

**AGENDA
PLANNING COMMISSION
SEPTEMBER 6, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
EAST CONFERENCE ROOM**

Review docket items

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

1. Roll Call
2. Approve the Minutes of the August 2, 2018 meeting
3. Opening Remarks

**NEW BUSINESS
CONDITIONAL USE**

4. **Docket No. 09-24-18
14233 Detroit Avenue
Lucky Sparrow Tattoo / Chronic Tattoo**

Anthony DeRigo, Lucky Sparrow Tattoo, applicant requests the review and approval of conditional use permit in order to open a tattoo and piercing establishment, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is located in a C2, Retail district. (Page 3)

CONDITIONAL USE

5. **Docket No. 09-25-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district. (Page 19)

CONDITIONAL USE

6. **Docket No. 09-26-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district. (Page 30)

PARKING PLAN REVIEW

- 7. **Docket No. 09-27-18**
14115 Detroit Avenue
Raising Cane’s Chicken Fingers

Drew Gatliff, RCO Limited, applicant requests the review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review.. The property is located in a C3, General Business district. (Page 41)

PLANNED DEVELOPMENT

- 8. **Docket No. 09-28-18**
14519 Detroit Avenue
One Lakewood Place

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1, Office district. (Page 52)

ADJOURN

**AGENDA
PLANNING COMMISSION
SEPTEMBER 6, 2018
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
EAST CONFERENCE ROOM**

Review docket items

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

1. Roll Call
2. Approve the Minutes of the August 2, 2018 meeting
3. Opening Remarks

**NEW BUSINESS
CONDITIONAL USE**

4. **Docket No. 09-24-18
14233 Detroit Avenue
Lucky Sparrow Tattoo / Chronic Tattoo**

Anthony DeRigo, Lucky Sparrow Tattoo, applicant requests the review and approval of conditional use permit in order to open a tattoo and piercing establishment, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is located in a C2, Retail district. (Page 3)

CONDITIONAL USE

5. **Docket No. 09-25-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district. (Page 19)

CONDITIONAL USE

6. **Docket No. 09-26-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district. (Page 30)

PARKING PLAN REVIEW

- 7. **Docket No. 09-27-18**
14115 Detroit Avenue
Raising Cane's Chicken Fingers

Drew Gatliff, RCO Limited, applicant requests the review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review.. The property is located in a C3, General Business district. (Page 41)

PLANNED DEVELOPMENT

- 8. **Docket No. 09-28-18**
14519 Detroit Avenue, One Lakewood Place

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1, Office district. (Page 52)

ADJOURN

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002396
DOCKET No. 09-24-18
FEE PAID \$150.00 j's check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 14233 DETROIT RD Business/Tenant Name CHRONIC TATTOO / LUCKY SPARROW
Property Owner Name NICK SANFILIPPO Owner Phone 440 220 1800 ANTHONY DERIGO
Owner E-mail _____ Zoning C2 Parcel Number _____
Project Summary TO OPEN A TATTOO/PIERCING ESTABLISHMENT

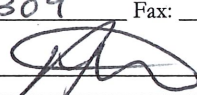
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)
- Parking Plan Review – (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): ANTHONY DERIGO Company CHRONIC TATTOO / LUCKY SPARROW TATTOO
Applicant Address: 179 NOTTINGHAM DR ELYRIA, OH 44035
Phone: 440 225 0309 Fax: _____ E-mail: CRUM104@AOL.COM
Signature:  Date: 8-22-2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History: _____
Bldg. Dept. Remarks: _____

ORD. 31-17 SECTION 1129.02, 1161.03(z)

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

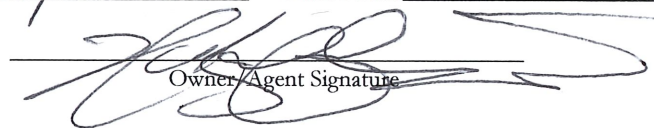
Please Print or Type:

Owner/Agent Name: 1425224 STREET prop / Nicola Santilippo

Property Address: 14233 DETROIT RD - LAKEWOOD

Owner/Agent Phone: Nicola Santilippo / 440 220 1800

Tenant Name ANTHONY DERIGO Tenant Phone 440 225 0309


Owner/Agent Signature

**2018 Calendar
Planning Commission**

| Month | Application Deadline | | Pre-Review Meeting | | Review Meeting | |
|-----------|----------------------|----------|--------------------|----------|----------------|----------|
| January | Wednesday | 12-20-17 | Thursday | 01-04-18 | Thursday | 01-04-18 |
| February | Wednesday | 01-17-18 | Thursday | 02-01-18 | Thursday | 02-01-18 |
| March | Wednesday | 02-14-18 | Thursday | 03-01-18 | Thursday | 03-01-18 |
| April | Wednesday | 03-21-18 | Thursday | 04-05-18 | Thursday | 04-05-18 |
| May | Wednesday | 04-18-18 | Thursday | 05-03-18 | Thursday | 05-03-18 |
| June | Wednesday | 05-23-18 | Thursday | 06-07-18 | Thursday | 06-07-18 |
| July | Wednesday | 06-20-18 | Thursday | 07-05-18 | Thursday | 07-05-18 |
| August | Wednesday | 07-18-18 | Thursday | 08-02-18 | Thursday | 08-02-18 |
| September | Wednesday | 08-22-18 | Thursday | 09-06-18 | Thursday | 09-06-18 |
| October | Wednesday | 09-19-18 | Thursday | 10-04-18 | Thursday | 10-04-18 |
| November | Wednesday | 10-17-18 | Thursday | 11-01-18 | Thursday | 11-01-18 |
| December | Wednesday | 11-21-18 | Thursday | 12-06-18 | Thursday | 12-06-18 |
| January | Wednesday | 12-19-18 | Thursday | 01-03-19 | Thursday | 01-03-19 |

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.

14233 DETROIT AVE



ANTHONY DERIGO

440-225-0309

FRONT

LUCKY SPARROW

900' sq ft

14233

LOBBY

18' x 18'

KNEEWALL

PIERCING ROOM

9' x 9'

STERILIZER ROOM

ADD SINK

6' x 12'

TATTOO ROOM

14' x 9'

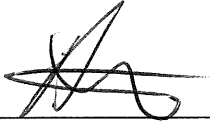
TATTOO ROOM

14' x 9'

BATH ROOM

8-22-2018

I, ANTHONY DERICO, AM REQUESTING THE CONDITIONAL USE OF THE SPACE LOCATED AT 14233 DETROIT RD, LAKEWOOD, OH FOR THE PURPOSE OF A BODY ART/ MODIFICATION STUDIO



APPLICANT/ OWNER

8/22/18

DATE

8-22-2018

I, Nick Capolupo, HEREBY APPROVE THE CONDITIONAL USE OF THE PROPERTY, LOCATED AT 14233 DETROIT RD, TO BE USED FOR THE PURPOSE OF TATTOOING AND BODY PIERCING. LEASE CONTINGENT ON APPROVAL BY THE LAKEWOOD PLANNING COMMISSION.

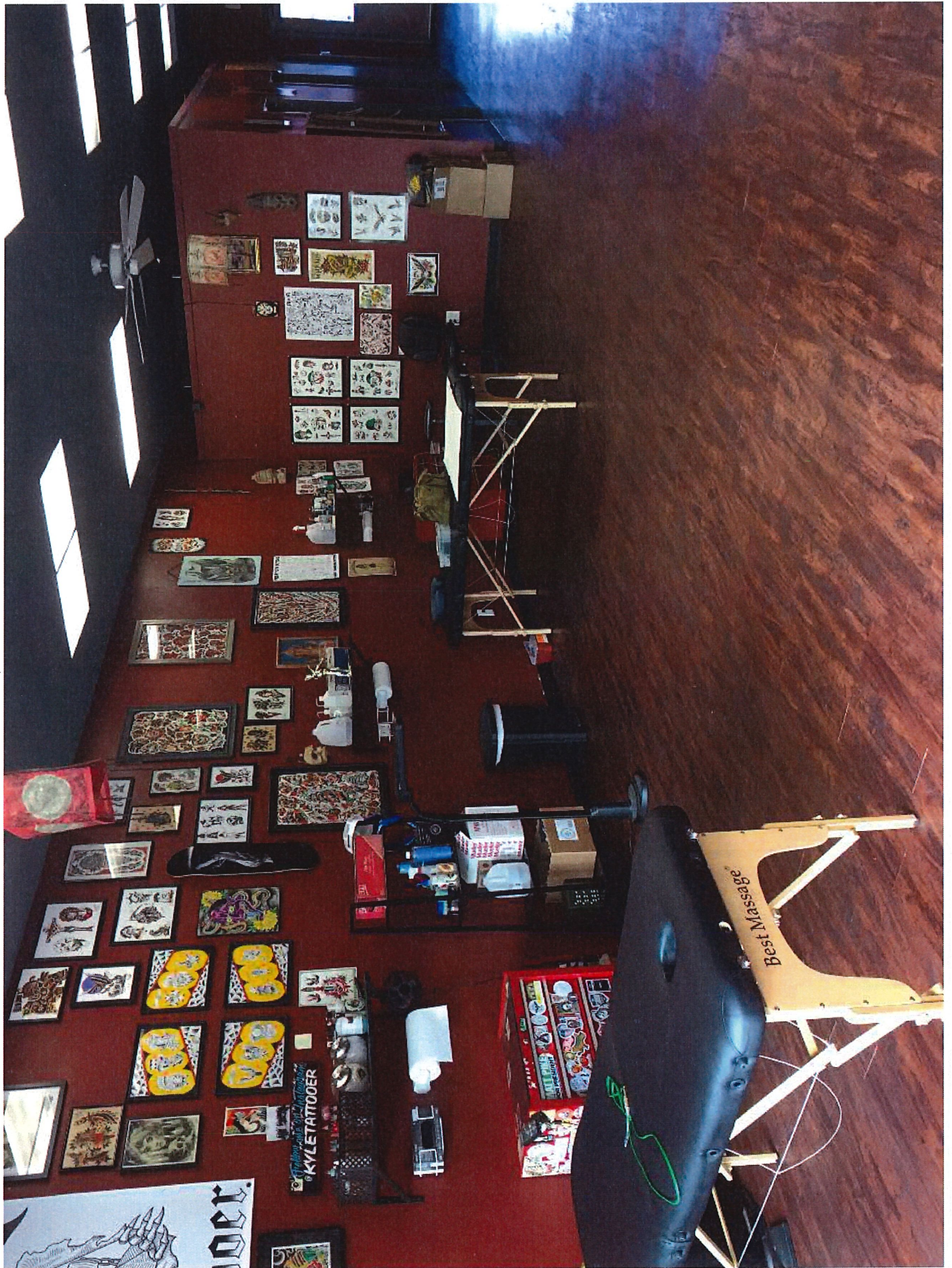

OWNER

8/22/18
DATE

LEASEE

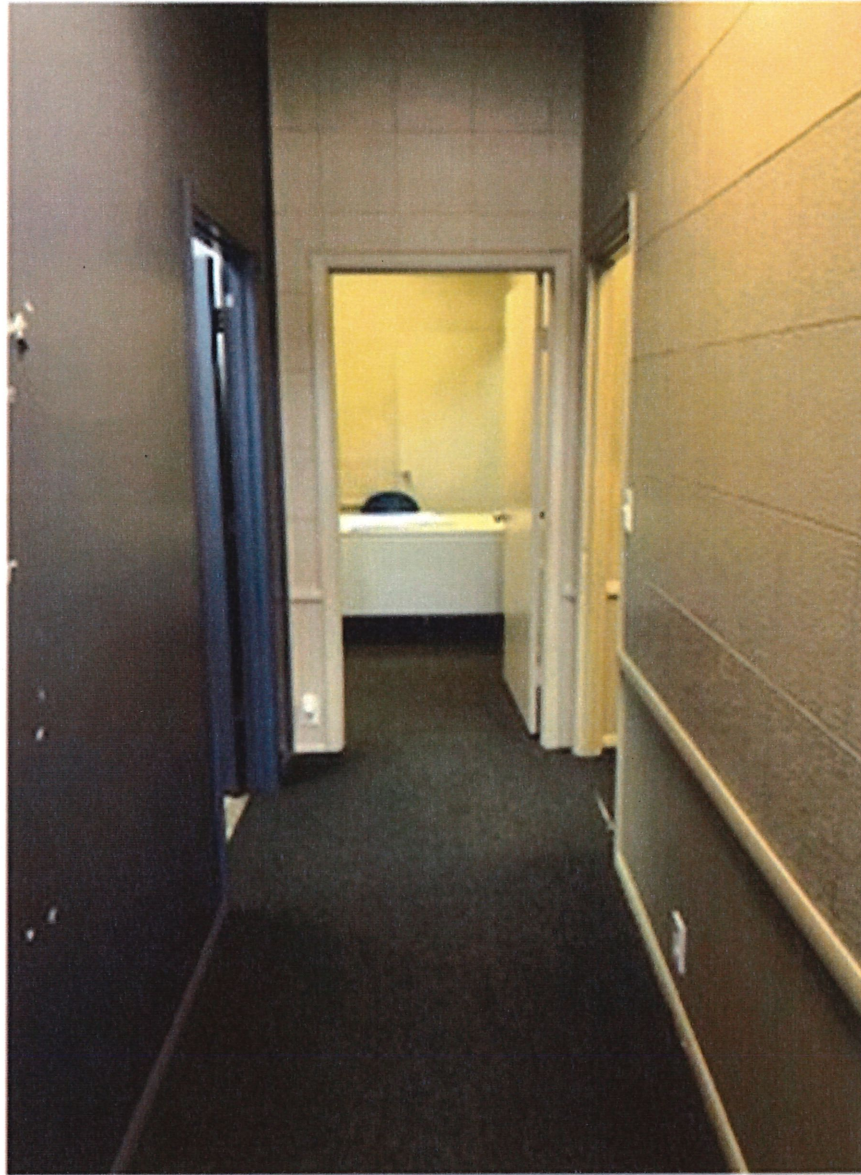
DATE























Drive-thru

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PLD)

