



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
OCTOBER 2, 2025

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

REVIEW DOCKET ITEMS

REVIEW MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, SEPTEMBER 4, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

PARKING PLAN

4. Docket No. 09-31-25
1205-07 Warren Rd.

James Prevost PE, PE Limited, applicant request the review and approval of a parking plan and not construct a new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district. (Page 3)

PARKING PLAN

5. Docket No. 09-32-25

1209-11 Warren Rd.

James Prevost PE, PE Limited, applicant, requests the review and approval of a parking plan and not construct new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district. (Page 9)

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 at \(216\) 529-5906 michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."



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Application Cover Page

Docket No.: 09-31-25

Permit No.: PC25-000035

Applicant Name: James Prevost PE, PE Limited

Project Address: 1205-07 Warren Rd..

Project Name: n/a

Proposal: The review and approval of a parking plan and not construct a new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district.



WARREN ROAD

1205

PERVIOUS AREA = 475 SF

TOTAL COMBINED PERVIOUS AREA = 1241 SF

1209

PERVIOUS AREA = 766 SF

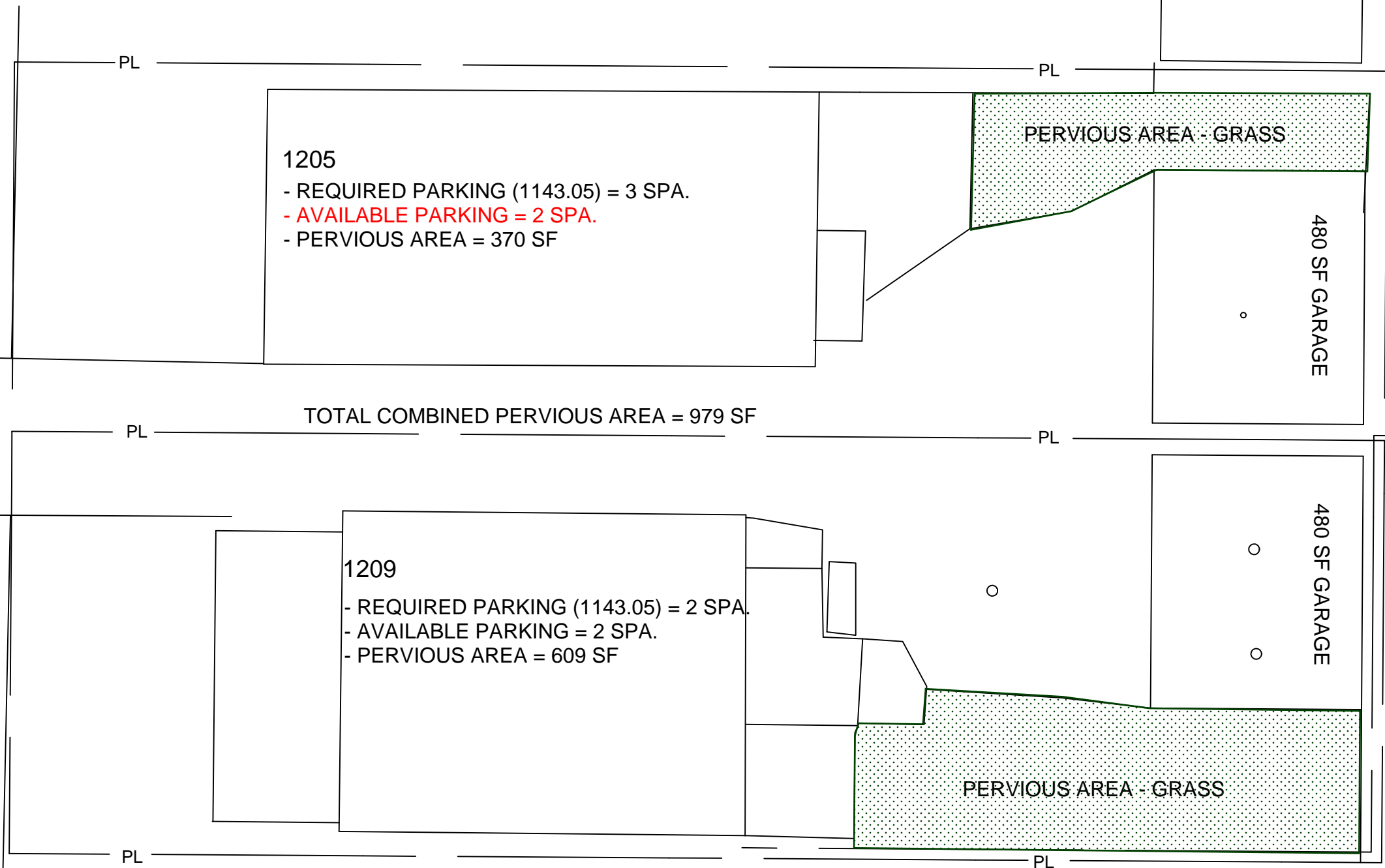


SITE PLAN GARAGE SUMMARY:

