

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
AUGUST 3, 2023
PRE-REVIEW MEETING
6:00 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

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

- 1. ROLL CALL**
- 2. APPROVE THE MINUTES OF THE JULY 6, 2023 MEETING**
- 3. OPENING REMARKS**

NEW BUSINESS

CONDITIONAL USE

- 4. Docket No. 08-16-23
17017 Madison Ave.
Simply Sugar & Skincare**

Kaleigh Maglionico, Simply Sugar & Skincare, applicant requests the review and approval for a conditional use permit to operate a cosmetology business in a C-1 District, pursuant to Section 1129.02(b) and (d) Commercial Districts and Section 1161.02 Conditional Uses. Property is in a C1 – Commercial, Office District. (Page 2)

OLD BUSINESS

ORDINANCE AMENDMENT

- 5. Docket No. 05-11-23
Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage**

Administrative staff will present the proposed amendments. On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. (Page 12)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 08-16-23

Permit No.: PC23-000019

Applicant Name: Kaleigh Maglionico

Project Address: 17017 Madison Ave.

Project Name: Simply Sugar & Skincare

Proposal: The review and approval for a conditional use permit to operate a cosmetology business in a C-1 District, pursuant to Section 1129.02(b) and (d) Commercial Districts and Section 1161.02 Conditional Uses. Property is in a C1 – Commercial, Office District.

Applicant Statement
17017 Madison Avenue
Conditional Use Permit – Cosmetology

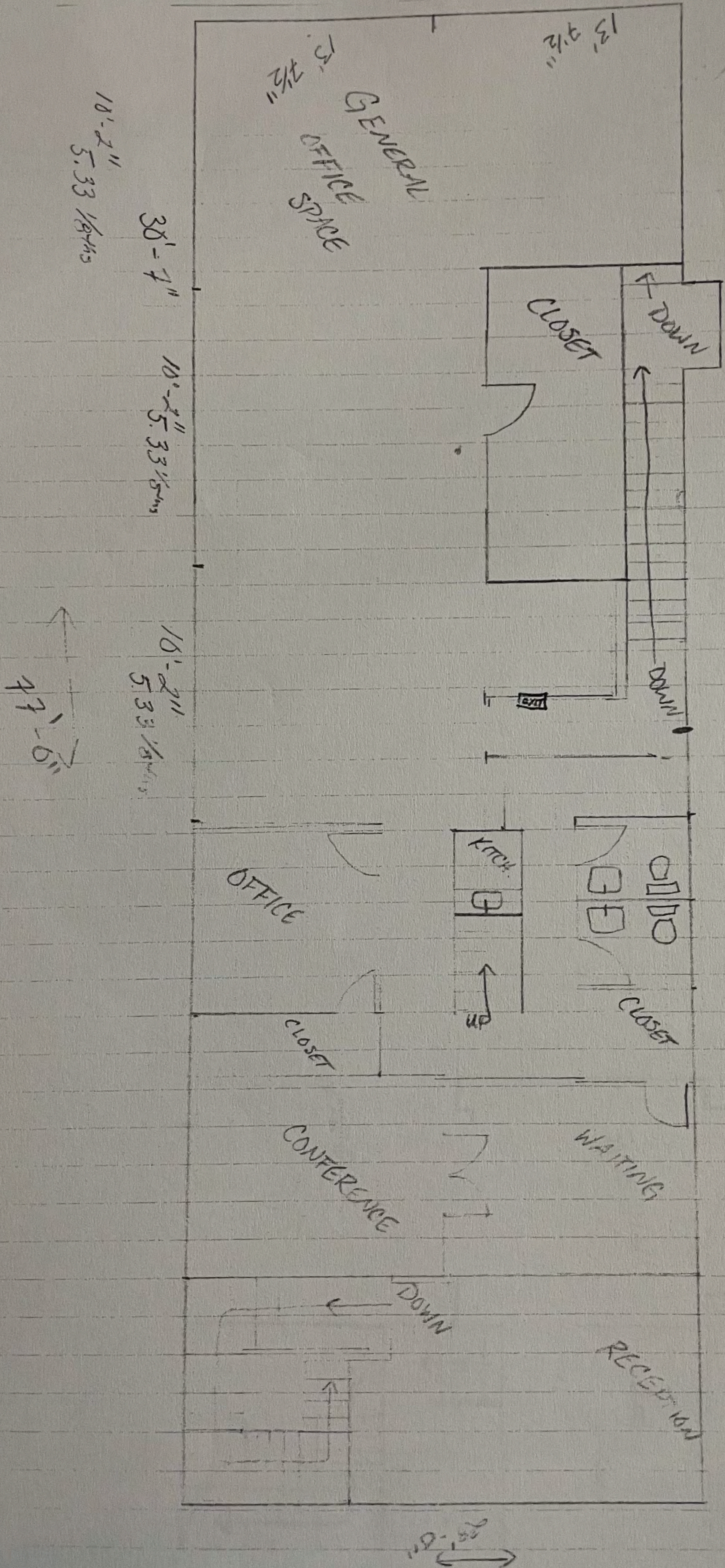
I intend on using the building for my currently established sugaring business. We are currently looking to expand and have outgrown our current lakewood space. We only have 2 rooms to work out of currently. This space would allow us 4 treatment rooms. The Rooms are rather simple, we need the space for a massage bed and an outlet to plug the sugar warmers in. 17017 Madison Ave would offer us all the needs to perform our services. Simply Sugar currently consists of 4 employees, myself included. Having this larger space would allow my employees to have more availability, increasing business. Sugaring is a natural alternative to waxing. I have been in the industry for about 8 years. I branched off on my own about 5 years ago. I decided to expand and wanted to root in lakewood. Two years ago I purchased a home here in Lakewood and wouldn't want to expand my business anywhere else.

