished grade lines, dimensions, orientation and location of all...buildings to be erected...(including Commercial District and other guidelines)
 - (1156.05) PD Design Principles
 - Building and Site (Massing/Design)
 - Pedestrian Access and Circulation
 - Vehicular Circulation and Access
 - Parking (Visual impact, 1325.08/Design)
 - [Plaza Design] + Streetscape improvements + Landscaping.
 - Building Materials
 - (Finalize) Landscaping
 - (Finalize) Streetscape improvements
 - Service Area and Mechanical Screening
 - Signage (Master sign plan required)
 - Lighting (...including photometric illustration)

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Downtown Development



PC & ABR (Preliminary Review - Conditions/Recommendations)

A motion was made by Mr. Maniet, seconded by Mr. Grambort to REFER Docket No. 07-41-22 to the PLANNING COMMISSION with the following recommendations:

1. The conditions of the Planning Commission approval of the Preliminary Planned Development Plan are restated and incorporated.
 - a. Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
 - b. The number of parking spaces shall be between the minimum and maximum set by code.
 - c. Plat must include the private road as an easement or separate lot.
 - d. Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
 - e. The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
 - f. Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
 - g. There must be a dedicated pedestrian access along the southern product edge.
2. The western façade of the Curtis Block needs to relate/ integrate with the main (street-facing) façade more closely as currently there are differing lines, parapet levels, material uses, etc.
3. The integration/ connection between Building 1 and Curtis Block on eastern and southern façade needs more consideration and refinement to eliminate incomplete parapet return, etc.
4. Reconcile service/trash access and pedestrian connectivity with particular attention to the area between Buildings 1 & 2.
5. Provide more detail on pedestrian circulation and connectivity between Garage and the Garden Apartments and among the garden apartments/townhomes/amenity center area.
6. Increase the depth and undulation of the Building 2 façade (facing Marlowe) to better reflect area residential context. Provide more detail on the elevation of each porch element in relation to changing grade as the building progresses from north to south.
7. The liner units and porches are layered onto the garage and are unrelated; they need further study and better coordination. Show how the spaces between the parking garage liner units are to be treated and designed.
8. The garden apartments need to carry the residential components throughout the entirety of each street-facing (Marlowe & Belle) façade.
9. Use the alley as a transition point for the architecture between Building 2 and the garden apartments on the Marlowe side and between the liner units and garden apartments on the Belle side. Consider the use of landscaping and other elements to support this delineation/transition.

All the members voting yea, the motion passed.

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Downtown Development



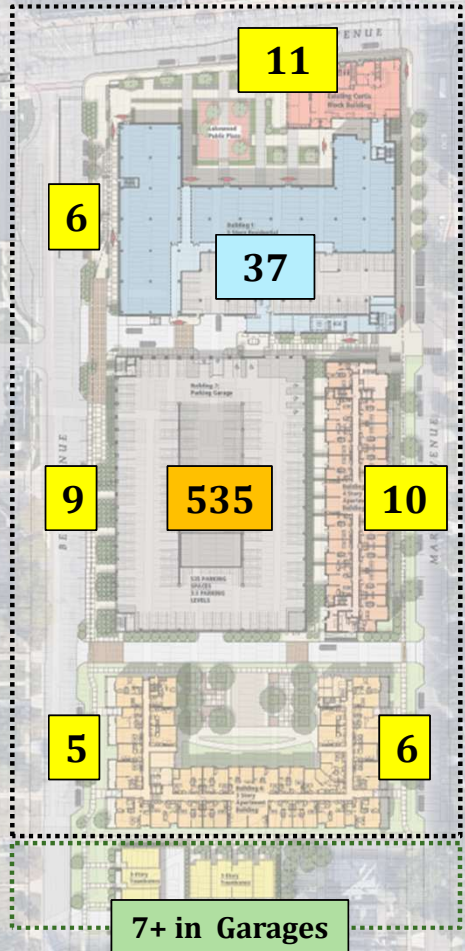
- **Developer Presentation**



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Downtown Development



Parking



Preliminary Summary

- BUILDING A: 4 Story Office
- BUILDING 1: 5 Story Mixed Use - 82 Units
- BUILDING 2: 4 Story Residential - 78 Units
- GARDEN APTS: 3 Story Residential - 68 Units
- 7 For Sale Townhomes **228 Units**

