



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
TUESDAY
JULY 8, 2025

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REGULAR MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, JUNE 5, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

PARKING PLAN

4. Docket No. 07-25-25
16024 Madison Ave.
Neighborhood Pediatrics LLC

Michael Daso, Daso Properties, applicant requests the review and approval of a parking lot – pursuant to Chapter 1143.09, Parking Plan Review and 1143.10, Exceptions for Required Minimums. Property is in the C2 - Commercial, General Retail district. (Page 2)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta](mailto:michelle.nochta@lakewoodoh.gov) at (216) 529-5906 michelle.nochta@lakewoodoh.gov."



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Application Cover Page

Docket No.: 07-25-25

Permit No.: PC25-000025

Applicant Name: Michael Daso, Daso Properties

Project Address: 16024 Madison Ave.

Project Name: Neighborhood Pediatrics LLC

Proposal: The review and approval of a parking lot – pursuant to Chapter 1143.09, Parking Plan Review and 1143.10, Exceptions for Required Minimums. Property is in the C2 - Commercial, General Retail district.

Math Das

ZONING REQUIREMENTS

PARKING SPACES:	REQUIRED:	PROVIDED:
SECTION 1143.05: OFFICE	MIN 2 FOR EA 1,000 SF GFA MAX 3.5 FOR EA 1,000 SF GFA 12,906 SF / 1000 = 12.9 12.9 x 2 = 25.8	26 SPACES (INCL. 3 STREET PARKING) 1 VAN SPACE
ADA SPACES: 1 PER 25	1	

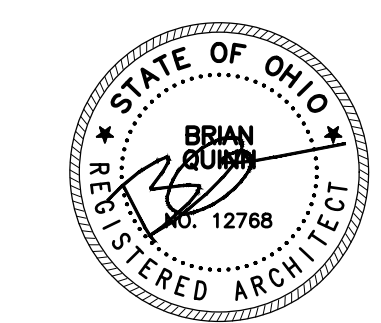
- SECTION 1325.08 PARKING & VACANT LOT DESIGN
- (A) COMPLIES
 - (B) EXISTING CONDITION IMPROVED, BUT NOT FULLY COMPLIANT
 - (C) EXISTING CONDITION - SITE CONSTRAINTS PREVENTS THIS COMPLIANCE
 - (D) IMPROVING CONDITIONS TO MEET THIS COMPLIANCE
 - (E) COMPLIES
 - (F) EXISTING TO REMAIN
 - (G) EXISTING TO REMAIN
 - (H) ACKNOWLEDGED
 - (I) COMPLIES
 - (J) N/A
 - (K) ACKNOWLEDGED

GENERAL NOTES

- NO ADDITIONAL SITE CHANGES ARE REQUIRED, EXCEPT WHERE NOTED OTHERWISE ON ARCHITECTURAL FLOOR PLANS.
- CLEAR SITE OF ANY DEBRIS AND CONSTRUCTION MATERIALS.