- 1) Increases on-street parking by at least two vehicles
- 2) Increases rainfall time of concentration and discharge to stressed sewer system
- 3) Increase in rodent attraction and protection
- 4) Difficulty to maneuver vehicle in garage and unload vehicle will deter off street parking



WARREN ROAD



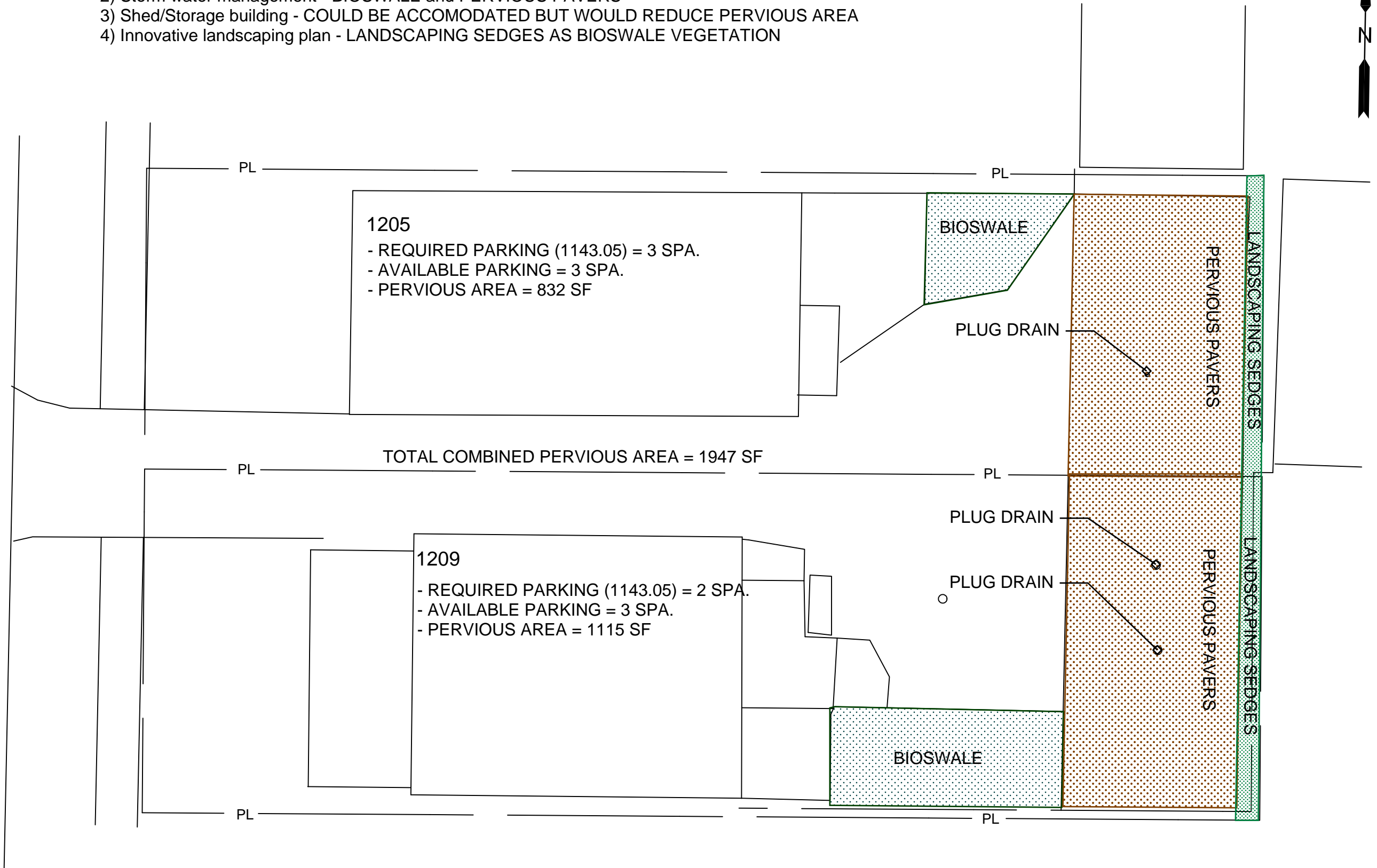
PARKING PLAN REVIEW / PROPERTY IMPROVEMENT PLAN

EXCEPTIONS TO MINIMUM REQUIREMENTS (1143.10):

