

**AMENDED AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
FEBRUARY 4, 2021
REMOTE MEETING**

**PRE-REVIEW MEETING
6:30 P.M.**

Review docket items

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

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

- 1. Roll Call**
- 2. Election of 2021 Officers**
- 3. Approve the Minutes of the January 4, 2020**
- 4. Opening Remarks**

**OLD BUSINESS
CONDITIONAL USE**

- 5. Docket No. 11-50-20
15527-31 Madison Avenue
Barrio**

Sean Fairbairn of Barrio requests review of a conditional use permit for outdoor dining in the rear parking lot; change the status of a temporary patio to a permanent one, approved at the August 6, 2020 meeting. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. The property is in a C2 - Commercial, Retail district. (Page 3)

**NEW BUSINESS
CONDITIONAL USE**

- 6. Docket No. 02-02-21
15527-31 Madison Avenue
Barrio**

Sean Fairbairn of Barrio requests review of a conditional use permit for a mixed-use overlay. Pursuant to Chapter 1135 – Mixed Use Overlay District. The property is in a C2 - Commercial, Retail district. (Page 15)

PARKING PLAN

- 7. Docket No. 02-03-21**
1384 Hird Avenue
Fieldhouse @ Studio West

James Ptacek, Larsen Architects requests review of a parking plan for the Fieldhouse @ Studio West project. Pursuant to section 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district. (Page 18)

COMMUNICATION

- 8. Docket No. 02-04-21**
Painting or Covering of Masonry Surfaces

The City of Lakewood requests approval of proposed standards for the painting or covering of masonry surfaces to be implemented by the Architectural Board of Review as authorized by Section 1325.04 of the Codified Ordinances. (Page 28)

ADJOURN



PLANNING COMMISSION

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Application Cover Page

Docket No.: 11-50-20

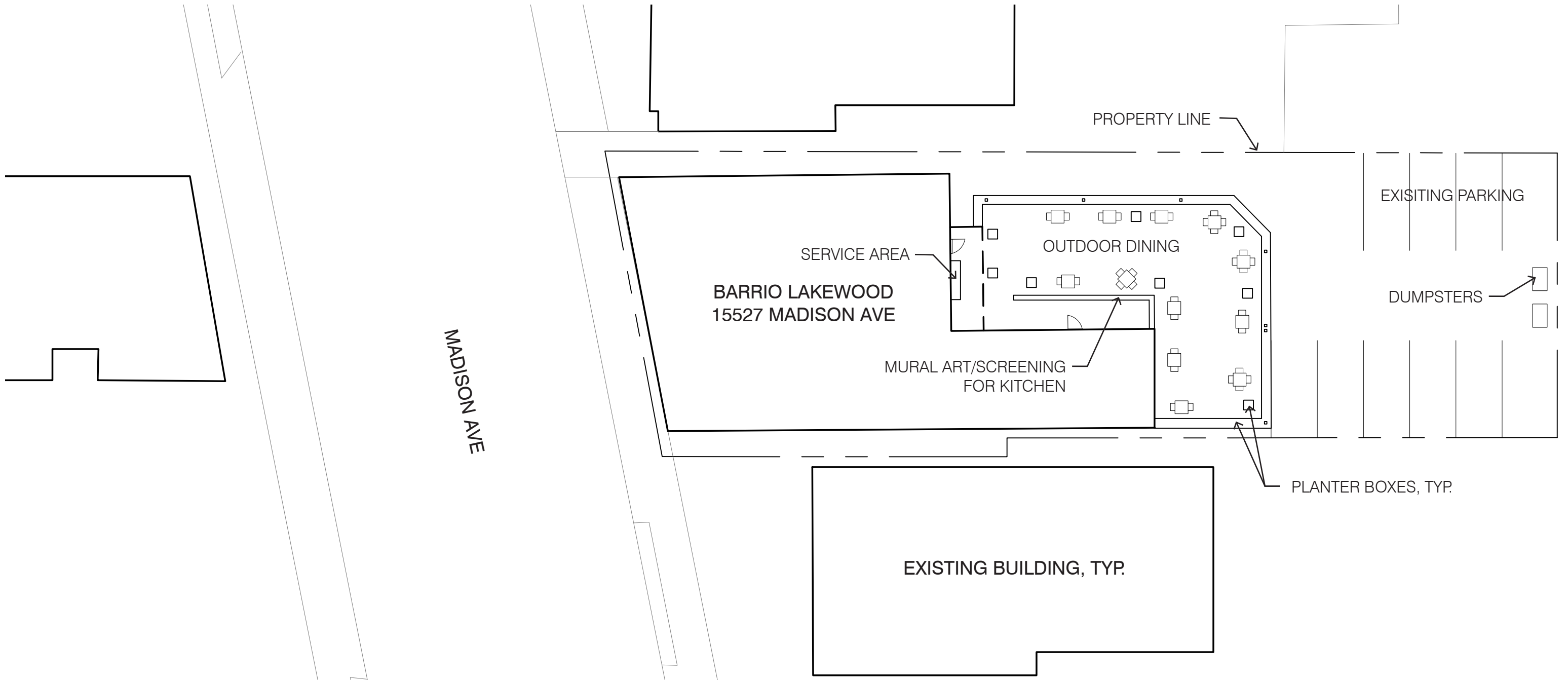
Permit No.: PC20-000052

Applicant Name: Sean Fairbairn, Barrio

Project Address: 15527 Madison Avenue

Project Name: Barrio

Proposal: A conditional use permit for outdoor dining in the rear parking lot; change the status of a temporary patio to a permanent one, approved at the August 6, 2020 meeting. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. The property is in a C2 - Commercial, Retail district.



Precedent Imagery



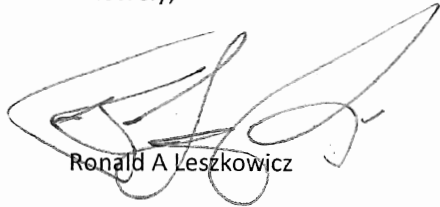
Site Plan - Patio Layout

NOTE: TABLES 6' APART MIN.