REFERENCE No. PL18-002397
DOCKET No. 09-25-18
FEE PAID 4150.00 js check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14115 Detroit Ave Business/Tenant Name RCO Limited dba Raising Cane's
Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958
Owner E-mail rabramovich@LRCrealty.com Zoning C3 Parcel Number 314-10-091
Project Summary Demolition of existing building & construction of 3,340 sq. ft. restaurant with drive-thru on a +/- 0.90 acre lot.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development -- (\$500)
- Similar Use -- (Commercial \$50, Residential \$25)
- Conditional Use -- (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance -- (Commercial \$50, Residential \$25)
- Parking Plan Review -- (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Drew Gatliff Company RCO Limited
Applicant Address: 1062 Ridge St. Columbus, OH 43215
Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com
Signature: [Signature] Date: 8/21/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History: _____

Bldg. Dept. Remarks: _____
Drive Through Facility ORD. 43-11 SEC. 1129.02, 1161.03 (y)
Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)
Parking Plan ORD. 36-17 SEC. 1143.09

↑
ORD. 43-11 SECTION 1129.02, 1161.03(y)

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

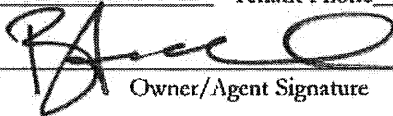
Please Print or Type:

Owner/Agent Name: 14115 Detroit Investors LLC

Property Address: 14115 Detroit Ave Lakewood, Ohio 44107

Owner/Agent Phone: 330-259-6958

Tenant Name Bob Evans Tenant Phone 216-767-5516


Owner/Agent Signature

**2018 Calendar
Planning Commission**

| Month | Application Deadline | | Pre-Review Meeting | | Review Meeting | |
|-----------|----------------------|----------|--------------------|----------|----------------|----------|
| January | Wednesday | 12-20-17 | Thursday | 01-04-18 | Thursday | 01-04-18 |
| February | Wednesday | 01-17-18 | Thursday | 02-01-18 | Thursday | 02-01-18 |
| March | Wednesday | 02-14-18 | Thursday | 03-01-18 | Thursday | 03-01-18 |
| April | Wednesday | 03-21-18 | Thursday | 04-05-18 | Thursday | 04-05-18 |
| May | Wednesday | 04-18-18 | Thursday | 05-03-18 | Thursday | 05-03-18 |
| June | Wednesday | 05-23-18 | Thursday | 06-07-18 | Thursday | 06-07-18 |
| July | Wednesday | 06-20-18 | Thursday | 07-05-18 | Thursday | 07-05-18 |
| August | Wednesday | 07-18-18 | Thursday | 08-02-18 | Thursday | 08-02-18 |
| September | Wednesday | 08-22-18 | Thursday | 09-06-18 | Thursday | 09-06-18 |
| October | Wednesday | 09-19-18 | Thursday | 10-04-18 | Thursday | 10-04-18 |
| November | Wednesday | 10-17-18 | Thursday | 11-01-18 | Thursday | 11-01-18 |
| December | Wednesday | 11-21-18 | Thursday | 12-06-18 | Thursday | 12-06-18 |
| January | Wednesday | 12-19-18 | Thursday | 01-03-19 | Thursday | 01-03-19 |

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



17710 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL. (216) 521-5134
 FAX (216) 521-4824

August 22, 2018

Department of Planning and
 Development
 12650 Detroit Avenue
 Lakewood, OH 44107

REGARDING:
Raising Cane's Chicken Fingers
Lakewood, OH

ADA Project #18203

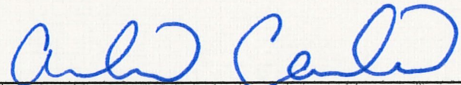
LETTER OF TRANSMITTAL

- WE ARE SENDING YOU:
- Shop Drawings
 - Copy of letter
 - Enclosed
 - Prints
 - Change Order
 - Via UPS
 - Plans
 - Samples
 - Specifications
 - Other, See Below

| COPIES | DATE | DESCRIPTION |
|--------|---------|--|
| 1 | 8.22.18 | Lakewood Planning Commission Application |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

- THESE ARE TRANSMITTED:
- For Planning Commission
 - As requested
 - For your use
 - For Review and Approval
 - PRINTS RETURNED AFTER LOAN TO US
 - For Signature
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - Submit _____ copies for distribution
 - Resubmit _____ copies for approval
 - Return ___ corrected prints
 - FOR BIDS DUE

Thank you.


 Andrew Casselman
 ADA Architects, Inc.

21



August 21, 2018

City of Lakewood
Planning & Development
12650 Detroit Ave.
Lakewood, OH 44107

RE: Project Description

To Whom It May Concern,

We, RCO Limited, are proposing to raze the existing Bob Evan's restaurant and construct a new Raising Cane's Chicken Fingers restaurant with drive-thru.

The new building will be located in a similar location to the existing building with the drive-thru stacking behind (south) and drive-thru windows along the east facade exiting onto Parkhaven Row. The existing parking lot is proposed to remain to provide sufficient parking to the new restaurant. With a total of 102 seats proposed (76 interior, 26 exterior) preserving many of the existing spaces will help alleviate parking congestion on our property as well as along Parkhaven Row and adjacent public parking.

The new building is proposed to be constructed of brick façade with EIFS accent pieces. Windows are proposed throughout the dining room and other public areas in the restaurant with many of the windows being shaded by flat metal canopies. The covered patio at the front of the building will bring the activity outside along Detroit Avenue. This will help engage the pedestrian traffic and provide the urban feel consistent with Lakewood.

Signage is proposed on 3 sides of the building and a monument sign along Detroit Avenue. Wall signs above the front entrance on the north façade and side entrance on the west façade. A third wall sign is proposed above the drive-thru window on the east façade. In addition to the wall sign on the east façade, a painted mural is proposed between the two drive-thru windows. This mural has significant cultural significance to the brand and provides an opportunity to incorporate the Lakewood name as this is the community the restaurant will serve.

Sincerely,

Drew F. Gatliff
Pre-Development Manager
RCO Limited, dba Raising Cane's of Ohio

**14115 Detroit Investors LLC
1585 Frederick Blvd.
Akron OH 44320**

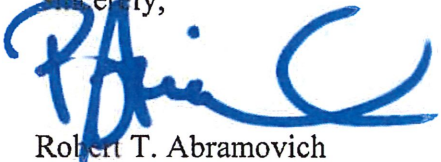
August 22, 2018

To whom it may concern,

The undersigned, 14115 Detroit Investors LLC, is entering into a ground lease agreement with the RCO Limited, dba Raising Cane's Chicken Fingers, for them to construct a new single-story restaurant with drive-thru on the property currently occupied by Bob Evans.

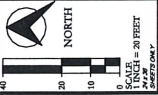
Please don't hesitate to contact us with any questions.

Sincerely,



Robert T. Abramovich
Vice President of Development

RTA:wm



**RAISING GANES' CHICKEN FINGERS
SITE LAYOUT PLAN**
CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF ASSOCIATES
14100-D08

SHEET NO. C5.0

ZONING INFORMATION

CURRENT ZONING - COMMERCIAL-GENERAL DISTRICT "C3"

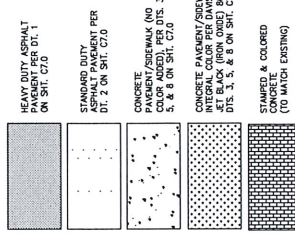
| CODE SECTION | SUBJECT | REQUIRED BY ZONING CODE | PROPOSED |
|--------------|--|--|----------------------------|
| 1129.07 | MAX. HT. OF BLDG | 120 ft. | TBD |
| 1129.05 | MIN. LOT SIZE | 10,000 sq. ft. | 35,344 sq. ft. (0.8032 ac) |
| 1129.05 | MIN. LOT FRONTAGE | 80 ft. | 150 ft. |
| 1129.05 | FRONT YARD SETBACK - BLDG | 5 ft. min. | 11.8 ft. |
| 1129.05 | SIDE SETBACK - BLDG | 5 ft. | 16.9 ft. |
| 1129.05 | REAR SETBACK - BLDG | 1/2 BLDG HEIGHT, 5 ft. MIN. | 149.8 ft. |
| 1325.08(6) | MIN. DRIVE WIDTH (2 LANES) | 9'0"-20' ft.; 6'0"-15' ft.; 4'5"-10' ft. | 24 ft. |
| 1325.08(6) | MINIMUM PARKING STALL SIZE | 9 ft. x 18 ft. | 15' x 20' |
| 1143.13 | MINIMUM # OF WAITING SPACES (DRIVE-THRU) | MIN. 10 SPACES PER LANE | SEE PARKING TABLE BELOW |
| 1143.05 | MINIMUM # OF SPACES | SEE PARKING TABLE BELOW | SEE PARKING TABLE BELOW |

**1129.05 Front Setback Variance needed for 6.8 ft. from required 5 ft. maximum setback to 11.8 ft.
**1143.13 Minimum Number of Stopping Spaces for a Drive-Thru Variance needed for 25 stopping spaces, from required 10 per lot to 25 required per lot.

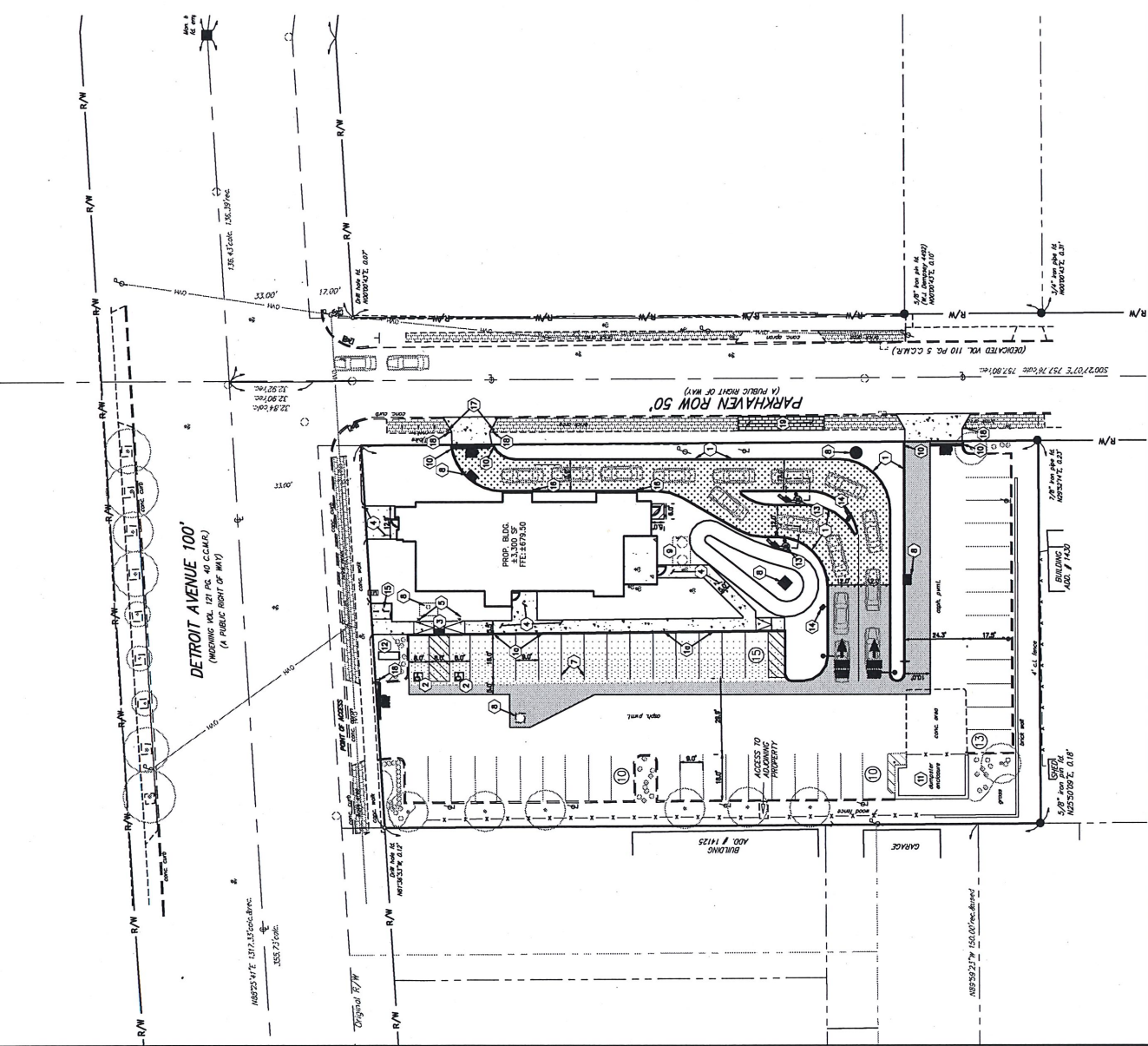
PARKING INFORMATION

| RESTAURANTS | SPACES PROVIDED** |
|---|----------------------|
| MIN. 107,000 sq. ft. | 48 SPACES PROVIDED** |
| CANES - 3,344 sq. ft. (MIN. 4,000 sq. ft. MAX. SPACES) | (2 ADM SPACES) |
| **1143.05 Parking Space Maximum Variance needed for 39 spaces, from maximum of 9 spaces to 48 spaces. | |