TOTAL UNITS: +/- 234

PARKING GARAGE: 3-1/2 Story, 540 Spaces

Site Summary

Building 1: Mixed Use Residential Building	+/-137 Units	160,000 GSF
Retail Space (M 1)		28,000 GSF
Garage (37 spaces)		12,000 GSF
Residential Apartments (Mvs 2-5)		120,000 GSF
Building 1a: Curtis Block:		12,800 GSF
Building 2: Parking Garage: 3-Story	535 Spaces	165,960 GSF
Building 3: 4 Story Apartment Building	78 Units	62,175 GSF
Residential Apartments (M 1-4)		
Building 4: Garden Apartments	94 Units	75,000 GSF
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:	+/- 309 UNITS	
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit

Site Parking Summary

Structured Garage Parking:	572 Spaces
Street Parking:	50 Spaces
Total Parking Spaces:	622 Spaces

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

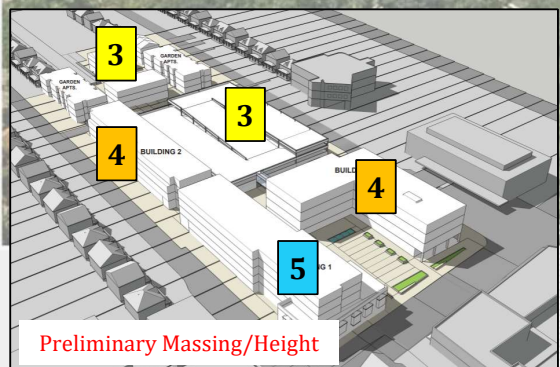
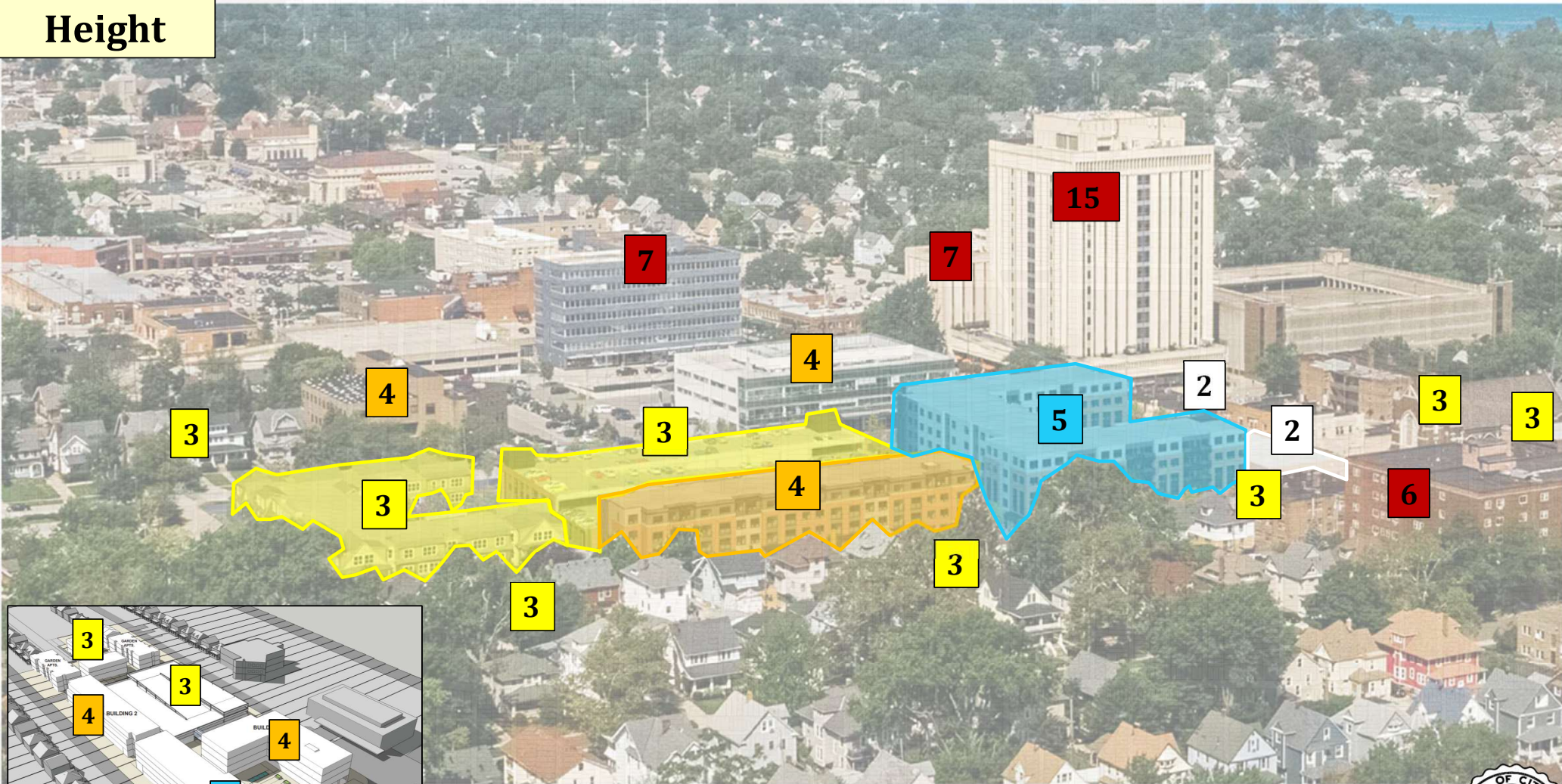
- Retail...Min. 1 per 1K sq. ft. GFA; Max. 2.5 per 1K sq. ft. GFA
- Multi-Family...Min. 1/dwelling unit; Max. 2/dwelling unit.
- Single-Family...Min. 1/dwelling unit (1 in garage).

