

**AGENDA
PLANNING COMMISSION
PRE-REVIEW MEETING
CITY OF LAKEWOOD
12650 DETROIT AVENUE
WEDNESDAY
JUNE 29, 2022
6:00 P.M.
AUDITORIUM**

REVIEW DOCKET ITEMS

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE JUNE 2, 2022 MEETING
3. OPENING REMARKS

**OLD BUSINESS
CONDITIONAL USE**

4. **Docket No. 04-06-22
14615 Detroit Ave.
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is in a C1, Commercial - Office district. (Page 3)

PARKING PLAN

5. **Docket No. 04-07-22
14615 Detroit Ave.
CHASE Bank**

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is in a C1, Commercial - Office district. (Page 17)

PLANNED DEVELOPMENT

6. **Docket No. 06-14-22
14519 Detroit Ave.
Downtown Development**

Kolby Turnock, CASTO, applicant request the review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district. (Page 32)

**NEW BUSINESS
CONDITIONAL USE**

- 7. Docket No. 07-18-22
15526 Madison Ave.
Goodkind Coffee**

David Bell, Goodkind Coffee, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district. (Page 51)

ADJOURN



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
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Application Cover Page

Docket No.: 04-06-22

Permit No.: PC22-000005

Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

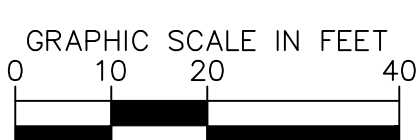
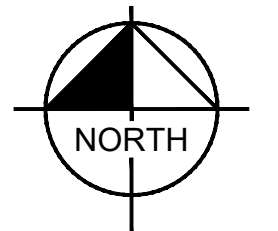
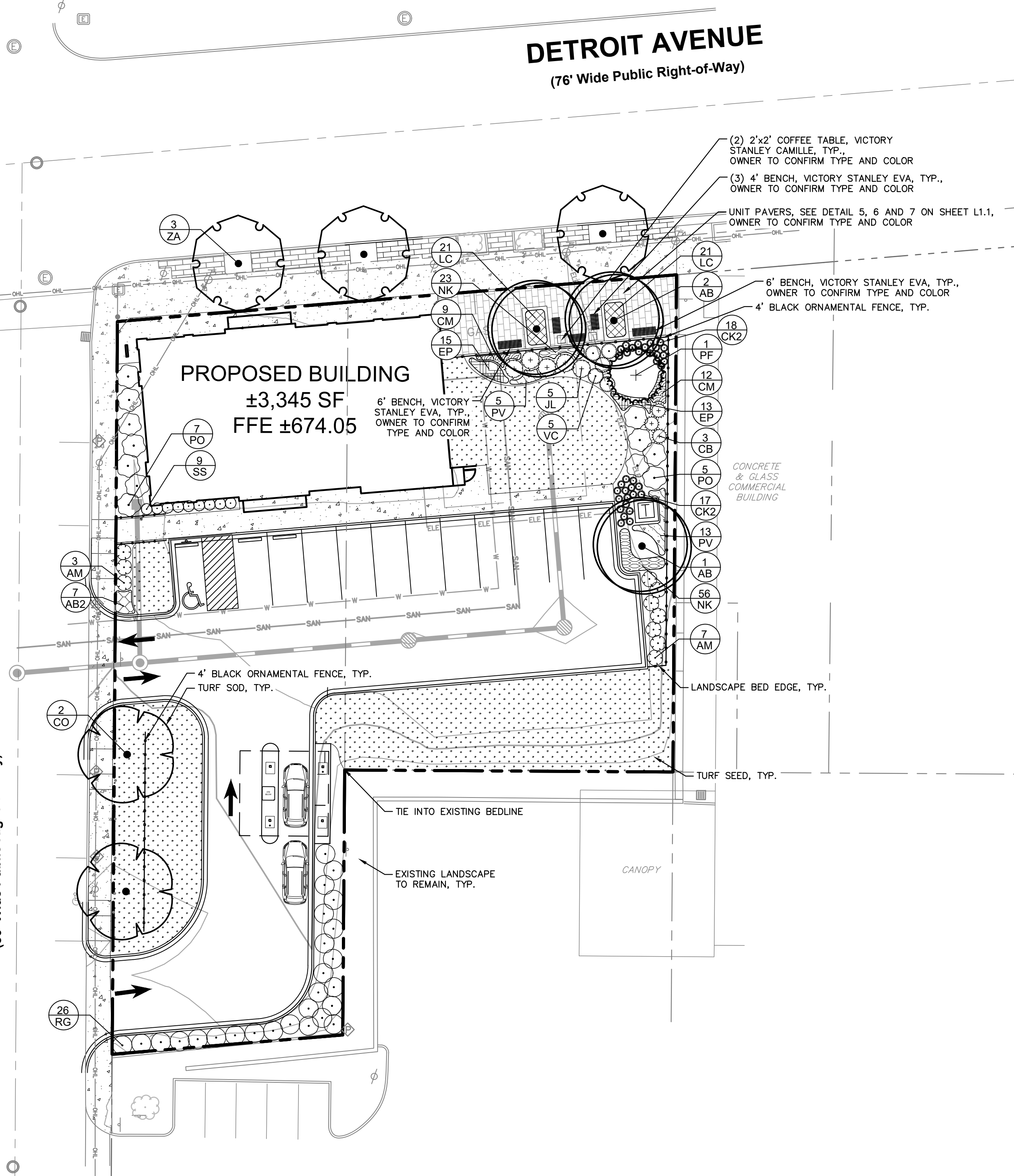
Project Name: CHASE Bank

Proposal: Conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.

Drawing name: K:\GEO\190041017_top_chase.landscape.dwg L1.0 LANDSCAPE PLAN Jun 17, 2022 8:41am By: Amanda.Foto
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ST. CHARLES AVE.

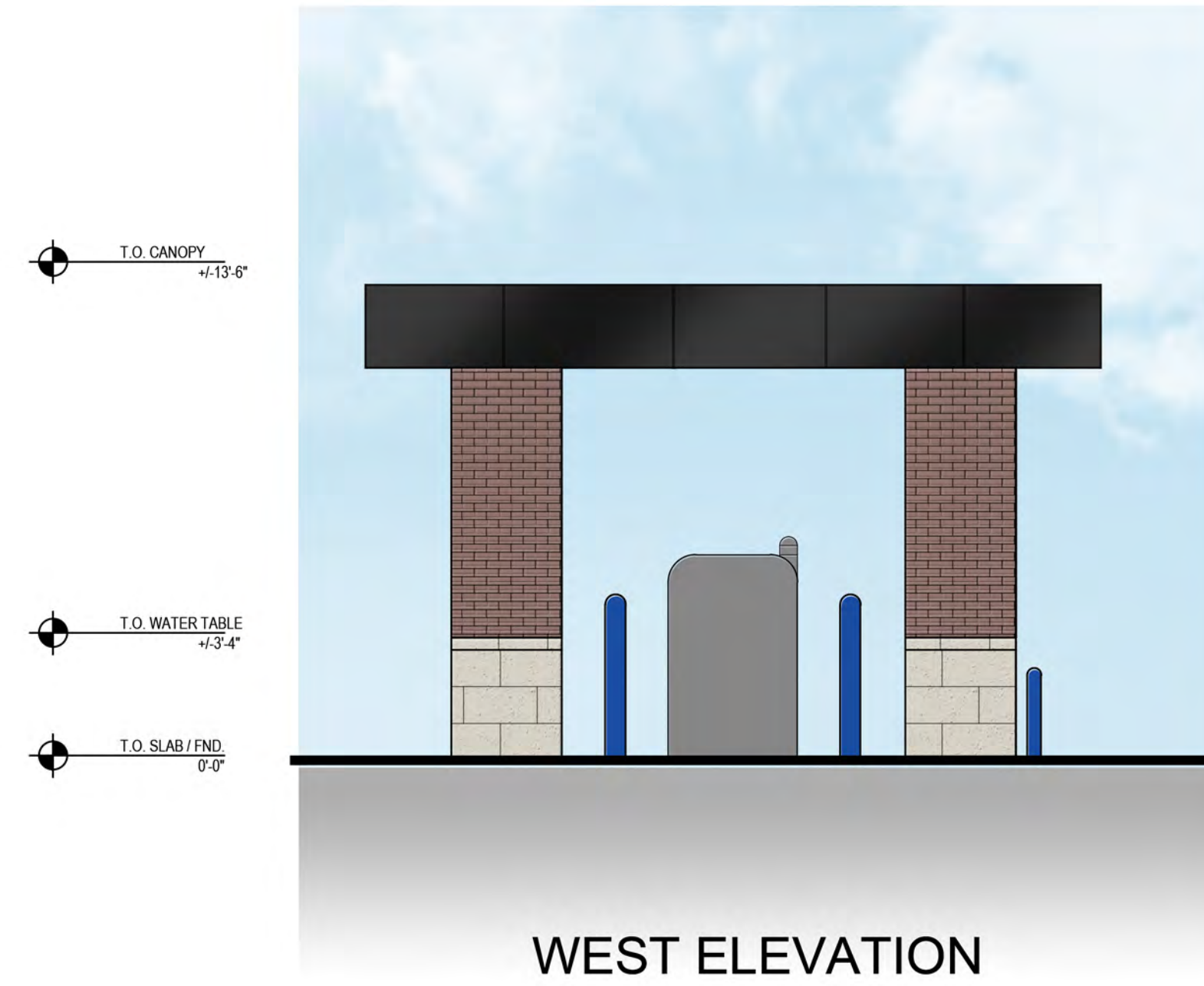
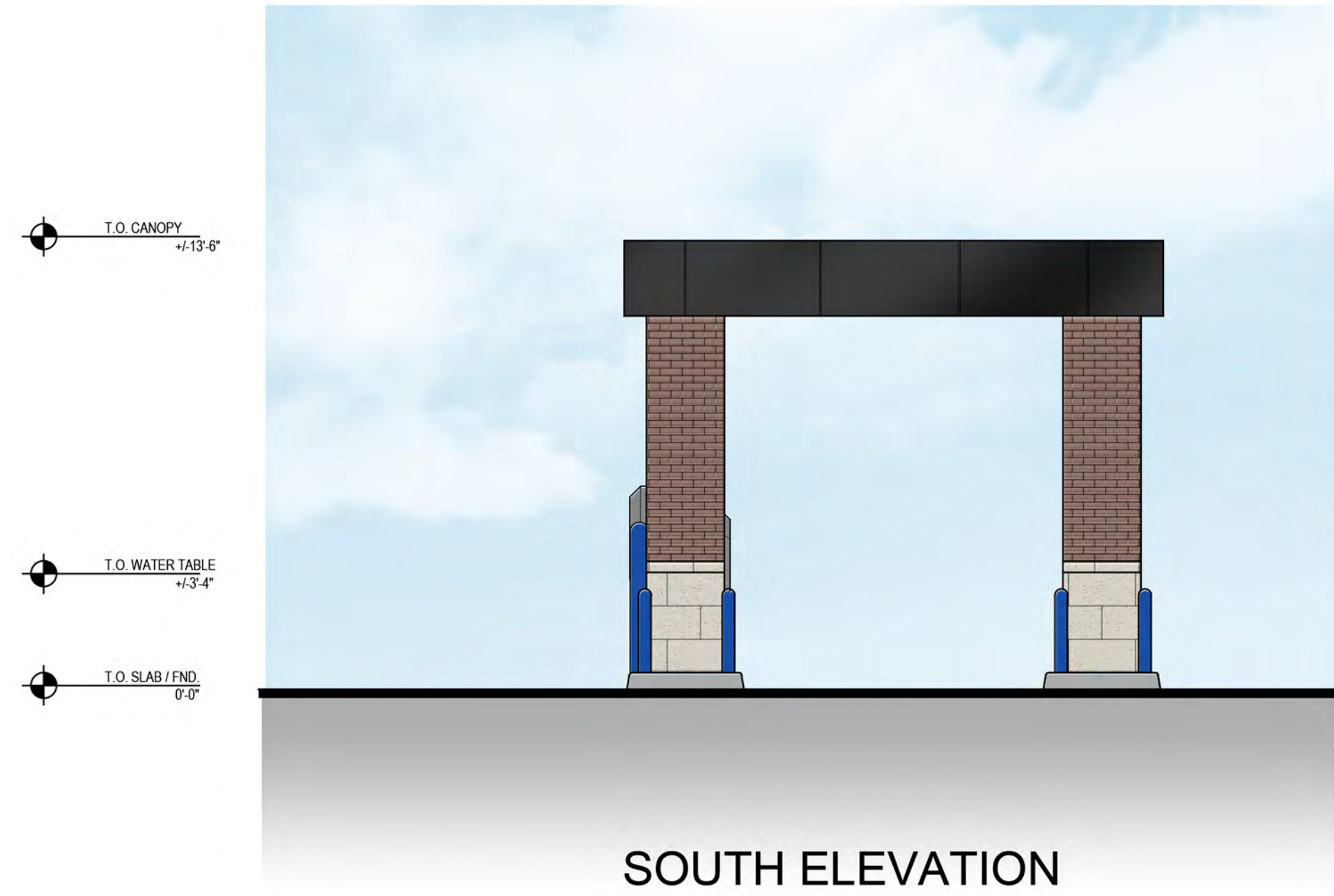
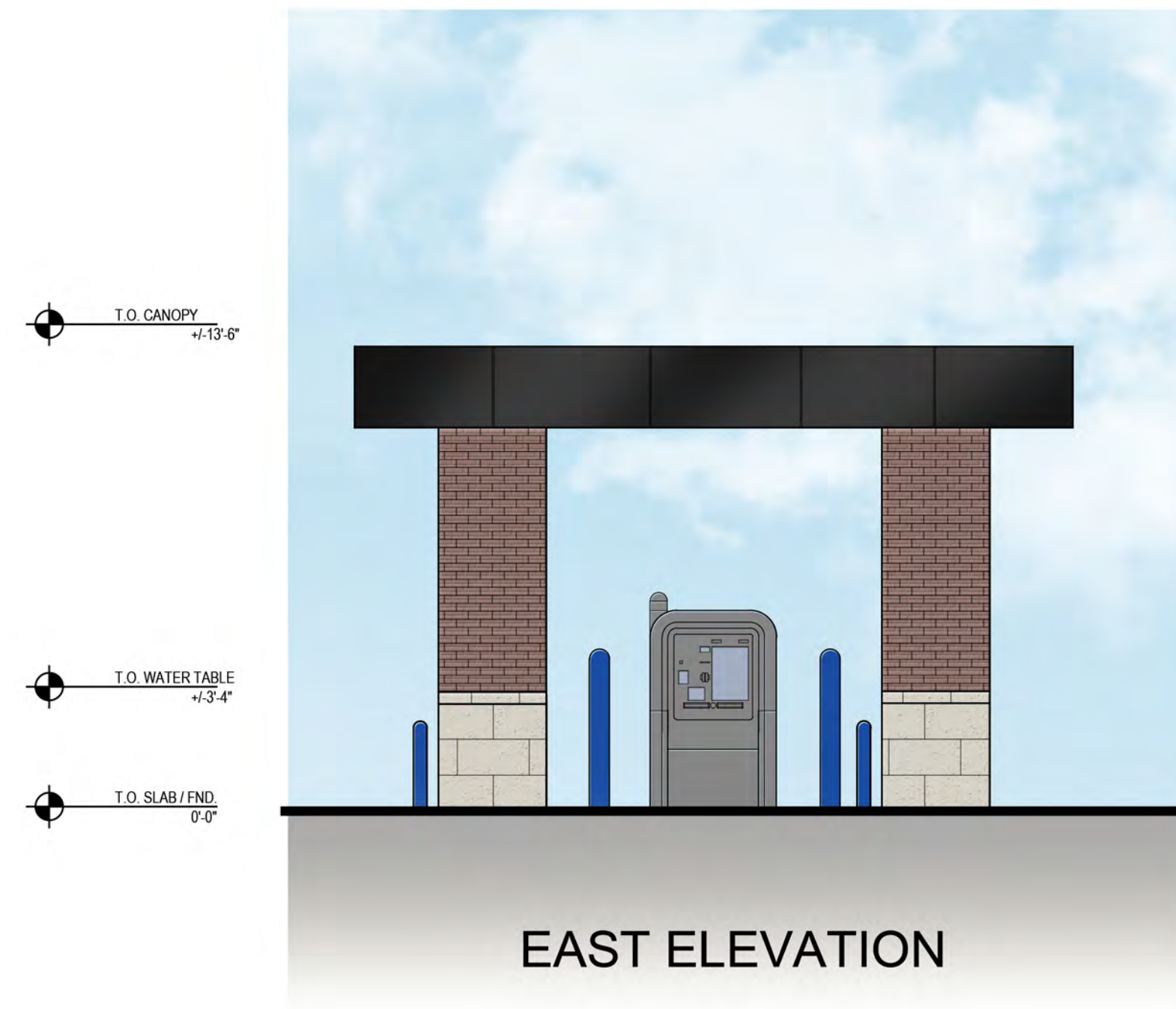
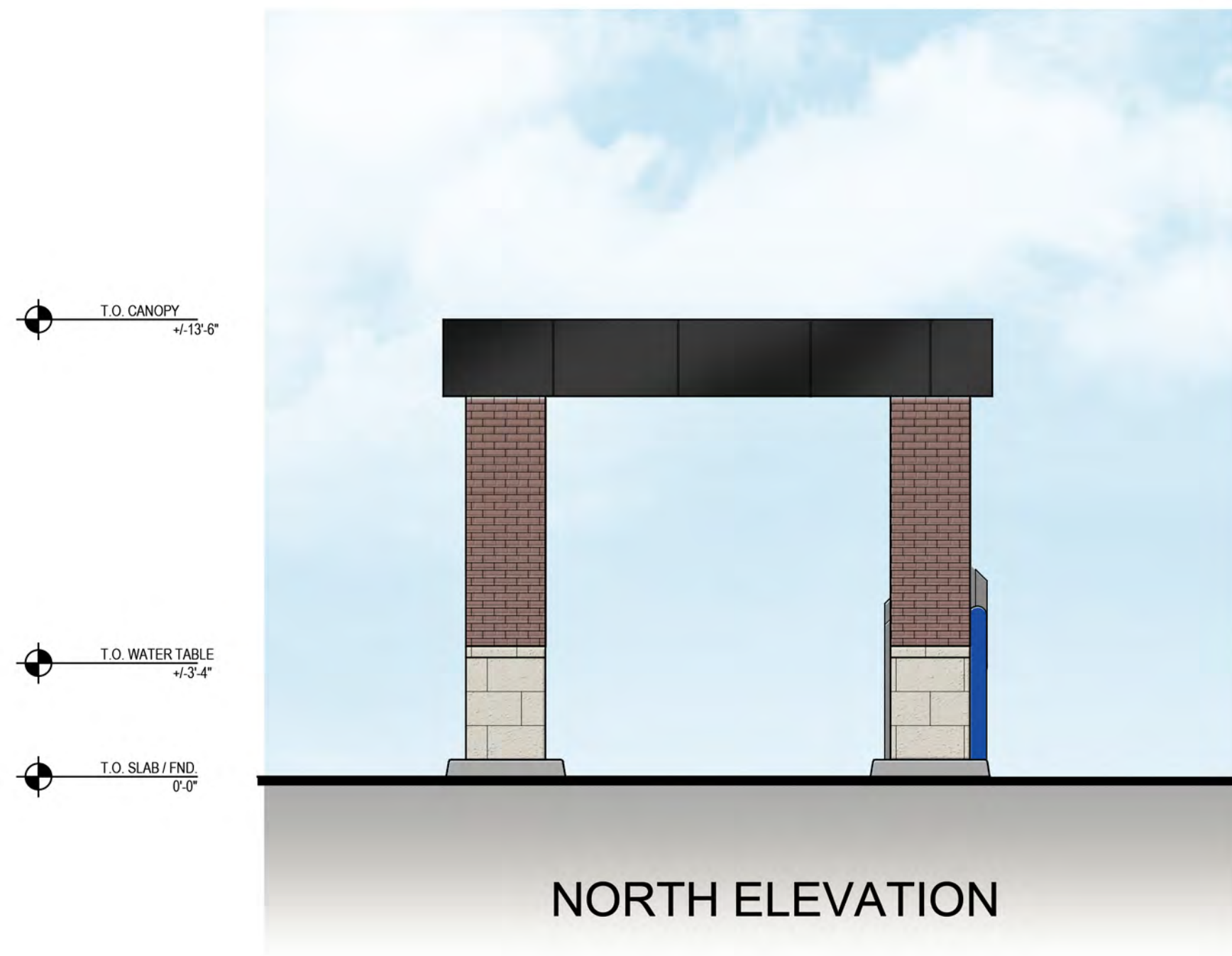
ST. CHARLES AVENUE
 (50' Wide Public Right-of-Way)



PLANT SCHEDULE

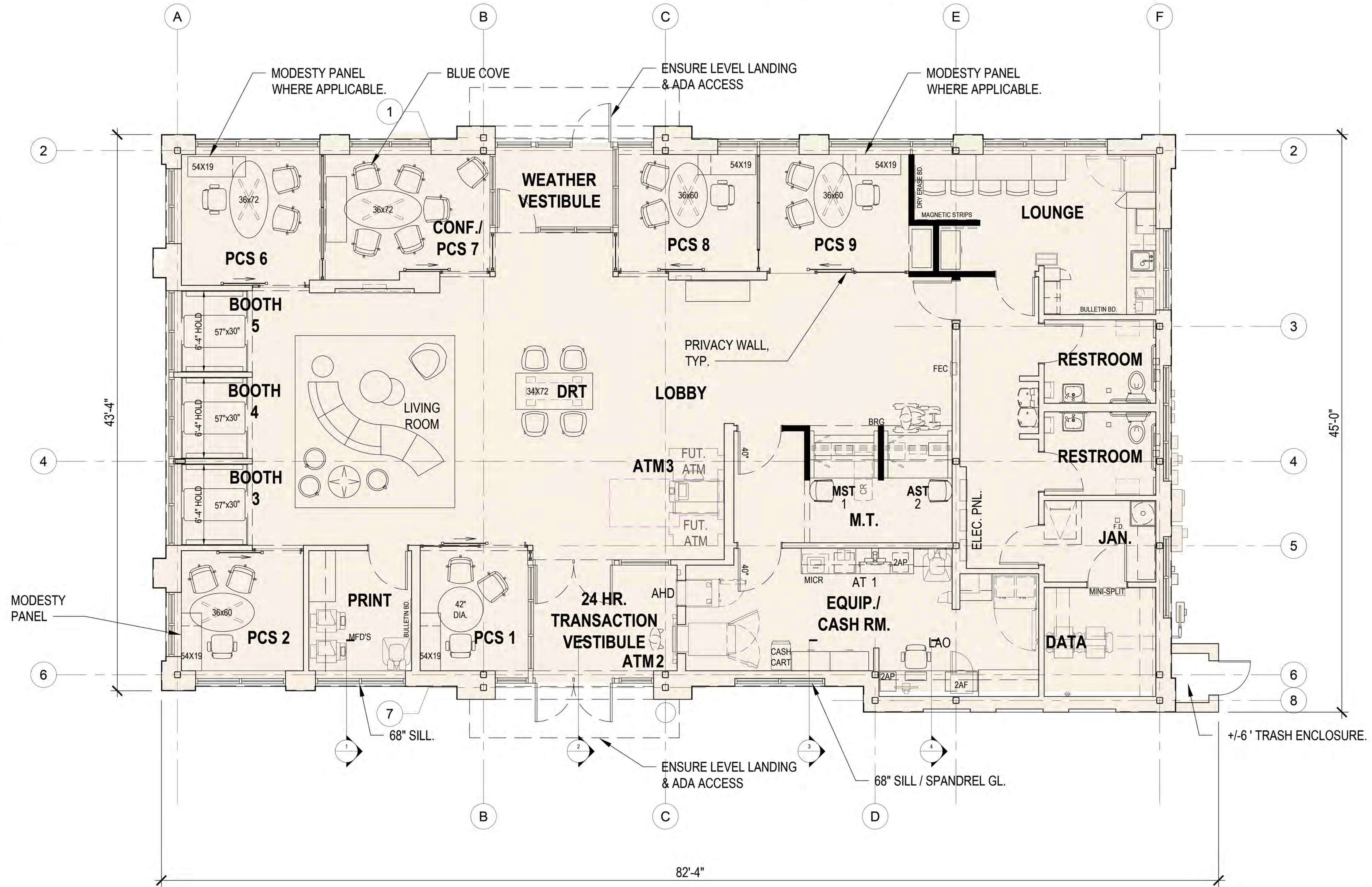
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AB	3	ACER X FREEMANII 'BAILSTON' TM / MATADOR FREEMAN MAPLE	B & B		2" CAL. MIN
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B		3" CAL. MIN
	ZA	3	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B		3" CAL. MIN
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
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	PO	12	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK	-	SEE PLAN	18" HT. MIN.
	RG	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT. MIN.
	SS	9	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	-	SEE PLAN	18" HT. MIN.
	VC	5	VIBURNUM CARLESII 'CAYUGA' / CAYUGA KOREANSPICE VIBURNUM	-	SEE PLAN	18" HT. MIN.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
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	JL	5	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	-	SEE PLAN	18" HT. MIN.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	CK2	35	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
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	CM	21	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	
	EP	28	ECHINACEA PURPUREA 'POW WOW WHITE' / POW WOW WHITE CONEFLOWER	1 GAL	18" OC	
	LC	42	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL	18" OC	
	NK	79	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	12" OC	
	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	24" OC	
GROUND COVERS			BOTANICAL / COMMON NAME			
			TURF SOD			