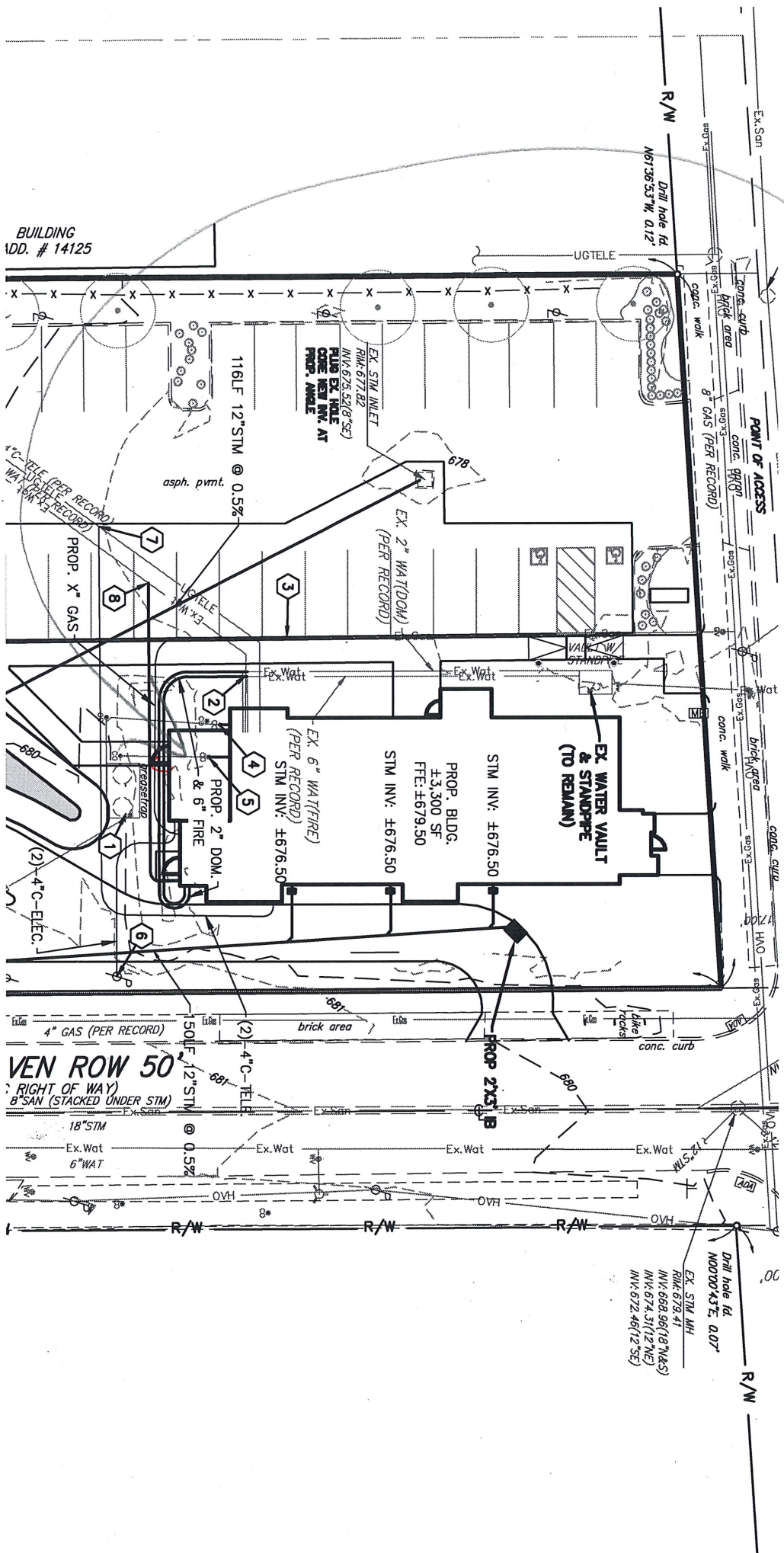
- KEY NOTES**
- 6" VERTICAL CONCRETE CURB PER DT. 9 ON SHT. C7.0
 - INTEGRAL CURB AND WALK PER DT. 8 ON SHT. C7.0
 - ADA ACCESSIBLE PARKING SYMBOL PER DT. 11 ON SHT. C7.0
 - ADA ACCESSIBLE RAMP
 - CONCRETE SIDEWALK PER DT. 5 ON SHT. C7.0
 - ACCESSIBLE PARKING SIGN PER DT. 7 ON SHT. C7.0
 - LOT TRAFFIC FLOW ARROW (SOLID) PER DT. 11 ON SHT. C7.0
 - PARKING STRIPE (1) 4" NO. SOLID WHITE
 - UTILITY STRUCTURE (SEE UTILITY PLAN, SHT. C4.0)
 - GREASE INTERCEPTOR (SEE UTILITY PLAN, SHT. C4.0)
 - FLARE CONCRETE CURB TO EDGE OF SIDEWALK PER DT. X ON SHT. C7.0
 - DUMPSTER LOCATION
 - GROUND SIGN
 - ORDER BOARD (SEE ARCH. DRAWINGS)
 - PREVIEW BOARD (SEE ARCH. DRAWINGS)
 - BIKE RACK PER DT. 10 ON SHT. C7.0
 - BOLLARD PER DT. 6 ON SHT. C7.0
 - "DO NOT ENTER" SIGN
 - "STOP" SIGN
 - STAMPED & COLORED CONCRETE (TO MATCH EXISTING)



| REV. NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |



Handwritten signature



BUILDING
IDD. # 14125

VEN ROW 50
RIGHT OF WAY
B SAN (STACKED UNDER STM)

Ditch hole id.
N00700437E, 0.07'
EX. STM MH
RIM: 679.41
INV: 668.96 (18'N&S)
INV: 674.31 (12'NE)
INV: 672.46 (12'SE)



West side of building



Detroit Ave. looking West



Detroit Ave. looking East.



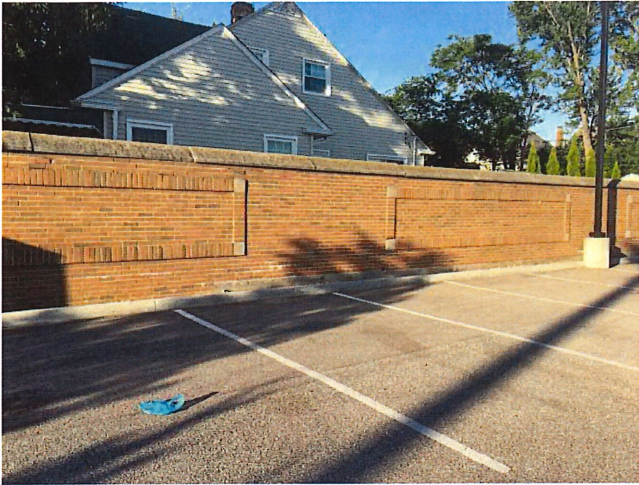
Parkhaven Row looking South



Entry to parking lot from Detroit Ave.



Dumpster enclosure at southwest of parking lot



Brick screen wall at south of parking lot



Parking lot light pole



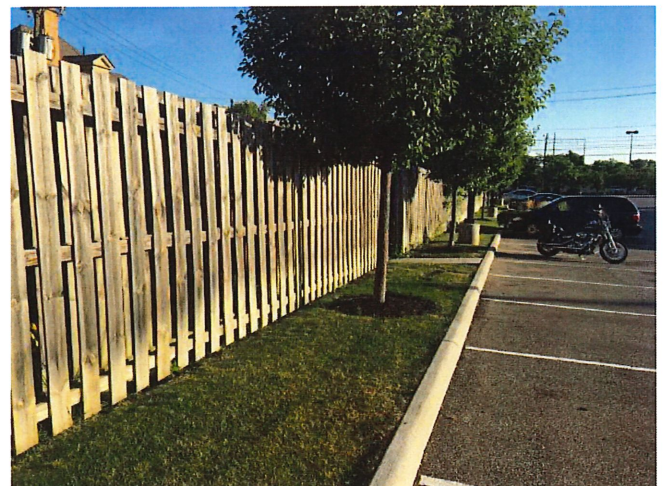
Parking lot looking Northeast



Handicapped parking at west side of building



Catch basin in parking lot



Wood fence wall at west of parking lot



East side of building



Electrical meter along west side of building



Adjacent tenant to the East



Adjacent tenant to the North



North side of building



Power pole along Parkhaven Row

Outdoor Dining

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Vac)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002400
DOCKET No. 09-26-18
FEE PAID \$150.00 js check

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14115 Detroit Ave Business/Tenant Name RCO Limited dba Raising Cane's

Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958

Owner E-mail rabramovich@LRCrealty.com Zoning C3 Parcel Number 314-10-091

Project Summary Demolition of existing building & construction of 3,340 sq. ft. restaurant with drive-thru on a +/- 0.90 acre lot.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development -- (\$500)
- Similar Use -- (Commercial \$50, Residential \$25)
- Conditional Use -- (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance -- (Commercial \$50, Residential \$25)
- Parking Plan Review -- (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Drew Gatliff Company RCO Limited

Applicant Address: 1062 Ridge St. Columbus, OH 43215

Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com

Signature: [Signature] Date: 8/21/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

Drive Through Facility ORD. 43-11 SEC. 1129.02, 1161.03 (y)

Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)

Parking Plan ORD. 36-17 SEC. 1143.09

↑
ORD. 17-15 SECTION 1129.02, 1161.03 (t)

30

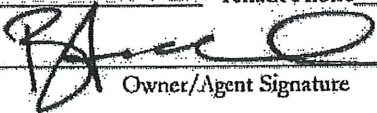
AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: 14115 Detroit Investors LLC
 Property Address: 14115 Detroit Ave Lakewood, Ohio 44107
 Owner/Agent Phone: 330-259-6958
 Tenant Name Bob Evans Tenant Phone 216-767-5516



 Owner/Agent Signature

**2018 Calendar
 Planning Commission**

| Month | Application Deadline | | Pre-Review Meeting | | Review Meeting | |
|-----------|----------------------|----------|--------------------|----------|----------------|----------|
| January | Wednesday | 12-20-17 | Thursday | 01-04-18 | Thursday | 01-04-18 |
| February | Wednesday | 01-17-18 | Thursday | 02-01-18 | Thursday | 02-01-18 |
| March | Wednesday | 02-14-18 | Thursday | 03-01-18 | Thursday | 03-01-18 |
| April | Wednesday | 03-21-18 | Thursday | 04-05-18 | Thursday | 04-05-18 |
| May | Wednesday | 04-18-18 | Thursday | 05-03-18 | Thursday | 05-03-18 |
| June | Wednesday | 05-23-18 | Thursday | 06-07-18 | Thursday | 06-07-18 |
| July | Wednesday | 06-20-18 | Thursday | 07-05-18 | Thursday | 07-05-18 |
| August | Wednesday | 07-18-18 | Thursday | 08-02-18 | Thursday | 08-02-18 |
| September | Wednesday | 08-22-18 | Thursday | 09-06-18 | Thursday | 09-06-18 |
| October | Wednesday | 09-19-18 | Thursday | 10-04-18 | Thursday | 10-04-18 |
| November | Wednesday | 10-17-18 | Thursday | 11-01-18 | Thursday | 11-01-18 |
| December | Wednesday | 11-21-18 | Thursday | 12-06-18 | Thursday | 12-06-18 |
| January | Wednesday | 12-19-18 | Thursday | 01-03-19 | Thursday | 01-03-19 |

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) MUST attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



17710 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL. (216) 521-5134
 FAX (216) 521-4824

August 22, 2018

Department of Planning and
 Development
 12650 Detroit Avenue
 Lakewood, OH 44107

REGARDING:
 Raising Cane's Chicken Fingers
 Lakewood, OH

ADA Project #18203

LETTER OF TRANSMITTAL

- WE ARE SENDING YOU:
- Shop Drawings
 - Copy of letter
 - Enclosed
 - Prints
 - Change Order
 - Via UPS
 - Plans
 - Samples
 - Specifications
 - Other, See Below

| COPIES | DATE | DESCRIPTION |
|--------|---------|--|
| 1 | 8.22.18 | Lakewood Planning Commission Application |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

- THESE ARE TRANSMITTED:
- For Planning Commission
 - As requested
 - For your use
 - For Review and Approval
 - PRINTS RETURNED AFTER LOAN TO US
 - For Signature
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - Submit _____ copies for distribution
 - Resubmit _____ copies for approval
 - Return ___ corrected prints
 - FOR BIDS DUE

Thank you.


 Andrew Casselman
 ADA Architects, Inc.

32



August 21, 2018

City of Lakewood
Planning & Development
12650 Detroit Ave.
Lakewood, OH 44107

RE: Project Description

To Whom It May Concern,

We, RCO Limited, are proposing to raze the existing Bob Evan's restaurant and construct a new Raising Cane's Chicken Fingers restaurant with drive-thru.

The new building will be located in a similar location to the existing building with the drive-thru stacking behind (south) and drive-thru windows along the east facade exiting onto Parkhaven Row. The existing parking lot is proposed to remain to provide sufficient parking to the new restaurant. With a total of 102 seats proposed (76 interior, 26 exterior) preserving many of the existing spaces will help alleviate parking congestion on our property as well as along Parkhaven Row and adjacent public parking.

