

**AGENDA  
PLANNING COMMISSION  
OCTOBER 4, 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 September 6, 2018 meeting
3. Opening Remarks

**OLD BUSINESS  
CONDITIONAL USE**

4. **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. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study. (Page 3)

**CONDITIONAL USE**

5. **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. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study. (Page 5)

**PARKING PLAN REVIEW**

6. **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. This item was deferred from the September meeting and will be deferred from the October meeting to allow time for completion of a Traffic Impact Study. (Page 7)

**PLANNED DEVELOPMENT**

- 7. **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. This item was deferred from the September 6, 2018 meeting. (Page 9)

**NEW BUSINESS  
COMMUNICATION**

- 8. **Docket No. 10-29-18**  
**12650 Detroit Avenue**  
**City of Lakewood**

The Planning Commission will receive a communication from the Department of Planning and Development regarding a proposed lighting ordinance that is before City Council. Councilman Bullock introduced the issue of light trespass brought to him by residents, particularly between commercial and residential properties. The planning department explored resources provided by the Housing Committee, the International Code Council, and other communities who have in recent years, enacted similar legislation. Existing conditions throughout the city were examined. Michelle Nohta will present the city’s research and proposed legislation. Our Department and Council are seeking input and guidance on this topic. (Page 21)

**ADJOURN**

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, PD)

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)

3

**AUTHORIZATION FOR PROPERTY ACCESS**

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Any dog(s) on property? \_\_\_\_\_ Yes  X  No

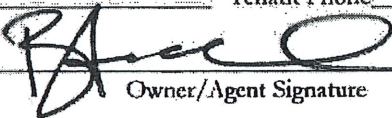
**Please Print or Type:**

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

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Planning Commission**

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4

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, PLD)

REFERENCE No. PL18-002400  
DOCKET No. 09-26-18  
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)
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- 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)
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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)

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↑  
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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  
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6

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, PD)

REFERENCE No. PL18-002401  
DOCKET No. 09-27-18  
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ORD. 36-17 SECTION 1143.09

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8

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)

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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

9

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**Please Print or Type:**

Owner/Agent Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Owner/Agent Phone: \_\_\_\_\_