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NOT FOR CONSTRUCTION			
LANDSCAPE PLAN			
CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO			
ORIGINAL ISSUE: 6/8/2022			
KHA PROJECT NO. 190041017			
SHEET NUMBER L1.0			
NO.	REVISIONS	DATE	BY



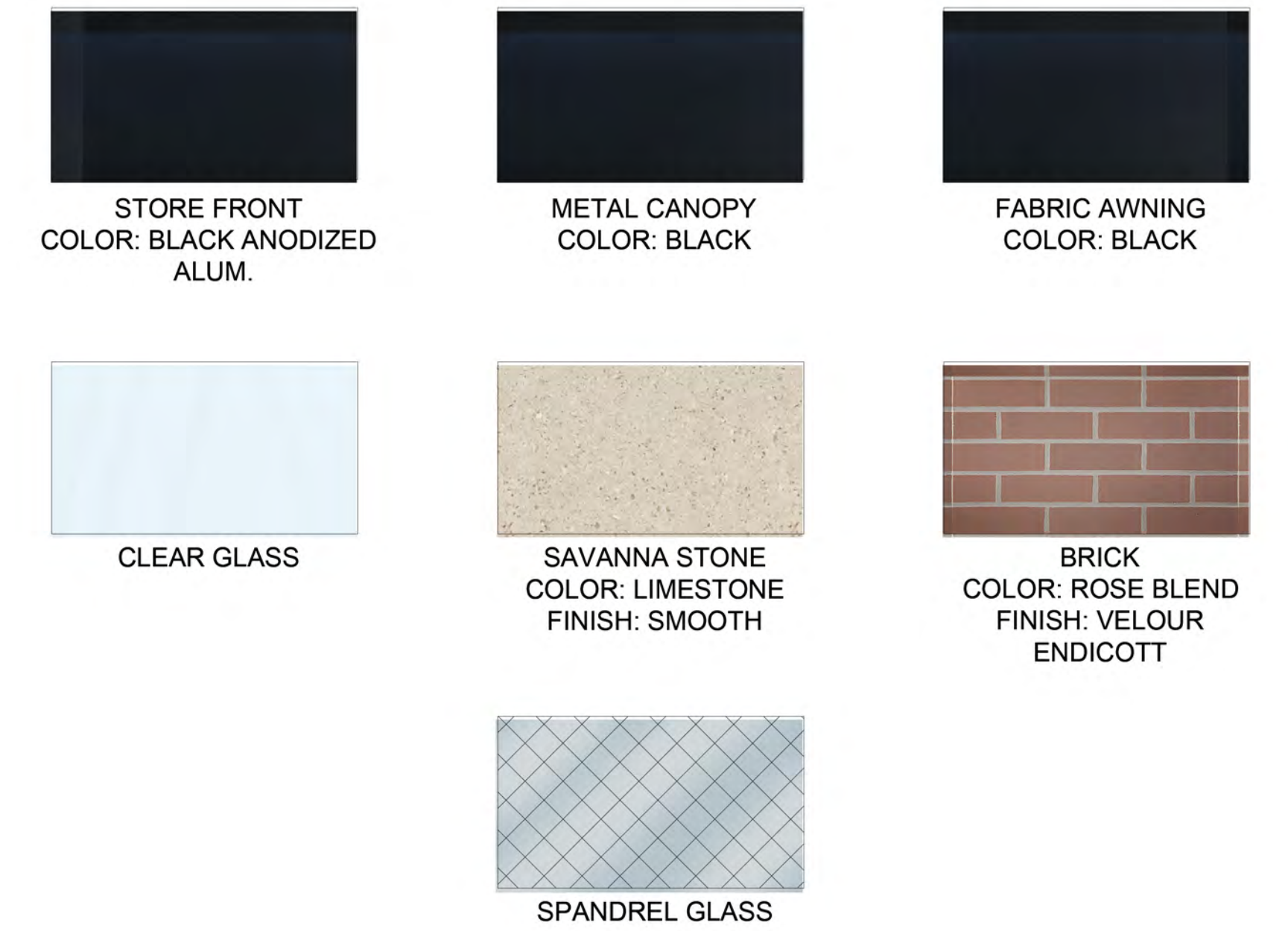
DETROIT AVE

ST CHARLES AVE





EAST ELEVATION



NORTH ELEVATION





EINSTEIN BROS BAGELS





Sears

NO PARKING
ANY TIME

ONE WAY
DO NOT
OBEY

BASKIN-ROBBINS
ICE CREAM
CAKES

RESTAURANT

Bike



St Charles

PROS BA

First State Bank

Charles St



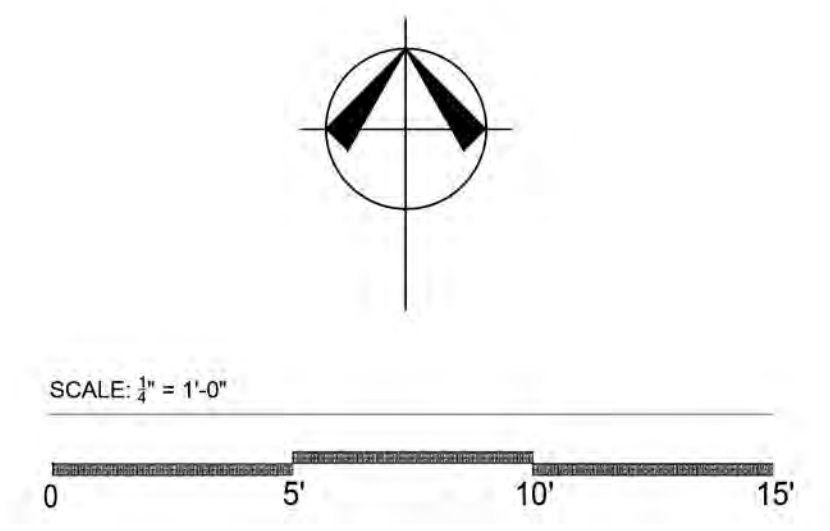
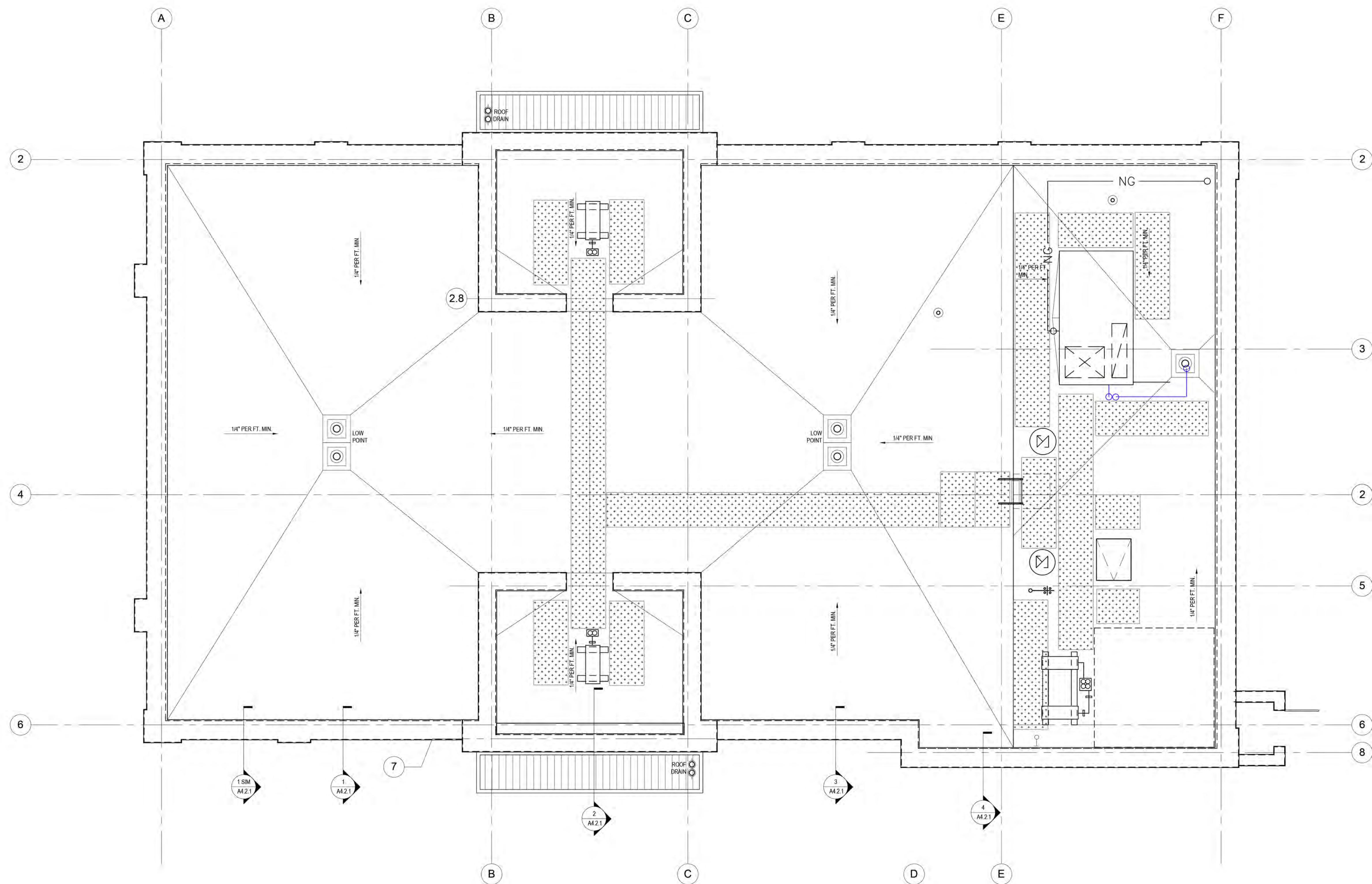
RESTAURANT



St. Charles Ave

PARK HERE
-
METER
24/7





Drawing name: K:\GDS\190041017_PAP_Chase_Lakewood_OH\2_Design\CAD\PlanSheets\PRELIM\SITE PLAN.dwg Layout1 Jun 08, 2022 3:15pm by: Dan Leary
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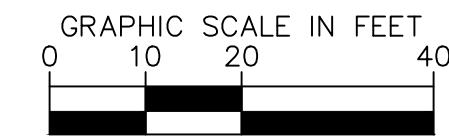
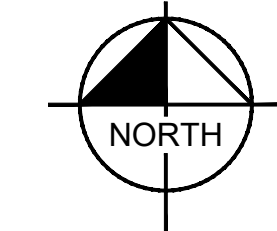
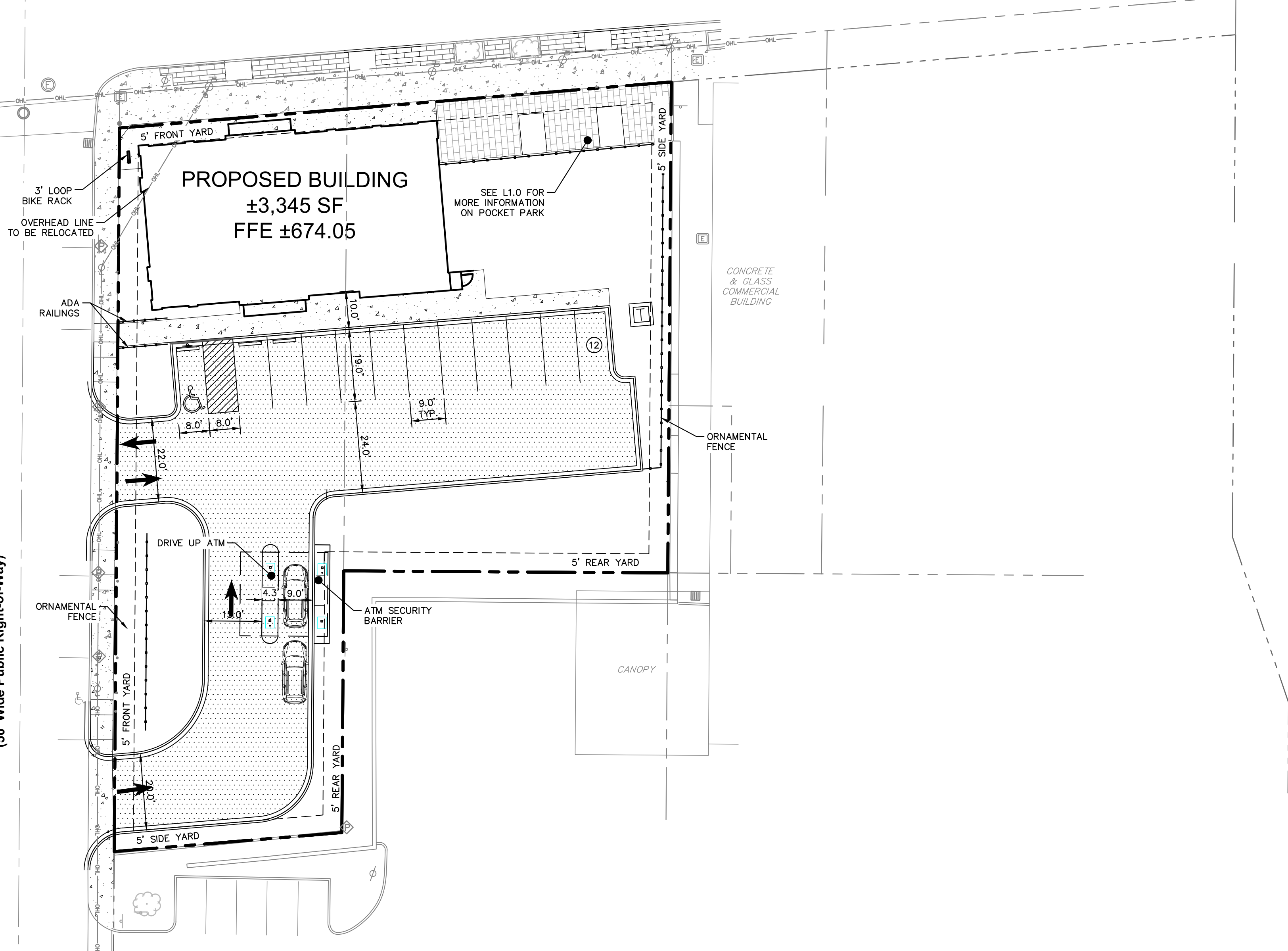
ST. CHARLES AVE.

ST. CHARLES AVENUE
 (50' Wide Public Right-of-Way)

DETROIT AVENUE
 (76' Wide Public Right-of-Way)

BELLE AVENUE

BELLE AVENUE



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

ZONING: COMMERCIAL, OFFICE (C1) - HISTORIC DESIGNATION, LOCAL

	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT: (ST CHARLES AVE)	5 FT	5 FT
FRONT: (DETROIT AVE)	5 FT MAX	5 FT
SIDE: (EAST)	5 FT	53 FT
SIDE: (SOUTH)	5 FT	137 FT
SIDE: (SOUTH)	5 FT	69 FT
ADA SPACES	1	1
PARKING		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90')	9 SPACES MAX	12

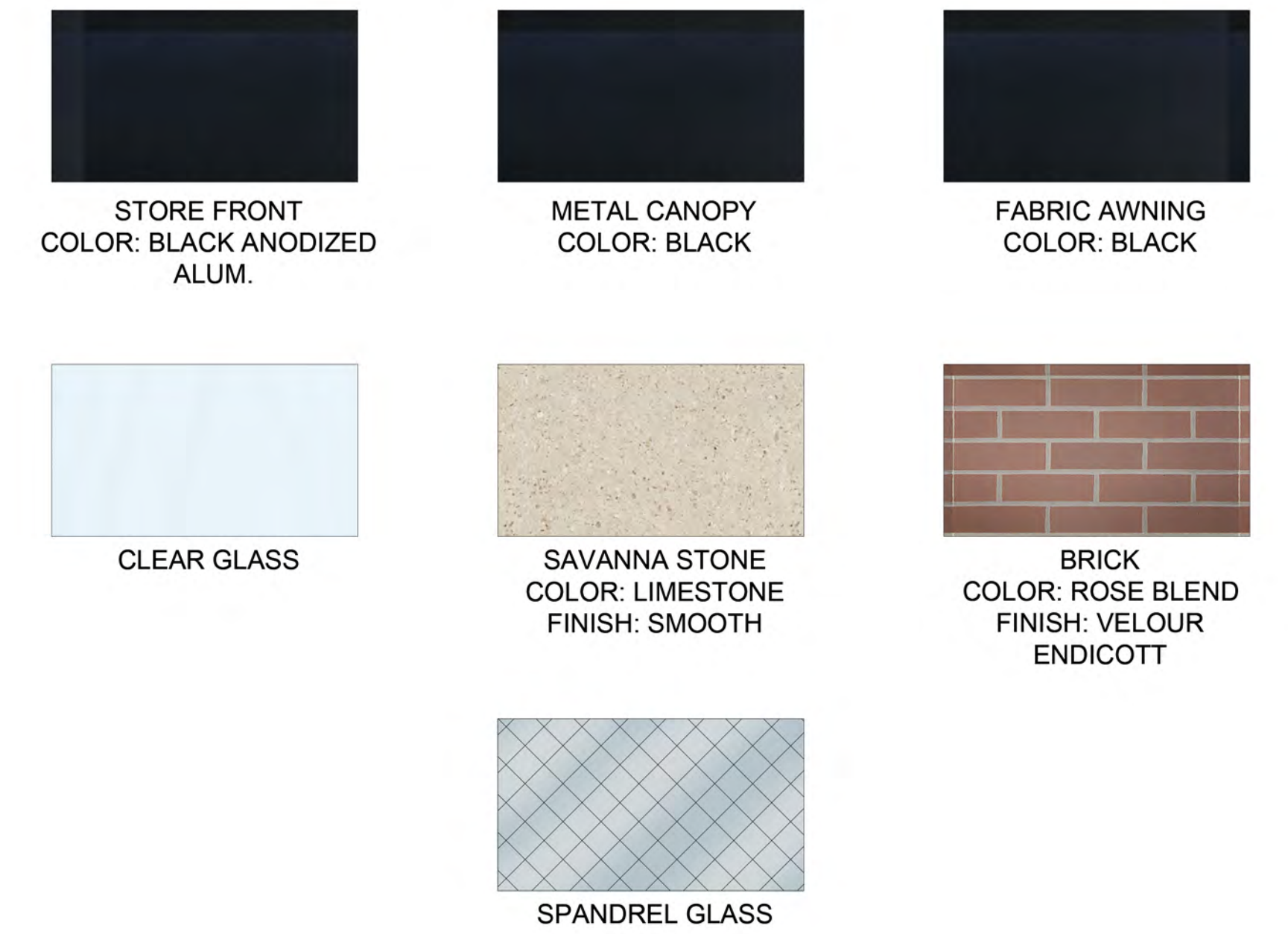
SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- SETBACK
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO	SITE PLAN	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM	NO. _____	DATE _____	BY _____
			SCALE: AS NOTED	DESIGNED BY: SRS	DRAWN BY: SRS
ORIGINAL ISSUE: 6/8/2022	KHA PROJECT NO. 190041017	SHEET NUMBER C2.0			