The new building is proposed to be constructed of brick façade with EIFS accent pieces. Windows are proposed throughout the dining room and other public areas in the restaurant with many of the windows being shaded by flat metal canopies. The covered patio at the front of the building will bring the activity outside along Detroit Avenue. This will help engage the pedestrian traffic and provide the urban feel consistent with Lakewood.

Signage is proposed on 3 sides of the building and a monument sign along Detroit Avenue. Wall signs above the front entrance on the north façade and side entrance on the west façade. A third wall sign is proposed above the drive-thru window on the east façade. In addition to the wall sign on the east façade, a painted mural is proposed between the two drive-thru windows. This mural has significant cultural significance to the brand and provides an opportunity to incorporate the Lakewood name as this is the community the restaurant will serve.

Sincerely,

Drew F. Gatliff
Pre-Development Manager
RCO Limited, dba Raising Cane's of Ohio

**14115 Detroit Investors LLC
1585 Frederick Blvd.
Akron OH 44320**

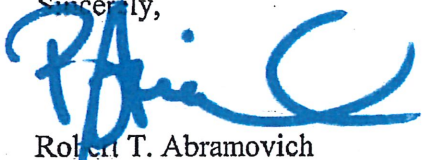
August 22, 2018

To whom it may concern,

The undersigned, 14115 Detroit Investors LLC, is entering into a ground lease agreement with the RCO Limited, dba Raising Cane's Chicken Fingers, for them to construct a new single-story restaurant with drive-thru on the property currently occupied by Bob Evans.

Please don't hesitate to contact us with any questions.

Sincerely,



Robert T. Abramovich
Vice President of Development

RTA:wm



SITE LAYOUT PLAN
 RAISING CANES CHICKEN FINGERS
 CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF
 ARCHITECTS & ASSOCIATES
 12500 W. 12th Street, Suite 100
 Lakewood, Ohio 44122-3412
 Phone: (440) 235-1100
 Fax: (440) 235-1101
 Email: info@neffarch.com

SHEET NO. **C5.0**

ZONING INFORMATION

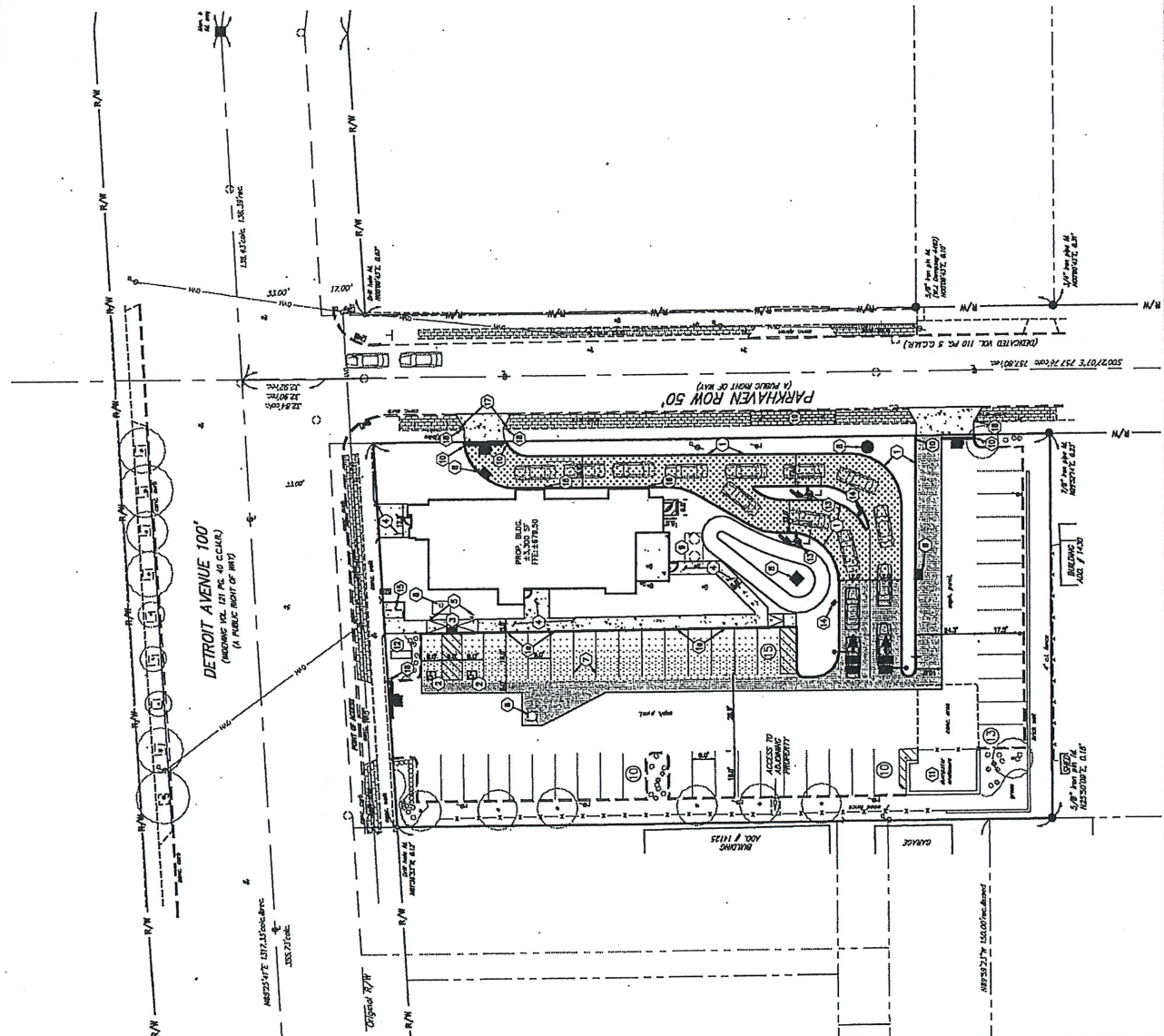
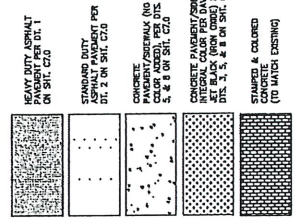
| CODE SECTION | SUBJECT | REQUIRED BY ZONING CODE | PROVIDED |
|--------------|-------------------------------|---------------------------------|--------------------------|
| 1128.07 | MIN. HT. OF BLDG | 120 FT. | TBD |
| 1128.05 | MIN. LOT SIZE | 10,000 S.F. | 35,344 S.F. (8,832' x 4) |
| 1128.05 | FRONT YARD SETBACK - BLDG | 50 FT. | 150 FT. |
| 1128.05 | SIDE SETBACK - BLDG | 5 FT. MIN. | 11.8 FT. |
| 1128.05 | REAR SETBACK - BLDG | 5 FT. | 16.9 FT. |
| 1128.05 | MIN. DRIVE WIDTH (2 LANE) | 1/2 BLDG WIDTH, 5 FT. MIN. | 168.8 FT. |
| 1128.05(1) | MINIMUM PARKING SPACES | 87-93 FT. 60'-15 FT. 45'-10 FT. | 24 FT. 20' x 20' |
| 1128.05(2) | MINIMUM PARKING SPACE SIZE | 9 FT. X 18 FT. (MIN.) | 15' X 20' |
| 1128.05 | MINIMUM / MAXIMUM # OF SPACES | SEE PARKING TABLE BELOW | 15 SPACES |

**1128.05(1) Minimum Number of Stacking Spaces for a Drive-Thru Vehicle is 15. If a Drive-Thru Vehicle is needed for 25 stacking spaces, then required 10 per hour to 7.5 spaces per hour.

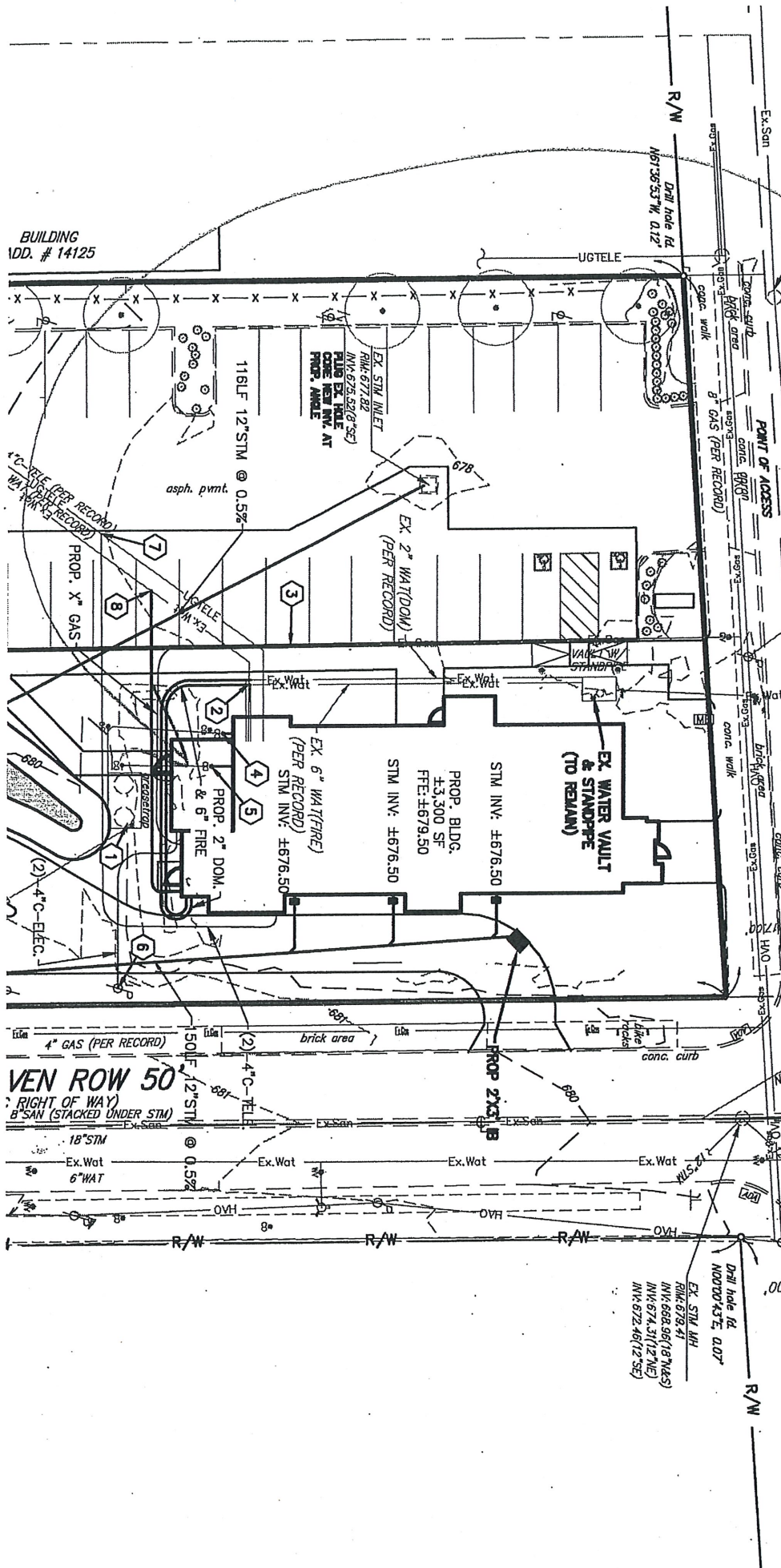
PARKING INFORMATION

| REQUIREMENTS | PROVIDED |
|---|-----------------------------------|
| MIN. 10,000 SF OF AREA | 35,344 SF |
| MIN. 25% OF TOTAL AREA | 8,832 SF (25%) |
| MINIMUM 8' PARKING SPACE MINIMUM WIDTHS REQUIRED FOR 25 SPACES, FROM A MINIMUM OF 8' SPACES TO 48 SPACES. | 48 SPACES PROVIDED (2 MIN SPACES) |

- KEY NOTES**
- VERTICAL CONCRETE CURB PER DT. 9 ON SHT. C7.0
 - INTEGRAL CURB AND WALK PER DT. 8 ON SHT. C7.0
 - ADA ACCESSIBLE PARKING SYMBOL PER DT. 11 ON SHT. C7.0
 - ADA ACCESSIBLE RAMP
 - CONCRETE SIDEWALK PER DT. 5 ON SHT. C7.0
 - ACCESSIBLE PARKING SIGN PER DT. 7 ON SHT. C7.0
 - LEFT TRAFFIC FLOW ARROW (SOLID) PER DT. 11 ON SHT. C7.0
 - PARKING STRIPE (1) 4" DIA. SOLID WHITE
 - UTILITY STRUCTURE (SEE UTILITY PLAN, SHT. C4.0)
 - CREASE INTERCEPTOR (SEE UTILITY PLAN, SHT. C4.0)
 - FLARE CONCRETE CURB TO EDGE OF SIDEWALK PER DT. 2 ON SHT. C7.0
 - WATERMETER LOCATION
 - ROUND SIGN
 - CHERRY BUNDS (SEE ARCH. DRAWINGS)
 - PREVIEW BOARD (SEE ARCH. DRAWINGS)
 - SHIELD BACK PER DT. 10 ON SHT. C7.0
 - WALLBOARD PER DT. 6 ON SHT. C7.0
 - DO NOT ENTER SIGN
 - STOP SIGN
 - STAMPED & COLORED CONCRETE (TO MATCH EXISTING)



Handwritten signature





West side of building



Detroit Ave. looking West



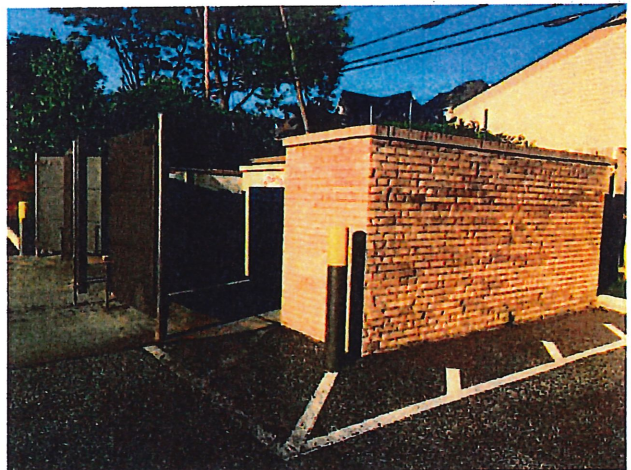
Detroit Ave. looking East



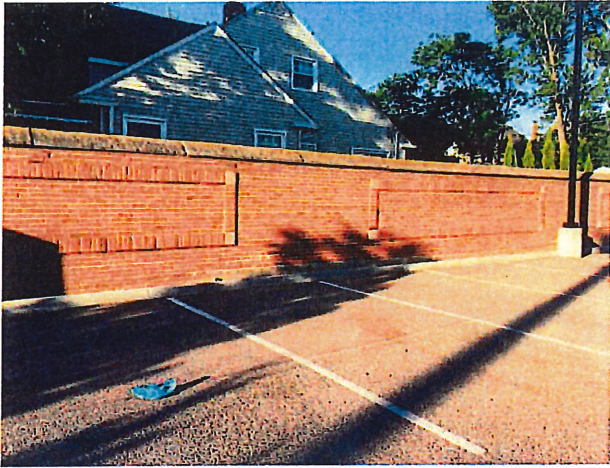
Parkhaven Row looking South



Entry to parking lot from Detroit Ave.