KEYNOTES

- EXISTING CONCRETE ACCESSIBLE RAMP AND HANDRAILS. PATCH AND REPAIR CONCRETE AS REQ'D. TO ENSURE CLEAN, SMOOTH SURFACE. HANDRAILS TO BE REMOVED AND REPLACED. SEE SHEET D1.1 AND AS1.1.
- EXISTING CONCRETE STAIRS TO REMAIN. HANDRAILS TO BE REMOVED AND REPLACED. SEE SHEET D1.1 AND AS1.1.
- EXISTING RAMP DOWN TO BASEMENT LEVEL ENTRY. PATCH AND REPAIR CONCRETE AS REQ'D. TO ENSURE CLEAN, SMOOTH SURFACE. HANDRAILS TO BE REMOVED AND REPLACED. SEE SHEET D1.1 AND AS1.1.
- EXISTING STAIRS AND HANDRAILS DOWN TO BASEMENT LEVEL ENTRY. PATCH AND REPAIR CONCRETE TO ENSURE CLEAN, SMOOTH SURFACE. HANDRAILS TO BE REMOVED AND REPLACED. SEE SHEET D1.1 AND AS1.1.
- EXISTING GENERATOR AND FUEL TANK TO REMAIN. GC TO ENSURE IN GOOD WORKING ORDER.
- EXISTING CONCRETE PAD.
- EXISTING MECHANICAL EQUIPMENT TO REMAIN.
- DASHED LINE OF EXISTING AWNING ABOVE.
- EXISTING BOLLARDS TO REMAIN. PAINT SAFETY YELLOW.
- EXISTING GUARDRAILS TO REMAIN.
- EXISTING CHAIN LINK FENCE TO REMAIN.
- EXISTING GREASE TRAP TO REMAIN. CLEAN OUT AND ENSURE IT IS IN PROPER WORKING ORDER.
- EXISTING CLEAN OUT TO REMAIN.
- EXISTING GAS METER TO REMAIN.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- ACCESSIBLE PARKING SIGNAGE. SEE DETAIL 2/AS1.0 FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF EXISTING UTILITY POLE TO REMAIN. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT DURING CONSTRUCTION.
- NEW CONCRETE WHEEL STOP. SEE DETAIL 1/AS1.0.
- MILL EXISTING ASPHALT PARKING LOT (±1'-12") AND INSTALL NEW 1'-12" ASPHALT TOP COATING. NEW PARKING STRIPING TO BE PAINTED. ADJUST GRADING AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING. CROSS SLOPES WITHIN ACCESSIBLE PATHS SHALL NOT EXCEED 2% GROSS SLOPE 5% IN PATH OF TRAVEL.
- EXISTING LANDSCAPING TO BE REMAIN. REMOVE WEEDS AND TRIM TREES AND SHRUBS AS NEEDED.
- EXISTING CURB TO REMAIN.
- NEW LANDSCAPING AREA. SAW-CUT AND REMOVE PAVEMENT AND SUBBASE. INSTALL DIRT AND GRASS SEED.
- NEW LANDSCAPING AREA. SAW-CUT AND REMOVE PAVEMENT AND SUBBASE. INSTALL DIRT AND GRASS SEED.
- HANDICAPPED SYMBOL. SEE DETAIL 3 ON THIS SHEET.
- NOT USED.
- PROTECT NEIGHBORING BUILDING FROM PAVEMENT DEMOLITION. REPAIR ANY DAMAGE CAUSED BY NEW WORK.
- DASHED LINE OF SOFFIT ABOVE.
- POSSIBLE EXTERIOR FURNITURE LOCATION. BY OWNER, N.I.C.