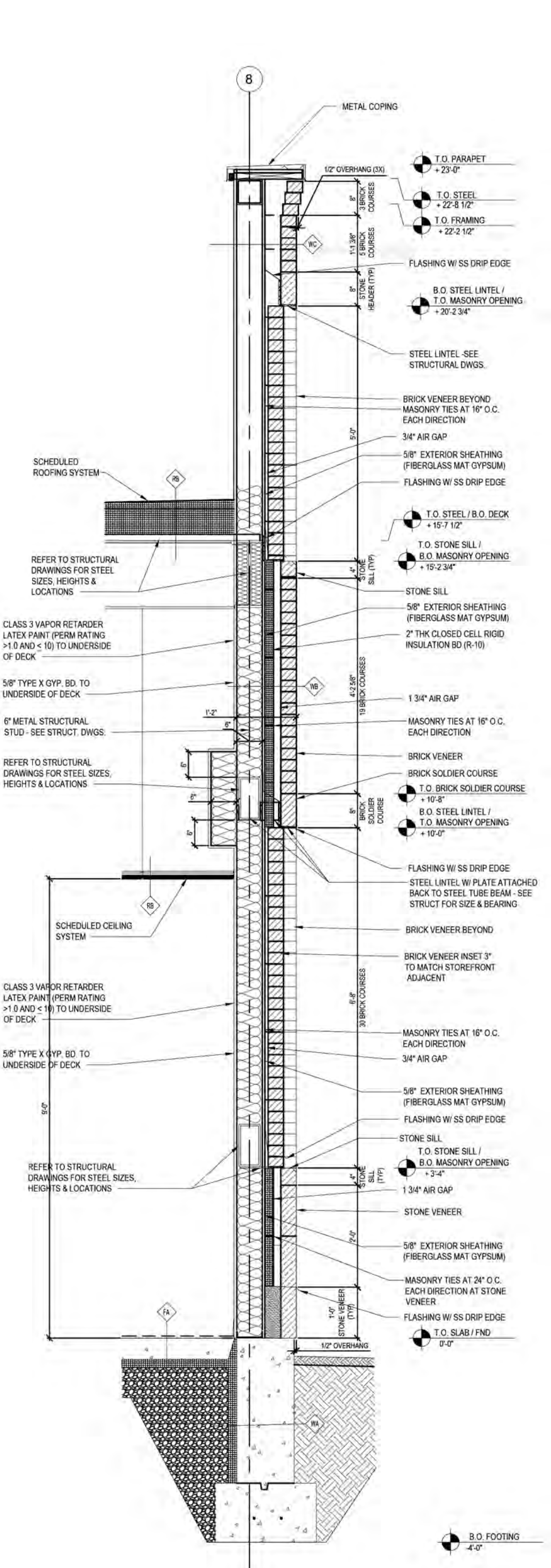
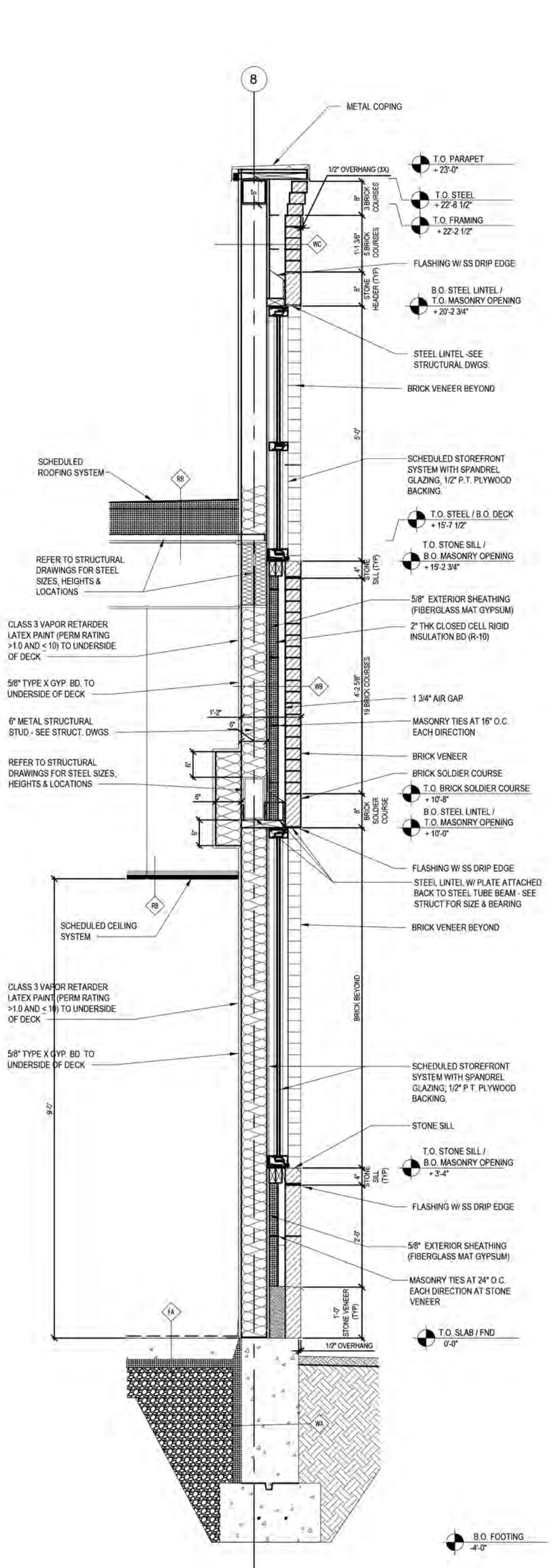
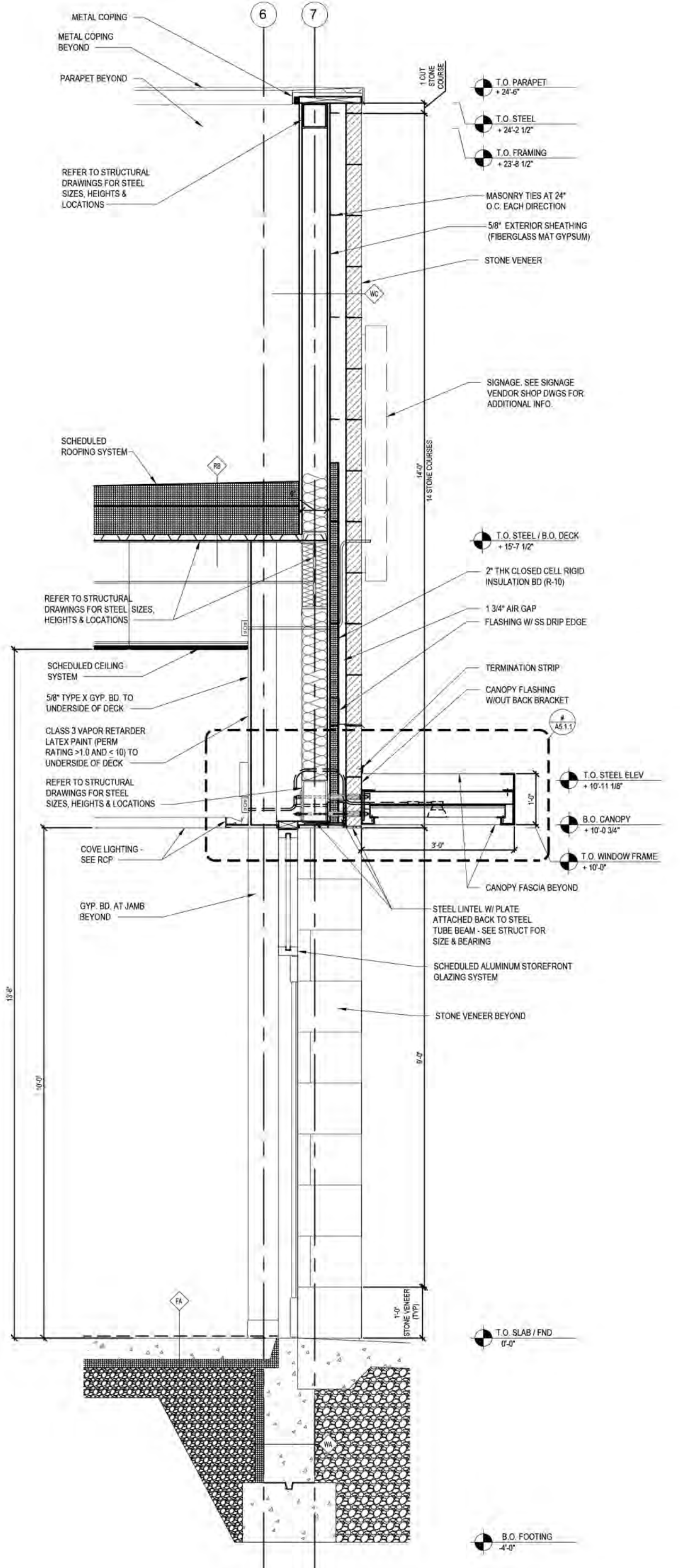
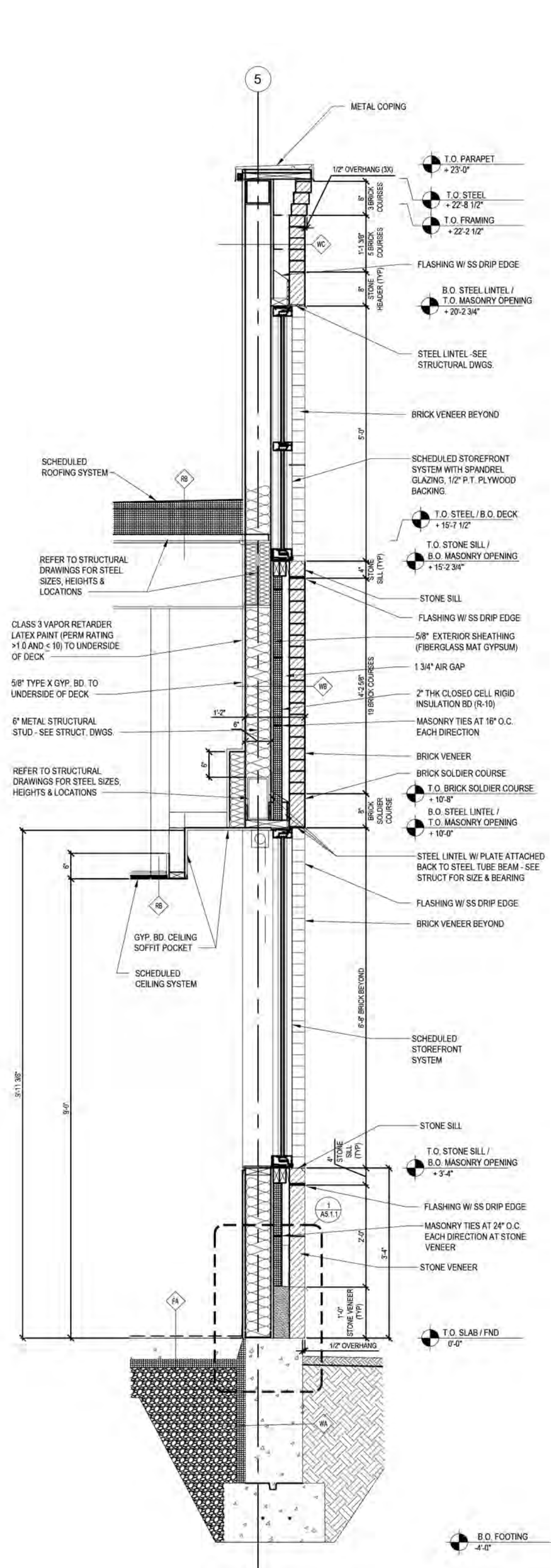


WEST ELEVATION



SOUTH ELEVATION - NEED UPDATE







PLANNING COMMISSION

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Application Cover Page

Docket No.: 04-07-22

Permit No.: PC22-000006

Applicant Name: Terron Wright, The Architects Partnership, LTD

Project Address: 14615 Detroit Ave.

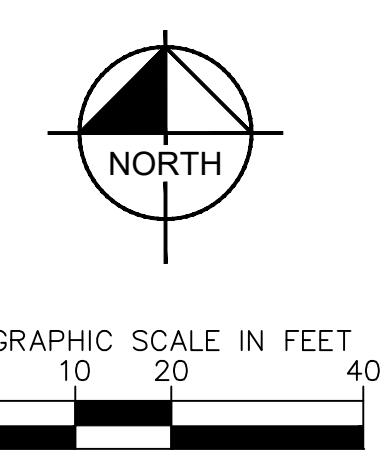
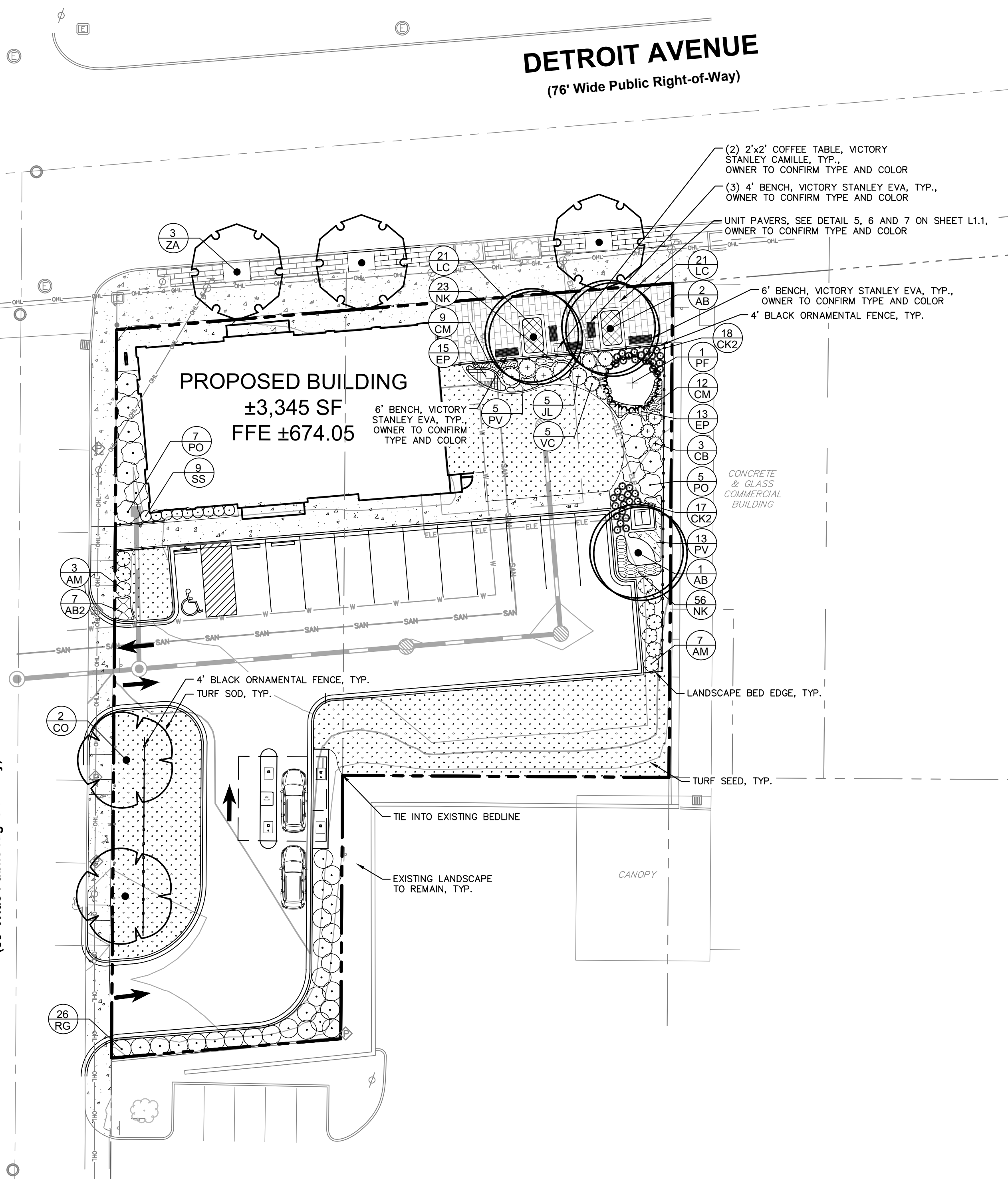
Project Name: CHASE Bank

Proposal: Approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district.

Drawing name: K:\GEO\190041017_top_chase.landscape.dwg L1.0 LANDSCAPE PLAN Jun 17, 2022 8:41am By: Amanda.Foto
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ST. CHARLES AVENUE
 (50' Wide Public Right-of-Way)

ST. CHARLES AVE.



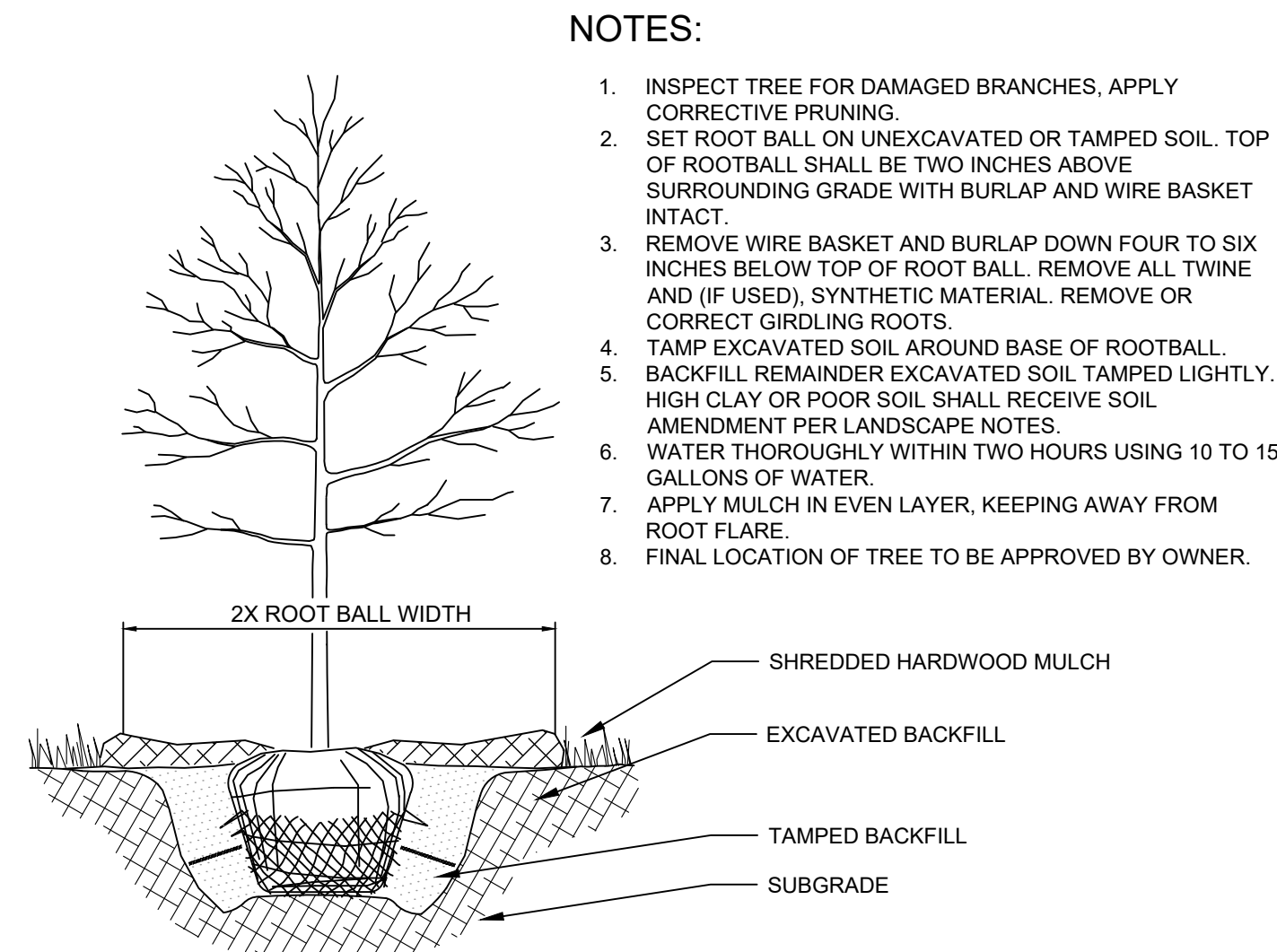
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	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	24" OC	
GROUND COVERS			BOTANICAL / COMMON NAME			
			TURF SOD			

DESIGNED BY: SRS	DESIGNED BY: SRS	DESIGNED BY: SRS	DESIGNED BY: SRS
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LANDSCAPE PLAN			
CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO			
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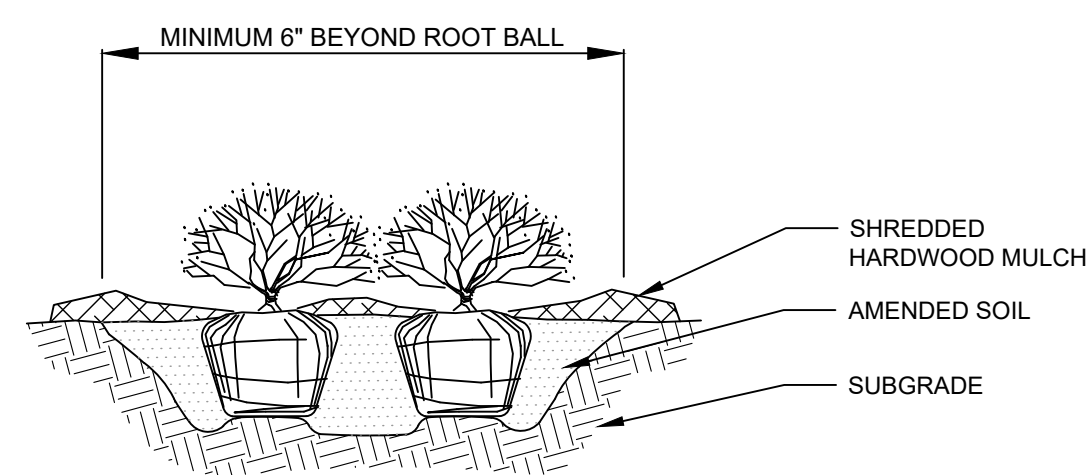
Kimley»Horn
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 COLUMBUS, OH 43235
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Drawing name: K:\05_DEVELOPMENT\190041017_top_chase_lokewood_oh\2_Design\CAD\planting\LANDSCAPE PLANS.dwg L1: LANDSCAPE NOTES AND DETAILS Jun 17, 2022 8:40am by: Amonado,Foto
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NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
7. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

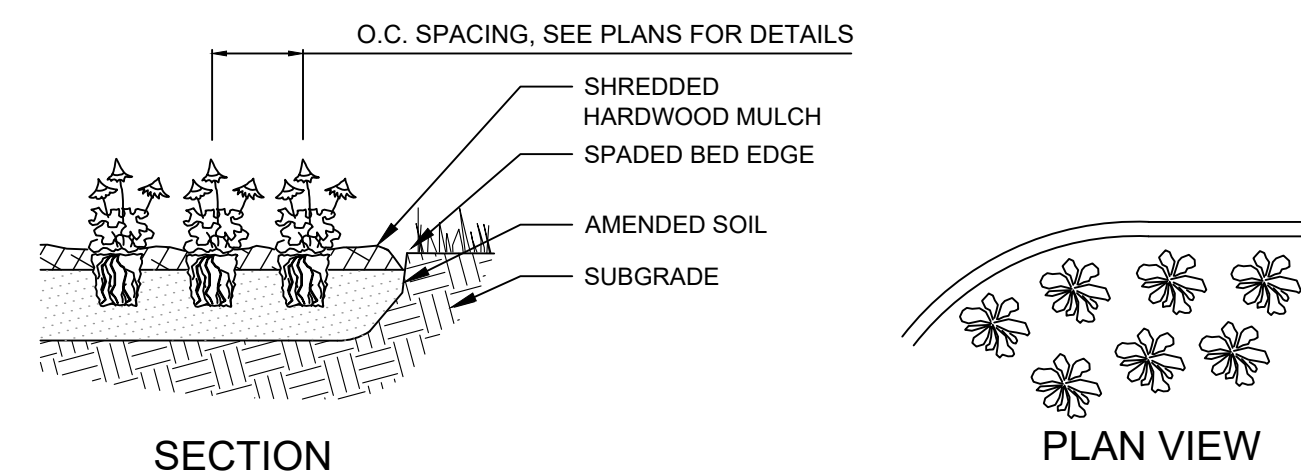


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

NOTES:

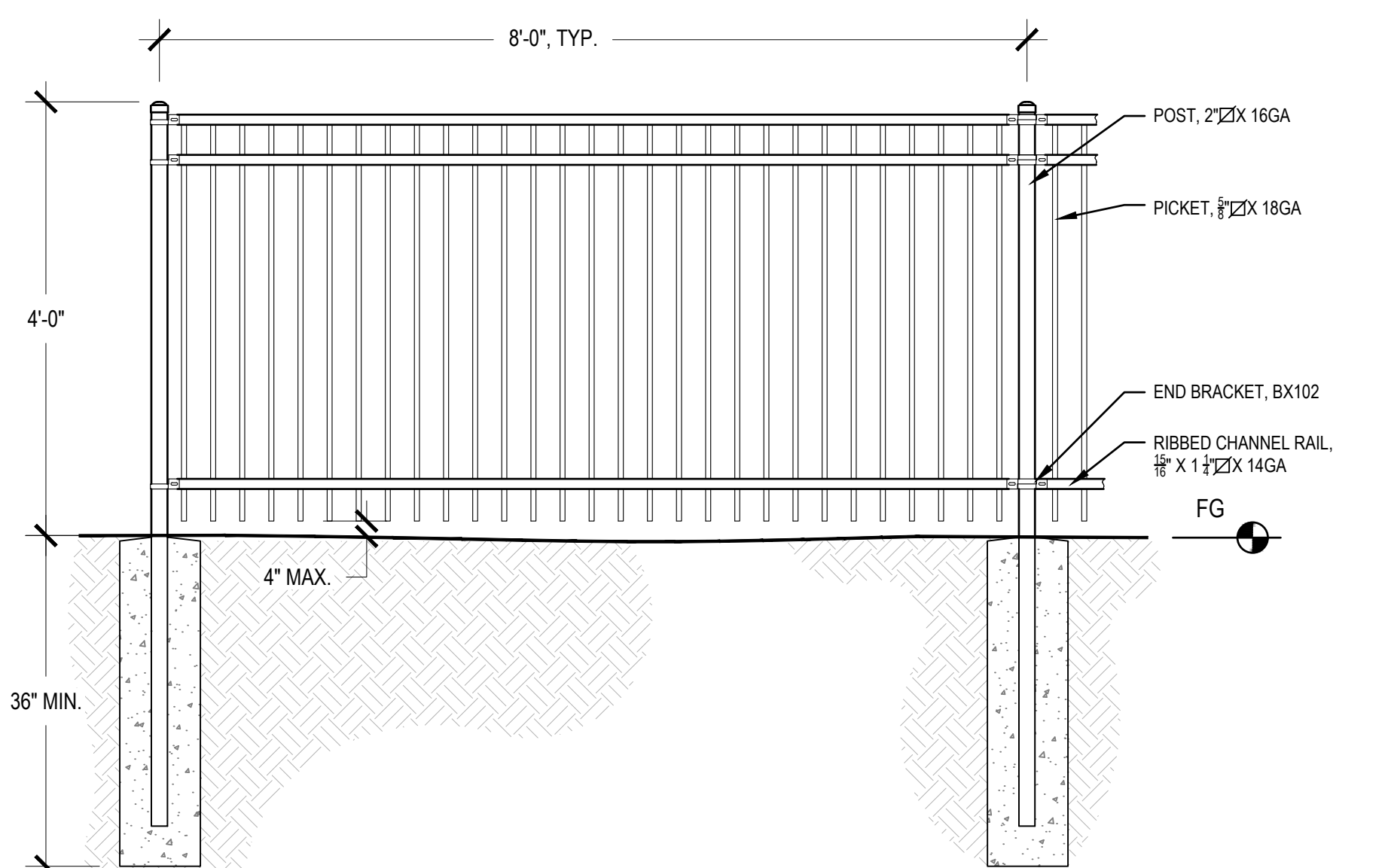
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2\"/>