Dumpster enclosure at southwest of parking lot



Brick screen wall at south of parking lot



Parking lot light pole



Parking lot looking Northeast



Handicapped parking at west side of building



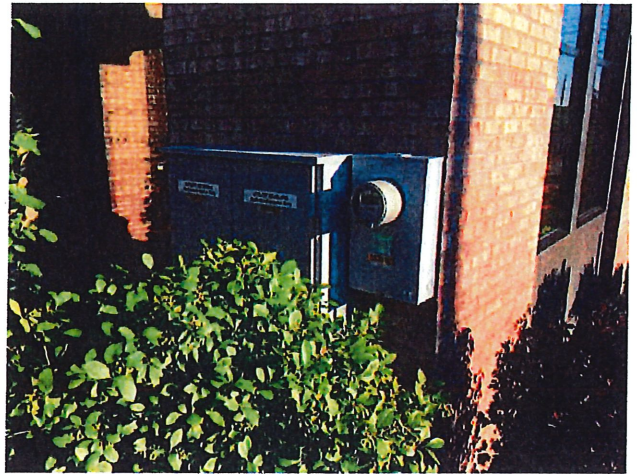
Catch basin in parking lot



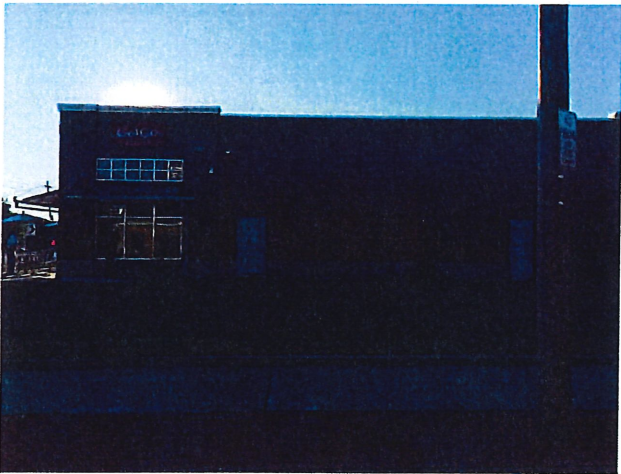
Wood fence wall at west of parking lot



East side of building



Electrical meter along west side of building



Adjacent tenant to the East



Adjacent tenant to the North



North side of building



Power pole along Parkhaven Row

PARKING PLAN

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PL)

REFERENCE No. PL18-002401
DOCKET No. 09-27-18
FEE PAID \$150.00 js check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 14115 Detroit Ave Business/Tenant Name RCO Limited dba Raising Cane's

Property Owner Name 14115 Detroit Investors LLC Owner Phone 330-253-6958

Owner E-mail rabramovich@LRCrealty.com Zoning C3 Parcel Number 314-10-091

Project Summary Demolition of existing building & construction of 3,340 sq. ft. restaurant with drive-thru on a +/- 0.90 acre lot.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development -- (\$500)
- Similar Use -- (Commercial \$50, Residential \$25)
- Conditional Use -- (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance -- (Commercial \$50, Residential \$25)
- Parking Plan Review -- (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Drew Gatliff Company RCO Limited

Applicant Address: 1062 Ridge St. Columbus, OH 43215

Phone: 419-306-4024 Fax: 614-559-3989 E-mail: dgatliff@rcolimited.com

Signature: [Signature] Date: 8/21/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

Drive Through Facility ORD. 43-11 SEC. 1129.02, 1161.03 (y)

Outdoor Dining ORD. 17-15 SEC. 1129.02, 1161.03 (t)

Parking Plan ORD. 36-17 SEC. 1143.09

↑
ORD. 36-17 SECTION 1143.09

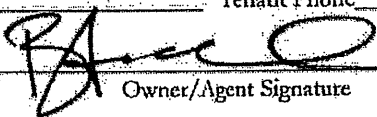
AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

Please Print or Type:

Owner/Agent Name: 14115 Detroit Investors LLC
 Property Address: 14115 Detroit Ave Lakewood, Ohio 44107
 Owner/Agent Phone: 330-259-6958
 Tenant Name Bob Evans Tenant Phone 216-767-5516



 Owner/Agent Signature

**2018 Calendar
 Planning Commission**

| Month | Application Deadline | | Pre-Review Meeting | | Review Meeting | |
|-----------|----------------------|----------|--------------------|----------|----------------|----------|
| January | Wednesday | 12-20-17 | Thursday | 01-04-18 | Thursday | 01-04-18 |
| February | Wednesday | 01-17-18 | Thursday | 02-01-18 | Thursday | 02-01-18 |
| March | Wednesday | 02-14-18 | Thursday | 03-01-18 | Thursday | 03-01-18 |
| April | Wednesday | 03-21-18 | Thursday | 04-05-18 | Thursday | 04-05-18 |
| May | Wednesday | 04-18-18 | Thursday | 05-03-18 | Thursday | 05-03-18 |
| June | Wednesday | 05-23-18 | Thursday | 06-07-18 | Thursday | 06-07-18 |
| July | Wednesday | 06-20-18 | Thursday | 07-05-18 | Thursday | 07-05-18 |
| August | Wednesday | 07-18-18 | Thursday | 08-02-18 | Thursday | 08-02-18 |
| September | Wednesday | 08-22-18 | Thursday | 09-06-18 | Thursday | 09-06-18 |
| October | Wednesday | 09-19-18 | Thursday | 10-04-18 | Thursday | 10-04-18 |
| November | Wednesday | 10-17-18 | Thursday | 11-01-18 | Thursday | 11-01-18 |
| December | Wednesday | 11-21-18 | Thursday | 12-06-18 | Thursday | 12-06-18 |
| January | Wednesday | 12-19-18 | Thursday | 01-03-19 | Thursday | 01-03-19 |

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings for the Commission start at 6:30 P.M. in the Auditorium unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at 7:00 P.M. in the Auditorium at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



17710 DETROIT AVENUE
 LAKEWOOD, OHIO 44107
 TEL. (216) 521-5134
 FAX (216) 521-4824

August 22, 2018

**Department of Planning and
 Development
 12650 Detroit Avenue
 Lakewood, OH 44107**

**REGARDING:
 Raising Cane's Chicken Fingers
 Lakewood, OH**

ADA Project #18203

LETTER OF TRANSMITTAL

WE ARE SENDING YOU:

- Shop Drawings
- Copy of letter
- Enclosed
- Prints
- Change Order
- Via UPS
- Plans
- Samples
- Specifications
- Other, See Below

| COPIES | DATE | DESCRIPTION |
|--------|---------|--|
| 1 | 8.22.18 | Lakewood Planning Commission Application |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

THESE ARE TRANSMITTED:

- For Planning Commission
- As requested
- For your use
- For Review and Approval
- PRINTS RETURNED AFTER LOAN TO US
- For Signature
- Approved as submitted
- Approved as noted
- Returned for corrections
- Submit _____ copies for distribution
- Resubmit _____ copies for approval
- Return ___ corrected prints
- FOR BIDS DUE

Thank you.

**Andrew Casselman
 ADA Architects, Inc.**

43



August 21, 2018

City of Lakewood
Planning & Development
12650 Detroit Ave.
Lakewood, OH 44107

RE: Project Description

To Whom It May Concern,

We, RCO Limited, are proposing to raze the existing Bob Evan's restaurant and construct a new Raising Cane's Chicken Fingers restaurant with drive-thru.

The new building will be located in a similar location to the existing building with the drive-thru stacking behind (south) and drive-thru windows along the east facade exiting onto Parkhaven Row. The existing parking lot is proposed to remain to provide sufficient parking to the new restaurant. With a total of 102 seats proposed (76 interior, 26 exterior) preserving many of the existing spaces will help alleviate parking congestion on our property as well as along Parkhaven Row and adjacent public parking.

The new building is proposed to be constructed of brick façade with EIFS accent pieces. Windows are proposed throughout the dining room and other public areas in the restaurant with many of the windows being shaded by flat metal canopies. The covered patio at the front of the building will bring the activity outside along Detroit Avenue. This will help engage the pedestrian traffic and provide the urban feel consistent with Lakewood.

Signage is proposed on 3 sides of the building and a monument sign along Detroit Avenue. Wall signs above the front entrance on the north façade and side entrance on the west façade. A third wall sign is proposed above the drive-thru window on the east façade. In addition to the wall sign on the east façade, a painted mural is proposed between the two drive-thru windows. This mural has significant cultural significance to the brand and provides an opportunity to incorporate the Lakewood name as this is the community the restaurant will serve.

Sincerely,

Drew F. Gatliff
Pre-Development Manager
RCO Limited, dba Raising Cane's of Ohio

**14115 Detroit Investors LLC
1585 Frederick Blvd.
Akron OH 44320**

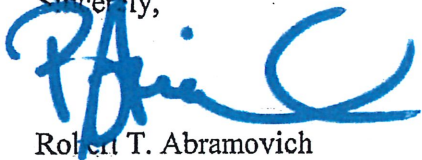
August 22, 2018

To whom it may concern,

The undersigned, 14115 Detroit Investors LLC, is entering into a ground lease agreement with the RCO Limited, dba Raising Cane's Chicken Fingers, for them to construct a new single-story restaurant with drive-thru on the property currently occupied by Bob Evans.

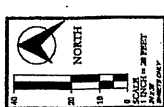
Please don't hesitate to contact us with any questions.