Use	Quantity	Min	Max	Off-Street (Provided)	On-Street (Site)	Public Lot w/in 1000' (1143.10[a]3)
Retail	28K ft ²	28	70	37 (132% of min)	47	61
Multi-family	309 + 4 (C/B)	313	626	460 (146% of min)		61
FHC/CC (Master Agreement)	75 spaces	75		75		
Total		416	771	572 (137% of min)	47	61
Single-family	7 Townhomes	7	N/A	7+ in Garages (200%)		

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Height



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- **Public Comment**
- **Board and Commission Discussion**



14519 Detroit
Downtown Development



Development Communications

- City Website Updates - www.LakewoodOH.gov/DowntownDevelopment
- Sign up for the email list
- Letters to homes abutting and abutting to the abutting Belle & Marlowe
- Social Media
- Newspapers (public notice Boards & Commissions)

14519 Detroit
Downtown Development



Next Meeting:

Joint PC/ABR – 6 or 22 August (6pm)

Focus Areas (PD Design Principles):

- Building (Structure Height, FAR) and Site (Lot Size, Setbacks)
- Pedestrian Access and Circulation
- Vehicular Circulation and Access (Traffic Impact Study)
- Parking (quantity)
- [Plaza Design] + Streetscape improvements + Landscaping.

Process Schedule (Final Development Plan)

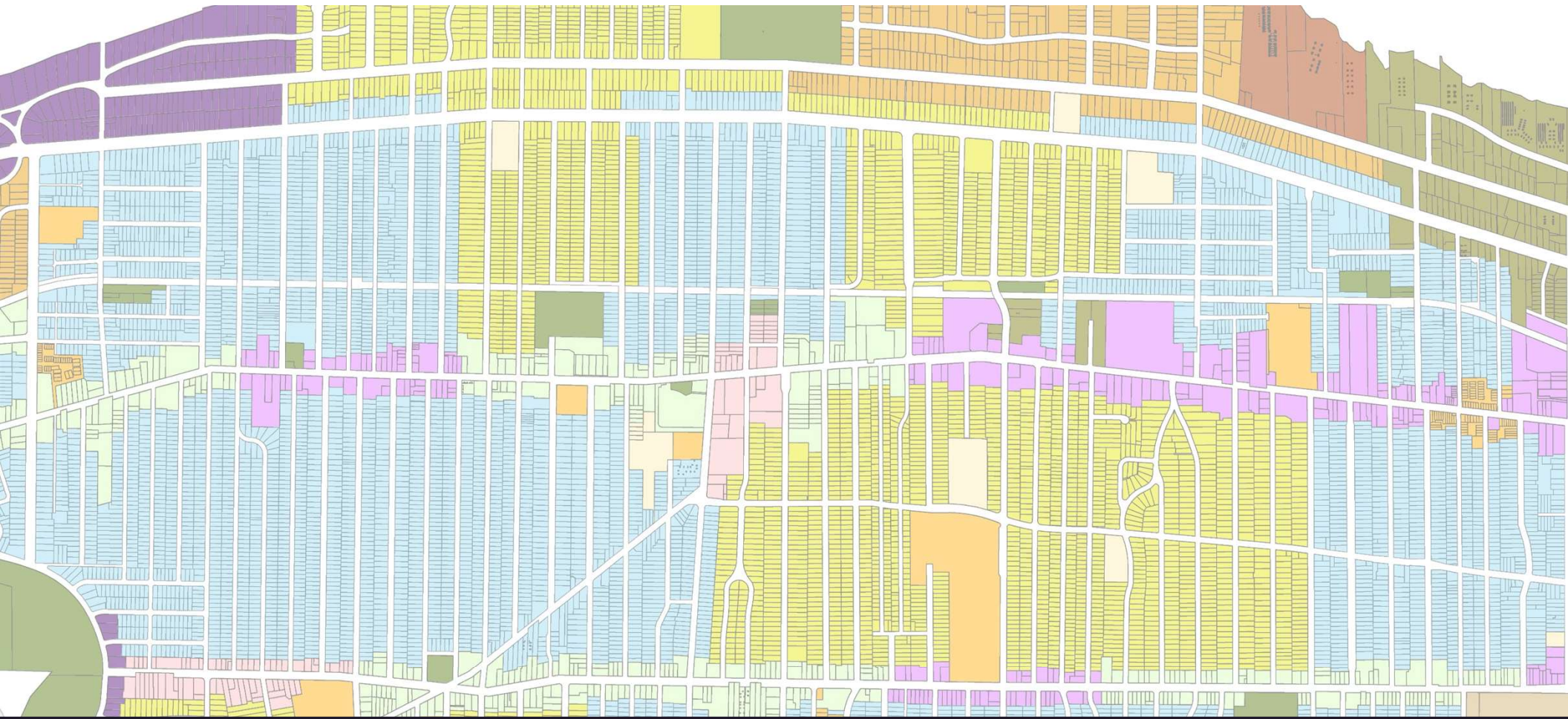
Version: 19 July 2024

Action/Timeframe	Month					
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Final Development Plan						
Submittal	◆ (23 rd)	◆ (6 th)	◆ (22 nd If Needed)	◆ (5 th)	◆ (25 th If Needed)	
Joint PC/ABR Meeting	◆	◆	★	◆		
PC Meeting			◆	◆	◆	
ABR Meeting (incl. COA)			◆	◆	★	
Public Meeting(s) (Topical)		TBC				
Neighborhood Meeting			TBC			
City Council Meeting					◆ (4 th)	◆ (16 th)
					◆ (18 th)	◆ (2 nd)
Development Agreement						
Submittal			◆	◆	◆	★
City Council Meeting				◆ (7 th)	◆ (21 st)	



**14519 Detroit
Downtown Development**

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Planning Commission & Architectural Board of Review

Joint Meeting – Downtown Development – 23 July 2024



1156.01 PURPOSE.

(a) Planned Development (PD) zoning is intended to encourage orderly 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 neighboring properties.