To Whom It May Concern:

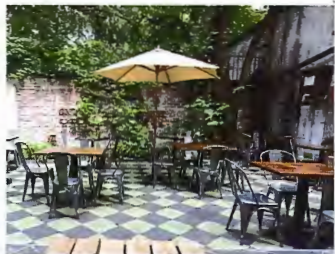
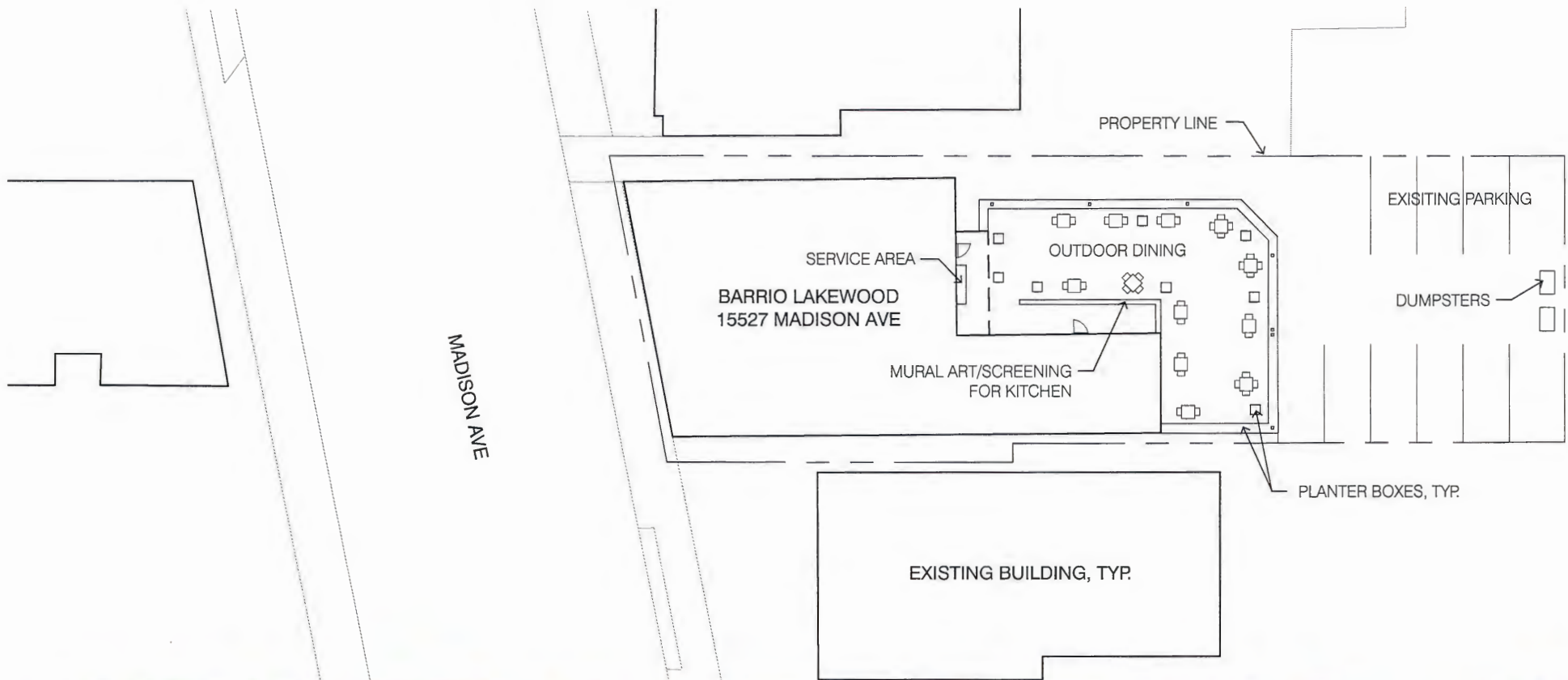
I, the undersigned, hereby authorize Barrio to apply to the Lakewood Planning Commission for a temporary outdoor dining permit. This authorization is for the restaurant located at 15527 Madison Avenue in Lakewood. If you have any questions or concerns please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronald A Leszkowicz', written over a printed name.