Sincerely,



Robert T. Abramovich
Vice President of Development

RTA:wm



SITE LAYOUT PLAN
 RAISING CANES CHICKEN FINGERS
 CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

SHEET NO. **C5.0**

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

ZONING INFORMATION

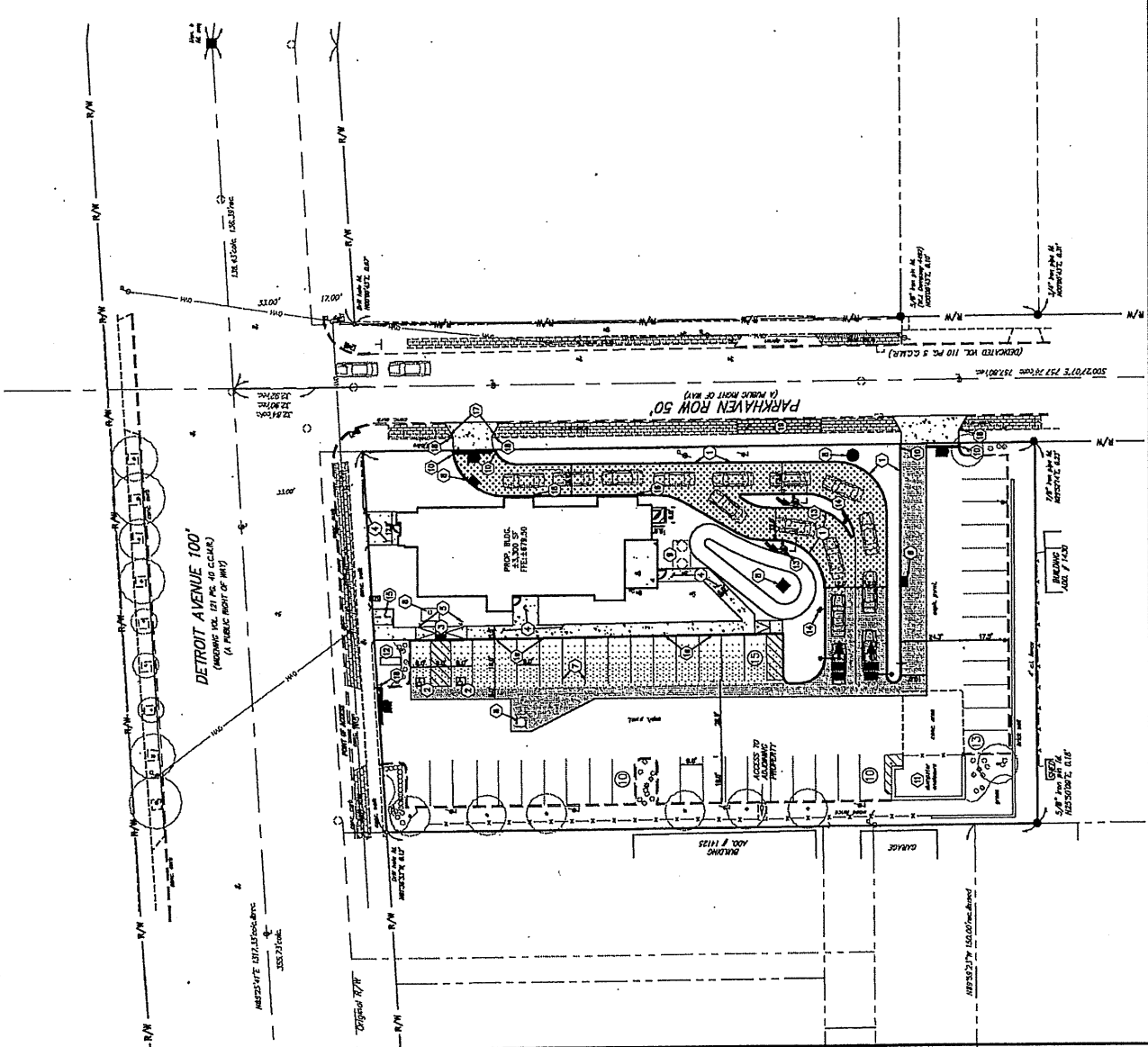
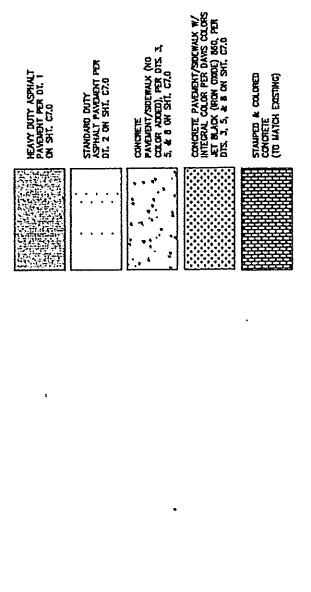
| CODE SECTION | SELECT | REQUIRED BY ZONING CODE | PROVIDED |
|--------------|---|--------------------------------|-------------------------|
| 1128.07 | MAX. HT. OF BLDG | 120 FT. | 700 |
| 1128.05 | MIN. LOT SIZE | 10,000 S.F. | 30,344 S.F. (0.6022 ac) |
| 1128.05 | MIN. LOT FRONTAGE | 60 FT. | 150 FT. |
| 1128.05 | FRONT YARD SETBACK - BLDG | 5 FT. MIN. | 11.8 FT.* |
| 1128.06 | SIDE SETBACK - BLDG | 5 FT. | 18.9 FT. |
| 1128.06 | REAR SETBACK - BLDG | 1/2 BLDG HEIGHT, 5 FT. MIN. | 14.8 FT. |
| 132.04(2) | MIN. DRIVE WIDTH (2 LANE) | 30'-0" (15'-0" MIN. CLEARANCE) | 24 FT. |
| 132.04(3) | MINIMUM PARKING SHALL BE 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA | SEE PARKING TABLE BELOW | 9 X 30' SPACES |
| 141.03 | MINIMUM 10' WIDE SIDE DRIVEWAY | SEE PARKING TABLE BELOW | 10' WIDE SIDE DRIVEWAY |

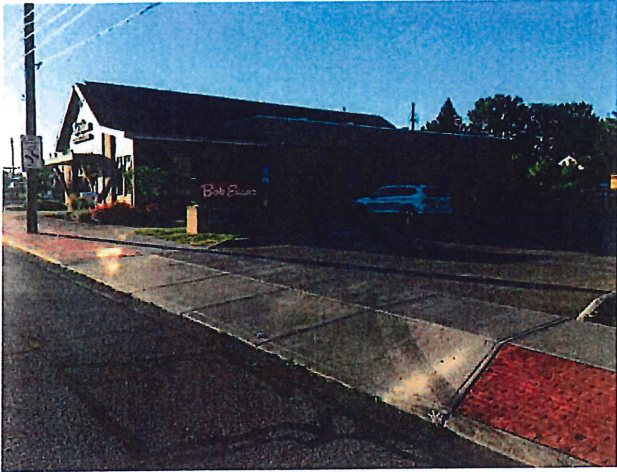
- KEY NOTES**
- VERTICAL CONCRETE CURB PER DT. 9 ON SHT. C7.0
 - INTERNAL CURB AND WALK PER DT. 8 ON SHT. C7.0
 - ADA ACCESSIBLE PARKING SPACES PER DT. 11 ON SHT. C7.0
 - ADA ACCESSIBLE RAMP
 - CONCRETE SIDEWALK PER DT. 5 ON SHT. C7.0
 - ACCESSIBLE PARKING SPACES PER DT. 7 ON SHT. C7.0
 - TRAFFIC FLOW ARROW (SOLID) PER DT. 11 ON SHT. C7.0
 - PARKING STRIPE (1" NO. 50) SOLID WHITE
 - CELESTIAL STRUCTURE (SEE UTILITY PLAN, SHT. C4.0)
 - FLANGE CONCRETE CURB TO EDGE OF SIDEWALK PER DT. X ON SHT. C7.0
 - DUMPSTER LOCATION
 - GRASSY SOIL
 - ORDER BOUND (SEE ARCH. DRAWINGS)
 - PRECAST BOUND (SEE ARCH. DRAWINGS)
 - DRIVE RACK PER DT. 10 ON SHT. C7.0
 - LANDING PER DT. 8 ON SHT. C7.0
 - DO NOT DRIVE SIDE
 - STOP SIGN
 - STAMPED & COLORED CONCRETE (TO MATCH EXISTING)

PARKING INFORMATION

| REGULATORY | PROVIDED |
|----------------------------|----------------------|
| MIN. 120' / 1,000 S.F. GFA | 48 SPACES PROVIDED** |
| MIN. 120' / 1,000 S.F. GFA | 48 SPACES PROVIDED** |
| MIN. 120' / 1,000 S.F. GFA | 48 SPACES PROVIDED** |

**100% of the total number of parking spaces required for the building. Minimum required for 38 spaces, from 1128.05, 1128.06, 132.04(2), 132.04(3), 141.03, 141.04, 141.05, 141.06, 141.07, 141.08, 141.09, 141.10, 141.11, 141.12, 141.13, 141.14, 141.15, 141.16, 141.17, 141.18, 141.19, 141.20, 141.21, 141.22, 141.23, 141.24, 141.25, 141.26, 141.27, 141.28, 141.29, 141.30, 141.31, 141.32, 141.33, 141.34, 141.35, 141.36, 141.37, 141.38, 141.39, 141.40, 141.41, 141.42, 141.43, 141.44, 141.45, 141.46, 141.47, 141.48, 141.49, 141.50, 141.51, 141.52, 141.53, 141.54, 141.55, 141.56, 141.57, 141.58, 141.59, 141.60, 141.61, 141.62, 141.63, 141.64, 141.65, 141.66, 141.67, 141.68, 141.69, 141.70, 141.71, 141.72, 141.73, 141.74, 141.75, 141.76, 141.77, 141.78, 141.79, 141.80, 141.81, 141.82, 141.83, 141.84, 141.85, 141.86, 141.87, 141.88, 141.89, 141.90, 141.91, 141.92, 141.93, 141.94, 141.95, 141.96, 141.97, 141.98, 141.99, 142.00





West side of building



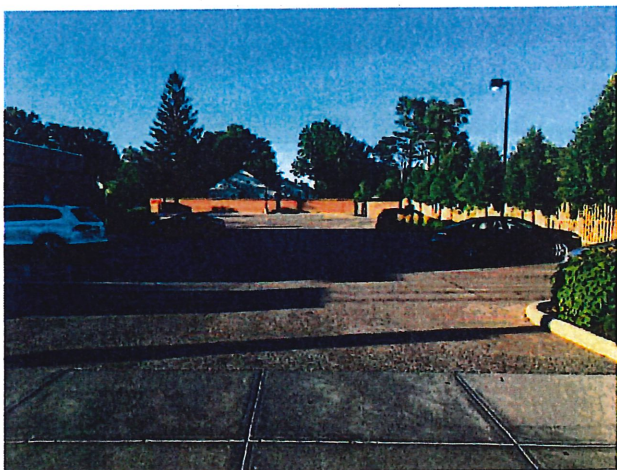
Detroit Ave. looking West



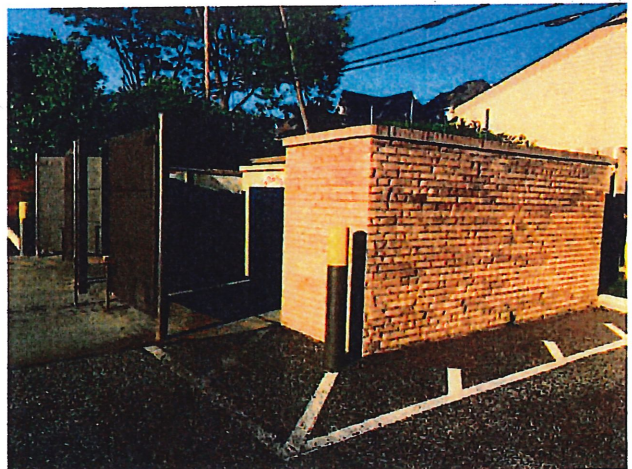
Detroit Ave. looking East



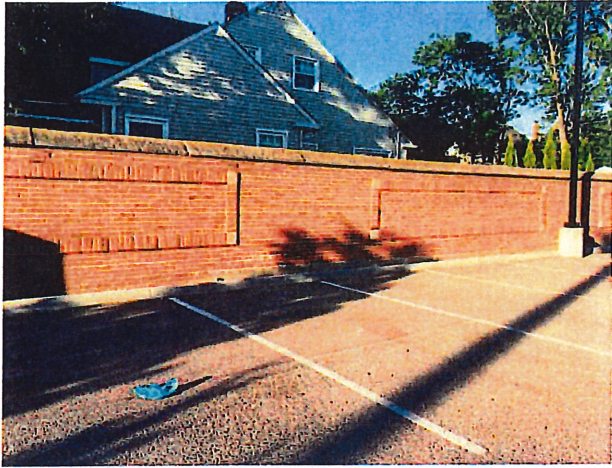
Parkhaven Row looking South



Entry to parking lot from Detroit Ave.



Dumpster enclosure at southwest of parking lot



Brick screen wall at south of parking lot



Parking lot light pole



Parking lot looking Northeast



Handicapped parking at west side of building



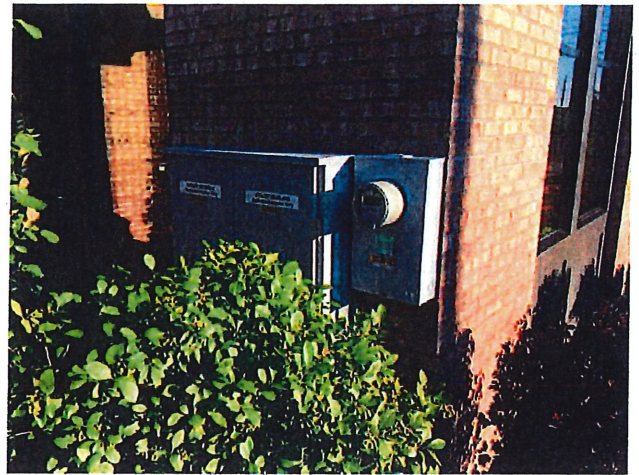
Catch basin in parking lot



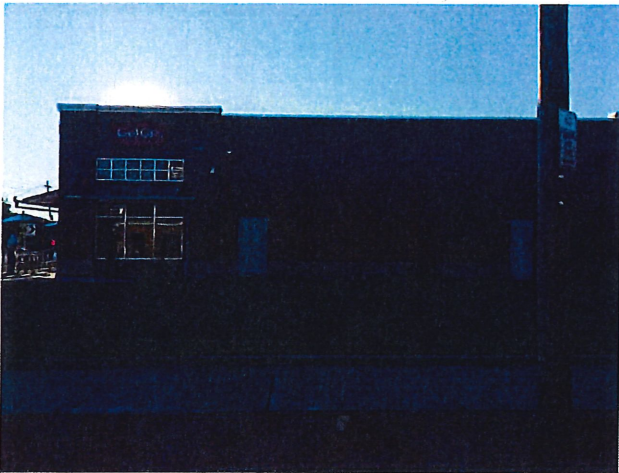
Wood fence wall at west of parking lot



East side of building



Electrical meter along west side of building



Adjacent tenant to the East



Adjacent tenant to the North



North side of building



Power pole along Parkhaven Row

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL18-002398
DOCKET No. 09-28-18
FEE PAID \$500.00 js CC

APPLICATION
LAKWOOD PLANNING COMMISSION

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business/Tenant Name One Lakewood Place
Property Owner Name City of Lakewood (Bryce Sylvester) Owner Phone (216) 529-6635
Owner E-mail Bryce.Sylvester@lakewoodoh.net Zoning PUD C1 Parcel Number 314-07-007 to -014; 314-07-017; 314-07-033 to -039; and 314-07-1