1 TREE PLANTING NTS

2 SHRUB PLANTING NTS

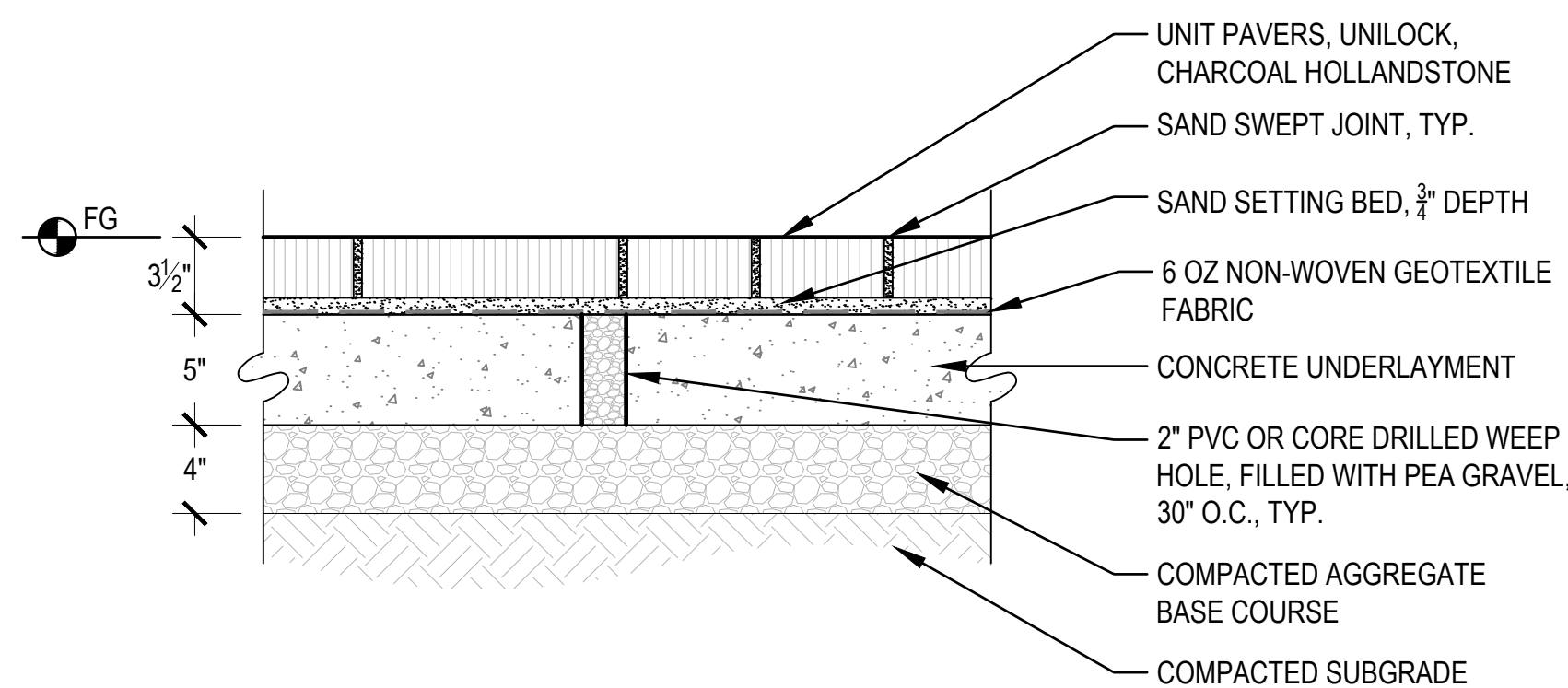
3 PERENNIAL PLANTING NTS



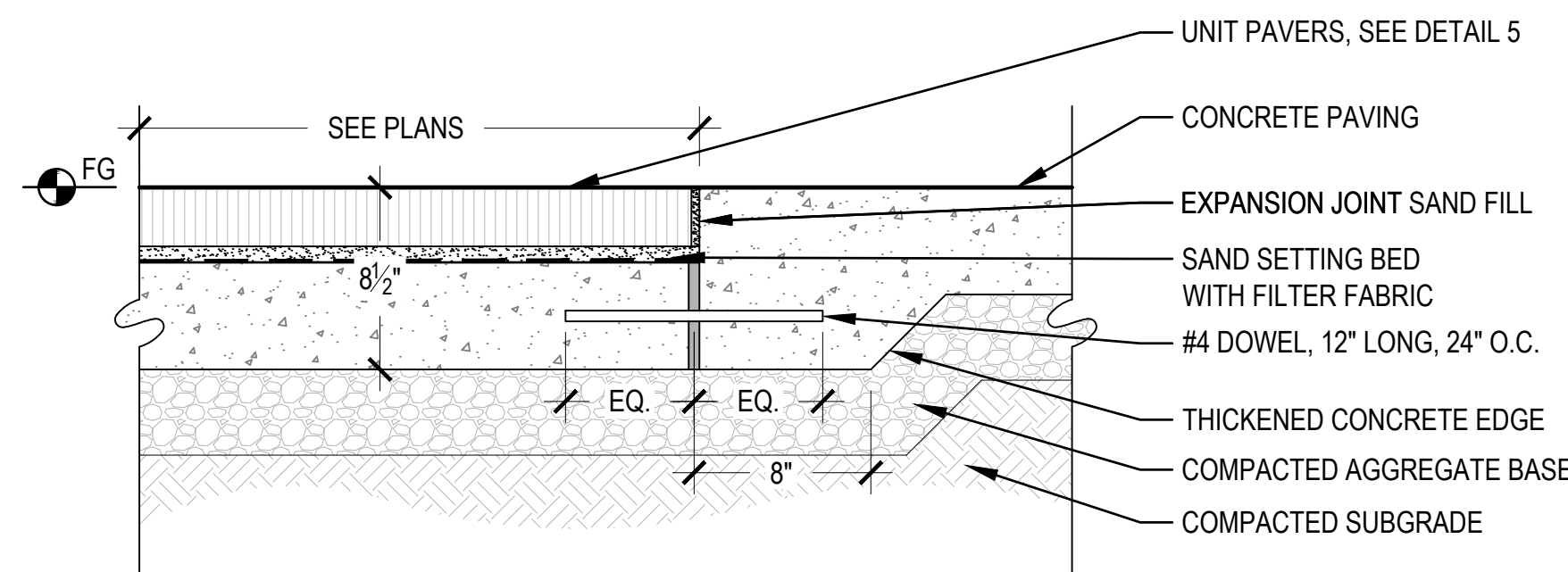
NOTES:

1. TYPICAL FENCE DETAIL. REFER TO MANUFACTURERS SPECIFICATIONS.
2. POST SIZE VARIES BY FENCE HEIGHT AND WIND LOAD.
3. CONCRETE FOOTING VARIES BASED ON LOCAL SOIL CONDITIONS.

4 4' ORNAMENTAL FENCE 3/4\"/>



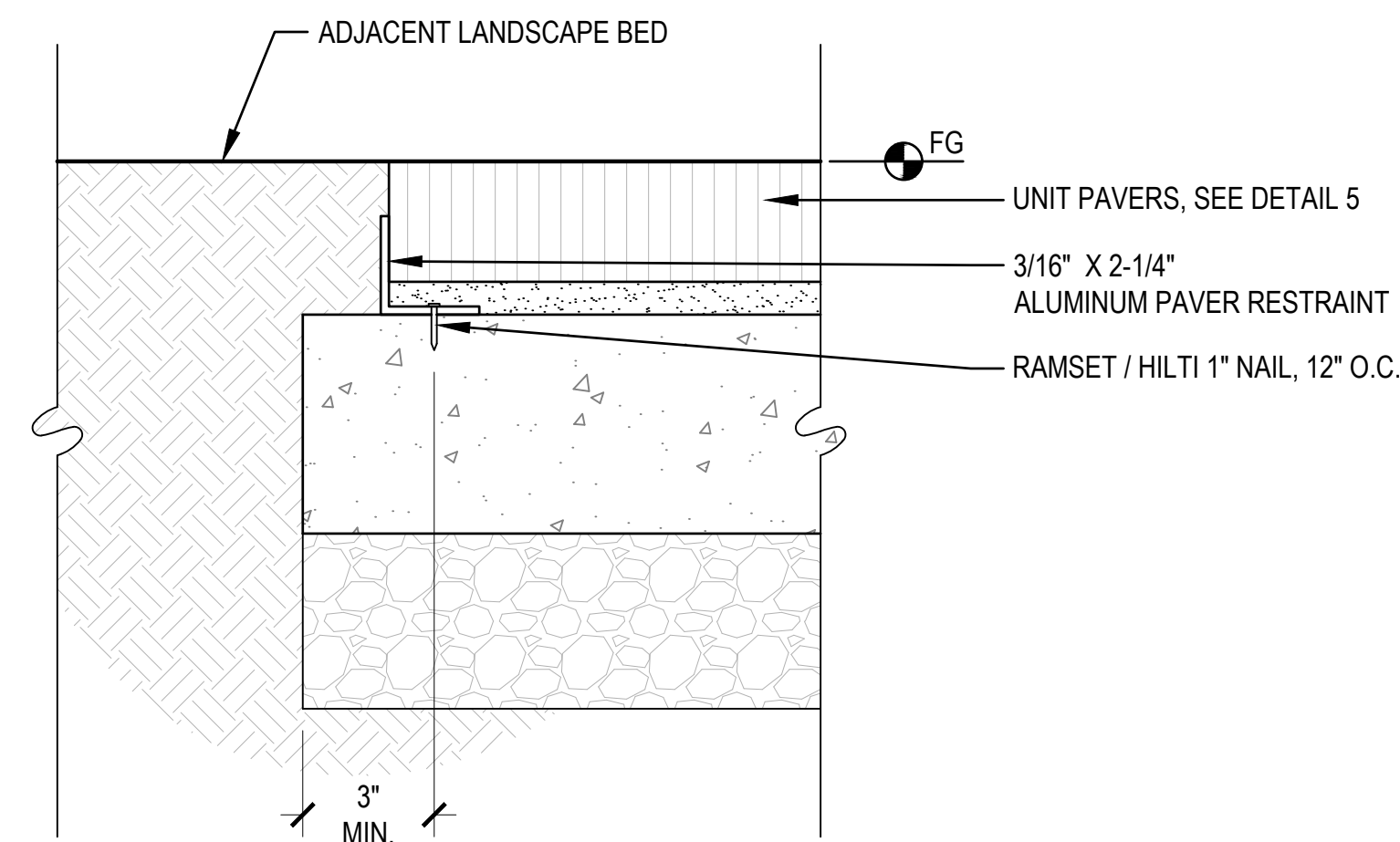
5 UNIT PAVING ON CONCRETE BASE 1 1/2\"/>



6 UNIT PAVING TO CONCRETE 1 1/2\"/>

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURVED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3\"/>



7 PAVER EDGE AT LANDSCAPE 3\"/>

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 7965 N. HIGH STREET, SUITE 200
 COLUMBUS, OH 43235
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: SRS
 DRAWN BY: SRS
 CHECKED BY: DDL

NOT FOR CONSTRUCTION

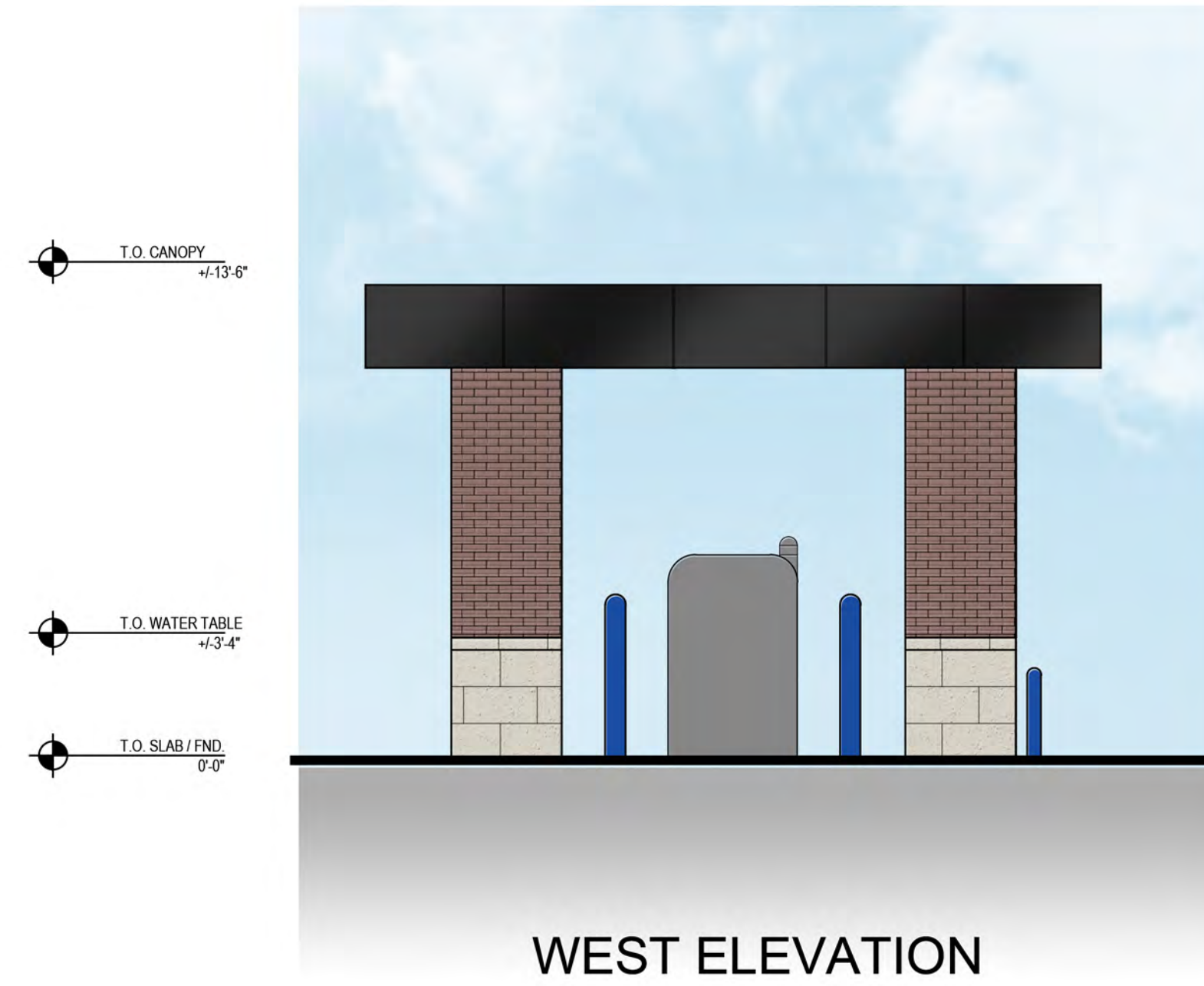
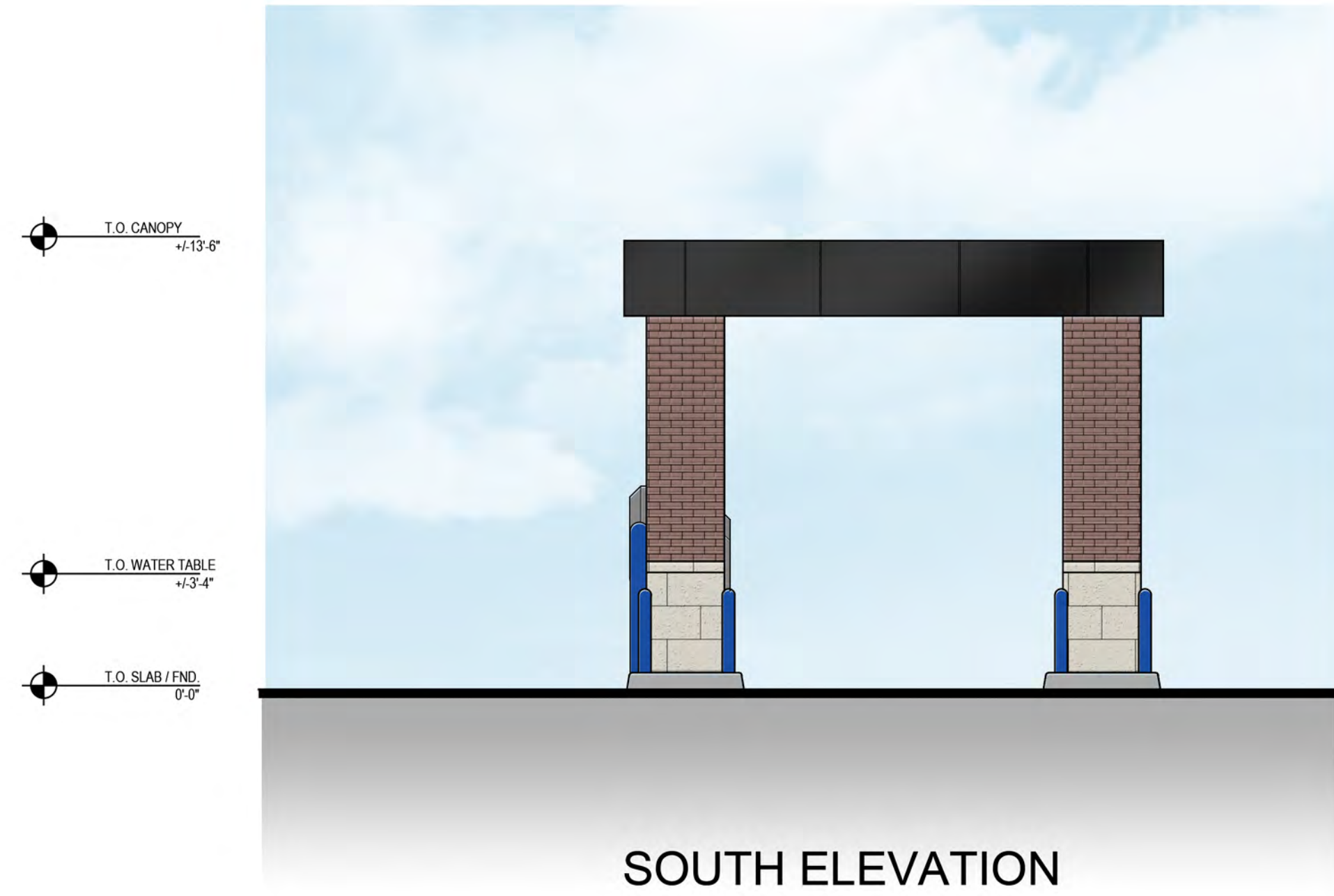
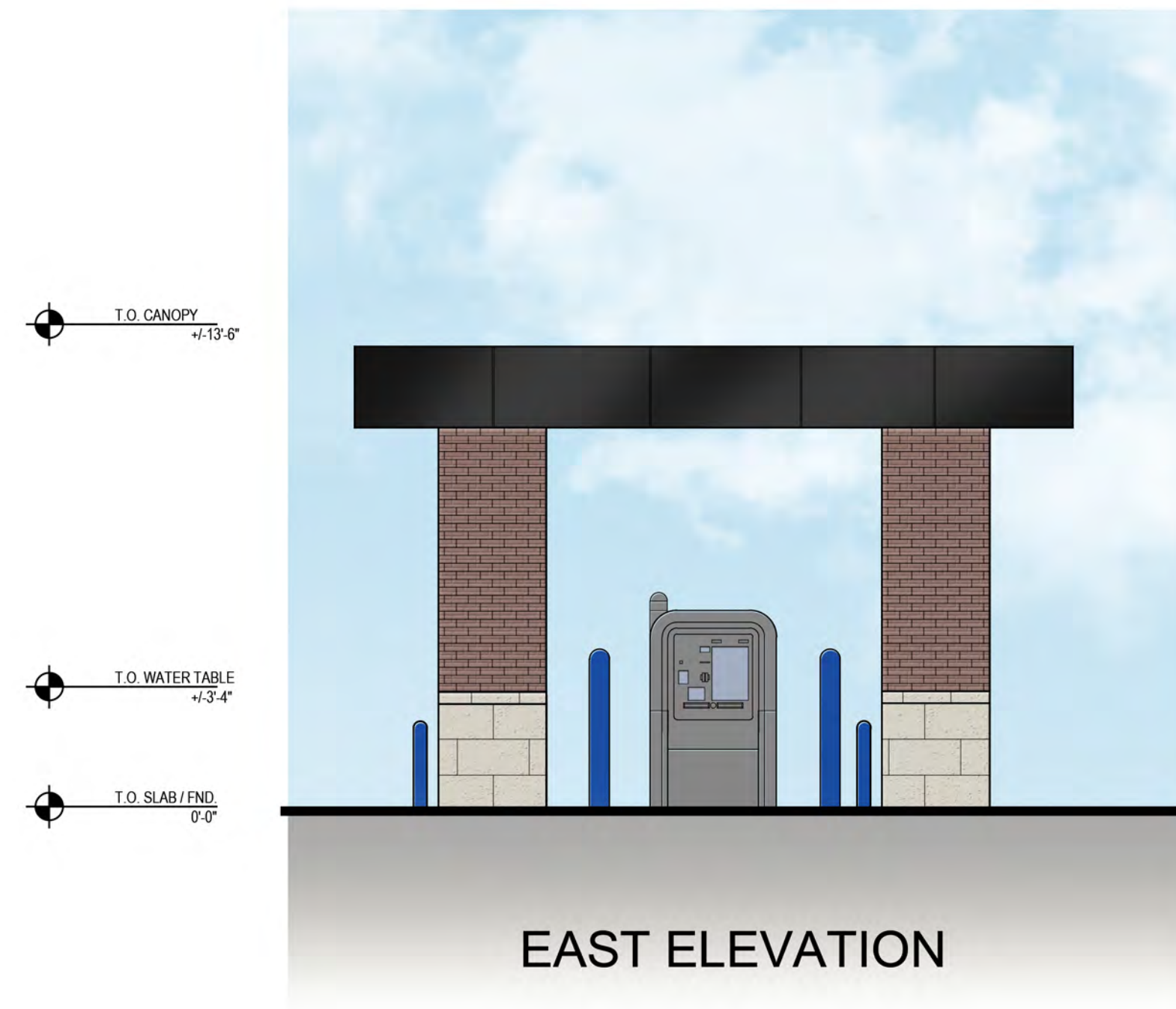
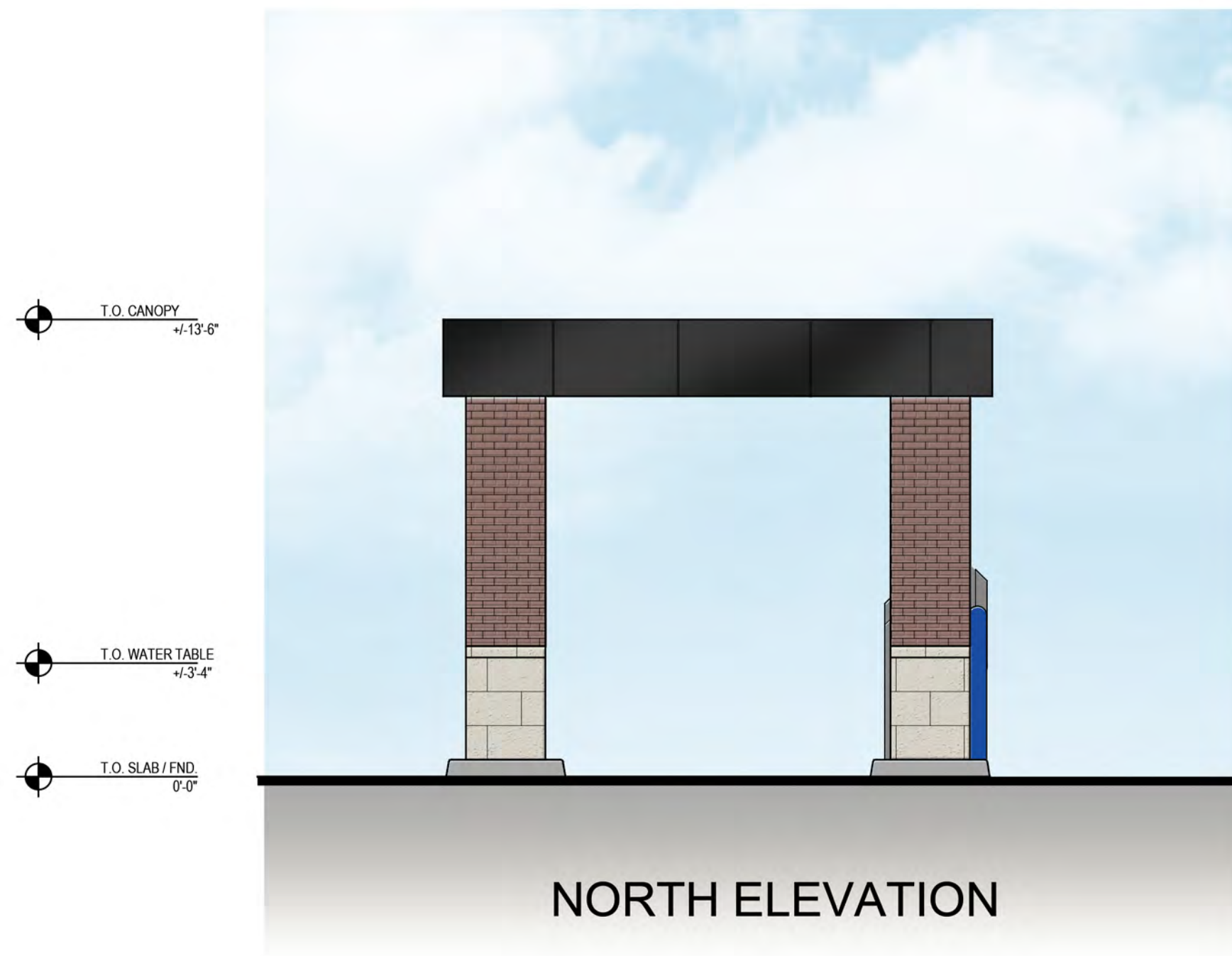
CHASE