Ronald A Leszkowicz

216-272-3763

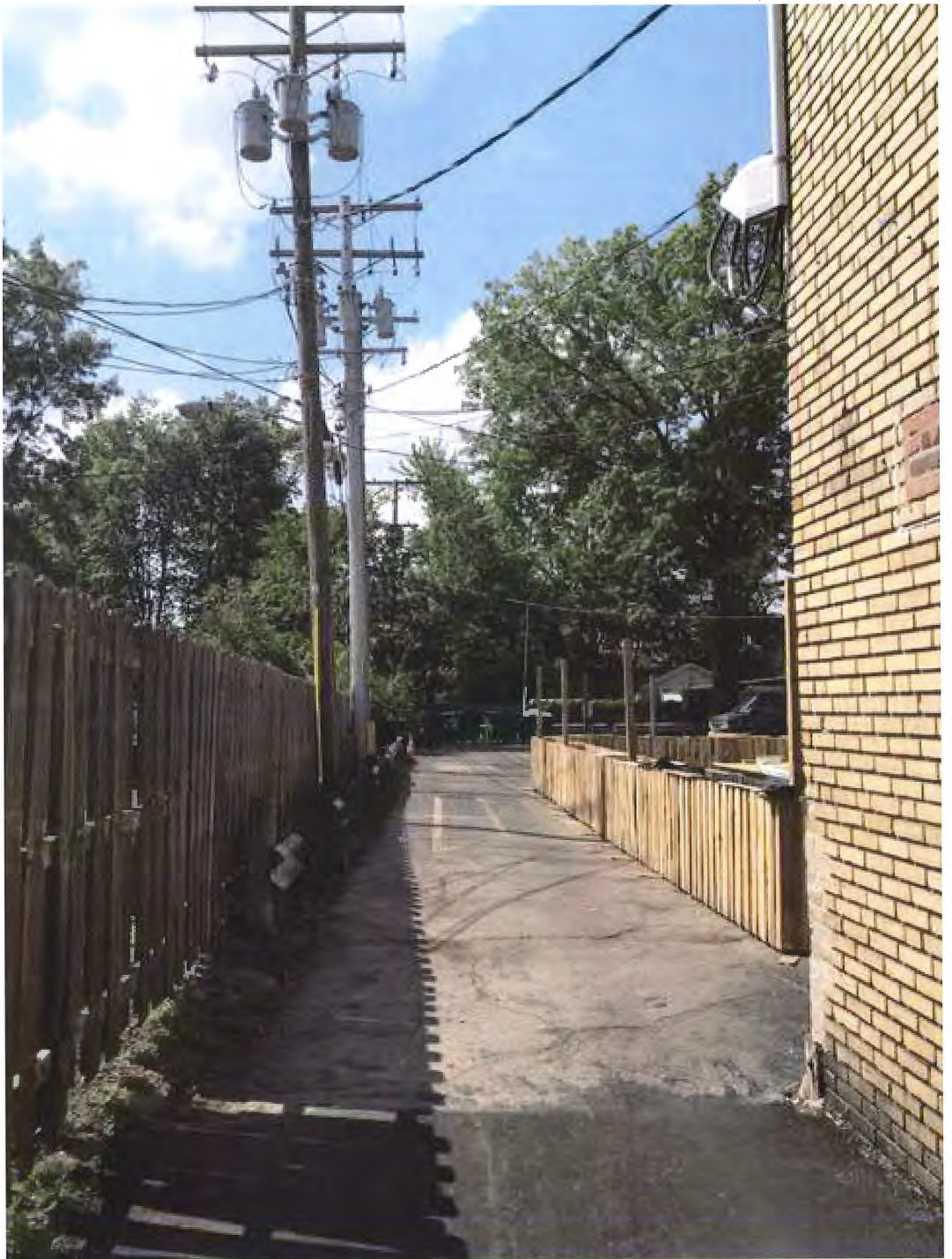


Precedent Imagery



Site Plan - Patio Layout

NOTE: TABLES 6' APART MIN.



















PLANNING COMMISSION

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Application Cover Page

Docket No.: 02-02-21

Permit No.: PC21-000001

Applicant Name: Sean Fairbairn, Barrio

Project Address: 15527-31 Madison Avenue

Project Name: Barrio

Proposal: Conditional use permit for a mixed-use overlay



Seats:

Inside – 99

Outside – 82

Square Footage:

Dining Room – 1695

Kitchen – 695

Upstairs Apartments:

3 total units.

2 rented to employees

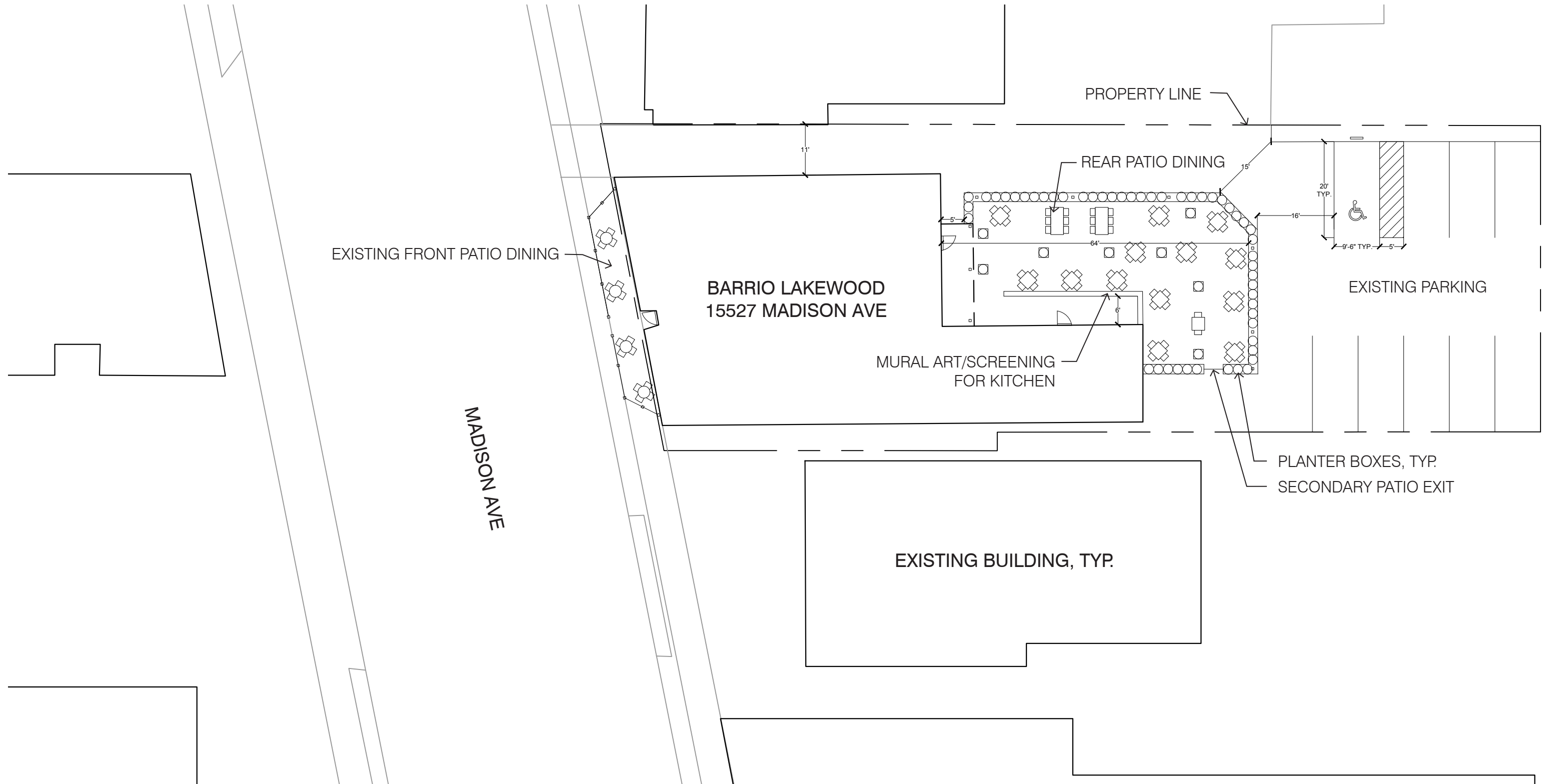
1 vacant



BARRIO-TACOS.COM

3190 West 63rd, Cleveland, Oh 44102

TREMONT | LAKEWOOD | GATEWAY | CLEVELAND HEIGHTS | WILLOUGHBY | PROGRESSIVE FIELD | PORTSMOUTH



EXISTING FRONT PATIO DINING

BARRIO LAKEWOOD
15527 MADISON AVE

MURAL ART/SCREENING
FOR KITCHEN

PROPERTY LINE

REAR PATIO DINING

EXISTING PARKING

MADISON AVE

EXISTING BUILDING, TYP.