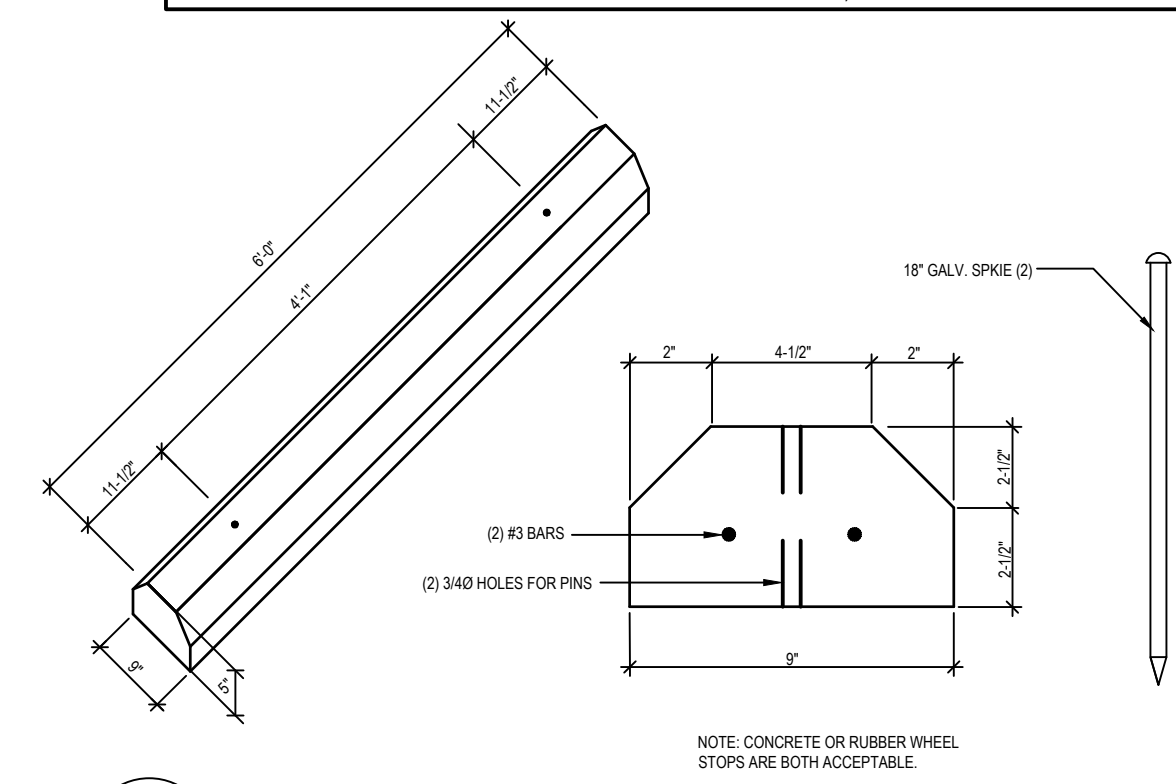
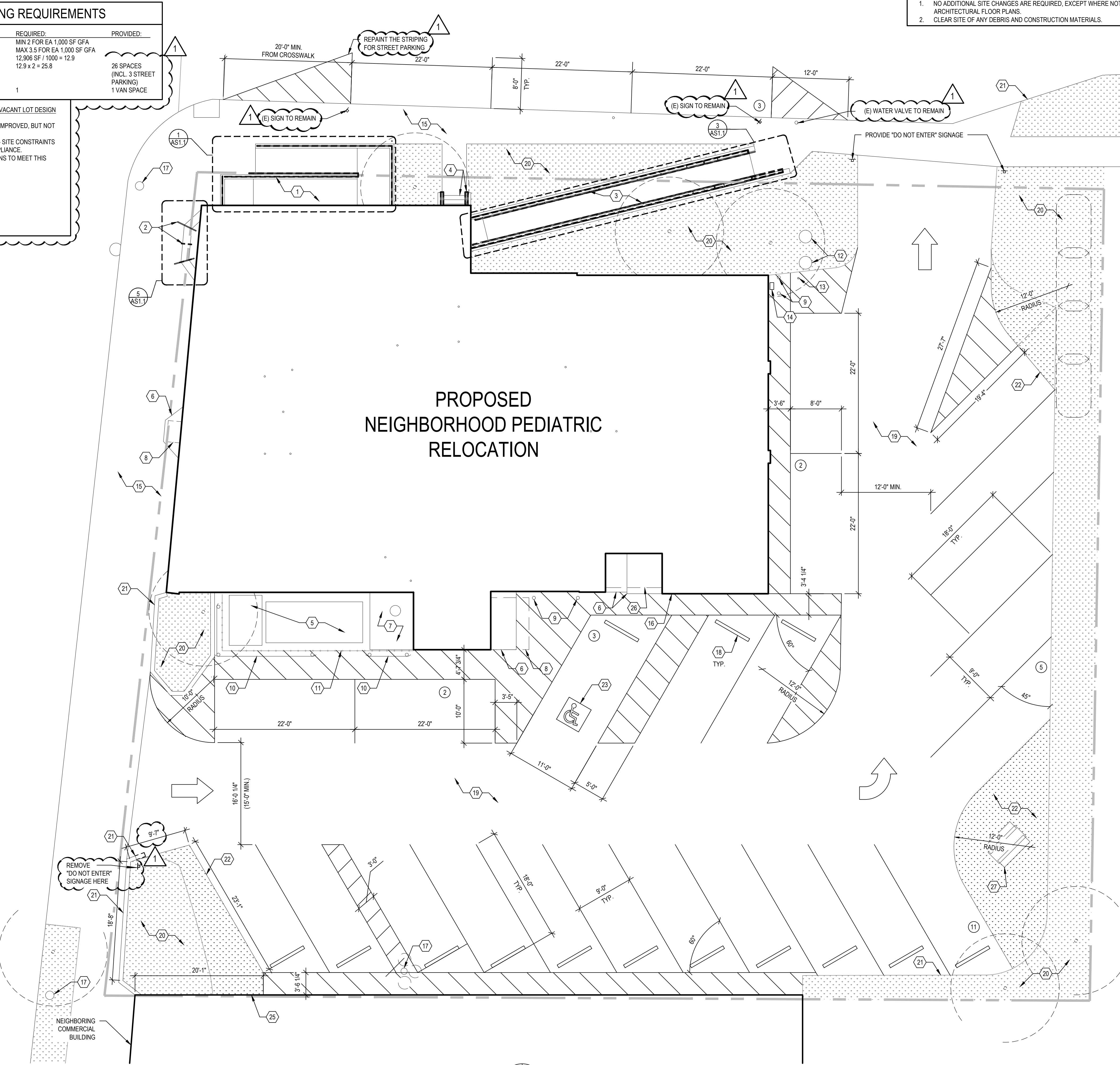