LANDSCAPE NOTES AND DETAILS

CHASE BANK
LAKEWOOD, OH
 CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

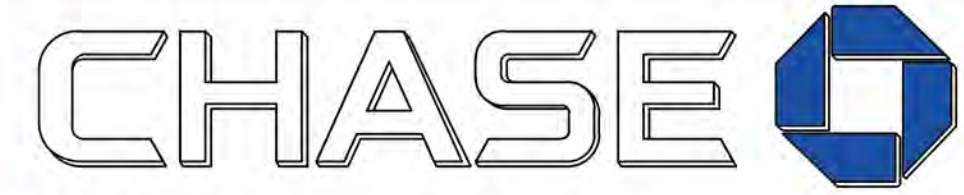
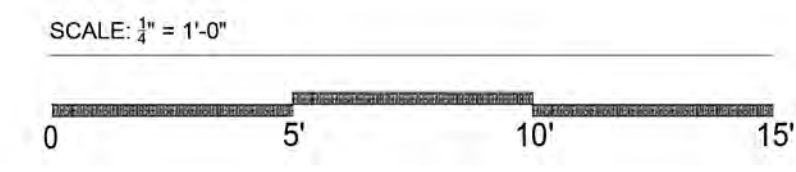
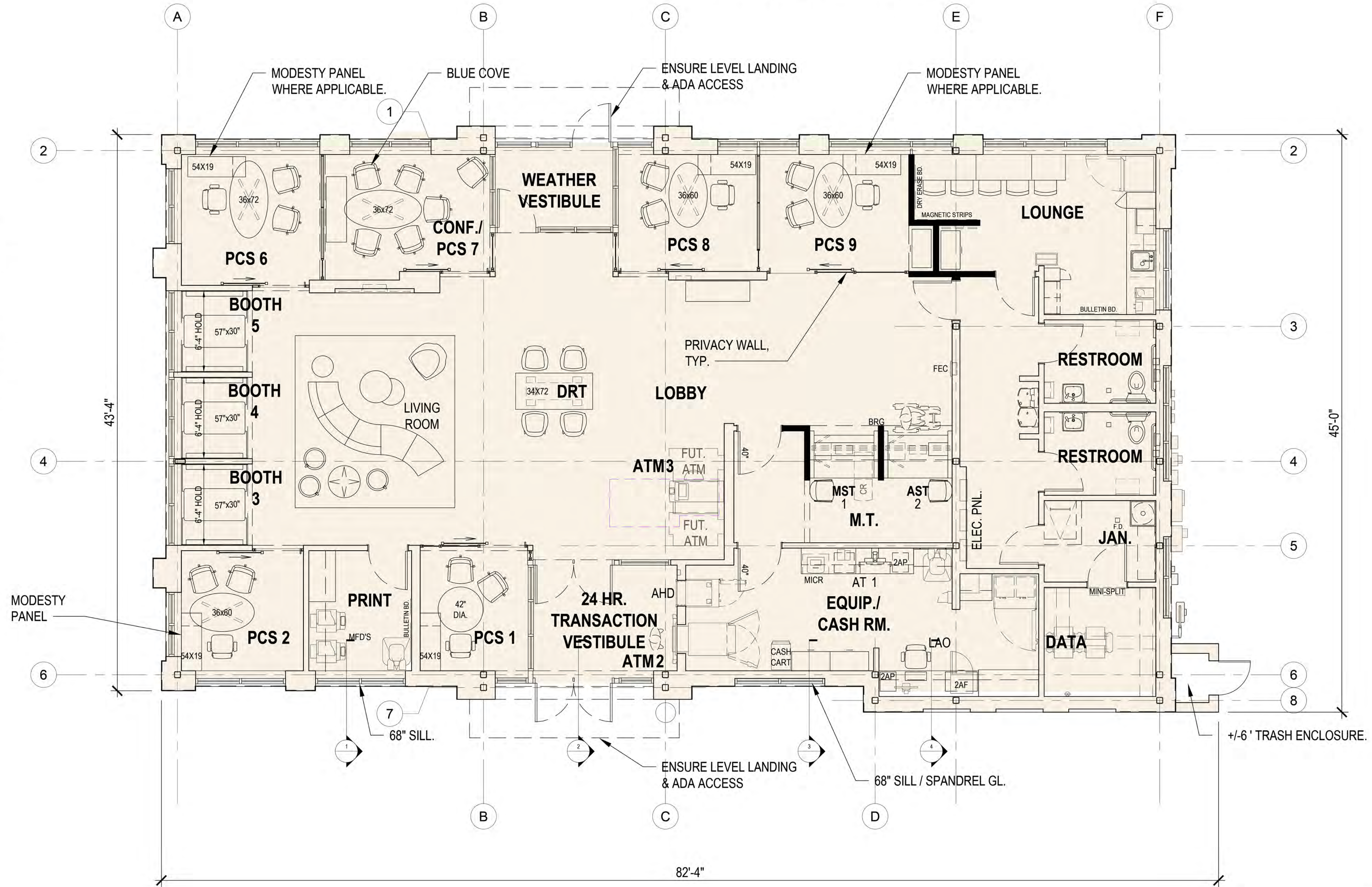
ORIGINAL ISSUE:
 6/8/2022
 KHA PROJECT NO.
 190041017
 SHEET NUMBER

L1.1



DETROIT AVE

ST CHARLES AVE



LAKWOOD
 14615 Detroit Ave.
 Lakewood, OH 44107

FLOOR PLAN

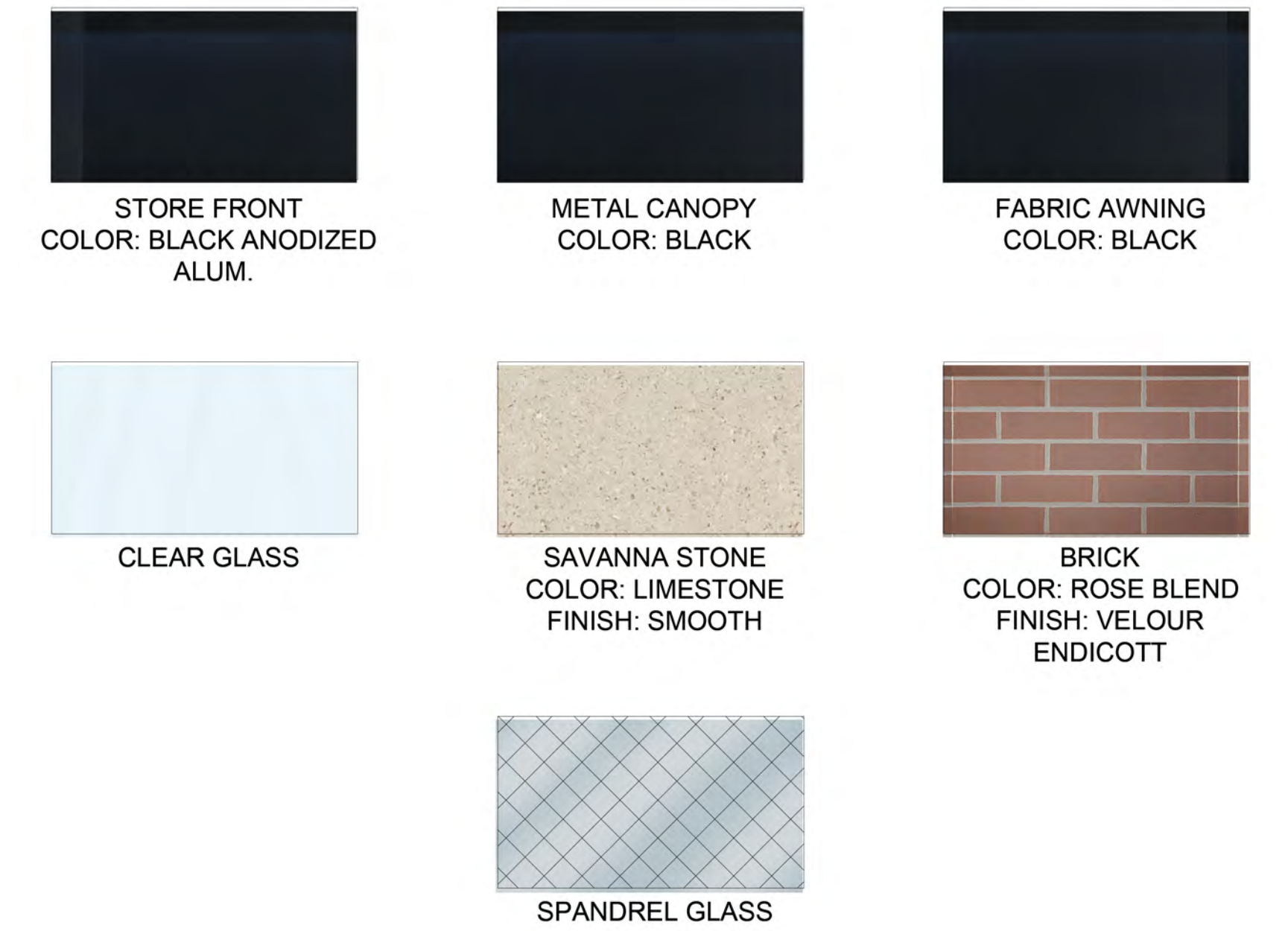
06.22.2022

The Architects Partnership, LTD
 200 South Michigan Avenue
 Chicago, IL 60604
 t: 312.583.9800
 f: 312.583.9890
 TAP Project Number: 21032





EAST ELEVATION



NORTH ELEVATION





EINSTEIN BROS BAGELS





Sears

NO PARKING
ANY TIME

ONE WAY
DO NOT
ENTER

RESTAURANT

BASKIN-ROBBINS

Bike



St Charles

BROS BA

First State Bank

Charles St



RESTAURANT



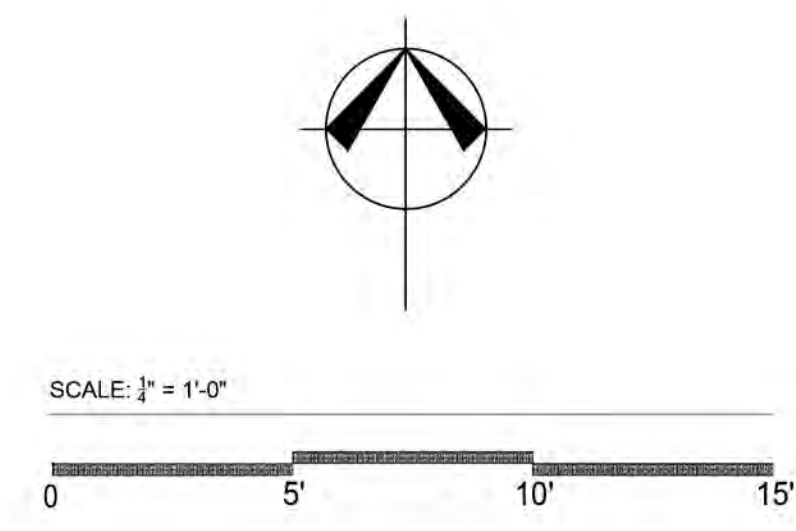
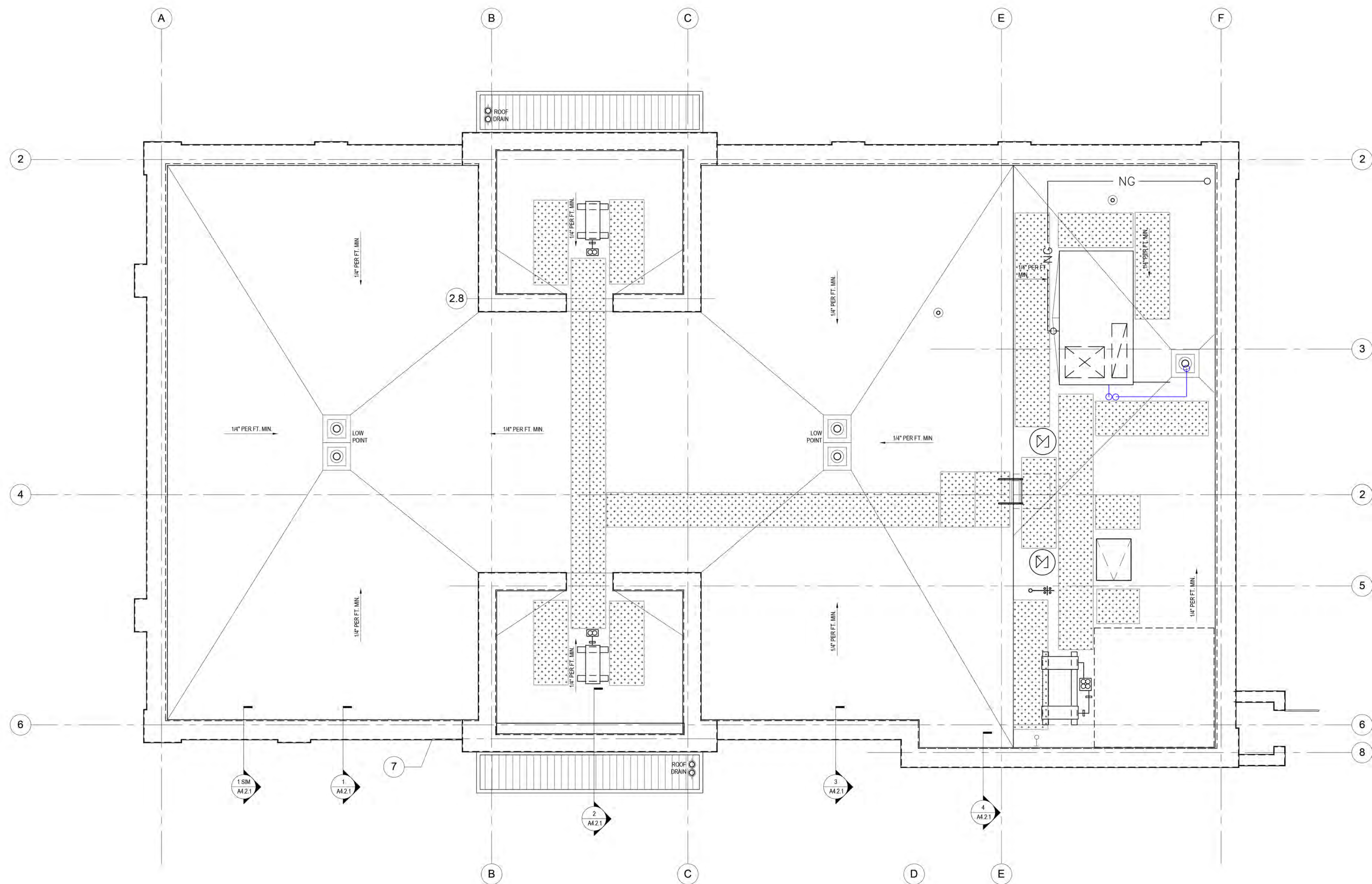
RESTAURANT



St Charles Ave

PARK HERE
-
METER 24/7





Drawing name: K:\GDS\190041017_PAP_Chase_Lakewood_OH\2_Design\CAD\PlanSheets\PRELIM\SITE PLAN.dwg Layout1 Jun 08, 2022 3:10pm by: Dan Leary
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

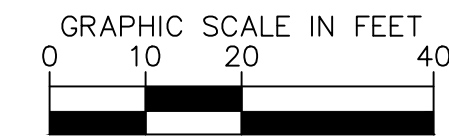
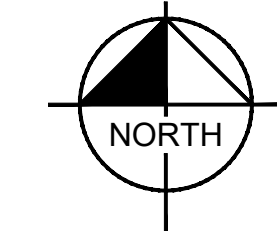
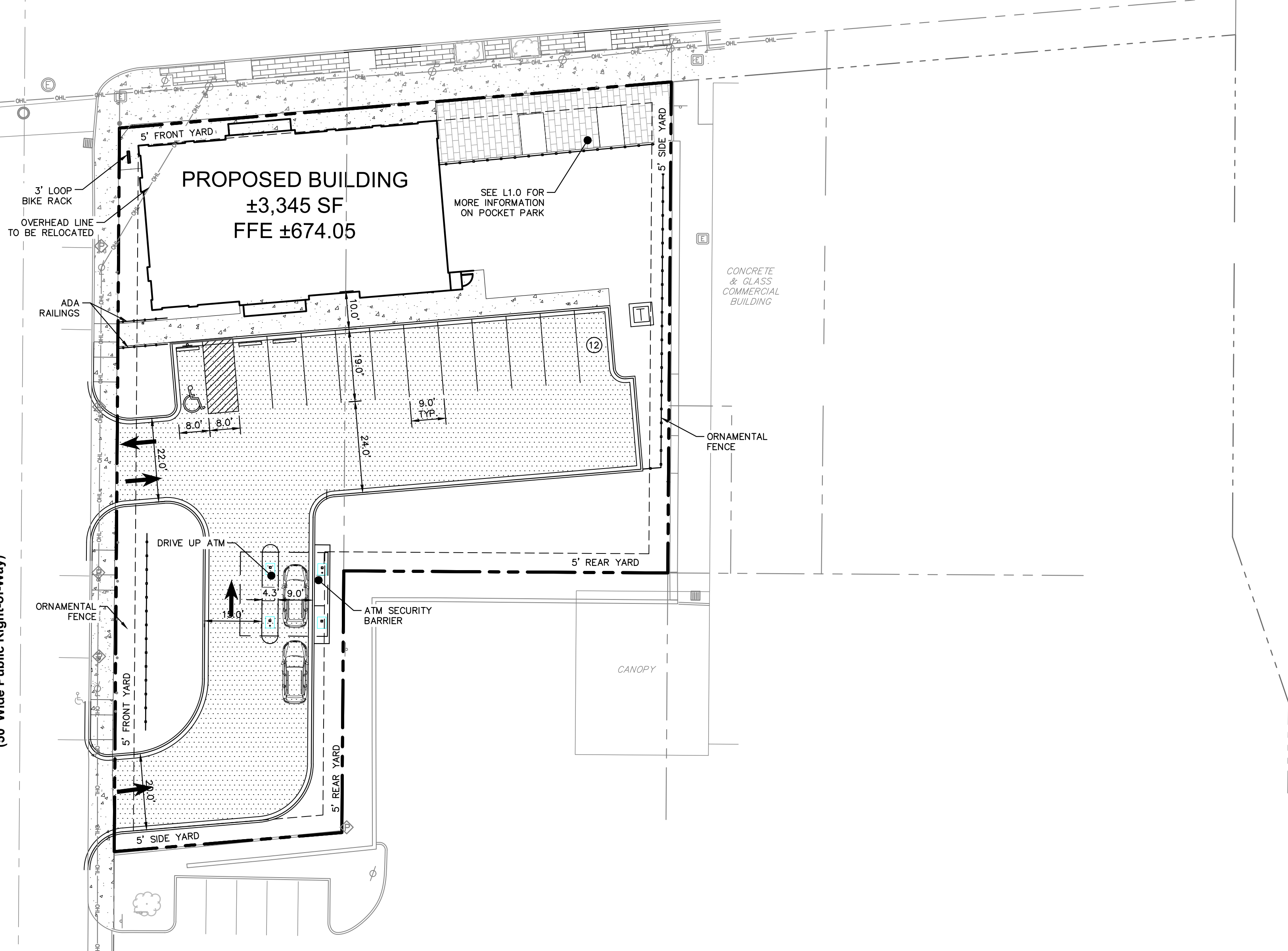
ST. CHARLES AVE.

