

**AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
OCTOBER 6, 2022**

**PRE-REVIEW MEETING  
6:00 P.M.  
AUDITORIUM**

**1. REVIEW DOCKET ITEMS**

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

**1. ROLL CALL**

**2. APPROVE THE MINUTES OF THE AUGUST 4, 2022 MEETING**

**3. OPENING REMARKS**

**NEW BUSINESS**

**CONDITIONAL USE**

**4. Docket No. 10-25-22  
1639 Alameda Ave.  
St. Cyril School Building**

James Miketo, Neighborhood Drummer LLC, property owner and applicant, requests approval of conditional use permit to renovate the St. Cyril school building into a 19-unit apartment building, pursuant to Section 1129.02 – Principal and conditional uses, Chapter 1127 Multiple Family Residential Districts, and Section 1161.02 General Standards for All Conditional Uses. The property is in a C2, Commercial - Retail district. (Page 2)

**CONDITIONAL USE**

**5. Docket No. 10-26-22  
1384 Hird Ave.  
Studio West 117**

James Ptacek, Larsen Architects, applicant, requests conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to Section 1129.16 and 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district. (Page 14)

**COMMUNICATION**

**6. Docket No. 10-27-22  
14519 Detroit Ave.  
Downtown Development**

The City Administration will share the Traffic Study Memorandum of Understanding (MOU) for the Downtown Development Site. Property located in a PD – Planned Development district. (Page 16)

**ADJOURN**



PLANNING COMMISSION

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

## Application Cover Page

**Docket No.:** 10-25-22

**Permit No.:** PC22-000028

**Applicant Name:** James Miketo, Neighborhood Drummer LLC

**Project Address:** 1639 Alameda Ave.

**Project Name:** St. Cyril School Building

**Proposal:** Conditional use permit to renovate the St. Cyril school building into a 19-unit apartment building, pursuant to Section 1129.02 – Principal and conditional uses, Chapter 1127 Multiple Family Residential Districts, and Section 1161.02 General Standards for All Conditional Uses. The property is in a C2, Commercial - Retail district.

**General Notes**

1. Field verify all relevant dimensions and conditions prior to construction or fabrication of any systems.
2. See sheet A1.1 for typical non-bearing wall partition and 2-hour rated wall details.
3. Masonry restoration and lintel replacement to be determined by owner.

**UNIT AREA SCHEDULE**

UNITS	GROSS SQUARE FOOTAGE	
1	1,337 SF	STUDIO
2	1,190 SF	STUDIO
3	1,210 SF	STUDIO
4	679 SF	STUDIO
5	833 SF	STUDIO
6	1,719 SF	TWO BEDROOM
7	1,309 SF	STUDIO