PLANTER BOXES, TYP.
SECONDARY PATIO EXIT

Outdoor Seating

Front Patio: 16 Seats
Rear Patio: 66 Seats

Total: 82 Seats



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Application Cover Page

Docket No.: 02-03-21

Permit No.: PC21-000002

Applicant Name: James Ptacek, Larsen Architects

Project Address: 1384 Hird Avenue

Project Name: Fieldstone @ Studio West

Proposal: Updated parking plan for the Fieldhouse @ Studio West project

To: Katelyn Milius PE
City of Lakewood Planning Department
12650 Detroit Ave.
Lakewood, OH 44107
216-529-6634
Katelyn.Milius@lakewoodoh.net

From: Jim “JP” Ptacek
Date: 20 January 2021
Project: The Fieldhouse @ Studio West
Proj. # 20011

Katelyn -

Please see the attached revised submittal to address parking for the proposed Fieldhouse at Studio West. At our last appearance at the Planning Commission for parking – we included other ‘similar’ venues in Lakewood. Suggested comparisons have been offered to suggest the YMCA, Mahall’s and later the Beck Center. We’ve included those references and updated our own:

The YMCA is approx. 54,000 sf over two floors – with a 206 car parking lot.
This represents a ratio of roughly **1 parking stall / 260sf**

Mahall’s is approx. 23,300 sf for first floor and basement areas – there’s really no on-site parking, but there are approx. 42 street parking spaces and patrons use the 76 municipal parking stalls at Madison Park across the street. That is a total of 118 total available parking spaces. That represents a ratio of roughly **1 parking stall / 200sf**

The Beck Center is approx. 51,500 sf on the first and second floors. They have a 168 car parking lot and there are approximately 36 street parking spots along Detroit. That’s a total count of approximately 204 parking spaces. That represents a ratio of roughly **1 parking stall / 250sf**.

The Fieldhouse @ Studio West is approx. 29,400sf on two floors. Due to a reconfiguration of the final design of the entry area at the Hird side of the connector street, we removed the spaces previously shown on the East. Our current parking plan is inclusive of the following:

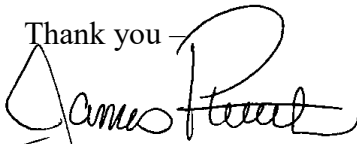
- 6 spaces on the West (1 standard, 5 HC) as the directly available on-site parking.
- 96 (max) spaces in the adjacent municipal parking lot / W117th lot (metered locations)
- 65 (max) available street parking spaces within 500’ of the site
- 38 (max) available street parking spaces between 500’ – 1,000’ of the site
- 25 (max) spaces from owner controlled lot behind My Friends on Detroit
- 21 spaces at North Coast College (shared parking agreement)
- 62 spaces on the two parking lots North of the Fieldhouse (pending final agreement)
- 75 (assumed max) via verbal agreement at Sapell’s
- 47 (assumed max) via verbal agreement at Arby’s (Cleveland)
- 68 spaces (negotiations pending) for use of the two lots associated with the former NTB
- 15 spaces (max, negotiations pending) for use of unused spaces at Colonial Club Apartments
- 30 spaces are available for a lot the owners have site control over within 1,000’ of the site
- 62 spaces are available for a lot the owners have site control over over 1,000’ for valet
- No parking is assumed to be used on residential portions of surrounding streets

- 30 bike/scooter parking is anticipated on site per our permit submittal drawings/bike rack design.
- We are working with Lyft/Uber for ride share coordination – and are exploring program options to encourage/incentivize patron use of ride-share / public transportation.
- Current Planning Commission approval for outside dining also limits outdoor patio use for both first floor patio space / second floor rooftop patio space to a maximum of 70 seats.

In aggregate, our project would have access to approximately 600 total parking spaces. That represents a ratio of roughly **1 parking stall per 50sf**. If we met the parking ratio of 1:200 that Mahall's presently represents, (the most restrictive of the examples cited), we would need to provide only approximately 150 available parking spaces.

Looking forward to being able to present this project for the Planning Commission's consideration. If there are any questions, comments or concerns in the meantime – please don't hesitate to call or email...

Thank you –

A handwritten signature in black ink, appearing to read "James Ptacek". The signature is written in a cursive style with a large, looped initial "J".

Jim "JP" Ptacek – AIA – LEED AP
Principal - Larsen Architects – cc: file

James Ptacek

From: bfiggie@gmail.com
Sent: Wednesday, December 23, 2020 8:54 AM
To: James Ptacek
Cc: Budish Daniel; Kendra Chatburn
Subject: Authorization for Larsen Architects

Please accept this as our authorization for Larsen Architect to represent West 117 Development Fieldhouse LLC with the city of Lakewood's Planning Committee.

Betsy Figgie
Member, West 117 Development Fieldhouse LLC

Sent from my iPhone



James K. Larsen, License #5078
Expiration Date 12/31/2021



LARSEN
ARCHITECTS

12506 EDGEWATER DRIVE
LAKEWOOD, OHIO 44107
216-221-2350

PROJECT No: 20011

The Fieldhouse
@ Studio West
1384 HIRD AVE
LAKEWOOD, OH 44107

DRAWN BY:
CHECKED BY:

ISSUE

Issued for Bid / Permit
Distribution: 12-14-2020

Addendum 1: 01-07-2021

THE CONTRACTOR AGREES THAT LARSEN ARCHITECTS SHALL BE THE FINAL DETERMINER OF THE SCOPE & INTENT OF THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES OR OMISSIONS BEFORE BEGINNING OR FABRICATING ANY WORK.

NO SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED BY THE ARCHITECT PRIOR TO BID ACCEPTANCE.