Project Summary One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing at least 710 parking spaces.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)
- Parking Plan Review – (\$150)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440) 892-6800 Fax: (440) 892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature:  Date: 8/22/2018

OFFICE USE ONLY: Application Reviewed and Accepted by: KZM Date: 8/27/2018

File History: _____

Bldg. Dept. Remarks: _____

ORD. 17-17 SECTION 1156

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes _____ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

**2018 Calendar
Planning Commission**

| Month | Application Deadline | | Pre-Review Meeting | | Review Meeting | |
|-----------|----------------------|----------|--------------------|----------|----------------|----------|
| January | Wednesday | 12-20-17 | Thursday | 01-04-18 | Thursday | 01-04-18 |
| February | Wednesday | 01-17-18 | Thursday | 02-01-18 | Thursday | 02-01-18 |
| March | Wednesday | 02-14-18 | Thursday | 03-01-18 | Thursday | 03-01-18 |
| April | Wednesday | 03-21-18 | Thursday | 04-05-18 | Thursday | 04-05-18 |
| May | Wednesday | 04-18-18 | Thursday | 05-03-18 | Thursday | 05-03-18 |
| June | Wednesday | 05-23-18 | Thursday | 06-07-18 | Thursday | 06-07-18 |
| July | Wednesday | 06-20-18 | Thursday | 07-05-18 | Thursday | 07-05-18 |
| August | Wednesday | 07-18-18 | Thursday | 08-02-18 | Thursday | 08-02-18 |
| September | Wednesday | 08-22-18 | Thursday | 09-06-18 | Thursday | 09-06-18 |
| October | Wednesday | 09-19-18 | Thursday | 10-04-18 | Thursday | 10-04-18 |
| November | Wednesday | 10-17-18 | Thursday | 11-01-18 | Thursday | 11-01-18 |
| December | Wednesday | 11-21-18 | Thursday | 12-06-18 | Thursday | 12-06-18 |
| January | Wednesday | 12-19-18 | Thursday | 01-03-19 | Thursday | 01-03-19 |

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

Pre-Review Meetings for the Commission start at **6:30 P.M.** in the **Auditorium** unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

Review Meetings start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

The drawings, specifications, schedules, and notes prepared by or for the undersigned are the property of the undersigned. No part of them, in whole or in part, shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the undersigned. The undersigned does not warrant that the information contained herein is accurate, complete, or that the use of the information will not infringe on the rights of others. The undersigned shall not be liable for any damages, including consequential damages, arising out of the use of the information contained herein. The undersigned shall not be liable for any damages, including consequential damages, arising out of the use of the information contained herein.

54

SUMMARY

SITE INFO
5.9 ACRES

PROPOSED SETBACKS

- COMMERCIAL DEVELOPMENT: 5'-0" - 20'-0"
- RESIDENTIAL DEVELOPMENT: 0'-0" - 10'-0"
- SETBACK ABUTTING RTH: 5'-0"

BUILDING HEIGHT

NO PRINCIPAL BUILDING SHALL EXCEED 130' IN HEIGHT. HEIGHT SHALL BE MEASURED AT THE BUILDING ENTRANCE TO THE TOP OF THE ROOF OR PARAPET.

BUILDING COVERAGE

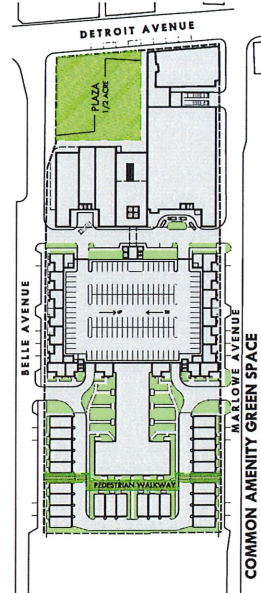
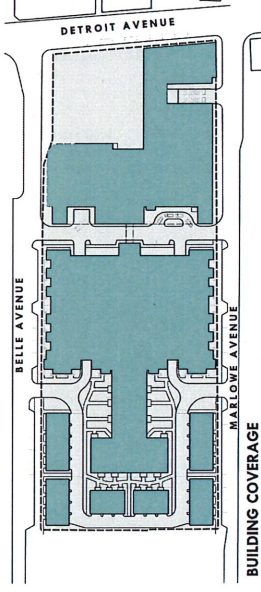
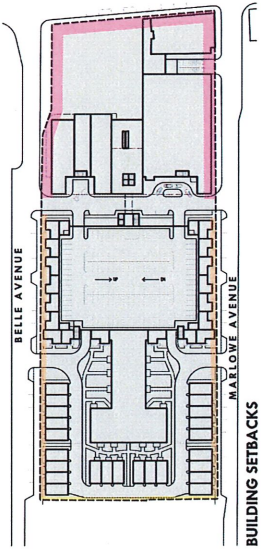
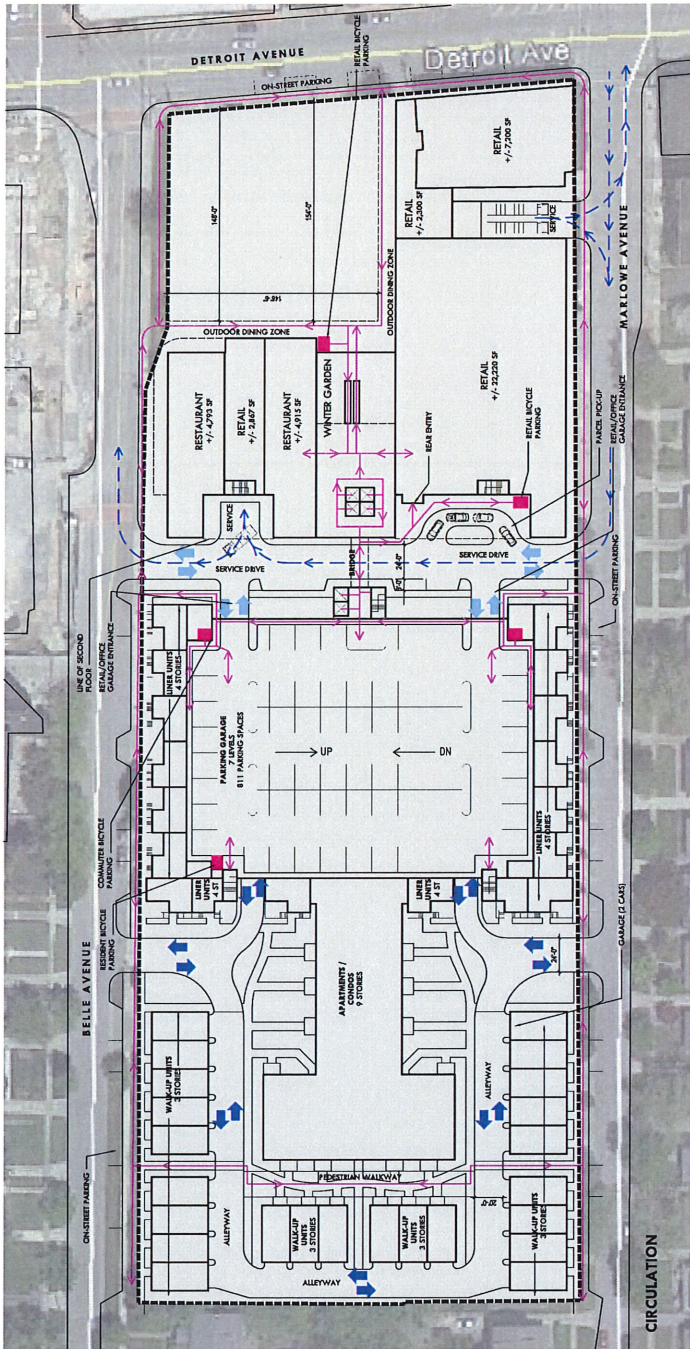
THE BUILDING COVERAGE APPROXIMATELY 145,800 SF, 57%.

PROPOSED CIRCULATION

- PUBLIC DRIVE
- SEMI-PRIVATE DRIVE
- SERVICE ROUTE
- DRIVE AISLE WIDTHS VARY, SEE PLAN
- PARALLEL PARKING, RANGES 8'-10" IN WIDTH
- MAJOR PEDESTRIAN ROUTES
- BICYCLE PARKING

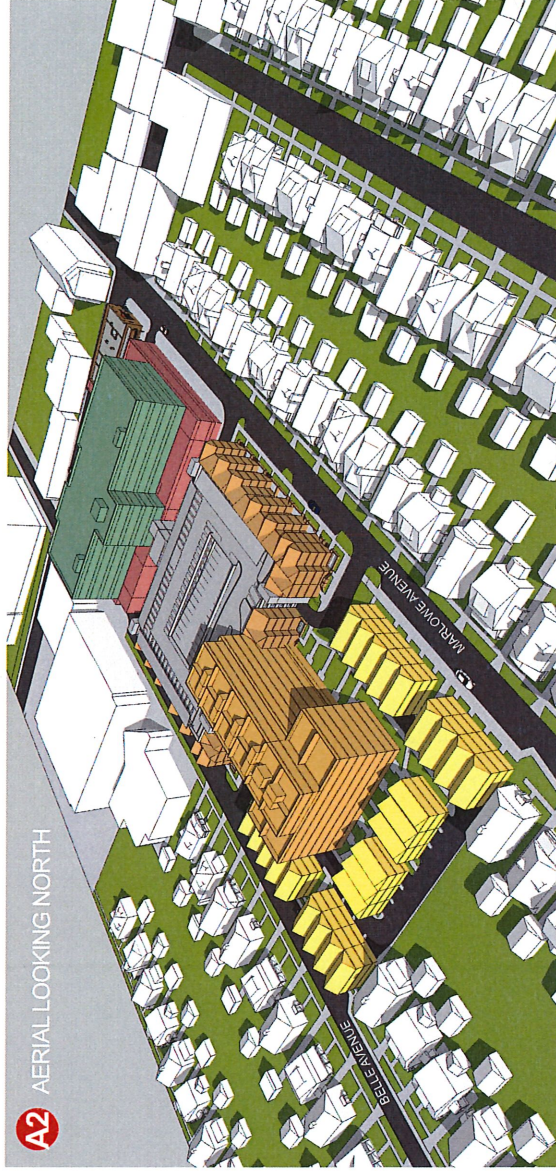
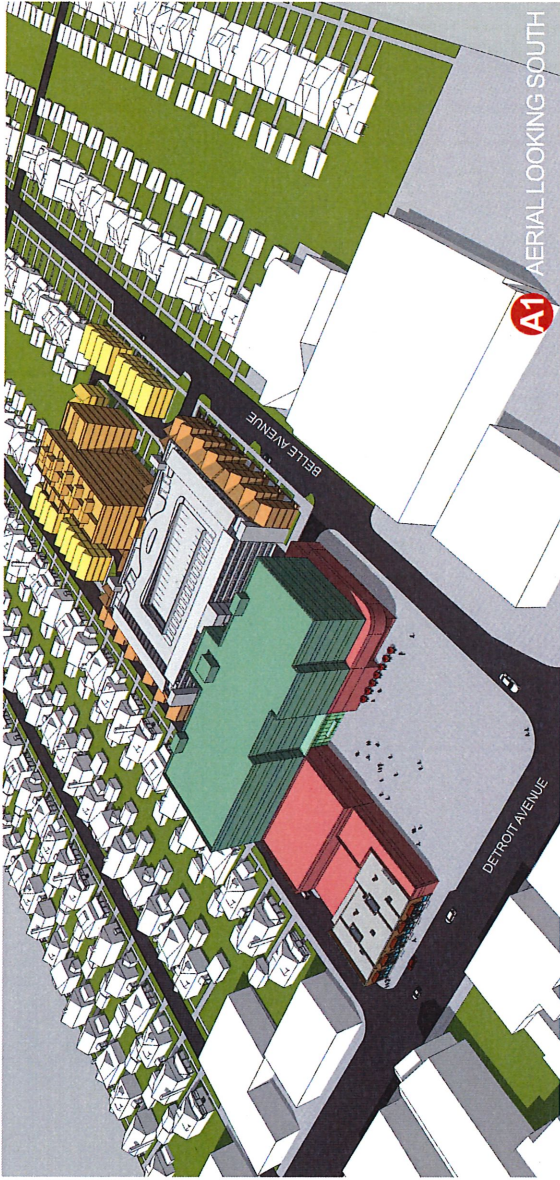
PROPOSED GREEN SPACE

- PUBLIC GREEN SPACE/PLAZA MIN. 1/2 ACRE (21,780 SF) 8% OF THE SITE
- PEDESTRIAN WAY +/- 0.12 AC
- SEMI-PRIVATE LAWN



This drawing is for informational purposes only and does not constitute a contract. It is subject to change without notice. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract.