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

\_\_\_\_\_  
Owner/Agent Signature

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10

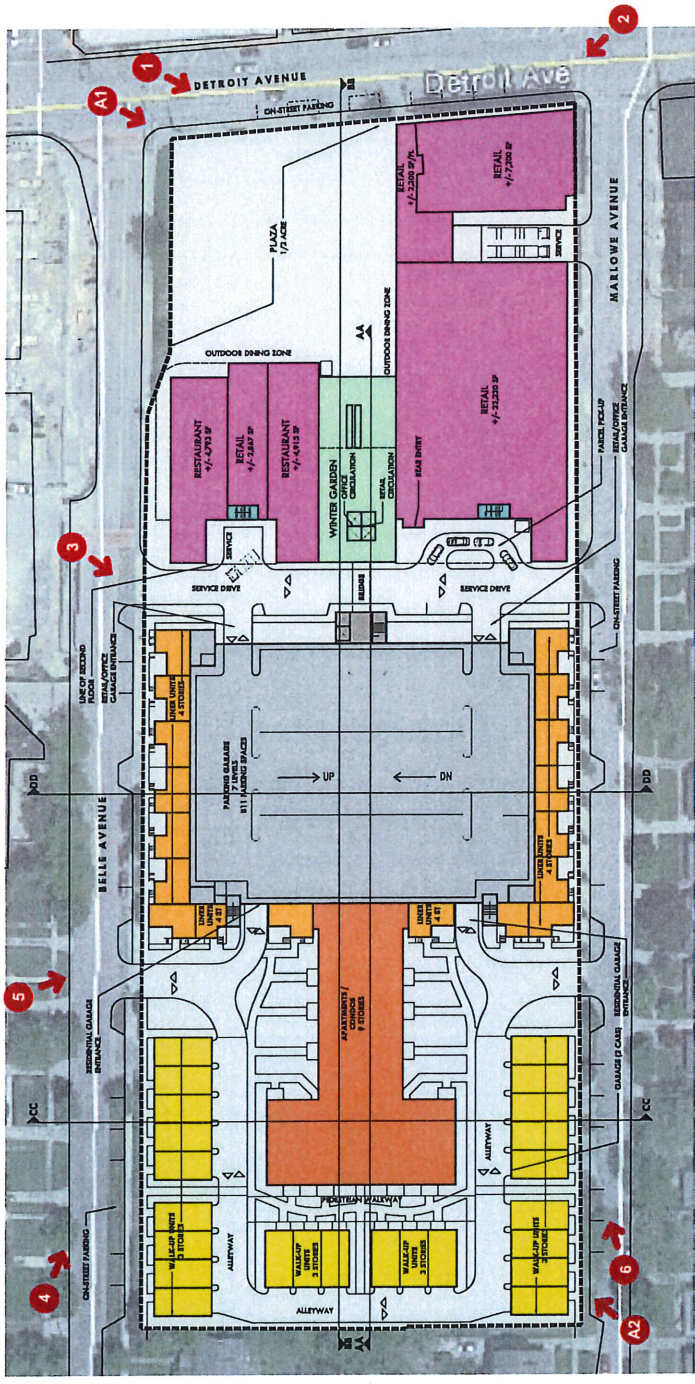


08-22-2018 RODA 18068C

SHEET 1 OF 10

**ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN**

This drawing is a conceptual site plan and is not intended to be used for construction. It is subject to change without notice. The client is responsible for verifying all information and data provided. The architect is not responsible for any errors or omissions. The architect is not responsible for any delays or costs incurred by the client. The architect is not responsible for any other matters. The architect is not responsible for any other matters. The architect is not responsible for any other matters.



**SUMMARY**

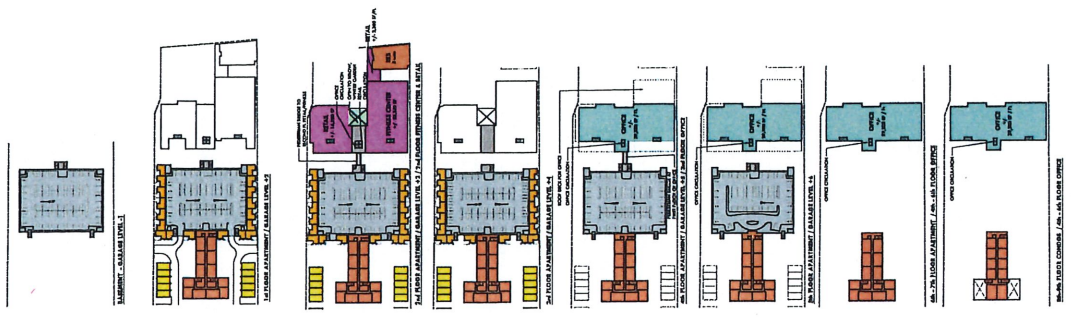
RESIDENTIAL	COMMERCIAL
APARTMENT/CONDO UNITS	RETAIL/RESTAURANTS/FITNESS CENTER
18 BUILDINGS, 4 FLS, 54 UNITS	88,195 SF
APARTMENT/CONDO UNITS	OFFICE
1 BUILDING, 9 FLS, 196 UNITS	117,200 SF
WALKUP BUILDINGS	WINTER GARDEN
24 BUILDINGS, 3 FLS, 148 UNITS	
+ 5 UNITS IN CURTIS BLOCK	
TOTAL 203 UNITS	