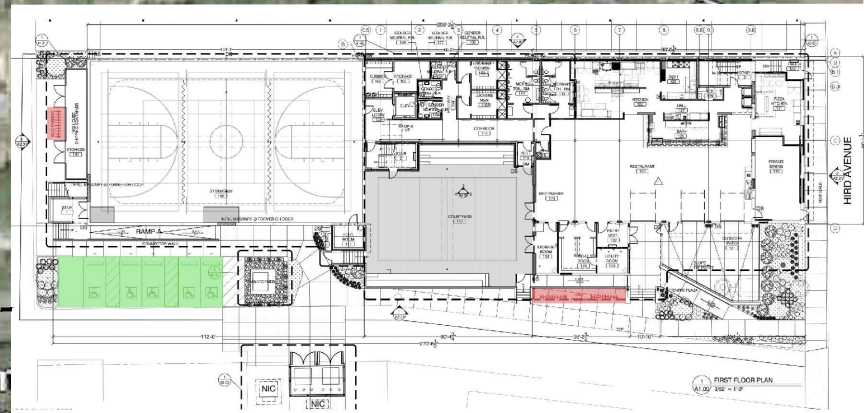
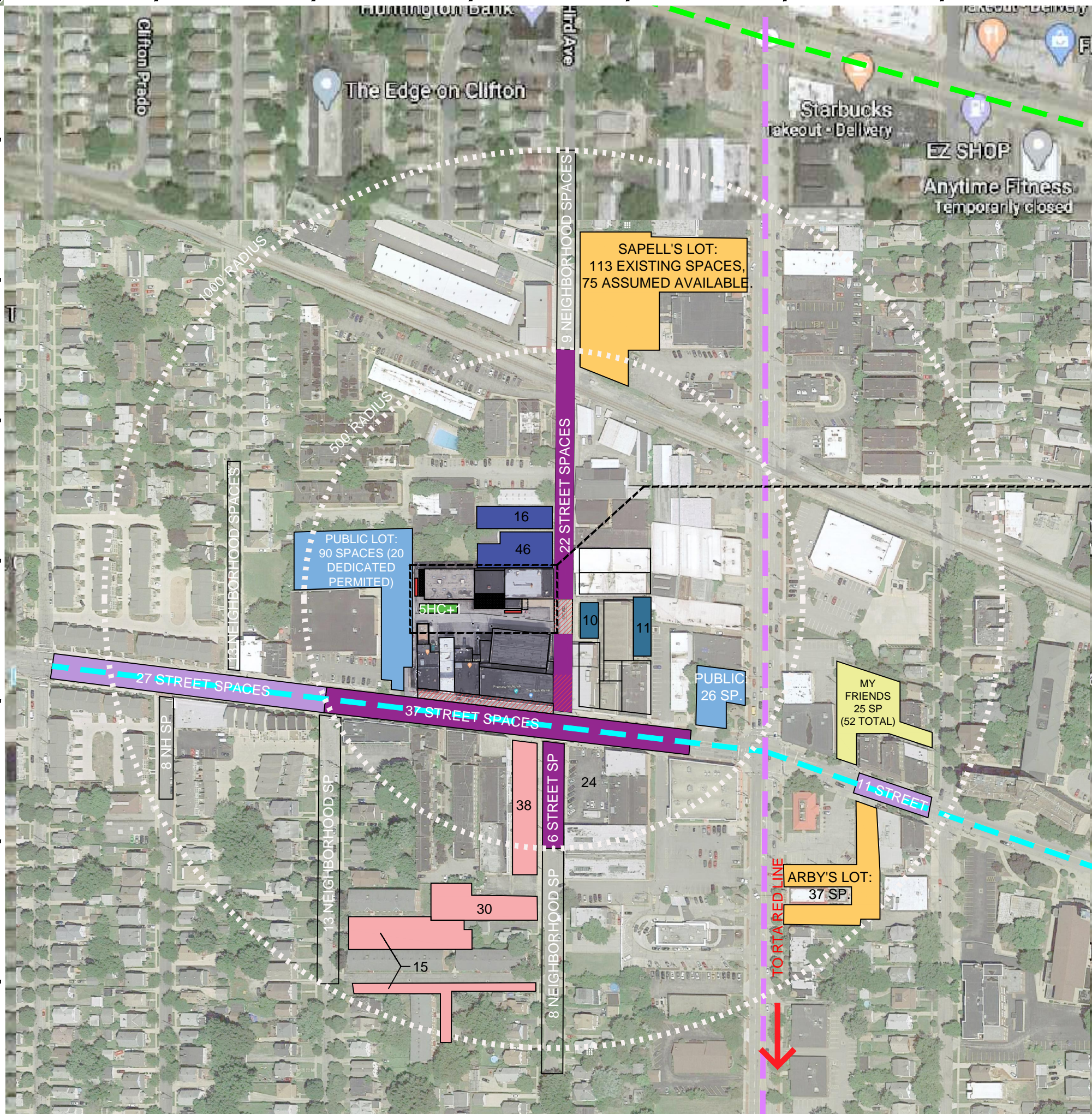
ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ANY DUPLICATION OR MODIFICATION IS FORBIDDEN WITHOUT PRIOR WRITTEN PERMISSION FROM LARSEN ARCHITECTS.