ST. CHARLES AVENUE
 (50' Wide Public Right-of-Way)

DETROIT AVENUE
 (76' Wide Public Right-of-Way)

BELLE AVENUE

BELLE AVENUE



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

ZONING: COMMERCIAL, OFFICE (C1) - HISTORIC DESIGNATION, LOCAL

	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT: (ST CHARLES AVE)	5 FT	5 FT
FRONT: (DETROIT AVE)	5 FT MAX	5 FT
SIDE: (EAST)	5 FT	53 FT
SIDE: (SOUTH)	5 FT	137 FT
SIDE: (SOUTH)	5 FT	69 FT
ADA SPACES	1	1
PARKING		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90')	9 SPACES MAX	12

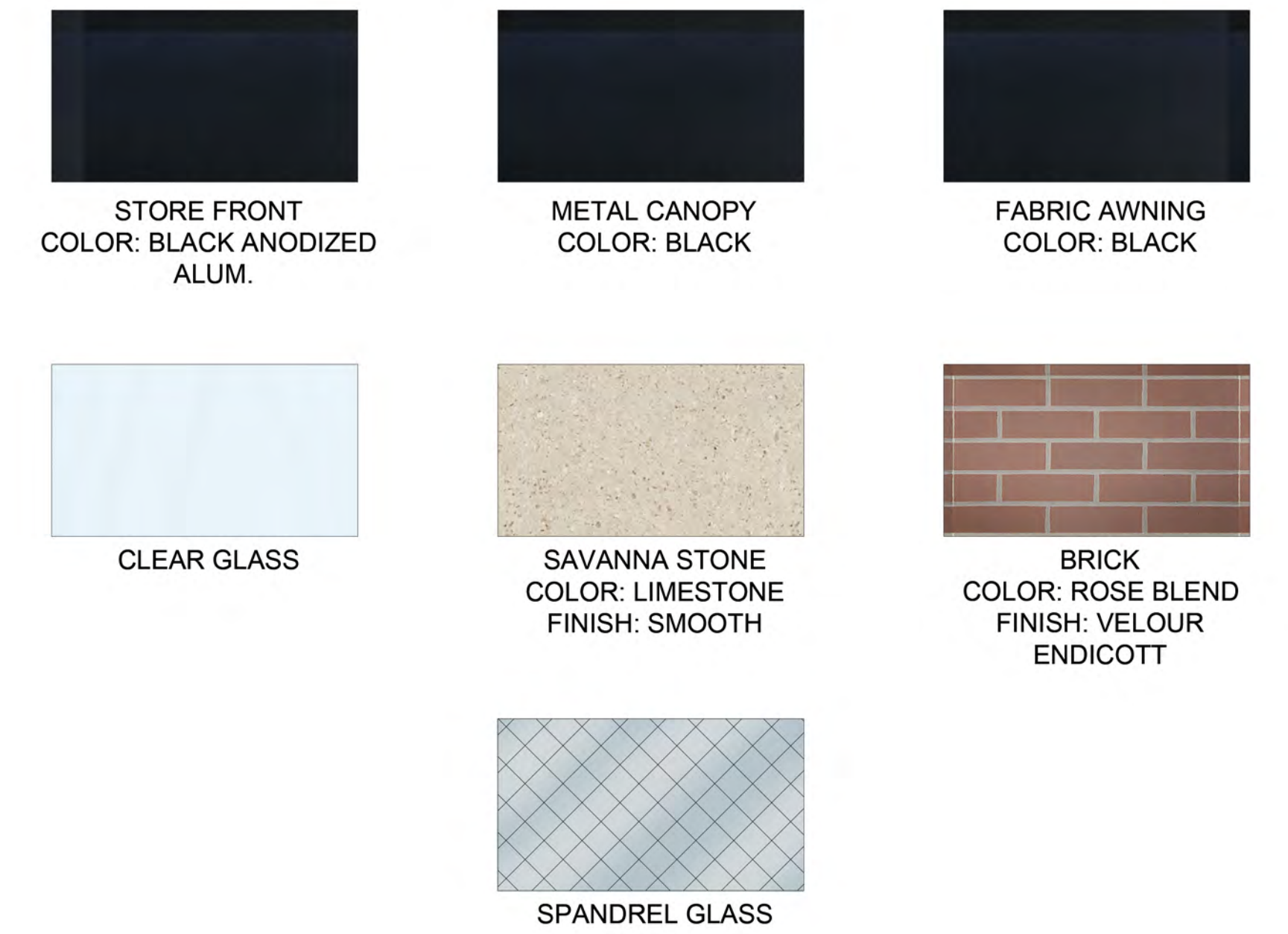
SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- SETBACK
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO	SITE PLAN	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM	NO. _____	DATE _____	BY _____
			SCALE: AS NOTED DESIGNED BY: SRS DRAWN BY: SRS CHECKED BY: DDL	NOT FOR CONSTRUCTION	REVISIONS
ORIGINAL ISSUE: 6/8/2022	KHA PROJECT NO. 190041017	SHEET NUMBER C2.0			



WEST ELEVATION



SOUTH ELEVATION - NEED UPDATE





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 06-14-22

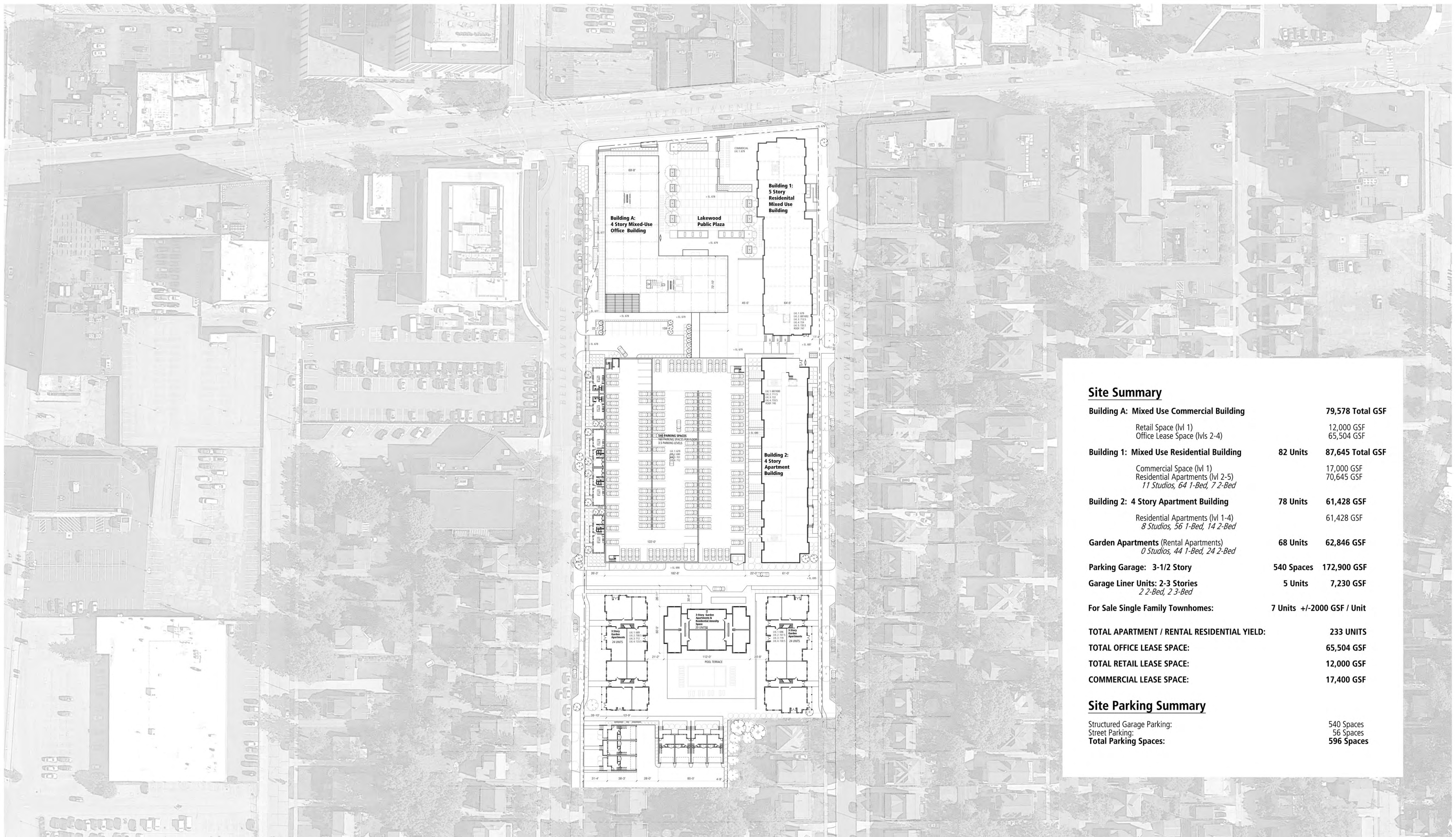
Permit No.: PC22-000019

Applicant Name: Kolby Turnock, CASTO

Project Address: 14519 Detroit Ave.

Project Name: Downtown Development

Proposal: Review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district.

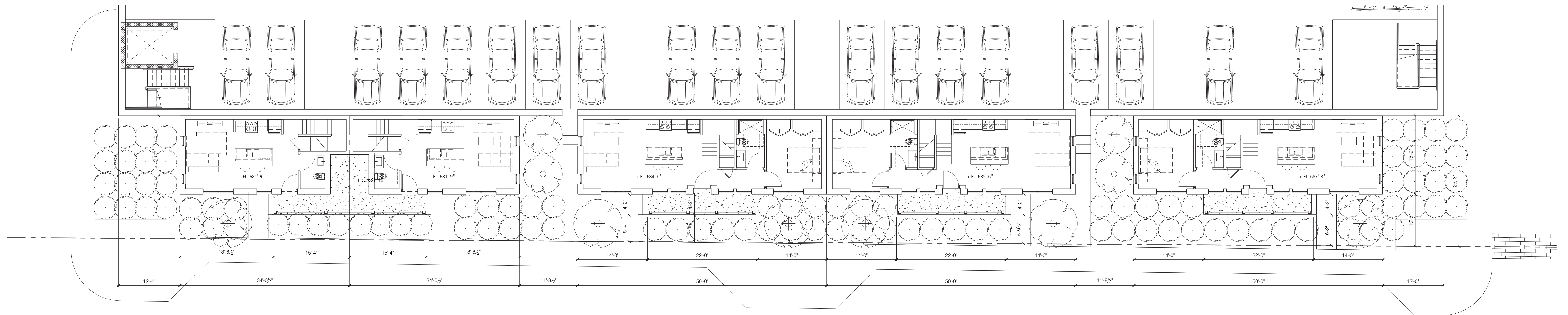


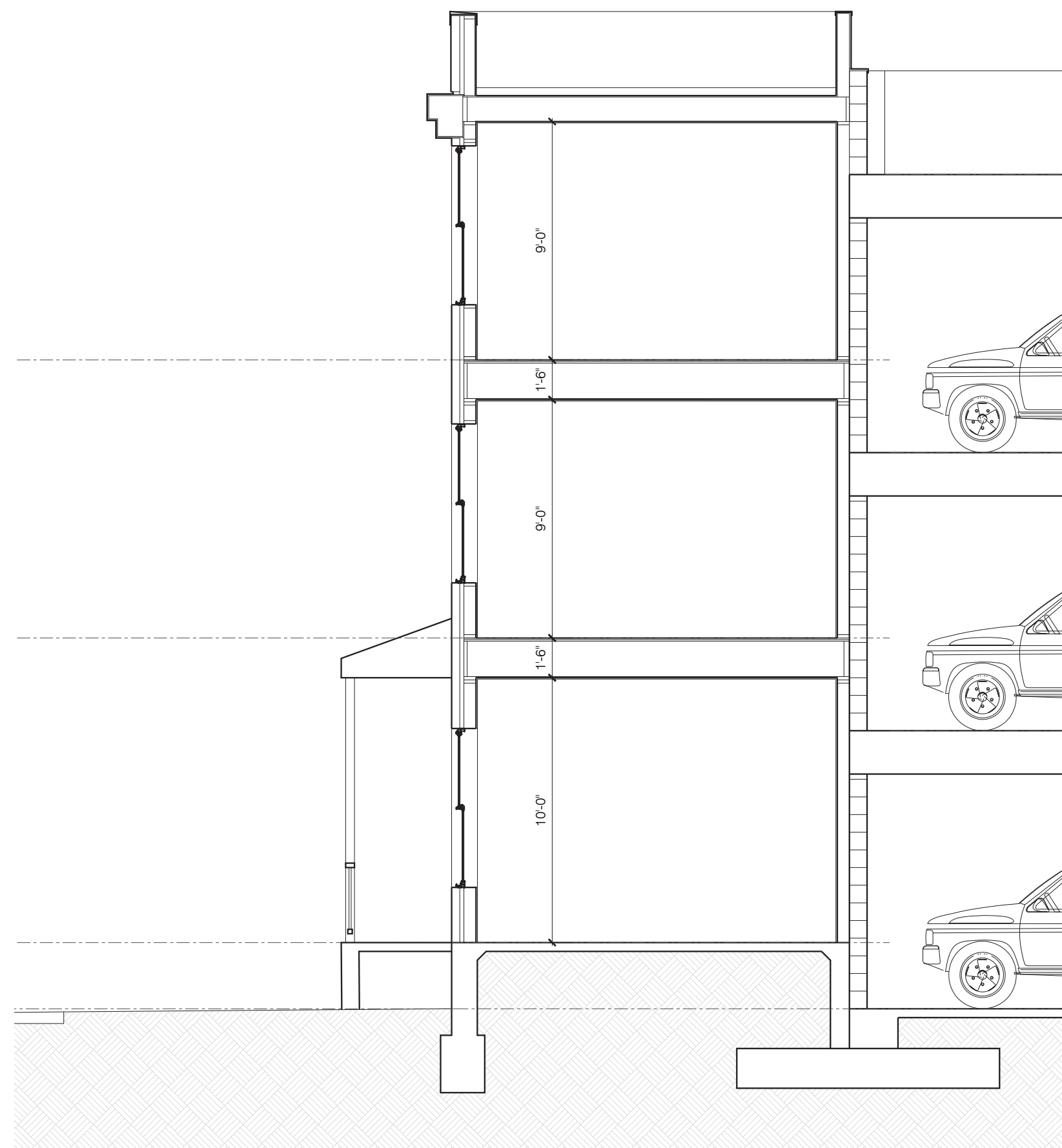
Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
Garage Liner Units: 2-3 Stories	5 Units	7,230 GSF
2 2-Bed, 2 3-Bed		
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		233 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF

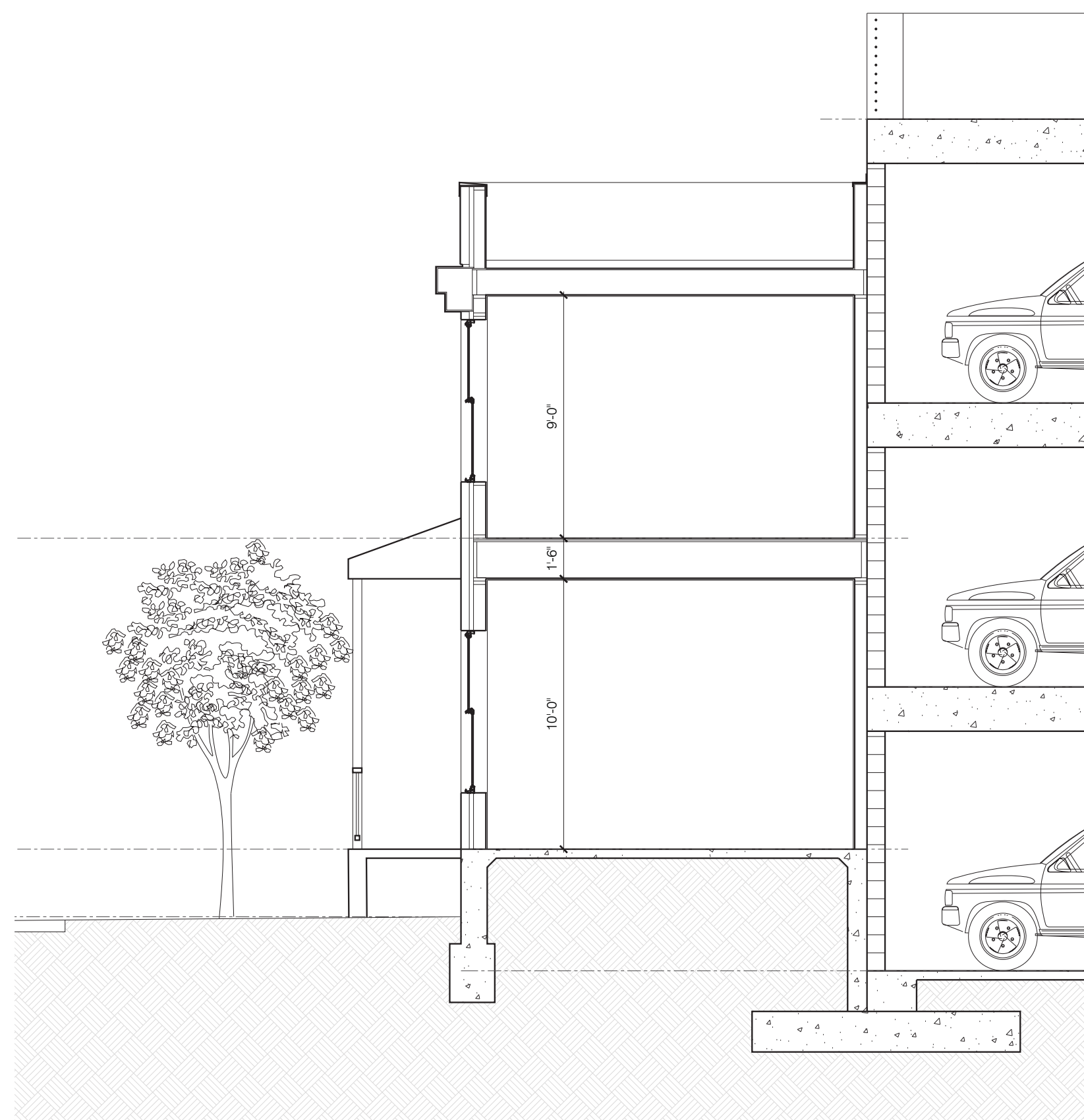
Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