**PARKING**

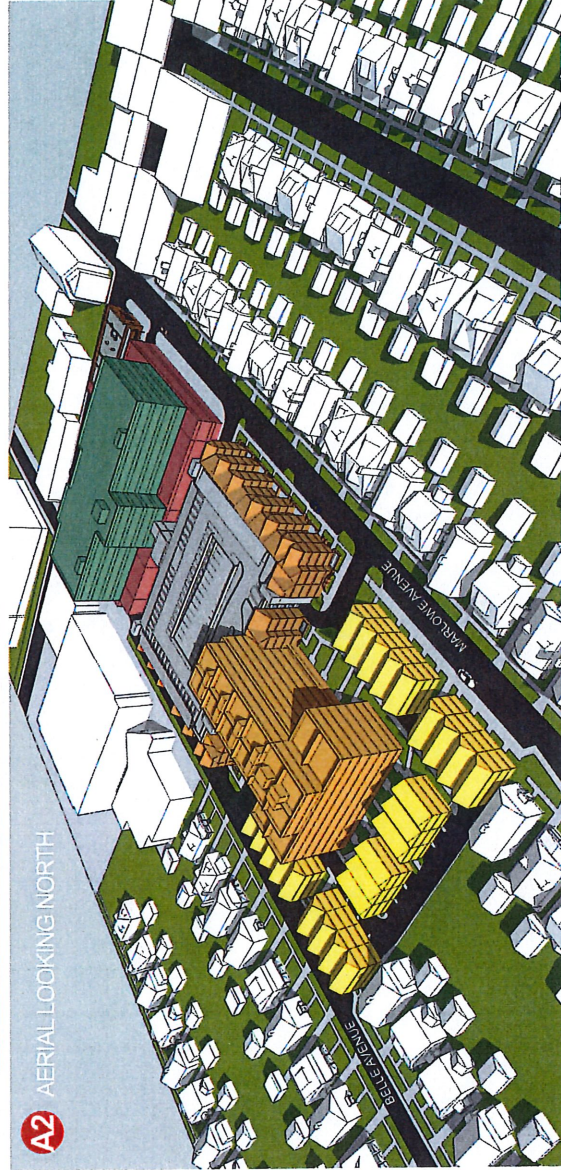
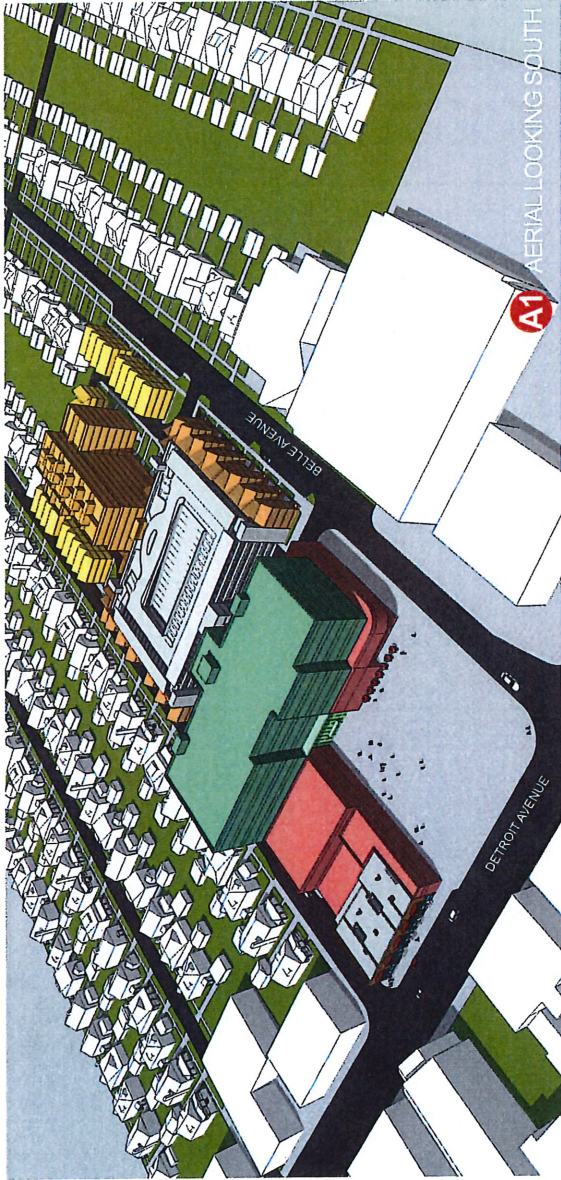
- 811 GARAGE SPACES
- 48 PRIVATE GARAGE SPACES FOR THE WALKUPS
- TOTAL 903 SPACES
- 203 RESIDENTIAL UNITS = 1,225 SPACES/UNIT = 254 SPACES
- 88,195 SF OF RETAIL @ 2.4 SPACES/1,000 SF = 221 SPACES
- 117,200 SF OF OFFICE @ 2 SPACES/1,000 SF = 235 SPACES
- CLEVELAND CLINIC PARKING = 75 SPACES
- 786 SPACES REQUIRED

12



SCALE: 1" = 20'