SHEET NUMBER

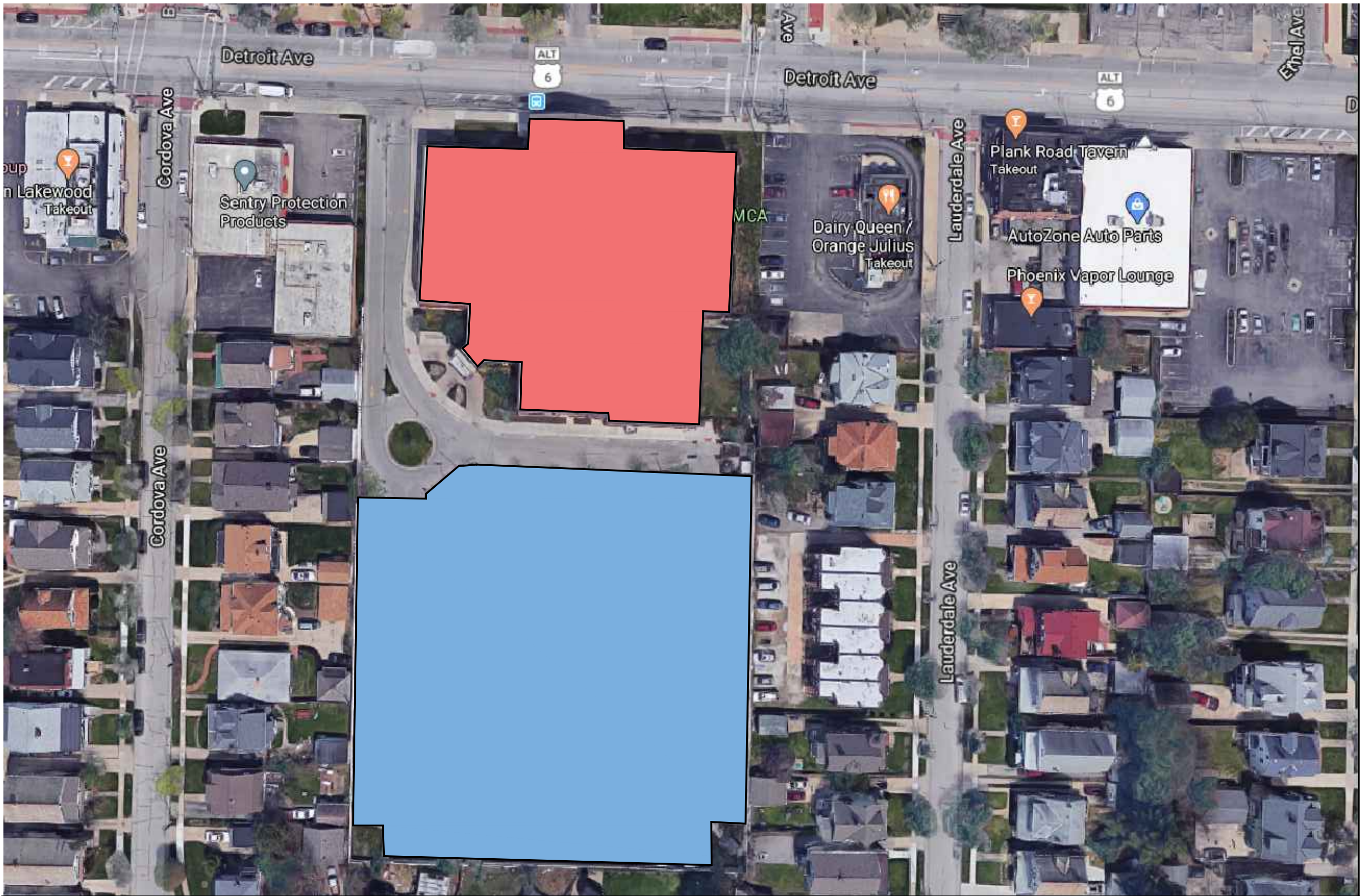
AS-1
AERIAL PARKING MAP



LEGEND

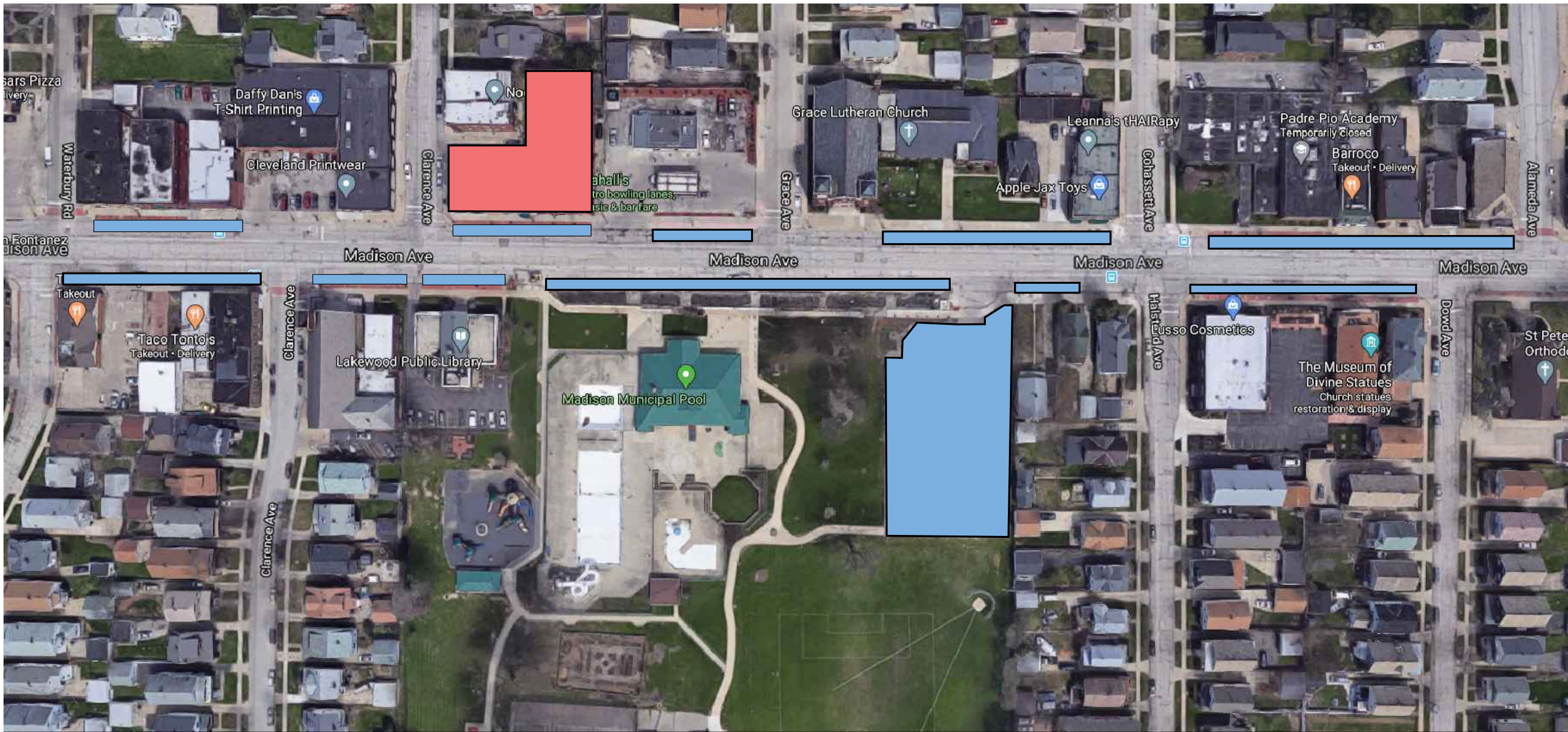
- 65 STREET PARKING 500'<
- 38 STREET PARKING >500' WITHIN 1000'
- 96 PUBLIC LOTS
- 6 ON-SITE PARKING
- 25 OWNERSHIP CONTROLLED PARKING
- 112 VERBAL AGREEMENT FOR USE
- 62 DOCUMENTED NEGOTIATIONS
- 83 PARKING SHARE AGREEMENT PENDING
- 21 SHARED SIGNED PARKING AGREEMENT
- 30 SITE CONTROLLED WITHIN 1000' RADIUS
- 62 VALET OVER 1000' RADIUS
- 0 NEIGHBORHOOD PARKING
- 600 TOTAL AVAILABLE SPACES
- BICYCLE / SCOOTER PARKING
- RIDE SHARE
- RTA 55 Bus: CSU line
- RTA 78 Bus: West 117 - Puritas line
- RTA 25 Bus: Detroit line