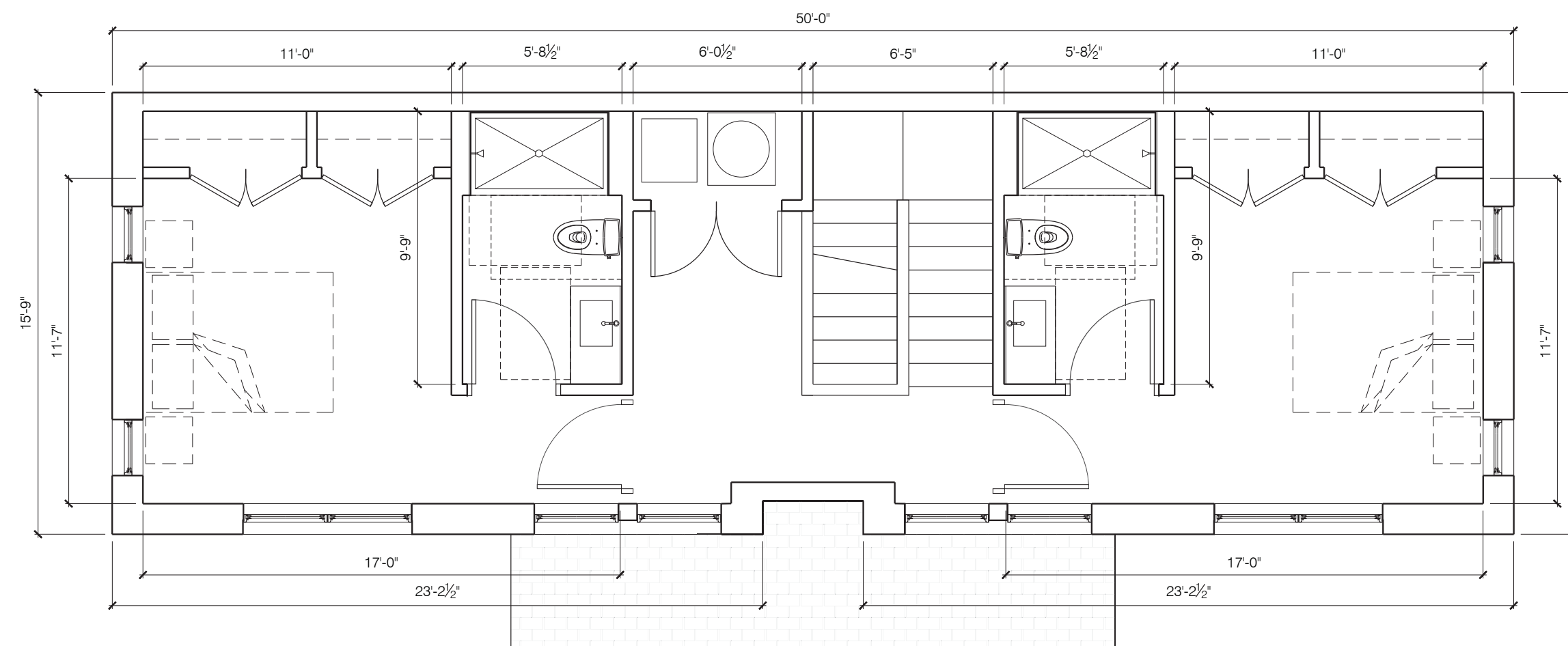




Liner 1 Section

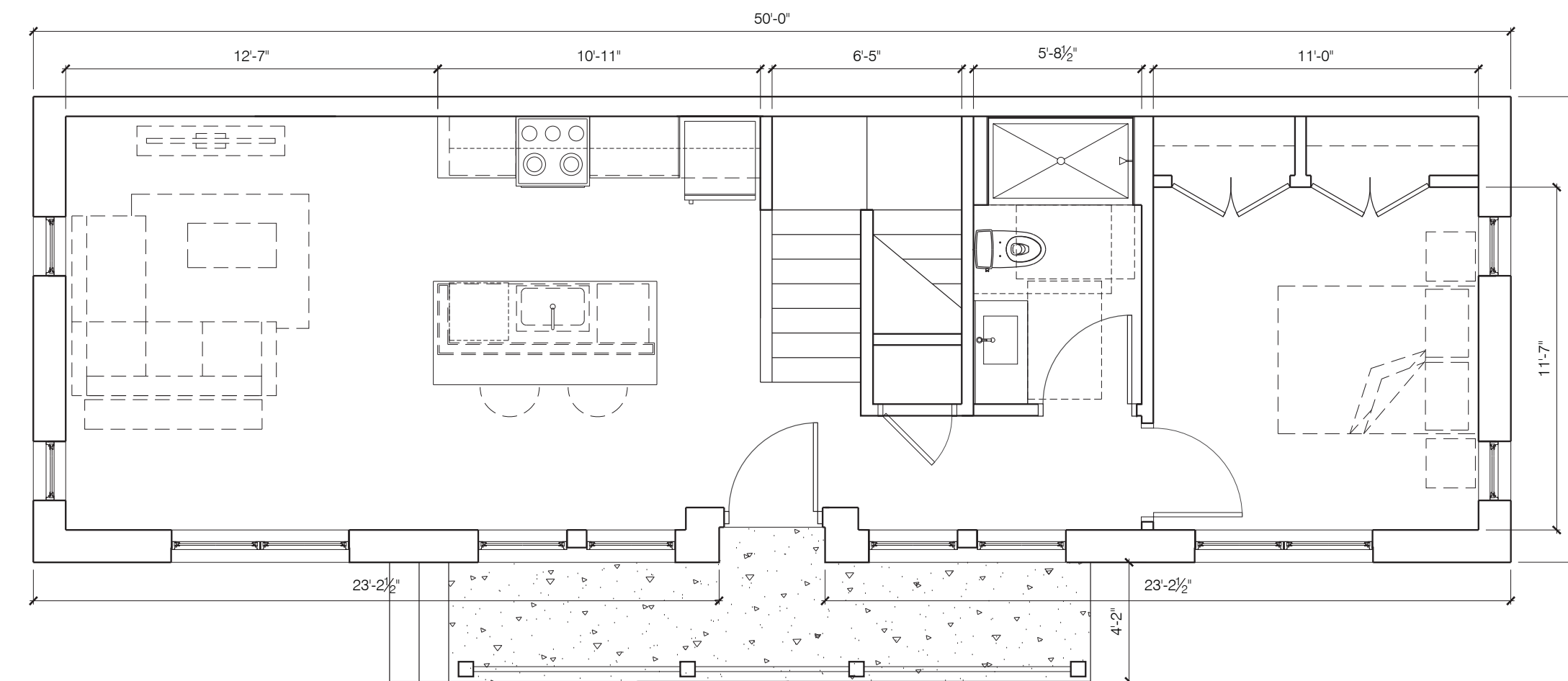


Liner 2 Section

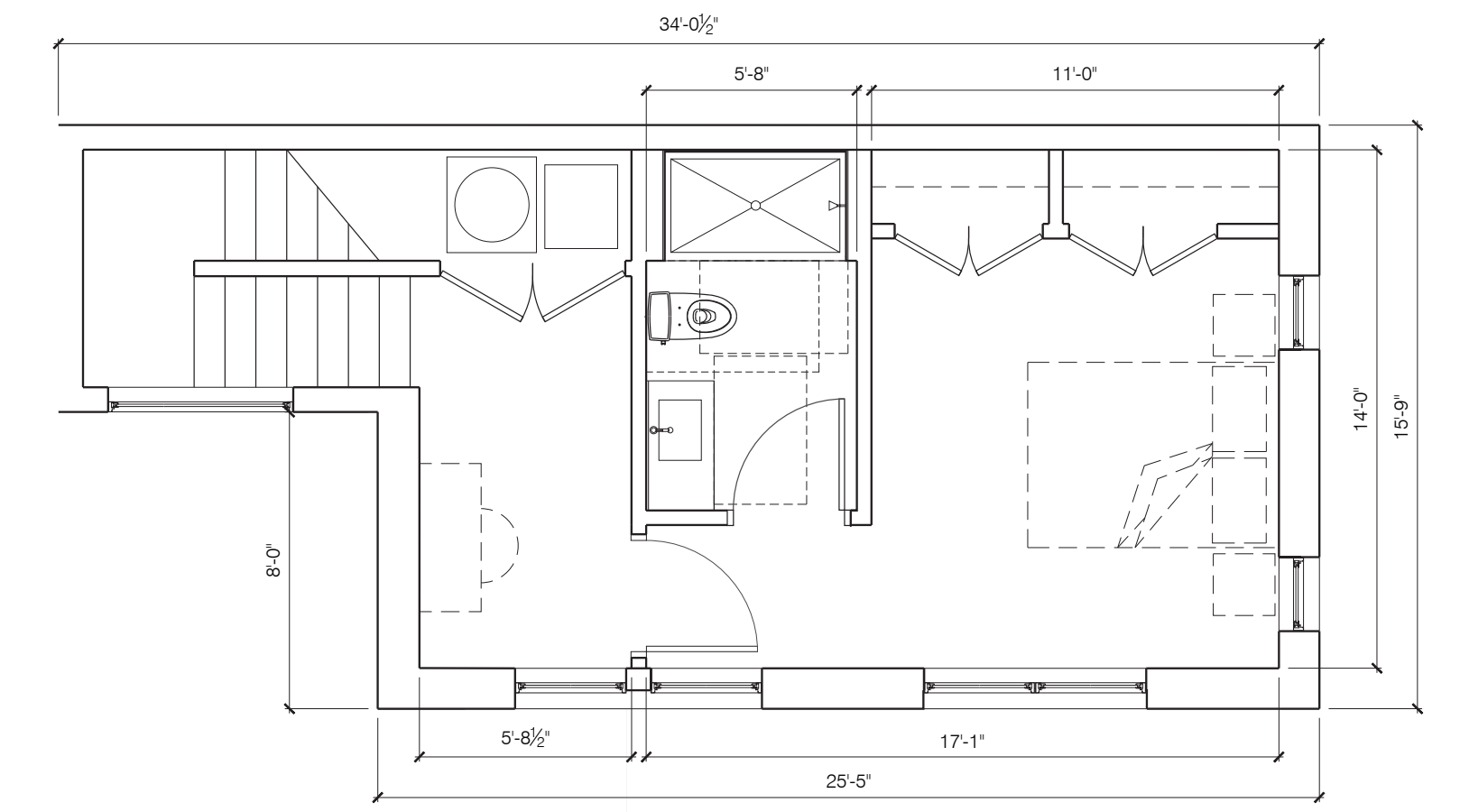


LVL 2

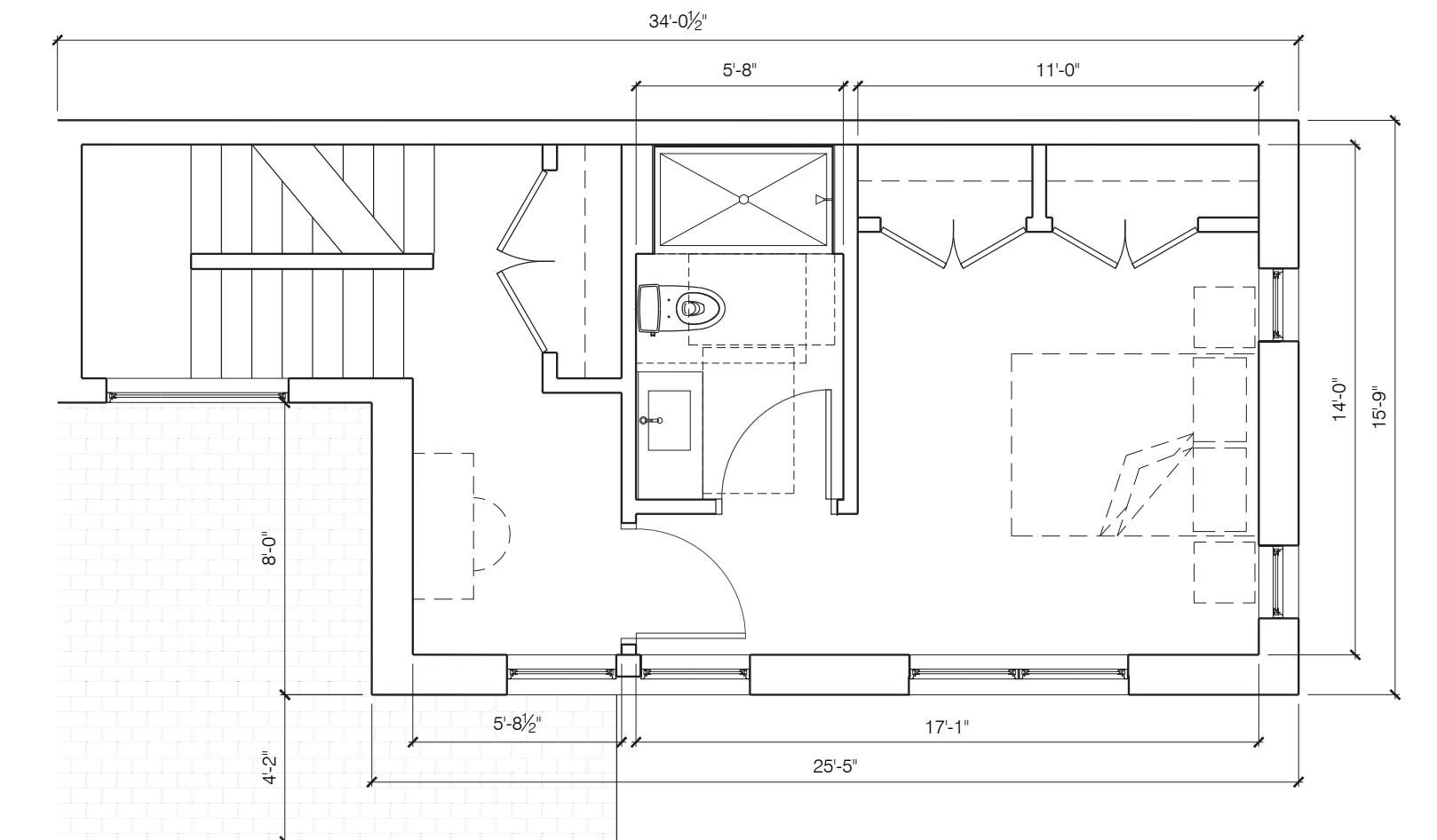
Liner 2 - 3 Bed / 3 Bath: 1500 sqft



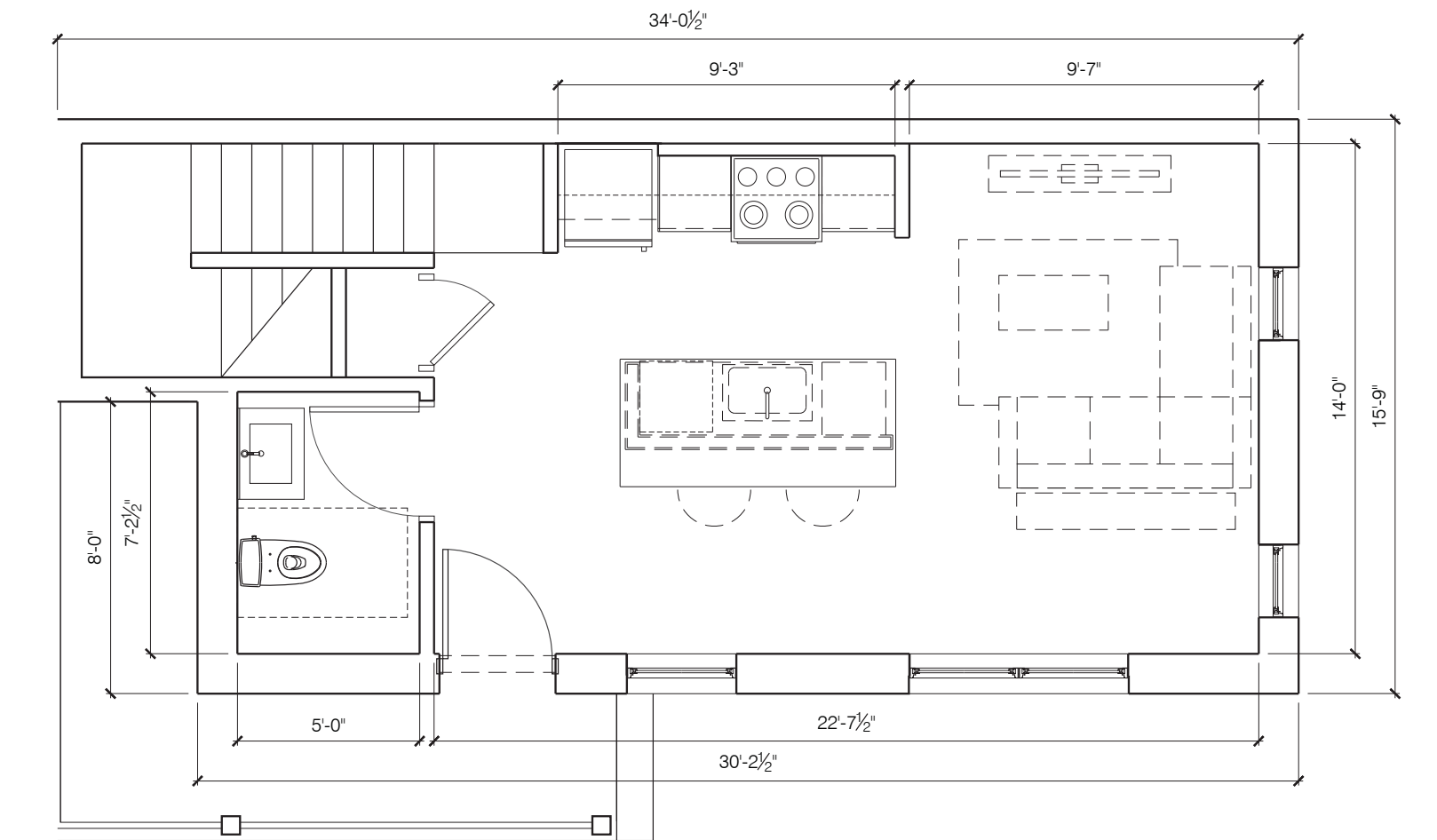
LVL 1



LVL 3



LVL 2

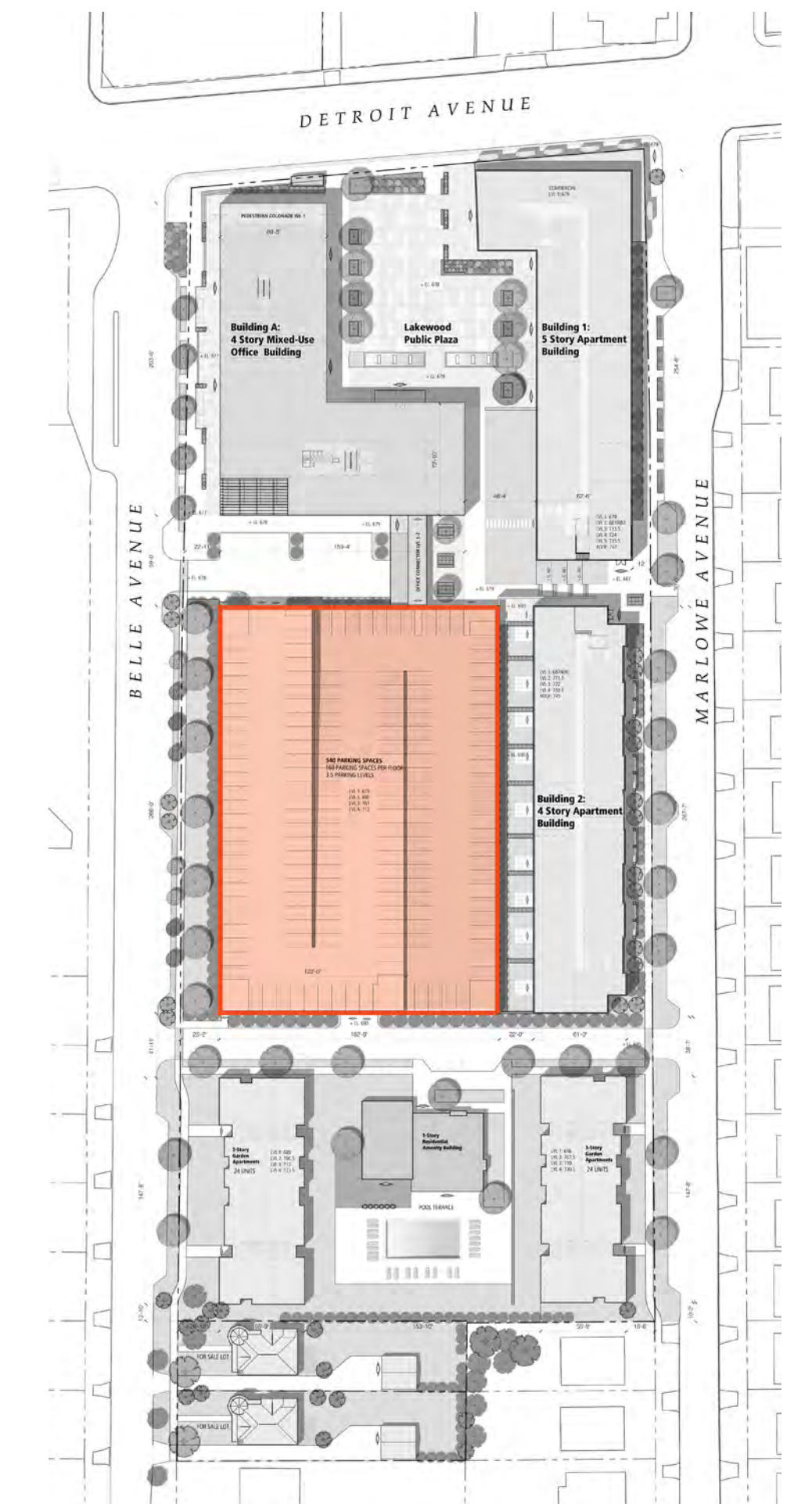


LVL 1

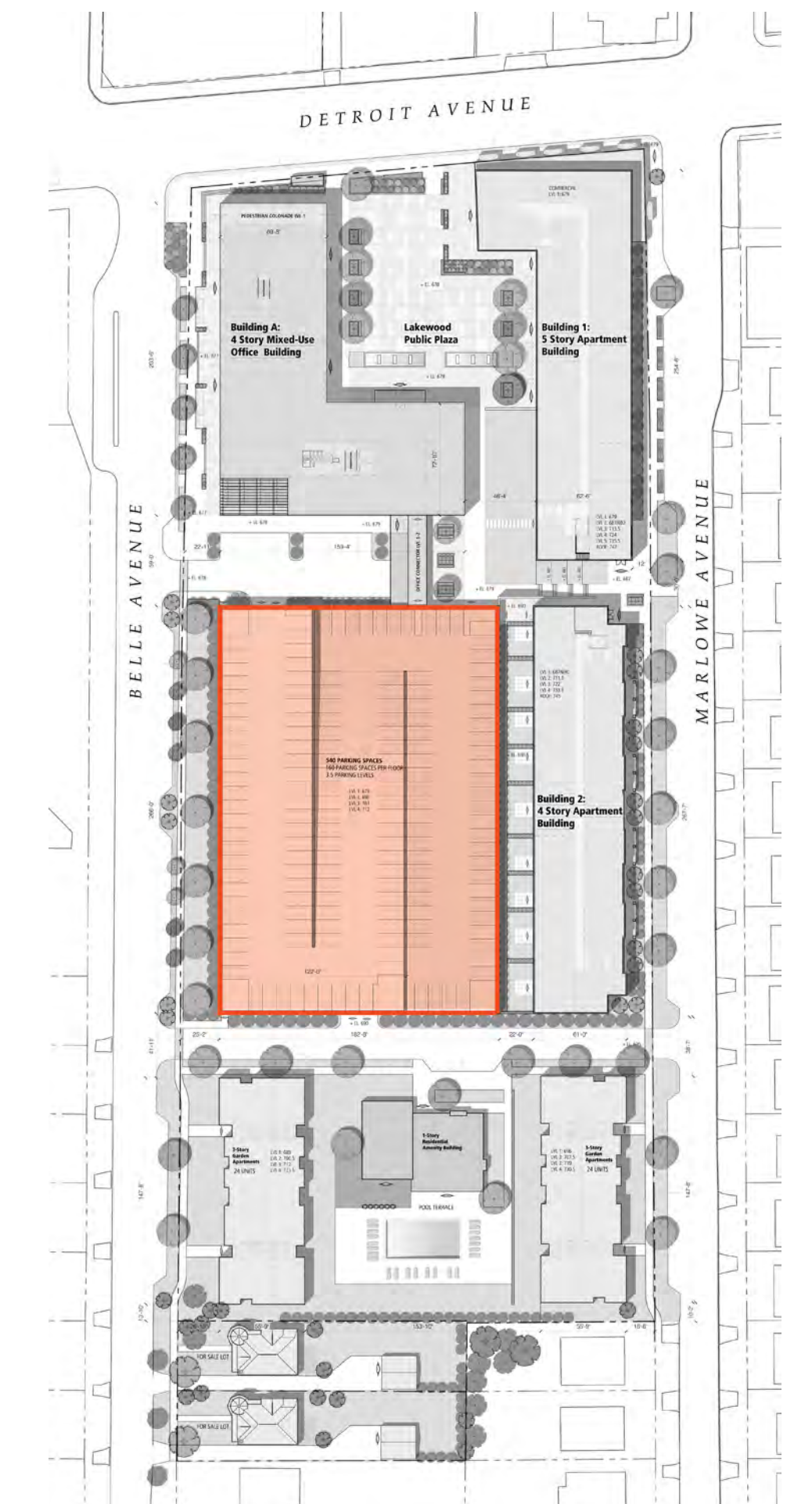
Liner 1 - 2 Bed / 2 1/2 Bath: 1,365 sqft

Garage Liner Unit Plans & Sections

Garage Liners

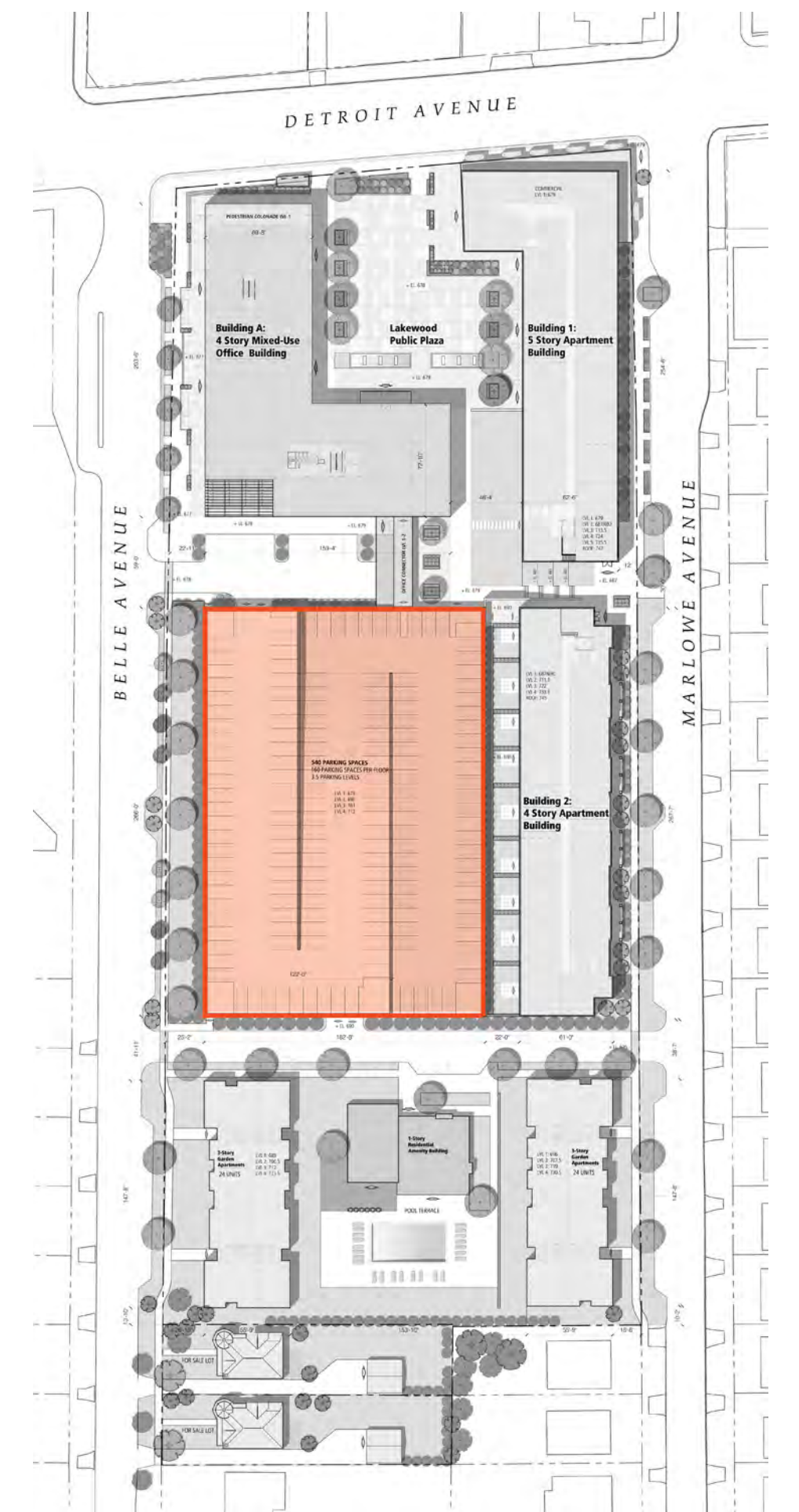


Garage Liners



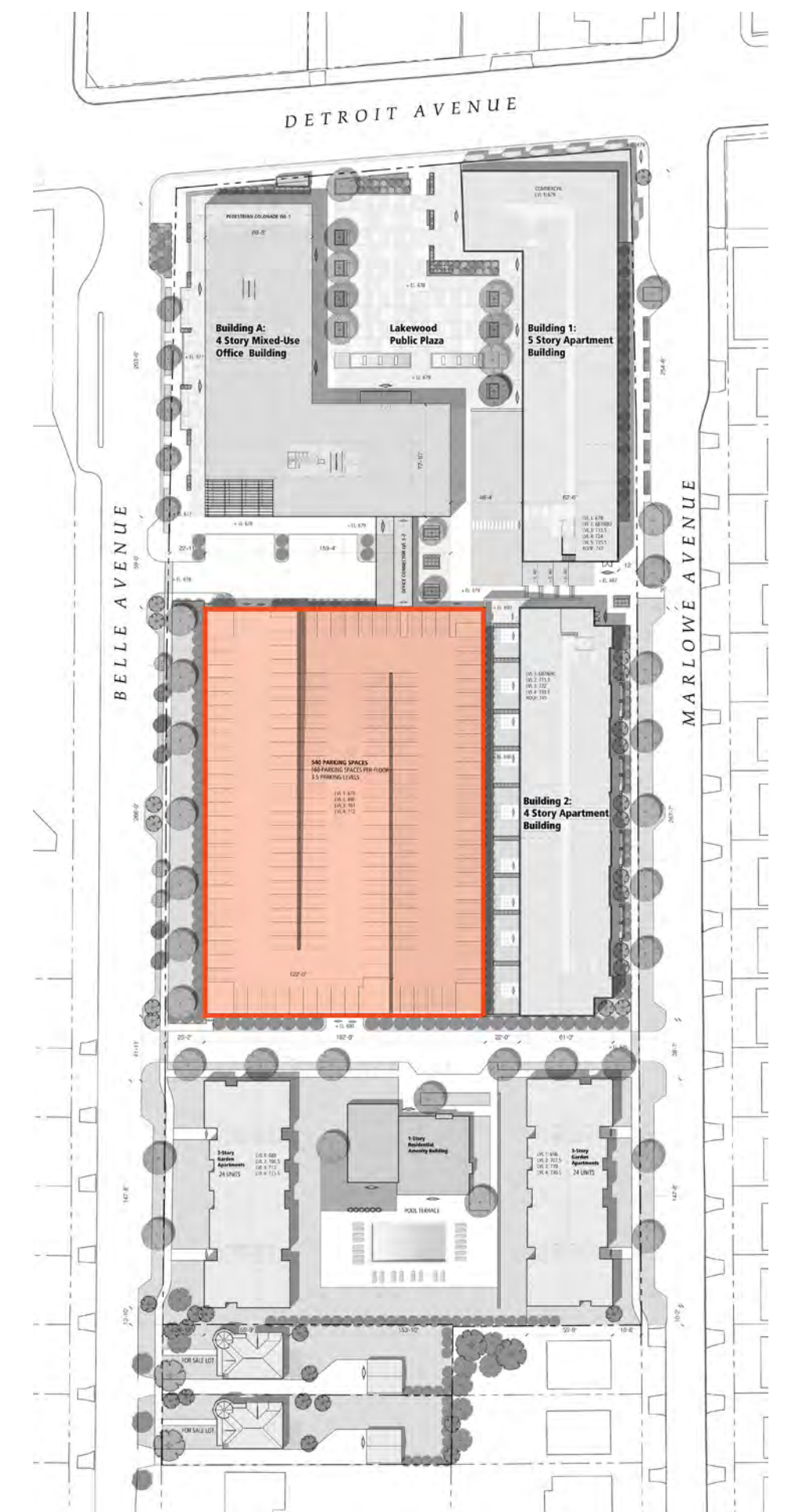


Garage Liners





Garage Liners





Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering

CASTO

**NORTH
POINTE
REALTY, INC.**

EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

DIMITARCHITECTS
architecture + interiors + urban design



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering

CASTO

NORTH
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Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering



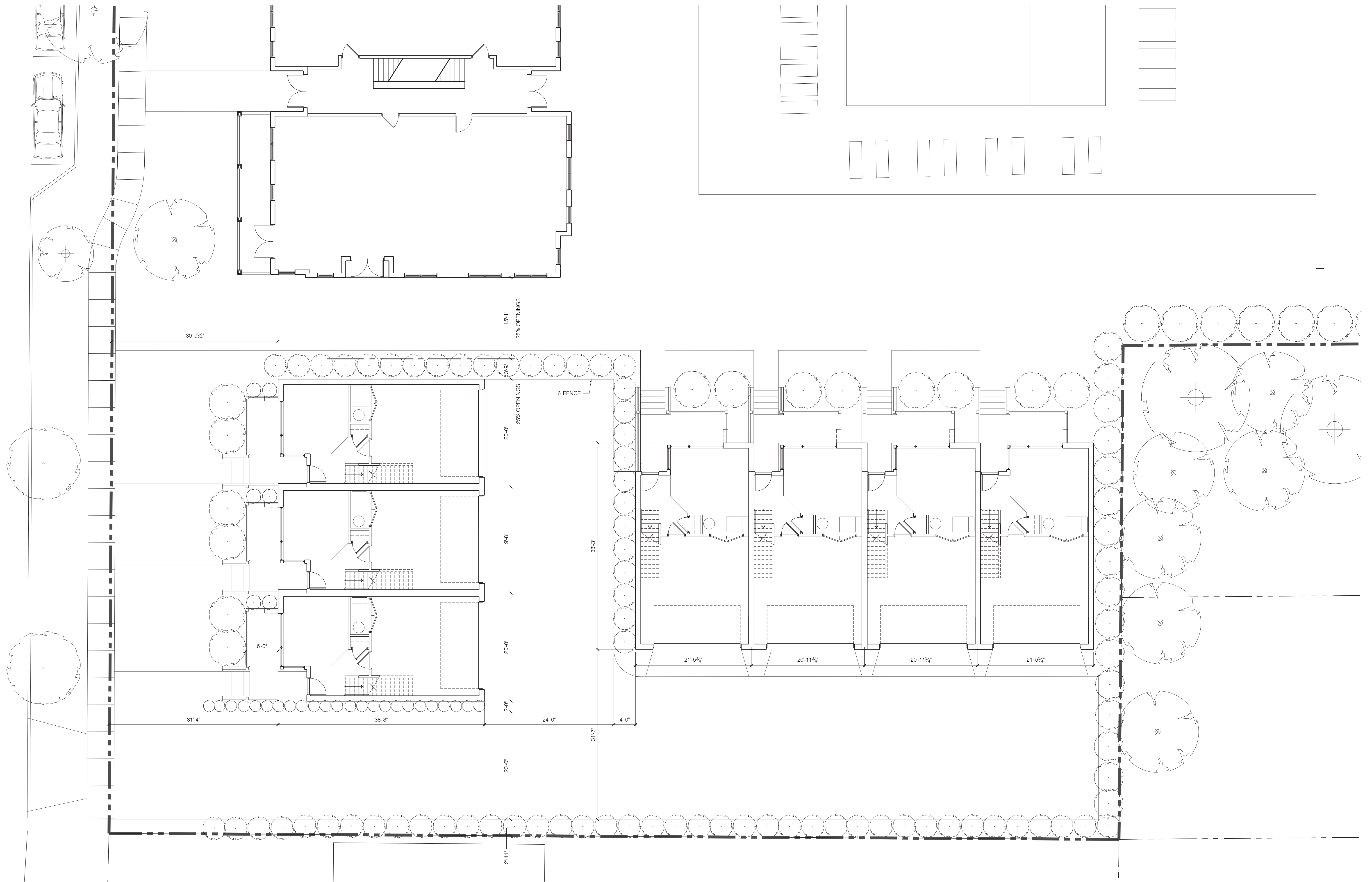
EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

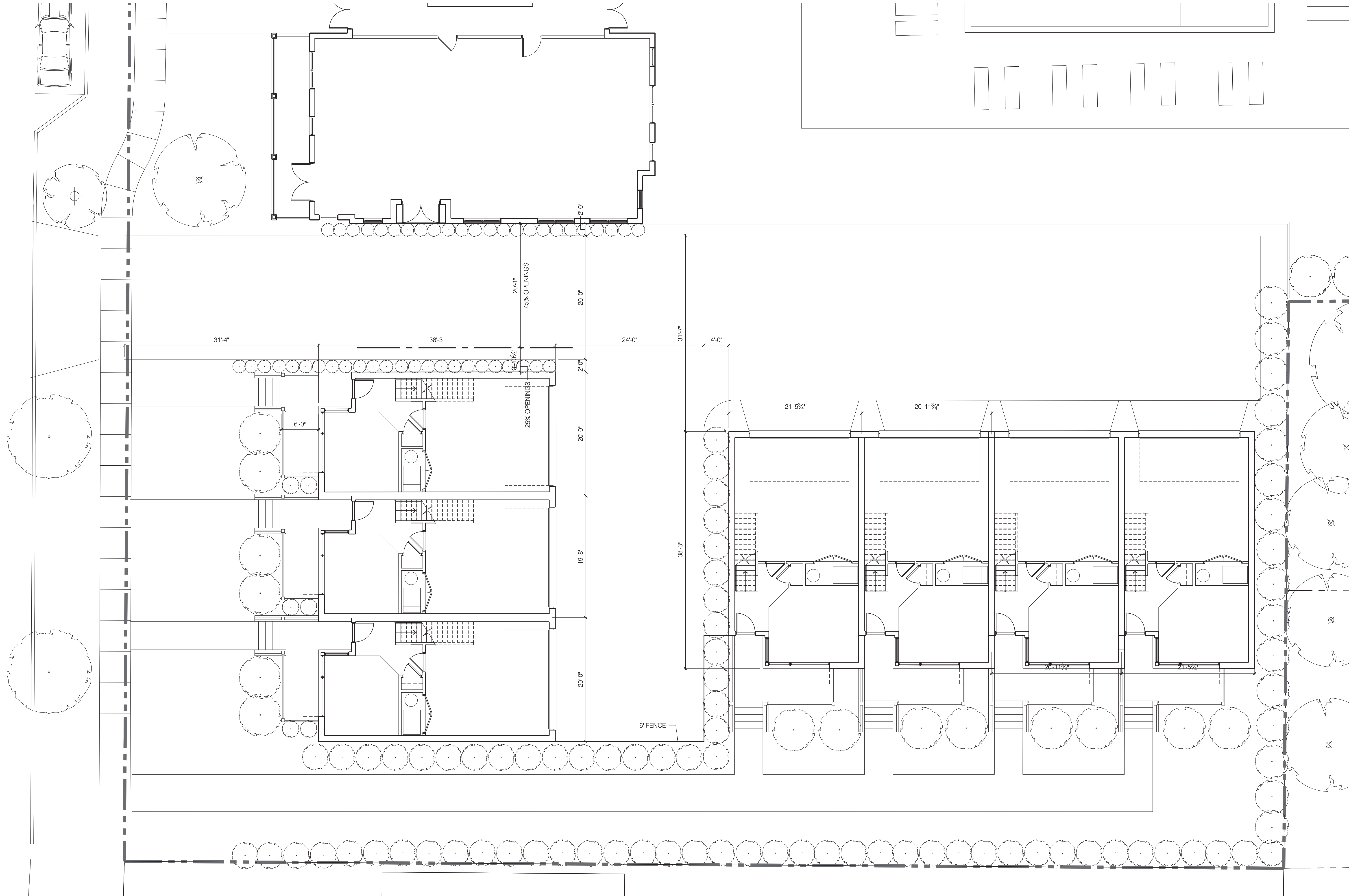
DIMITARCHITECTS
architecture + interiors + urban design



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

Concept Rendering

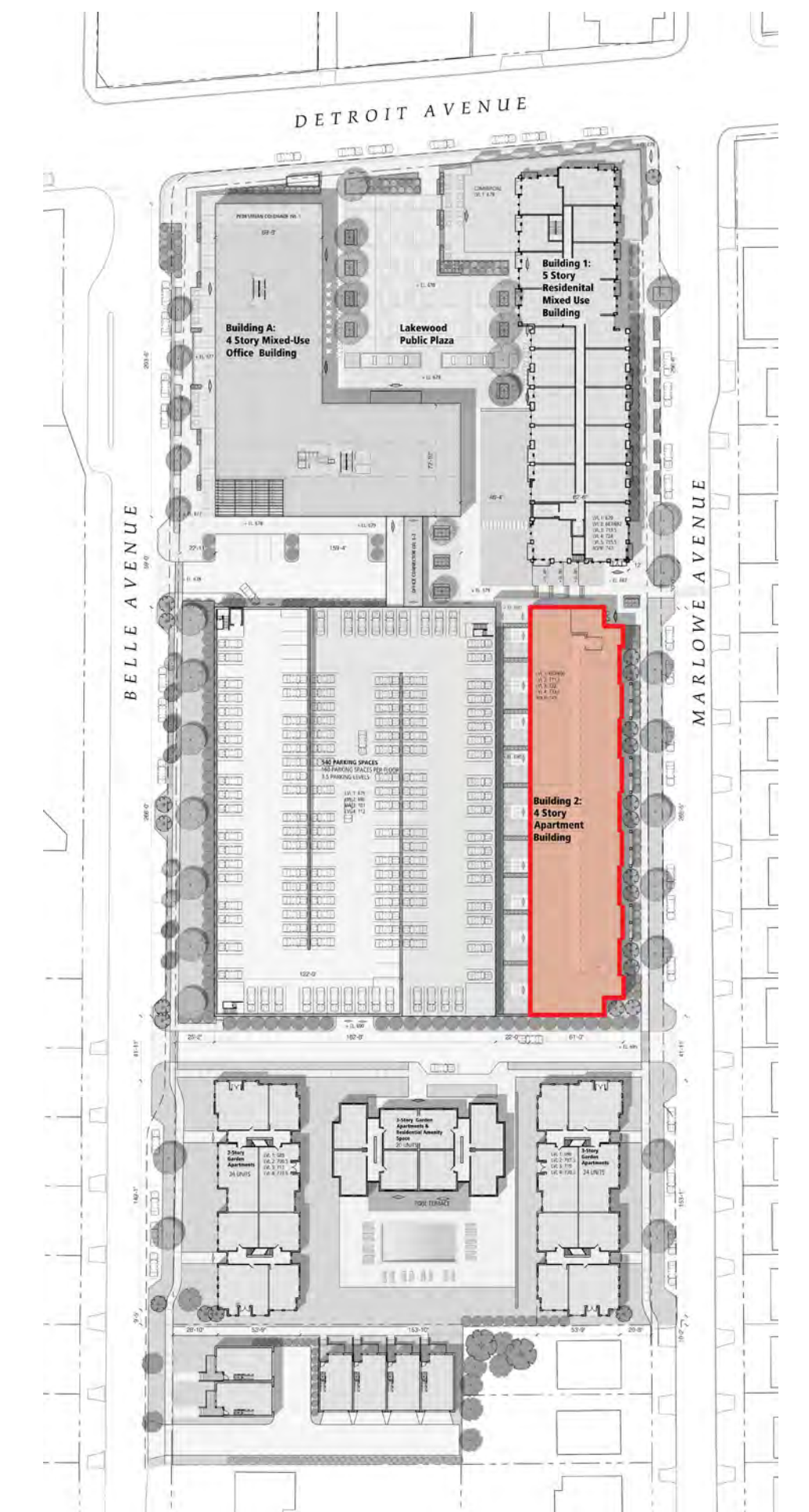






Building 2:

- 4 Story Residential
- 78 Units / 62,400 sqft Residential





Building 2:

- 4 Story Residential
- 78 Units / 62,400 sqft Residential





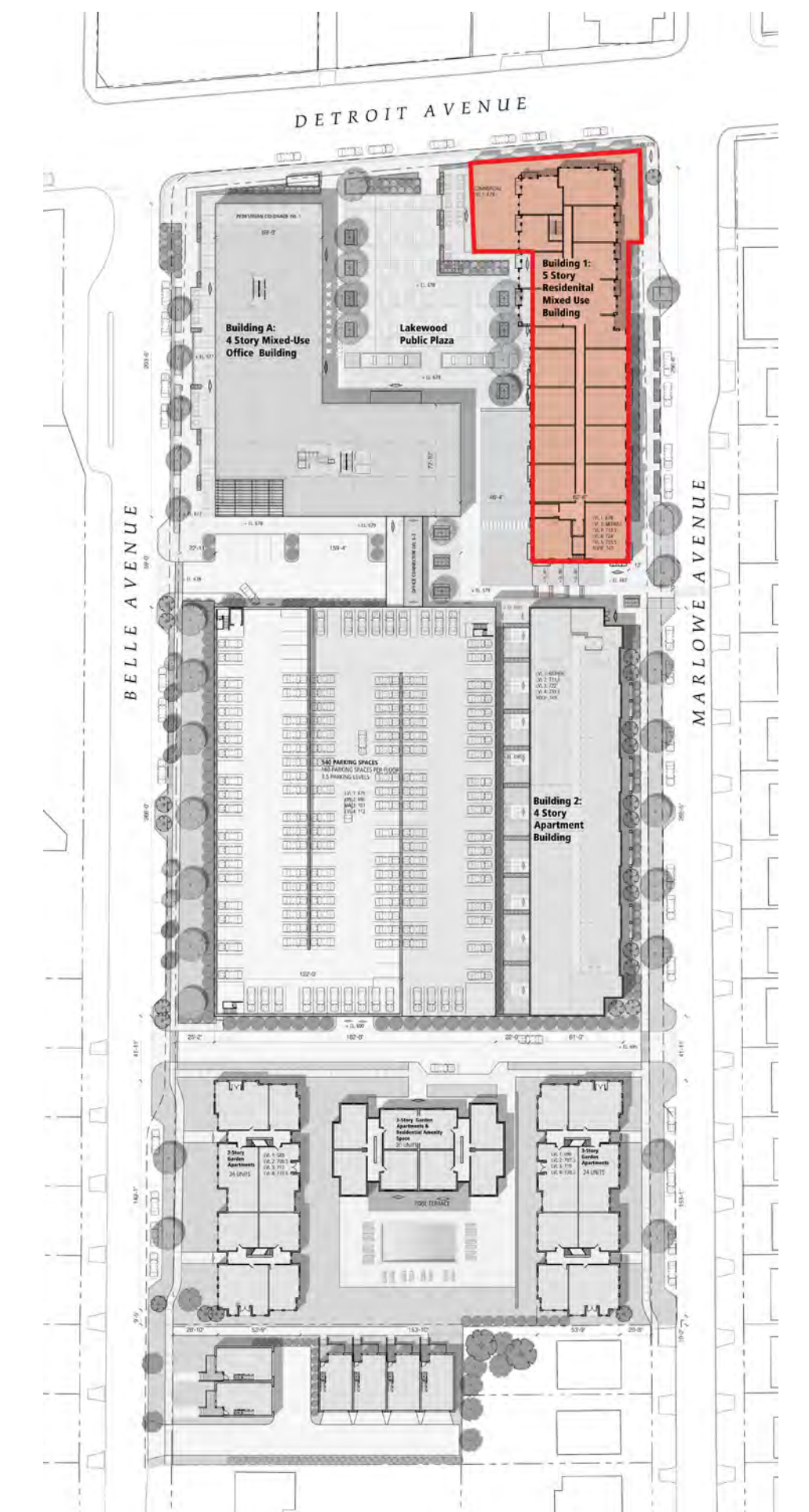
PIAZZA ENTRY FROM THE SOUTH

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



Building 1:

- 5 Story Residential / Commercial
- Ground Floor 17,300 sqft Commercial
- 88 Units / 77,400 sqft Residential





VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

Lakewood Downtown Redevelopment Site
Lakewood, Ohio





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
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Application Cover Page

Docket No.: 07-18-22

Permit No.: PC22-0000121

Applicant Name: David Bell, Goodkind Coffee

Project Address: 15529 Madison Ave.

Project Name: Goodkind Coffee

Proposal: Review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.

Goodkind Outdoor Seating

Lakewood, Ohio

Planning Commission

06.29.2022

onward
design collaborative

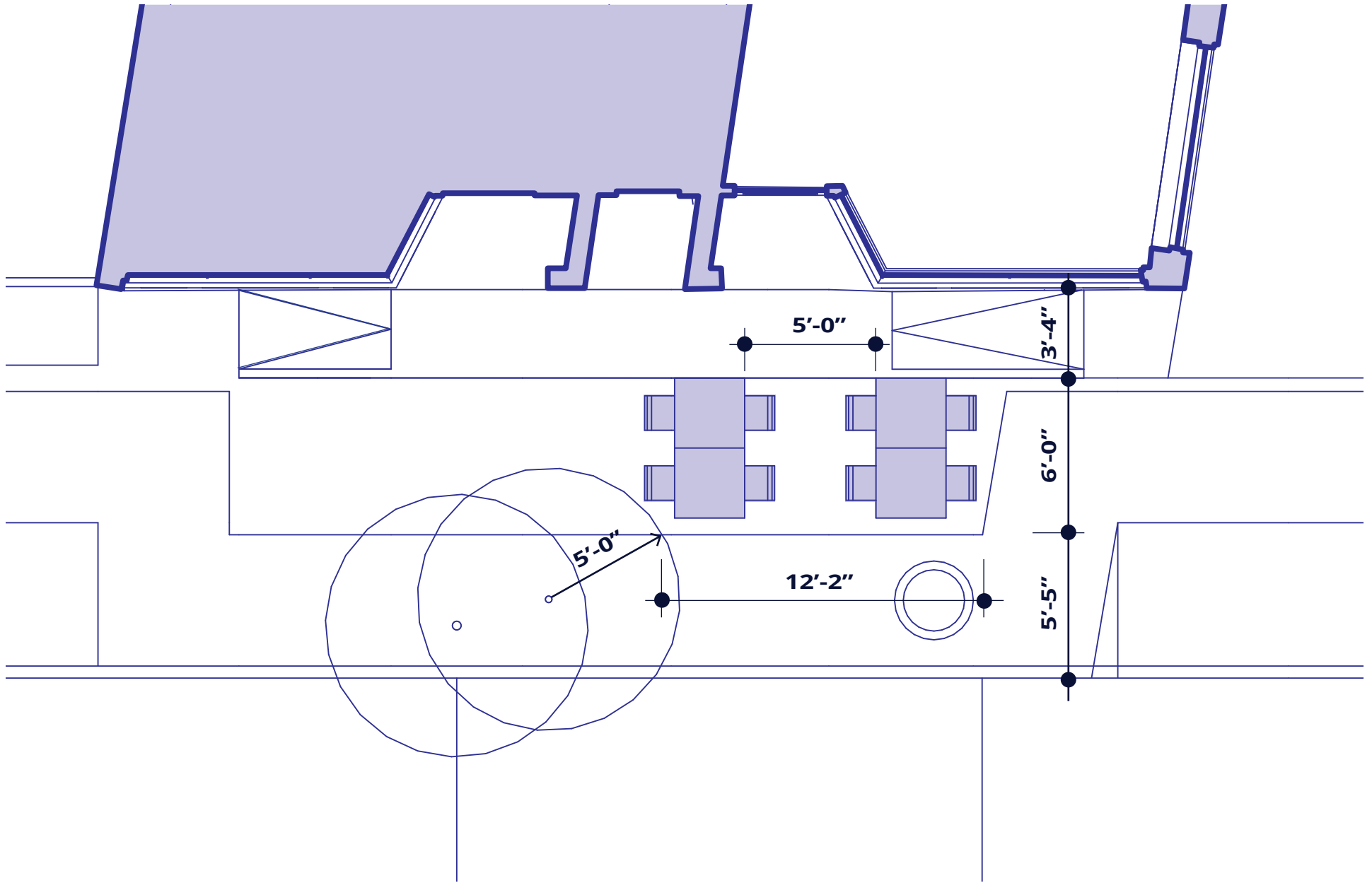


Jeremy Smith, AIA
Lakewood, OH
06.29.2022

Existing Construction
Goodkind Outdoor Seating
Lakewood, Ohio







Jeremy Smith, AIA
 Lakewood, OH
 06.29.2022

Plan
 Goodkind Outdoor Seating
 Lakewood, Ohio



Jeremy Smith, AIA
Lakewood, OH
06.29.2022

Farrah Square 2 Person Bistro Set x 4
Goodkind Outdoor Seating
Lakewood, Ohio



GK

GOODKIND
COFFEE

GOODKIND
COFFEE

SHARE
THE
ROAD





GOODBEND