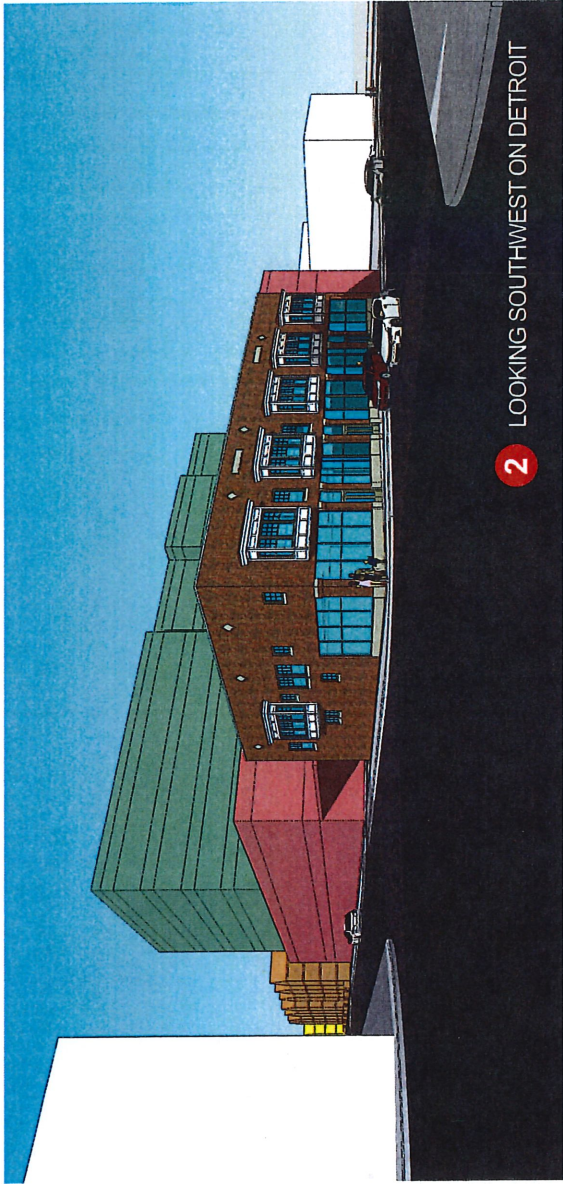


09.22.2018 RDLA 18068C

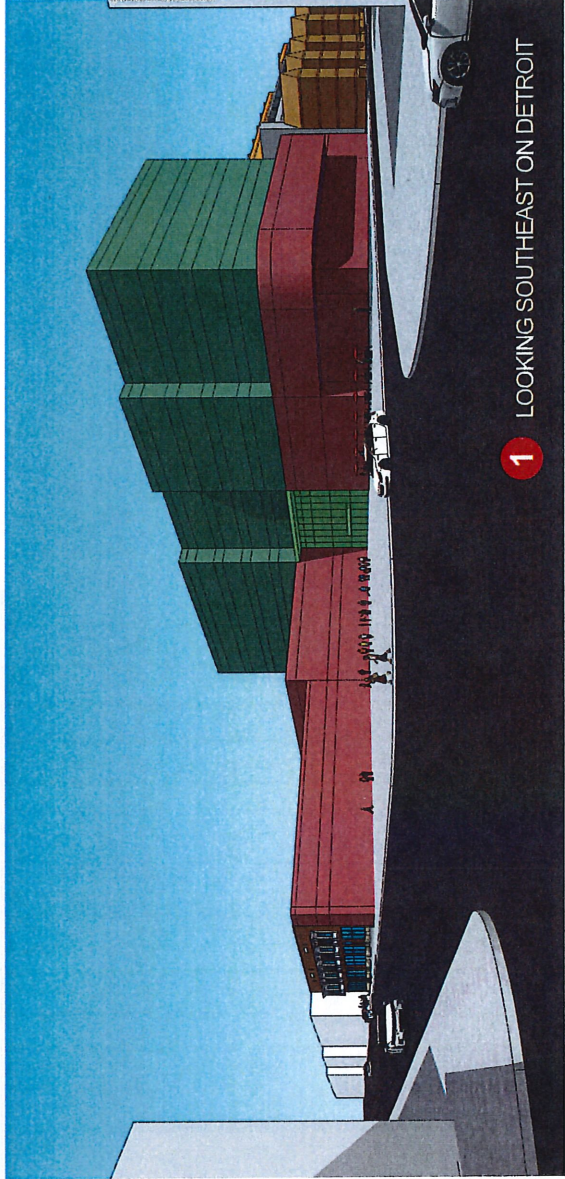
SHEET 4 OF 10 ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

This conceptual site plan is for informational purposes only and does not constitute an offer of any financial product or service. It is subject to change without notice. All information is based on the best available information at the time of preparation. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.