PDs are 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

(b) 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. PDs are intended to permit a more flexible approach to land use control and to promote a variety of housing types.

(c) 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.

(Ord. 17-17. Passed 3-20-17.)



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:

- (a) ...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;
- (b) ...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) ...**integrated with adjacent development through street connections, sidewalks, trails**, and similar features;
- (e) All district, development, and subdivision standards...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](#)**...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) ...**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.



1156.04 PLANNED DEVELOPMENTS.

(e) Procedures for Approval of a Final PD Plan.

- (1) **A plan previously receiving preliminary approval may be submitted for Final Approval.**
- (2) A Final PD Plan may cover the entire area covered by the Preliminary PD Plan, or it may include only a phase or phases of the Preliminary PD Plan. Only such phases as receive Final Approval may be advanced for purposes of obtaining building permits and being constructed.
- (3) A preliminary plan...and a plat complying with the requirements set forth in Section 1155.03, Subdivision Regulations, General Requirements, shall be prepared...**The purposes of the preliminary plan are to allow the Commission to determine if it qualifies as a potential PD and its compliance with other City codes.**
- (4) **Concurrent with submission of an application for approval of a Final PD Plan, the Director shall submit to City Council a final Development Agreement**, if applicable, for review and execution.
- (5) The **Commission's role shall be to review any application for Final PD Plan approval** and make a recommendation to the Director to approve, approve with conditions, or deny the application **based on its compliance with Section 1156.03 of this Code.**
- (6) If the Commission recommends approval of an application with conditions, the applicant shall resubmit to the Commission a revised Final PD Plan that reflects the changes or modifications required or suggested by the Commission in its initial review.
- (7) Upon receipt of the approved Final PD Plan from the Commission the **Director shall forward the application to the Architectural Board of Review for review of the application based on compliance with the standards set forth...(Sections 1156.05, 1325).**
- (8) Upon receipt of:
 - A. The approved Final PD Plan from the Architectural Board of Review,
 - B. An approved lot split and/or lot consolidation plat signed by the Chairman and Secretary of the Commission, and
 - C. An approved and executed Development Agreement from City Council if applicable, the Final PD Plan and plat shall be forwarded to Council along with the Commission's recommendation for approval.
 - D. Council shall approve or disapprove the Final PD Plan within forty-five (45) days from the date received by Council.
 - E. When the Final PD Plan is approved (plat recorded, permits applied for/issued, construction begins...)



1156.02 LOCATION OF PLANNED DEVELOPMENTS.

(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 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...Green Building Policy.

(Ord. 17-17. Passed 3-20-17.)



1156.05 DESIGN PRINCIPLES. (1 OF 6)

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) Building facades should incorporate design elements 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. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.
- (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.
- (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.



1156.05 DESIGN PRINCIPLES. (2 OF 6)

(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.



1156.05 DESIGN PRINCIPLES. (3 OF 6)

(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) The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.
- (3) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.
- (4) 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.

(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.



1156.05 DESIGN PRINCIPLES. (4 OF 6)

(f) Landscaping and Screening. (CONTINUED)

- (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.
- (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/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.



1156.05 DESIGN PRINCIPLES. (5 OF 6)

(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.

(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.



1156.05 DESIGN PRINCIPLES. (6 OF 6)

(l) Urban 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 PD 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) 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.
- (6) 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 should provide on-site amenities within the site which contribute to the open space. These amenities may include but are not limited to: 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.