- 1) Improvements to property that reduce carbon emissions and improve energy efficiency - REDUCE CONCRETE/ASPHALT AND REDUCE ELECTRIC CONSUMPTION
- 2) Storm water management - BIOSWALE and PERVIOUS PAVERS
- 3) Shed/Storage building - COULD BE ACCOMODATED BUT WOULD REDUCE PERVIOUS AREA
- 4) Innovative landscaping plan - LANDSCAPING SEDGES AS BIOSWALE VEGETATION



WARREN ROAD





SF-RIMA Environmental Pavers from Nicolock Paving Stones include all the eco-friendly features you could want with an abundance of rich style. The paving stones have chamfered edges for a real stone feel and a smooth, flat surface that's easy to walk, drive or ride on. Integrated 1/2-inch gaps between stones create approximately 10 percent open surface area, helping to handle heavy rains and promote better drainage. SF-RIMA paving stones are sold by the pallet and each pallet covers approximately 91 square feet.

SF-RIMA®

Do your part to help the environment by choosing SF-RIMA® Environmental Pavers from Nicolock Paving Stone. Designed to look and feel like natural stone, SF-RIMA paving stones are engineered to allow water to percolate through when it rains. That means that rainwater is returned to the soil and the aquifer rather than running off into storm drains and sewers. Choosing [eco-friendly pavers](#) can also help you maximize your property, by creating paved, permeable areas that meet local requirements as well as your own unique needs.

- ✓ Flat surface
- ✓ Chamfered edges
- ✓ 1/2" gaps create approximately 10% open surface area
- ✓ 91 square feet per pallet
- ✓ Disability Act (ADA) Compliant

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Application Cover Page

Docket No.: 09-32-25

Permit No.: PC25-000036

Applicant Name: James Prevost PE, PE Limited

Project Address: 1209-11 Warren Rd..

Project Name: n/a

Proposal: The review and approval of a parking plan and not construct a new garage – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 – Single- and Two-Family district.

For Brest

WARREN ROAD

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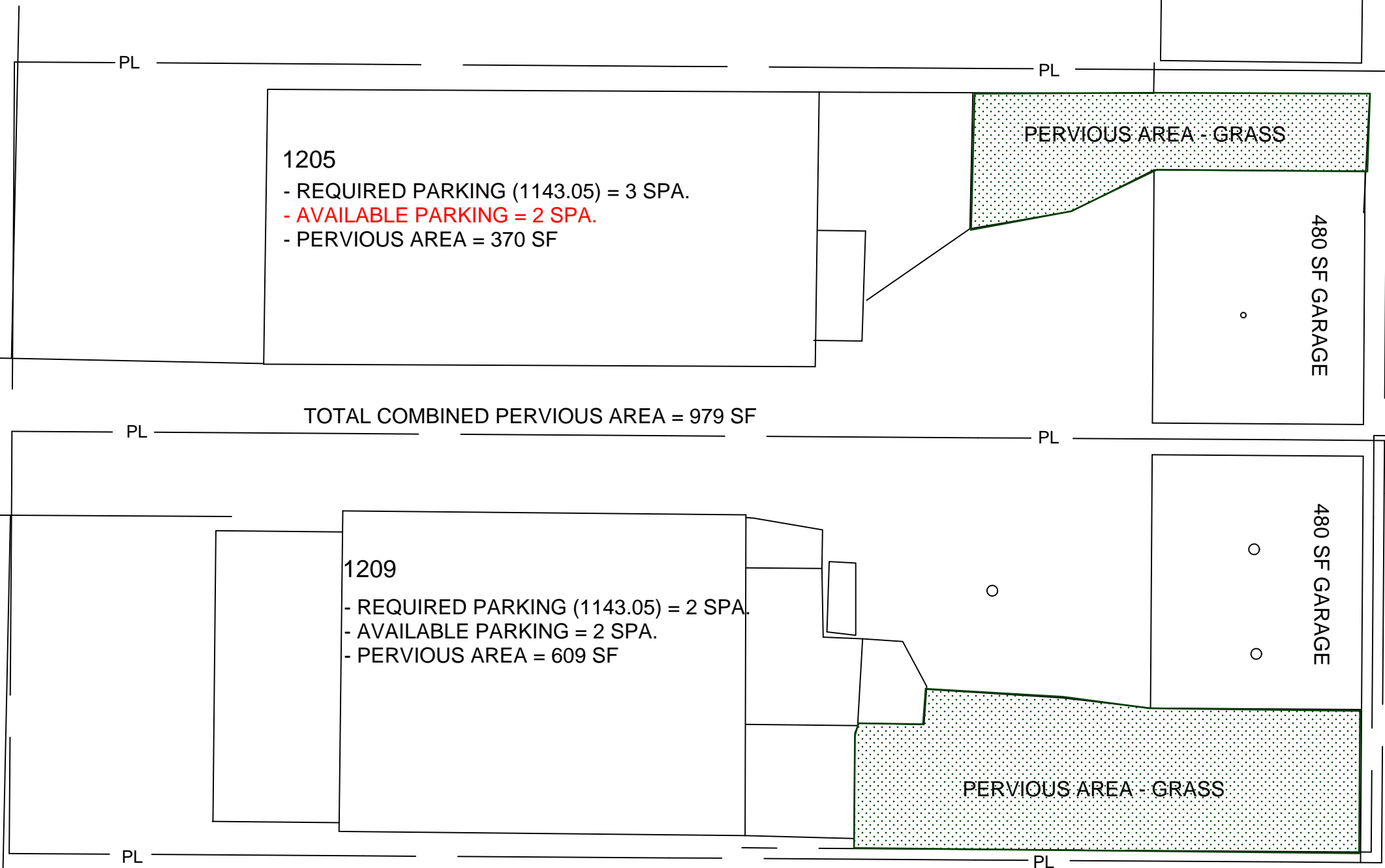