2 LOOKING SOUTHWEST ON DETROIT



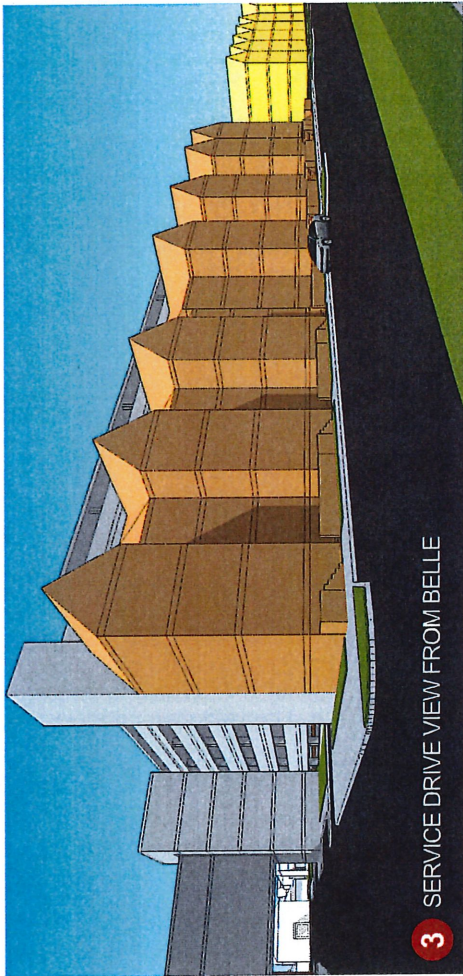
1 LOOKING SOUTHEAST ON DETROIT

SHEET 5 OF 10 08.22.2018 RDLA 180654C  
**ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN**

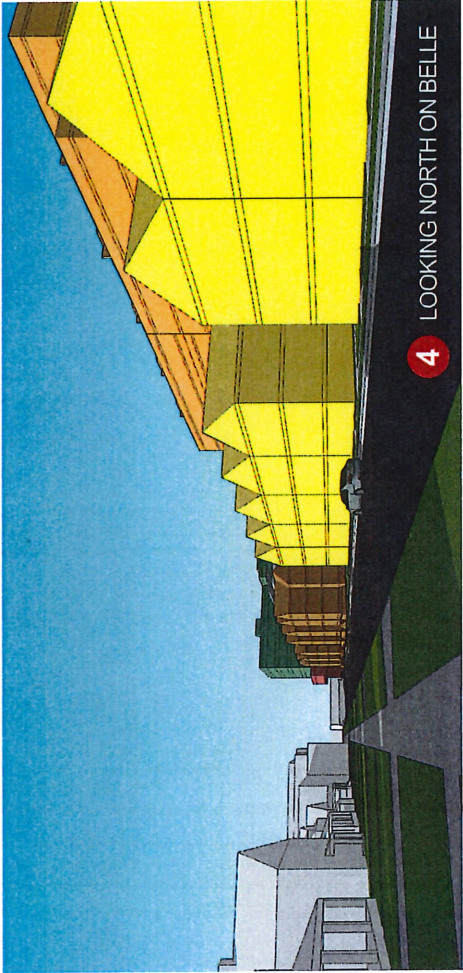
This drawing is a conceptual site plan and is not intended to be used for construction. It is intended to provide a general overview of the project and is not intended to be used for construction. It is intended to provide a general overview of the project and is not intended to be used for construction. It is intended to provide a general overview of the project and is not intended to be used for construction.