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 www.adaarchitects.com

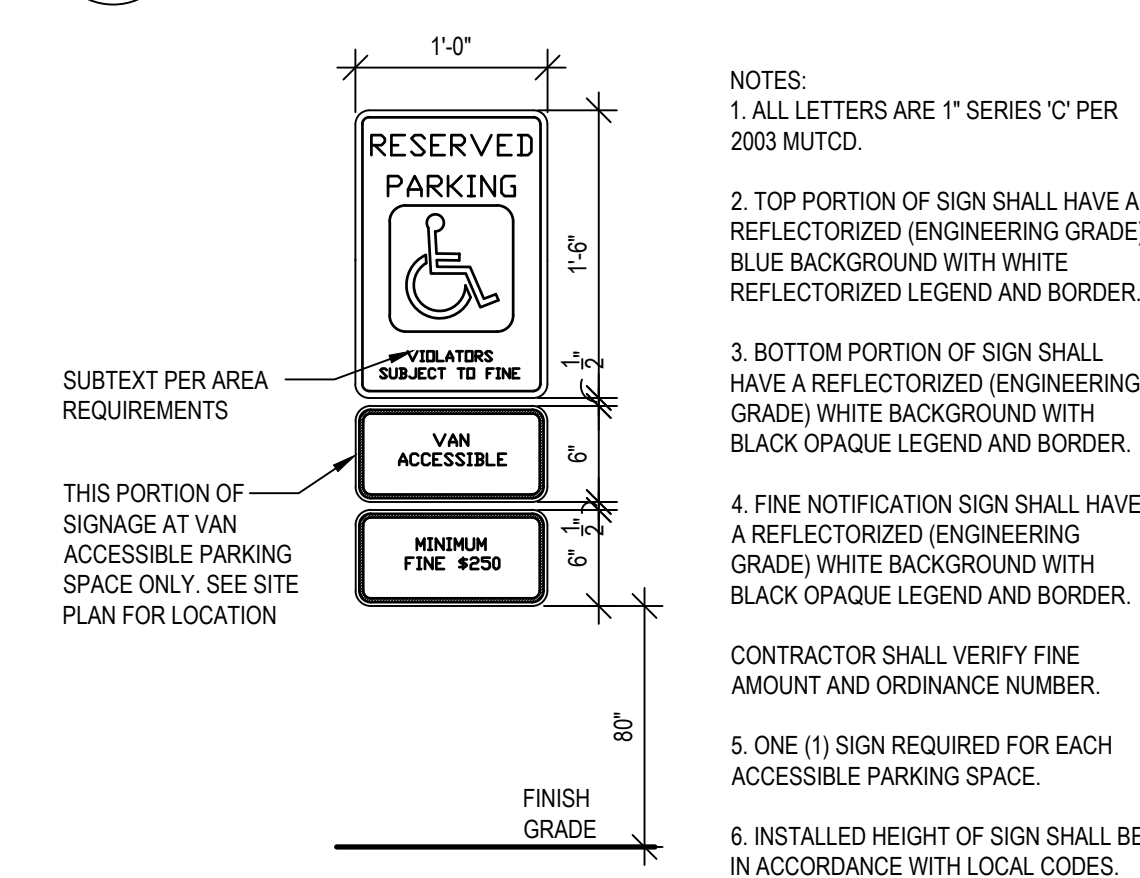
NEIGHBORHOOD PEDIATRICS, LLC
 16024 MADISON AVE.
 LAKEWOOD, OH 44107