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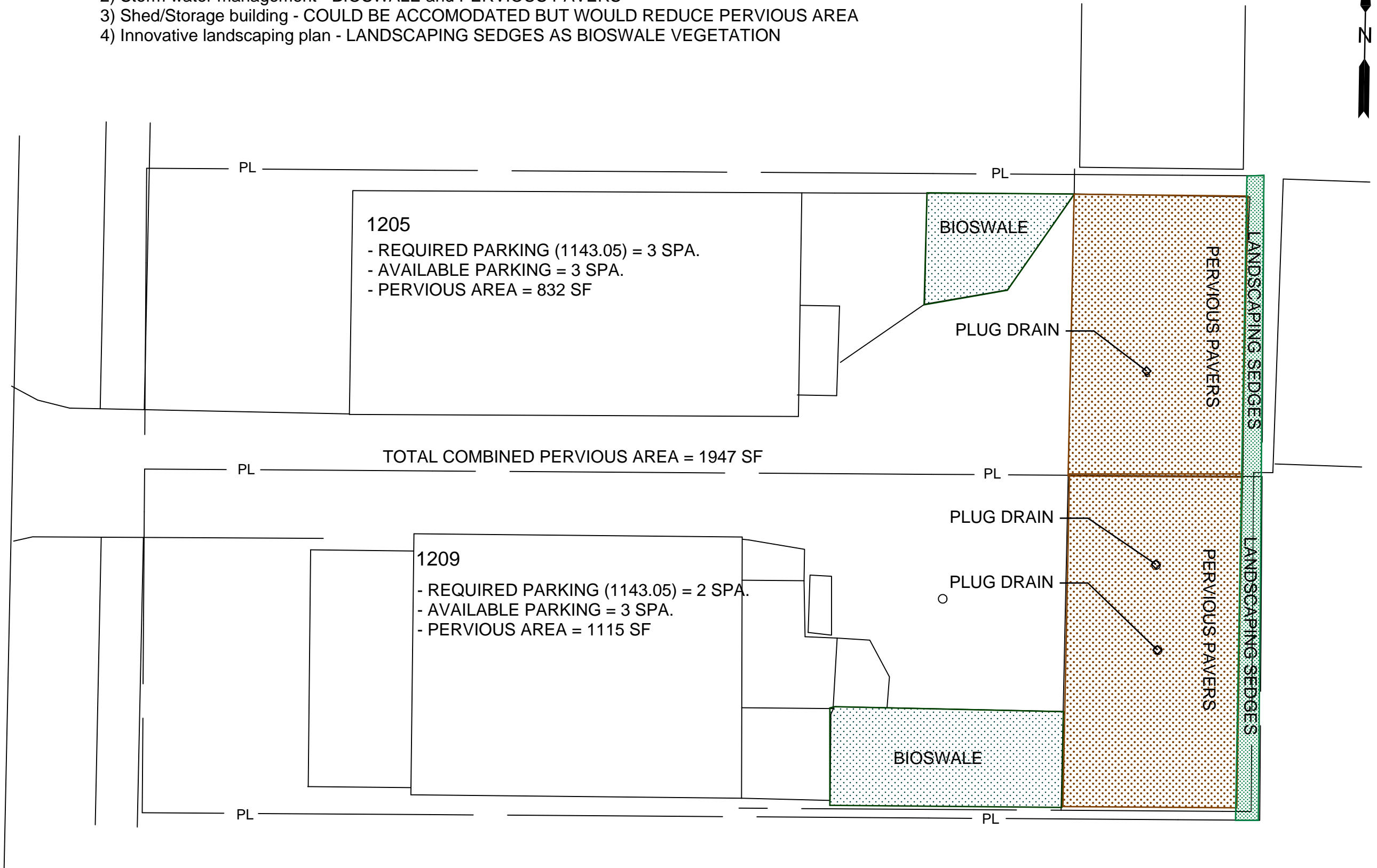
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