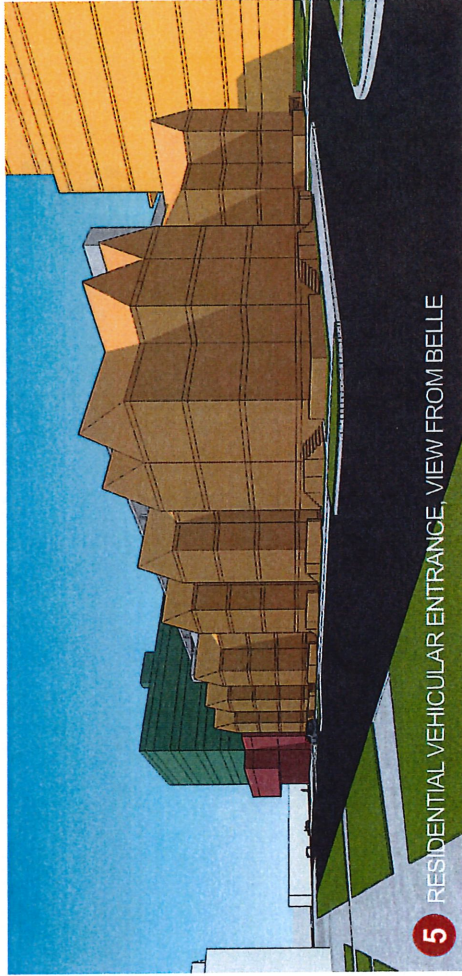
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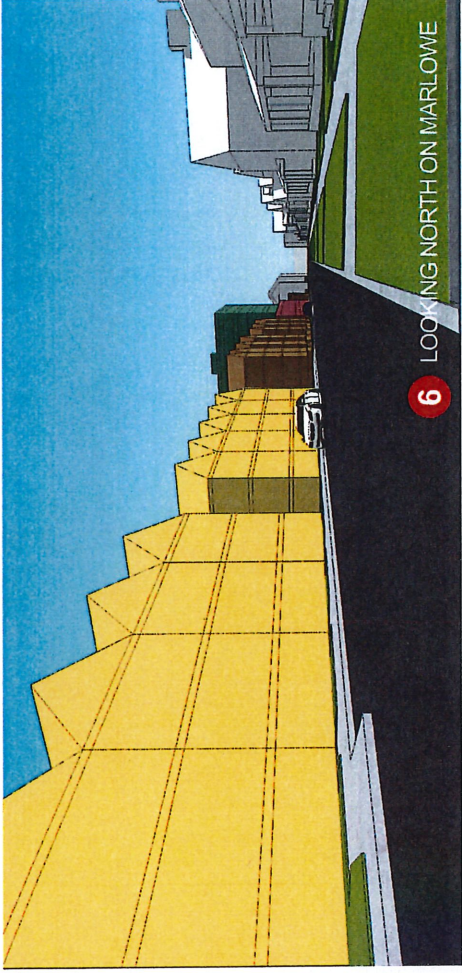
3 SERVICE DRIVE VIEW FROM BELLE



4 LOOKING NORTH ON BELLE



5 RESIDENTIAL VEHICULAR ENTRANCE, VIEW FROM BELLE



6 LOOKING NORTH ON MARLOWE

SHEET 6 OF 10 09.22.2018 RDLA 18066C

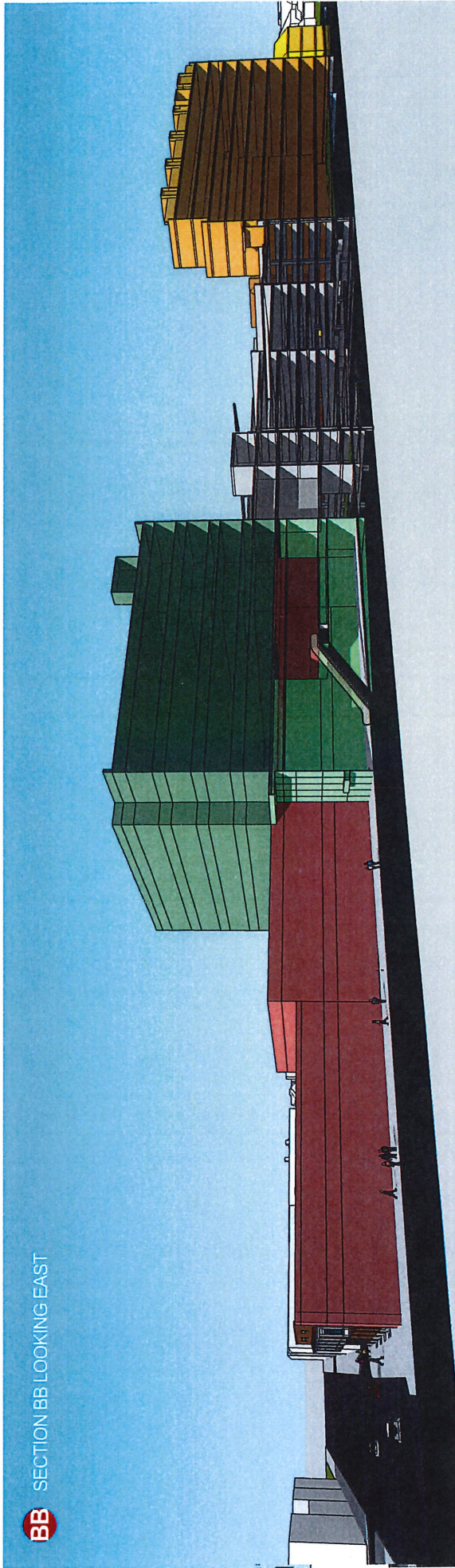
ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