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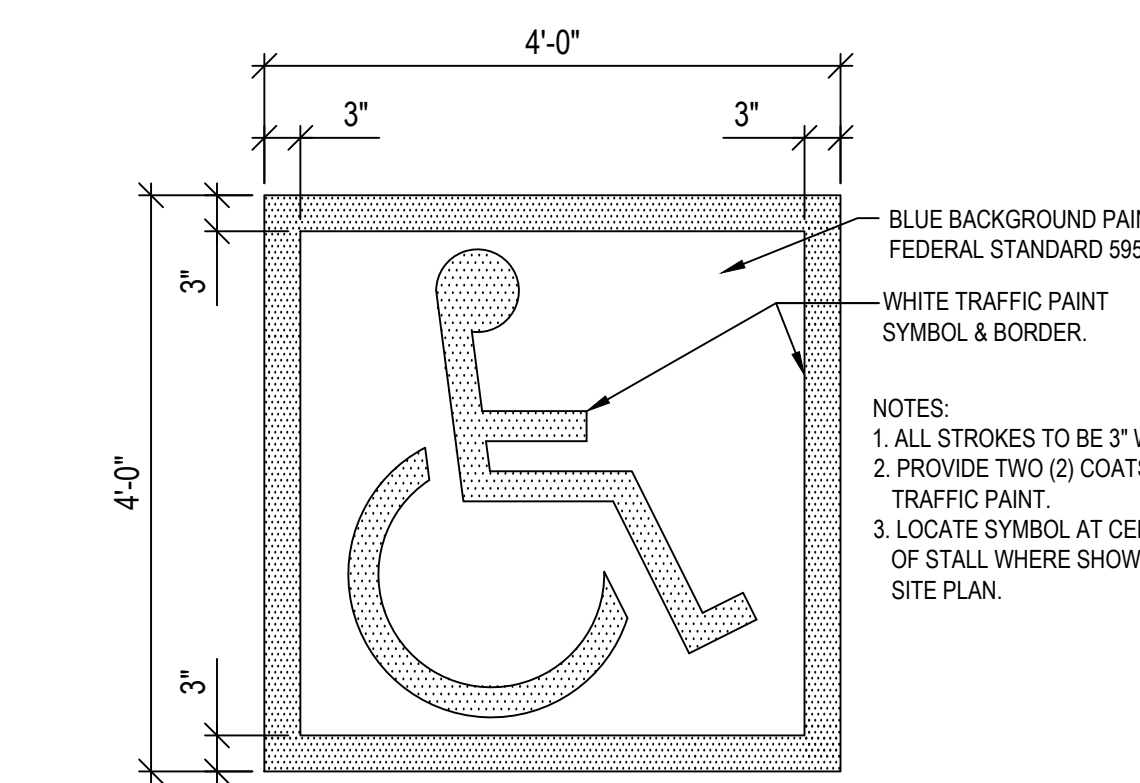
PROPOSED NEIGHBORHOOD PEDIATRIC RELOCATION



1 WHEEL STOP
 SCALE: NTS



2 ACCESSIBLE SIGNAGE DETAIL
 SCALE: 1"=1'-0"



3 ACCESSIBLE SYMBOL DETAIL
 SCALE: 3/4"=1'-0"

SITE PLAN
 SCALE: 1/8"=1'-0"

REVISIONS

#	DATE	DESCRIPTION
1	5/15/25	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE PLAN

DATE: 4/29/25
 JOB NO.: 24472

AS1.0
 SHEET NO.