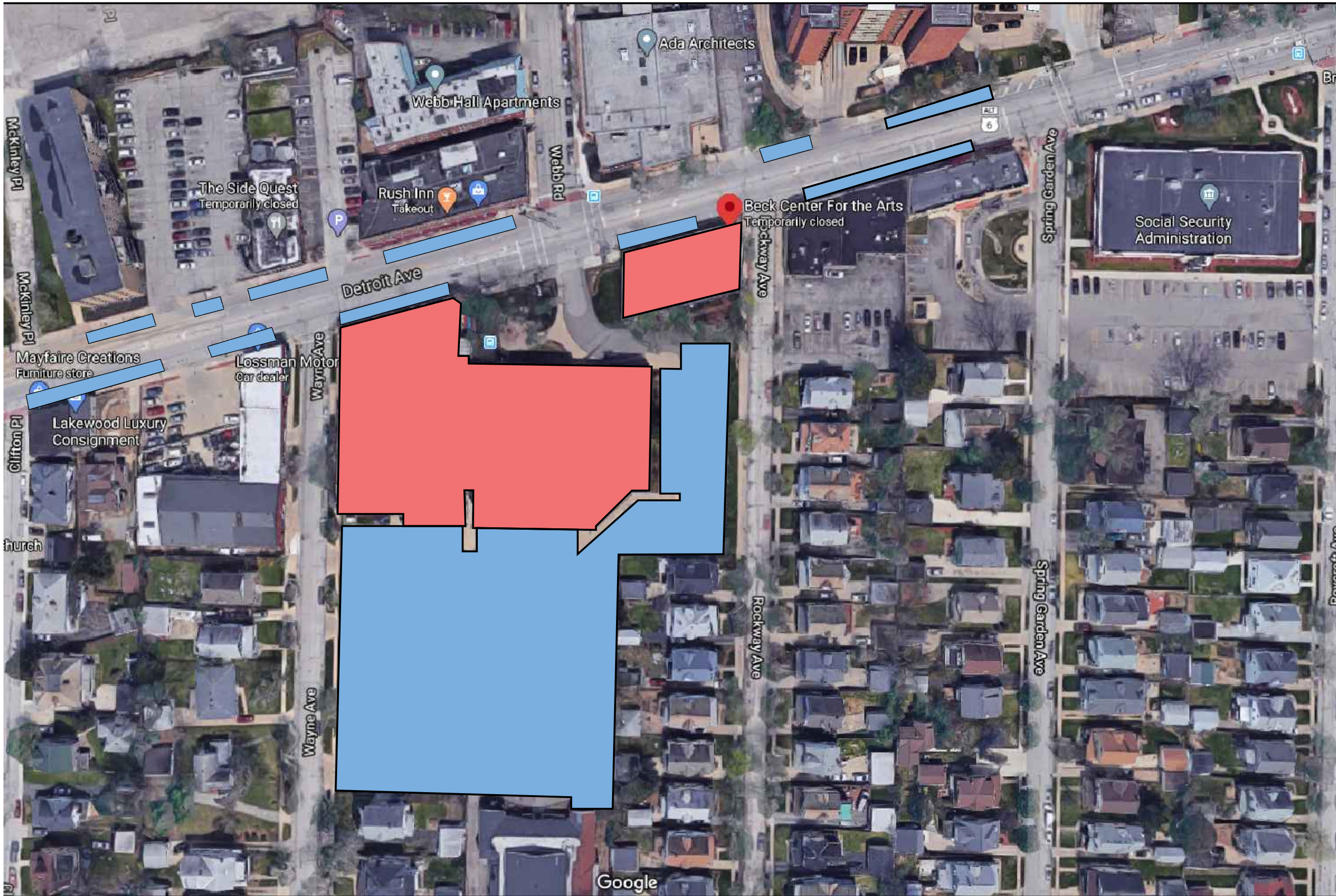
YMCA - 16915 DETROIT AVE
APPROX. 34,000 SQ FT - 1ST FLOOR
APPROX. 20,000 SQ FT - 2ND FLOOR
TOTAL - 54,000 SQ FT