Here is a sample week showing the number of clients per day.

07/10 21 clients
07/11 23 clients
07/12 25 clients
07/13 32 clients
07/14 30 clients
07/15 21 clients

We currently have 2 clients being treated at one time, with the move and expansion of space we would be able to sugar 4 clients at a time.

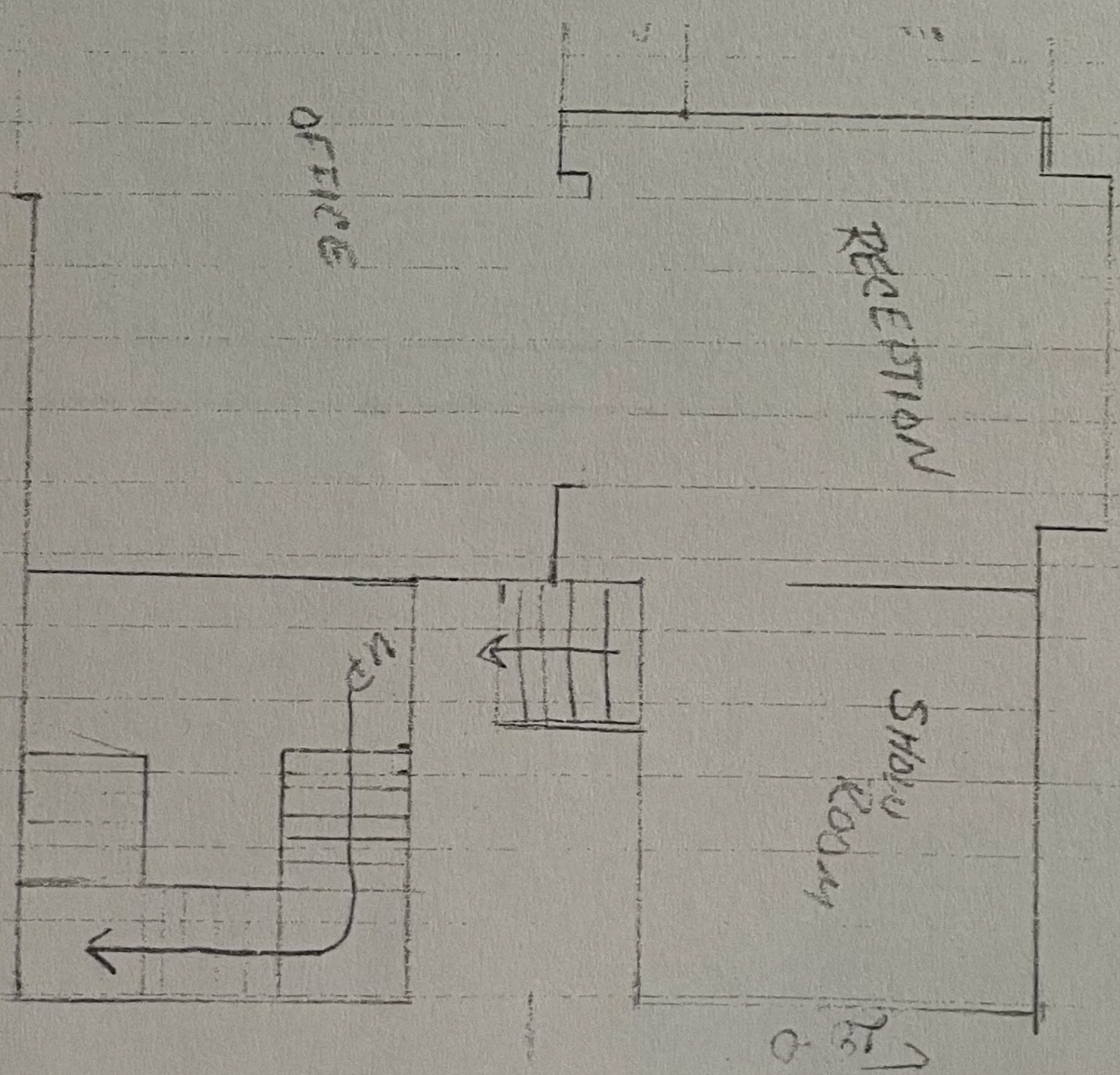
SECOND FLOOR PLAN

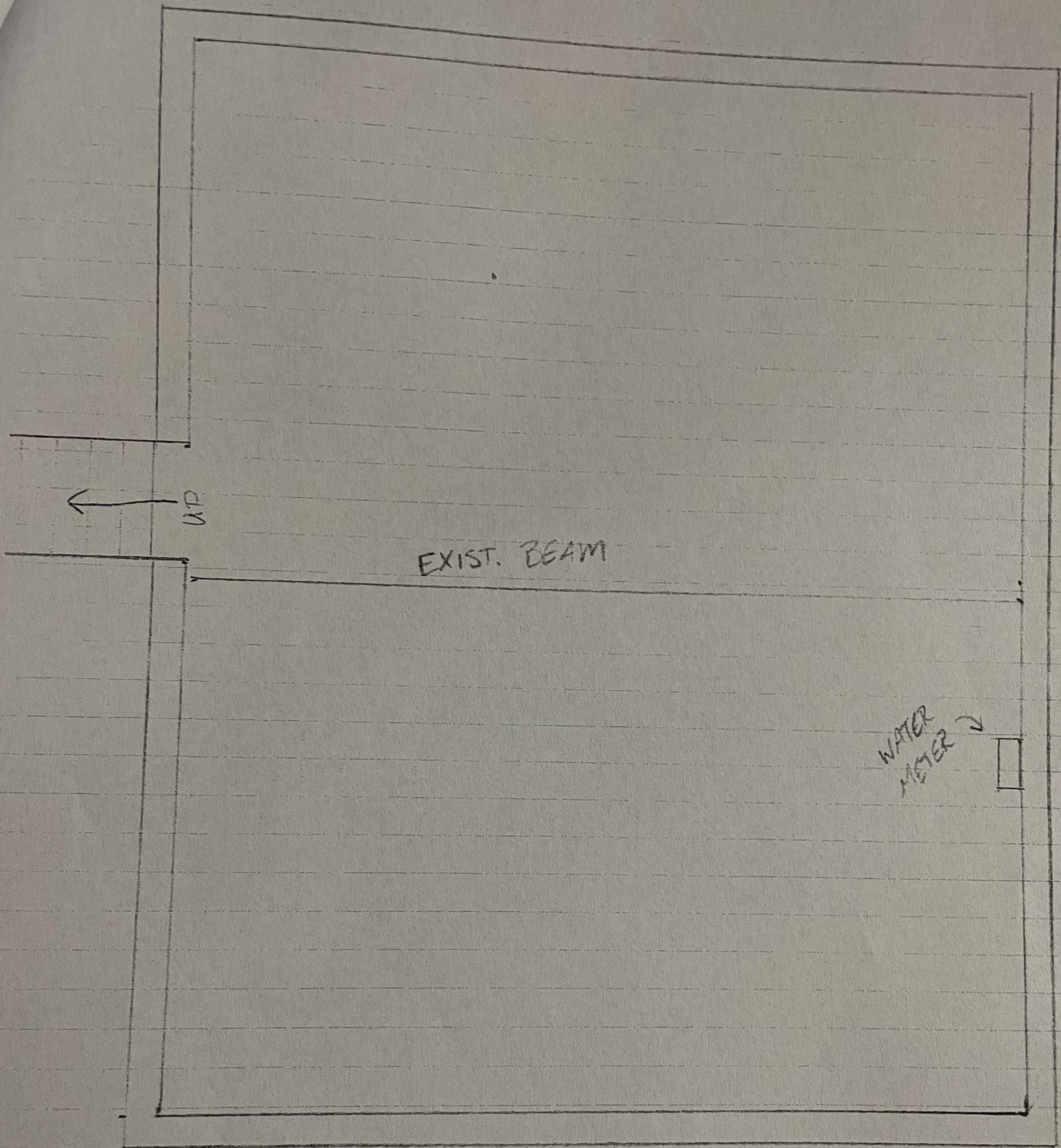


- EXIT - Exit Signs
- - Fire Ext.

L.A.M

- Exit Signs
Fire Ext.