This rendering is a conceptual illustration of the proposed development and is not intended to represent the final design. The design is subject to change without notice. The rendering is provided for informational purposes only and does not constitute an offer of any financial product or service. The rendering is not intended to be used in any way to solicit or induce any person to purchase or sell any security or other financial product or service. The rendering is not intended to be used in any way to solicit or induce any person to purchase or sell any security or other financial product or service. The rendering is not intended to be used in any way to solicit or induce any person to purchase or sell any security or other financial product or service.

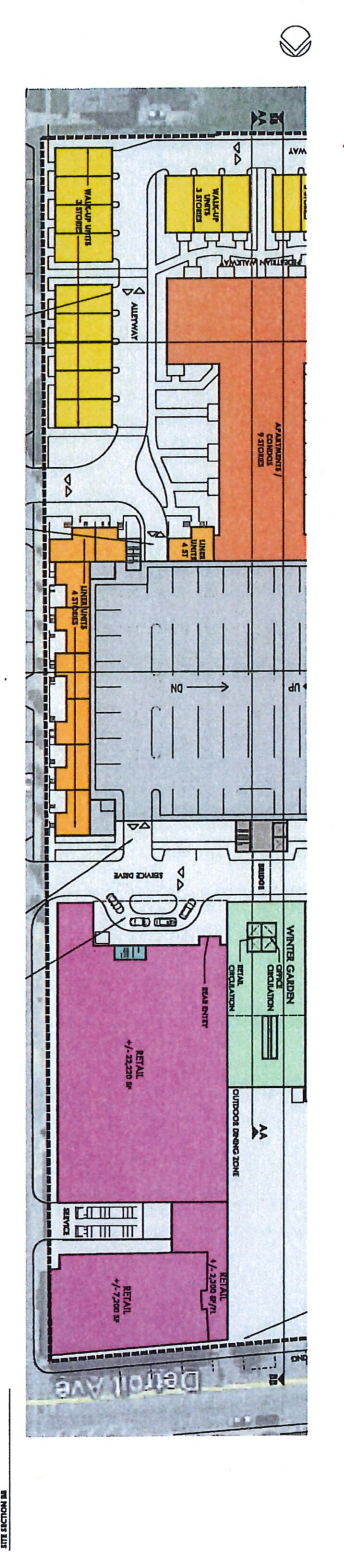




**BB** SECTION BB LOOKING EAST



810	
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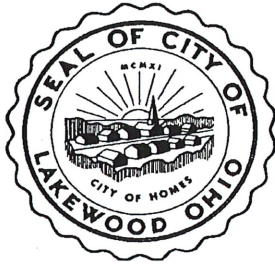
011-22-2019 RDLA 18056C  
SHEET 8 OF 10

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

The drawings, specifications, schedules and other documents prepared by the architect are for the project only and are not to be used for any other purpose. The architect is not responsible for any errors or omissions in the drawings or specifications. The architect is not responsible for any construction methods or materials used in the project. The architect is not responsible for any construction methods or materials used in the project. The architect is not responsible for any construction methods or materials used in the project.







PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
[www.onelakewood.com](http://www.onelakewood.com)

October 4, 2018

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

**Re: Communication from Michelle Nochta, Planner, Planning and Development  
Proposed Lighting Ordinance between Commercial and Residential Properties**

Dear Members of the Planning Commission:

The Planning Commission will receive a communication from the Department of Planning and Development regarding a proposed lighting ordinance that is before City Council. Councilman Bullock introduced the issue of light trespass brought to him by residents, particularly between commercial and residential properties. The planning department explored resources provided by the Housing Committee, the International Code Council, and other communities who have in recent years, enacted similar legislation. Existing conditions throughout the city were examined. Michelle Nochta will present the city's research and proposed legislation. Our Department and Council are seeking input and guidance on this topic.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Commission Secretary