206 PARKING



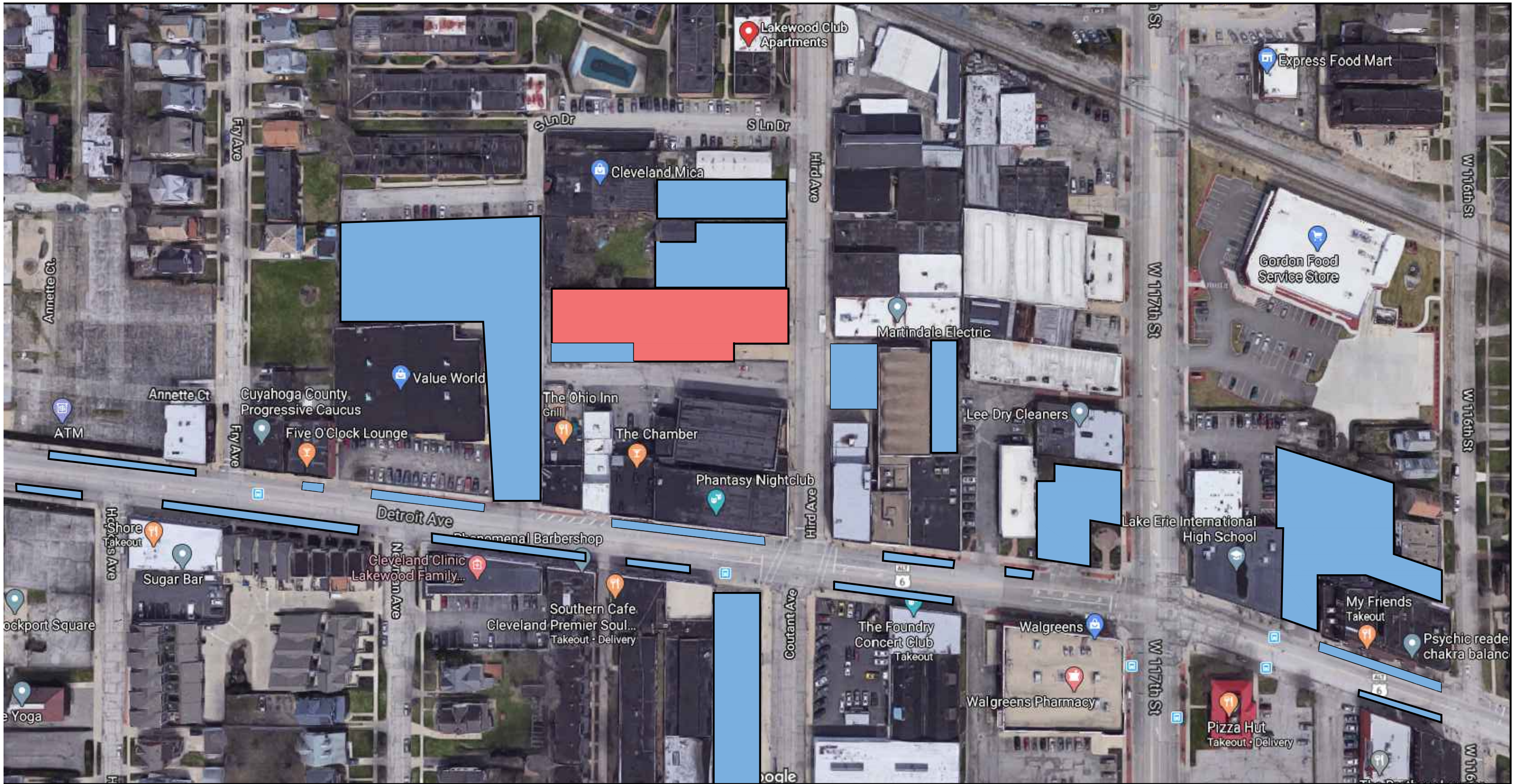
MAHALLS - 13200 MADISON AVE
 APPROX. 14,200 SQ FT - 1ST FLOOR
 APPROX. 9,100 SQ FT - LOWER FLOOR
 TOTAL - 23,300 SQ FT

 76 PUBLIC PARKING
 APPROX. 42 STREET PARKING
 118 TOTAL PARKING SPOTS



BECK - 17801 DETROIT AVE
 APPROX. 44,900 SQ FT - 1ST FLOOR
 APPROX. 6,600 SQ FT - 2ND FLOOR
TOTAL - 51,500 SQ FT

168 PARKING
 APPROX. 36 STREET PARKING
204 TOTAL PARKING SPOTS



FIELDHOUSE @ STUDIO WEST - 1384 HIRD AVE
 APPROX. 18,400 SQ FT - 1ST FLOOR
 APPROX. 8,400 SQ FT - MEZZANINE FLOOR
 APPROX. 2,600 SQ FT - 2ND FLOOR
 TOTAL - 29,400 SQ FT

ACCESS TO 550 TOTAL PARKING SPOTS



PLANNING COMMISSION

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Application Cover Page

Docket No.: 02-04-21

Permit No.: PC21-000005

Applicant Name: Department of Planning and Development, City of Lakewood

Communication: Paint or Covering of Masonry Surfaces



PLANNING COMMISSION

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February 4, 2021

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Communication
Docket No. 02-04-21
Painting or Covering of Masonry Surfaces

Dear Members of the Planning Commission:

The City of Lakewood requests approval of proposed standards for the painting or covering of masonry surfaces to be implemented by the Architectural Board of Review as authorized by Section 1325.04 of the Codified Ordinances.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Commission Secretary
Senior Planner, Planning and Development



**CITY OF LAKEWOOD
STANDARDS FOR PAINTING OR COVERING OF MASONRY SURFACES**

The following standards shall be met for the painting of any masonry surface:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported or recommended. There are several reasons for the basis of this recommendation and generally include:
 - a. Painting masonry results in regular, costly maintenance whereas natural masonry is low in maintenance work and cost;
 - b. Painting masonry can result in moisture being trapped in the wall system causing unintended damage to the masonry itself and the building;
 - c. For historic buildings or those located in a historic district, painting of masonry is not recommended by the Secretary of Interior's Standards for Historic Rehabilitation and such action may result in the loss of the historic designation of the building or district – including possibly preventing a building or district from being nominated; and
 - d. There are other alternatives to the painting of masonry.
2. However, in the event such painting, staining, or covering is found to be necessary, at a minimum:
 - a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied. A mineral paint system is preferred.
 - b. The paint, stain, or covering must be durable, easy to apply and have good adhesive characteristics.
 - c. The paint, stain, or covering must be porous, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
 - d. All manufacturer and industry standard specifications must be followed.
 - e. A maintenance plan must be provided and developed in accordance with manufacturer and industry standards and strictly implemented.
3. Clear / Transparent and porous waterproofing allowing the wall to breathe is permissible with the application of a system compatible with the surface on which it is being applied. All manufacturer and industry standard specifications must be followed.
4. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
 - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
 - b. Individually listed or located within a listed district of the National Register of Historic Places.
5. All contractors must be registered with the City prior to the commencement of any approved work subject to these standards.