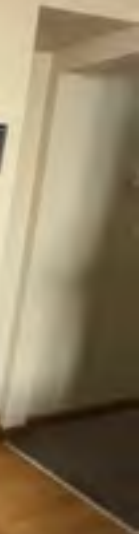
UP

EXIST. BEAM

WATER
METER













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Application Cover Page

Docket No.: 05-11-23

Permit No.: PC23-000012

Applicant Name: City of Lakewood

Project Address: 12650 Detroit Ave.

Project Name: Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Proposal: Administrative staff will present the proposed amendments. On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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May 4, 2023

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

RE: Docket No. 05-12-23 - Amendments to Chapters 1121, 1123, and 1133 of the Zoning Ordinance to Support Additional Dwelling Units and Principal Building Lot Coverage

Dear Members of the Planning Commission:

On March 20, 2023, City Council referred Ordinance No. 07-2023 and the associated communication to the Housing, Planning, and Development Committee and the Planning Commission for deliberation and recommendation. Please review the attached documents that will be considered at the next regularly scheduled Planning Commission meeting.

Sincerely,

Shawn Leininger, AICP
Director of Planning & Development



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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March 9, 2023

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Zoning Code Amendment - Primary Lot Coverage and Additional District Regulations

Dear Council President Litten & Members of City Council:

Creating housing opportunities that support affordability, aging in place, and shared living are important goals of the Community Vision. To that end the Planning & Development Department has been exploring the subject of Accessory Dwelling Units (ADU's) to determine if recommended changes to the code would encourage investment in the construction of housing units and additions thereto while also maintaining the historic "front porch" neighborhood character of our residential single and two-family districts. The result of that exploration is this initial set of recommendations that adheres to that intent, focusing primarily on the R-2 zoning district.

Forty-six percent (46%) of all city parcels are currently zoned R-2 (Single and Two-Family) Residential District. There are more parcels zoned to allow two-dwelling units than any other type of parcel in the city. Of the 8,339 parcels zoned R-2 District, just 2,545 currently have a two-dwelling unit structure. This leaves nearly 6,000 properties that are zoned for two units and only have one.

Based on the analysis by City staff, there are two prohibitions within the code that contribute to the dearth of two-dwelling unit structures in the R-2 District. The first is a regulation passed in 1996 that prohibits the enlargement of a primary structure to accommodate more than one family. The second is a restriction on primary structure lot coverage.

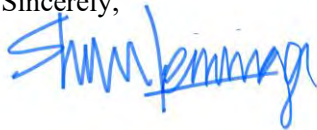
The current regulations cap primary structure lot area coverage at 25%, leaving, on a typical lot, an additional 10% of otherwise buildable land which – even though it may adhere to all other zoning requirements – is unusable. By increasing the allowable primary lot coverage to 35% and removing the prohibition to adding a second dwelling unit to a single-family home, property owners in the R-2 District who have a single-dwelling unit structure will be permitted to add a second unit either attached to or within the primary structure, provided other setback requirements are maintained.

In support of aging in place and shared living, single-family districts R-1H, R-1M and R-1L do not permit two separate units. However, a traditional intergenerational “in-law suite “which is not a separate dwelling unit, but a suite within the dwelling unit is permitted. Similar to the R-2 District, a typical lot is not fully usable given the lot coverage restriction of 25%. The proposed increase in permitted lot coverage to 35% will allow greater opportunity of investment in first floor in-law suites and additions that support shared living and aging in place in these single-family districts.

By maintaining current setbacks for the front, side, and rear property lines and continuing to adhere to the original development pattern of our neighborhoods and intent of our Zoning Districts, the high-quality housing character and scale that Lakewood is known for can be maintained with minimal impact on the existing neighborhood and infrastructure.

As this proposal amends the Zoning Code of the City of Lakewood, the Ordinance must be referred to the Planning Commission for review and recommendation as well as a committee deemed appropriate by City Council.

Sincerely,



Shawn Leininger, AICP
Director of Planning & Development



Michelle Nochta, AICP
Senior Planner

ORDINANCE NO. 07-2023

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five (5) members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage, and 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood in order to update the provisions.

WHEREAS, the City of Lakewood has established certain regulations limiting the building area coverage of lots and restricting the conversion of single-family dwellings to accommodate more than one family despite the use being permitted by the zoning district; and

WHEREAS, the regulations subject to this Ordinance were authorized in 1996 with the adoption of a new Zoning Code for the City of Lakewood; and

WHEREAS, the City desires to create new housing opportunities in the community, particularly those that support affordability, aging in place, and shared living; and

WHEREAS, with knowledge of the historical impact of these restrictions on the City's goal, the City must amend the regulations; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in that these provisions should be enacted to advance the City's goal to create new housing opportunities that enhance affordability, aging in place, and shared living; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, STATE OF OHIO:

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of the Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least five (5) of members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

Adopted _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved _____

Meghan F. George, Mayor