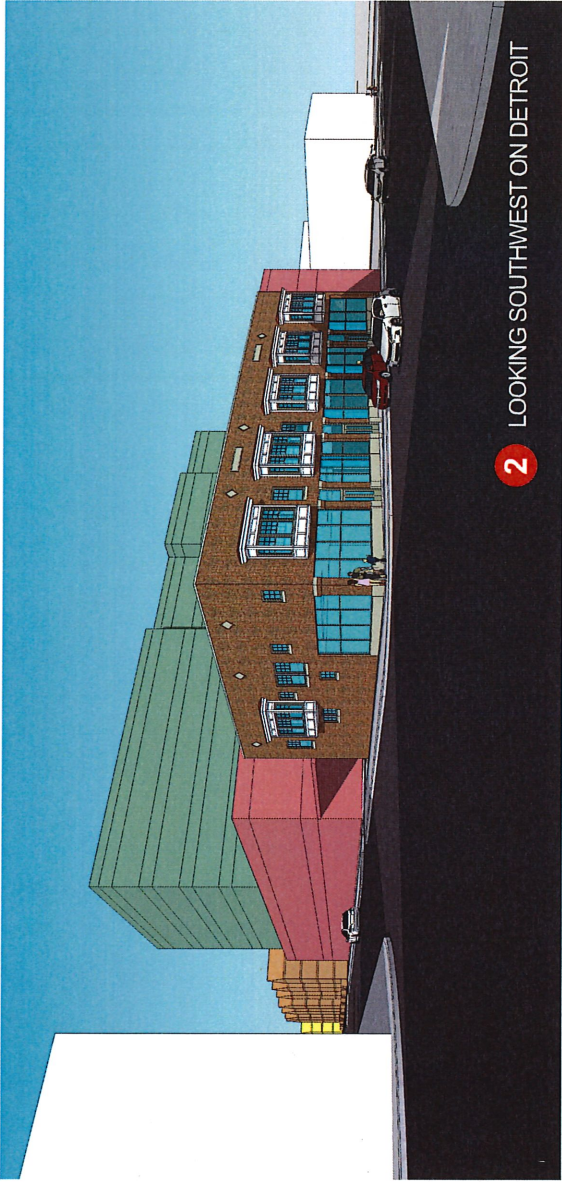
56



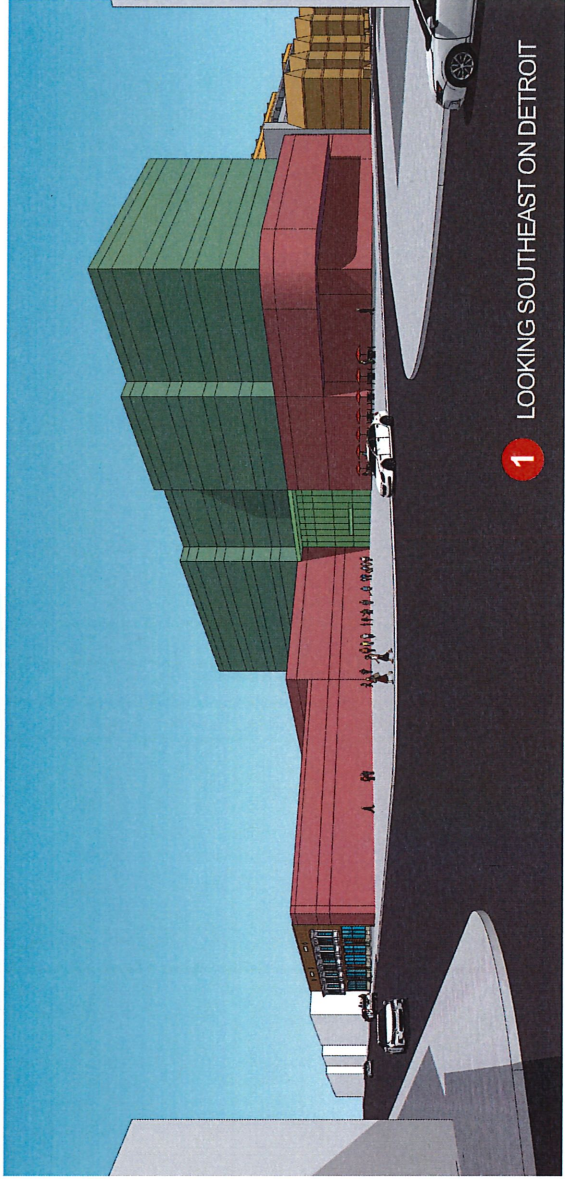
SHEET 4 OF 10 09.22.2018 RDLA 18068C

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

The drawings, specifications, schedules, and other information herein are for the use of the architect only and do not constitute a contract. No part of these drawings shall be used for any other purpose without the written consent of the architect. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.



2 LOOKING SOUTHWEST ON DETROIT

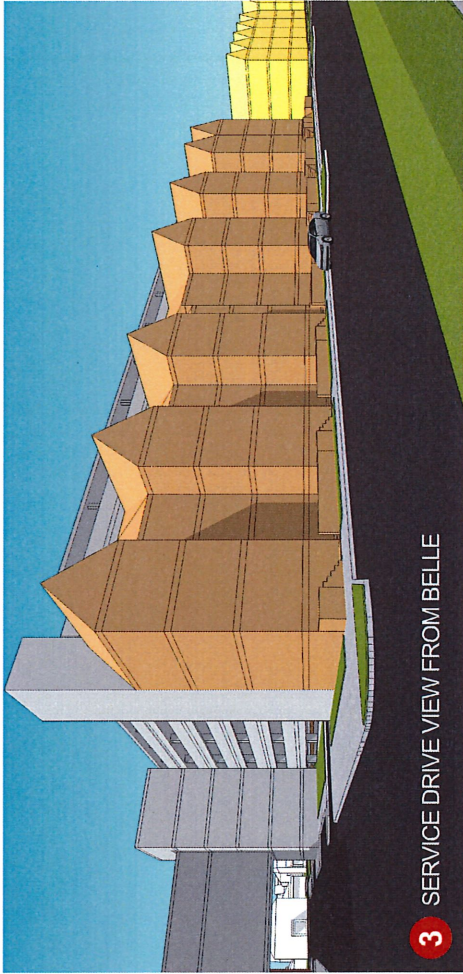


1 LOOKING SOUTHEAST ON DETROIT

SHEET 5 OF 10 08.22.2018 RDLA 180664C
ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

The drawings, site plan, schedule, utility and other information are prepared solely for and for the property of the project. No part of these drawings shall be used for any other project without the written consent of RDLA Architects. The drawings are not to be used for construction or other purposes without the written consent of RDLA Architects. The drawings are not to be used for any other purpose without the written consent of RDLA Architects. The drawings are not to be used for any other purpose without the written consent of RDLA Architects.

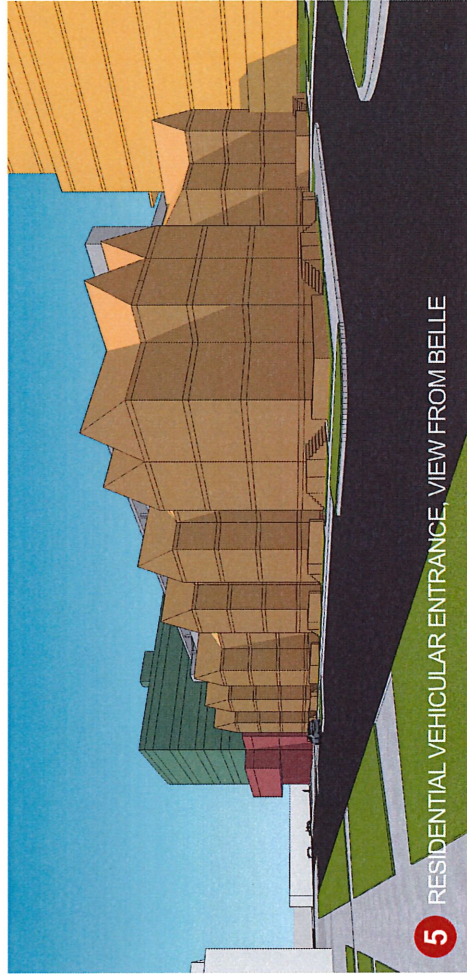




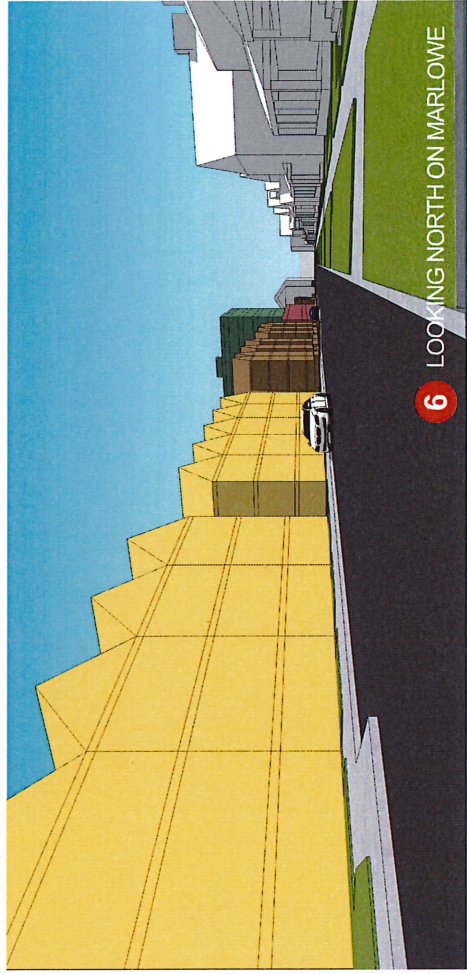
3 SERVICE DRIVE VIEW FROM BELLE



4 LOOKING NORTH ON BELLE



5 RESIDENTIAL VEHICULAR ENTRANCE, VIEW FROM BELLE

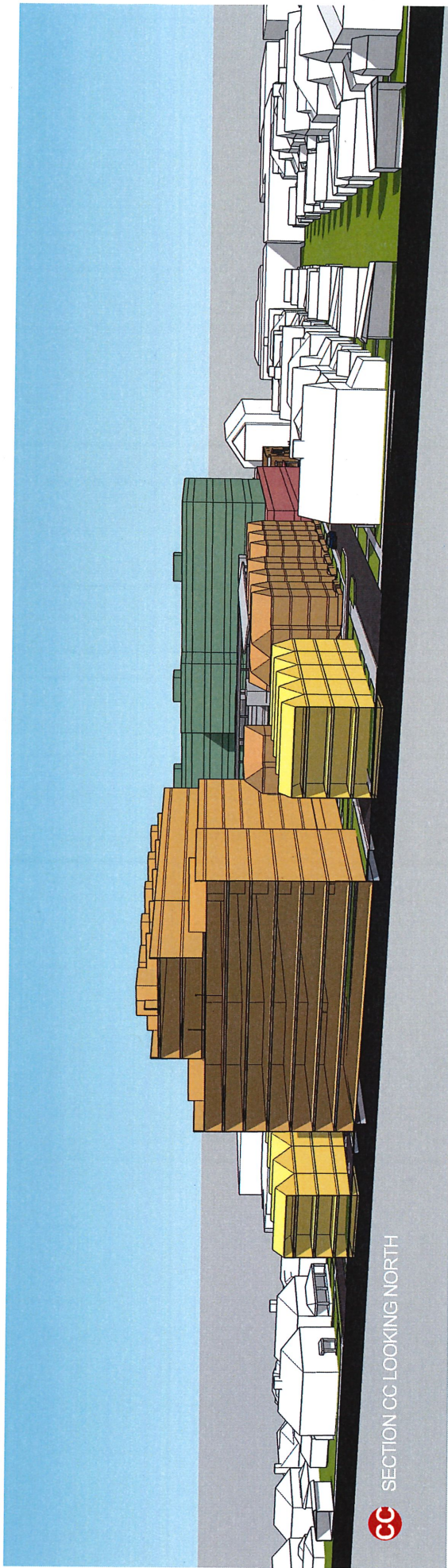


6 LOOKING NORTH ON MARLOWE

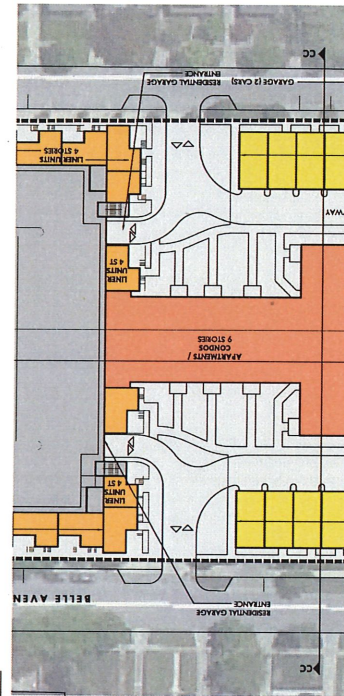
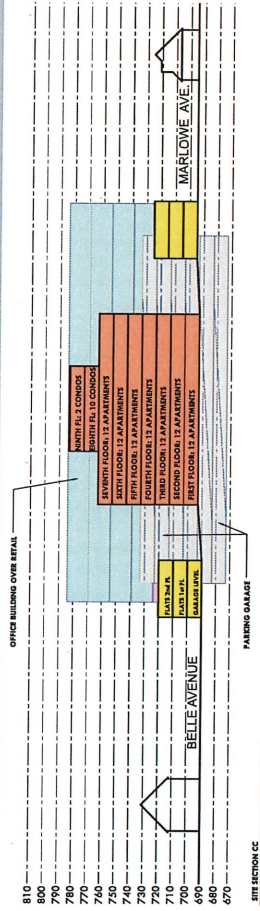
This document is the property of RDLA Architects, Inc. and is not to be used, copied, reproduced, or disseminated in any form without the written consent of RDLA Architects, Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a basis for any investment decision. RDLA Architects, Inc. is not responsible for any investment decisions made by any investor. The information contained herein is not intended to be used as a basis for any investment decision. RDLA Architects, Inc. is not responsible for any investment decisions made by any investor.



59



SECTION CC LOOKING NORTH



ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

08.22.2018 RCLA 18066C