NOT FOR  
CONSTRUCTION

Teddy Rider, LLC

4506 Lorain Avenue  
Cleveland, Ohio 44102

Apartments At St. Cyril

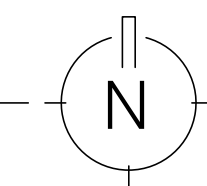
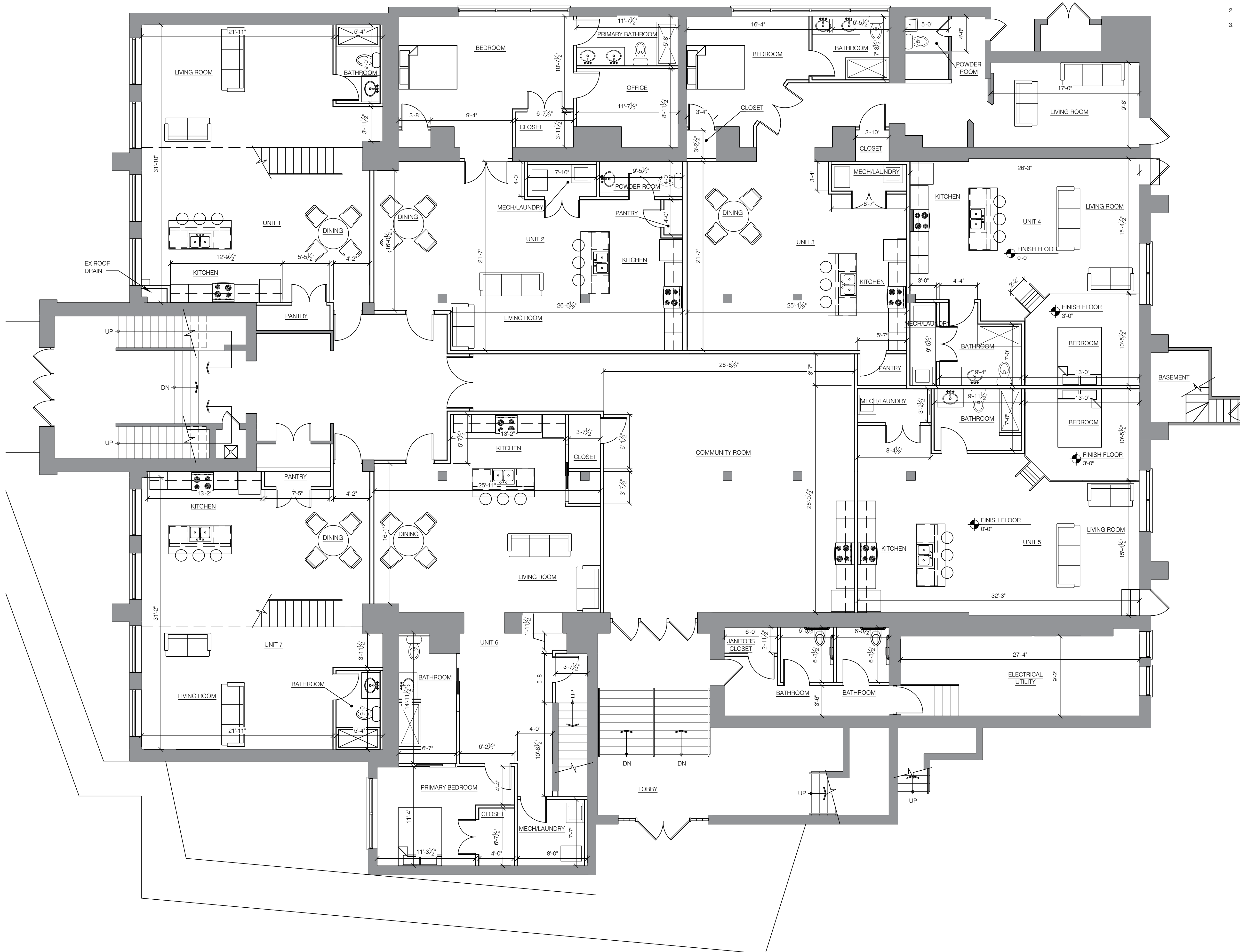
12608 Madison Avenue  
Lakewood, Ohio 44107

Ground Floor Plan

Issue/Revision:

- 0 06.08.2022 SCHEMATIC DESIGN TO CLIENT
- 1 06.20.2022 SCHEMATIC DESIGN TO CLIENT
- 2 07.27.2022 CLIENT SET

Project Number: 3139 02 22  
Design by: JPN  
Drawn by: JPN  
Checked by: JRC





**General Notes**

1. Field verify all relevant dimensions and conditions prior to construction or fabrication of any systems.
2. Masonry restoration and lintel replacement to be determined by owner.

**UNIT AREA SCHEDULE**

UNITS	GROSS SQUARE FOOTAGE	
1	821 SF	ONE BEDROOM
2	965 SF	ONE BEDROOM
3	1,034 SF	ONE BEDROOM
4	995 SF	ONE BEDROOM
5	968 SF	ONE BEDROOM
6	821 SF	ONE BEDROOM

NOT FOR CONSTRUCTION

Teddy Rider, LLC

4506 Lorain Avenue  
Cleveland, Ohio 44102

Apartments At St. Cyril

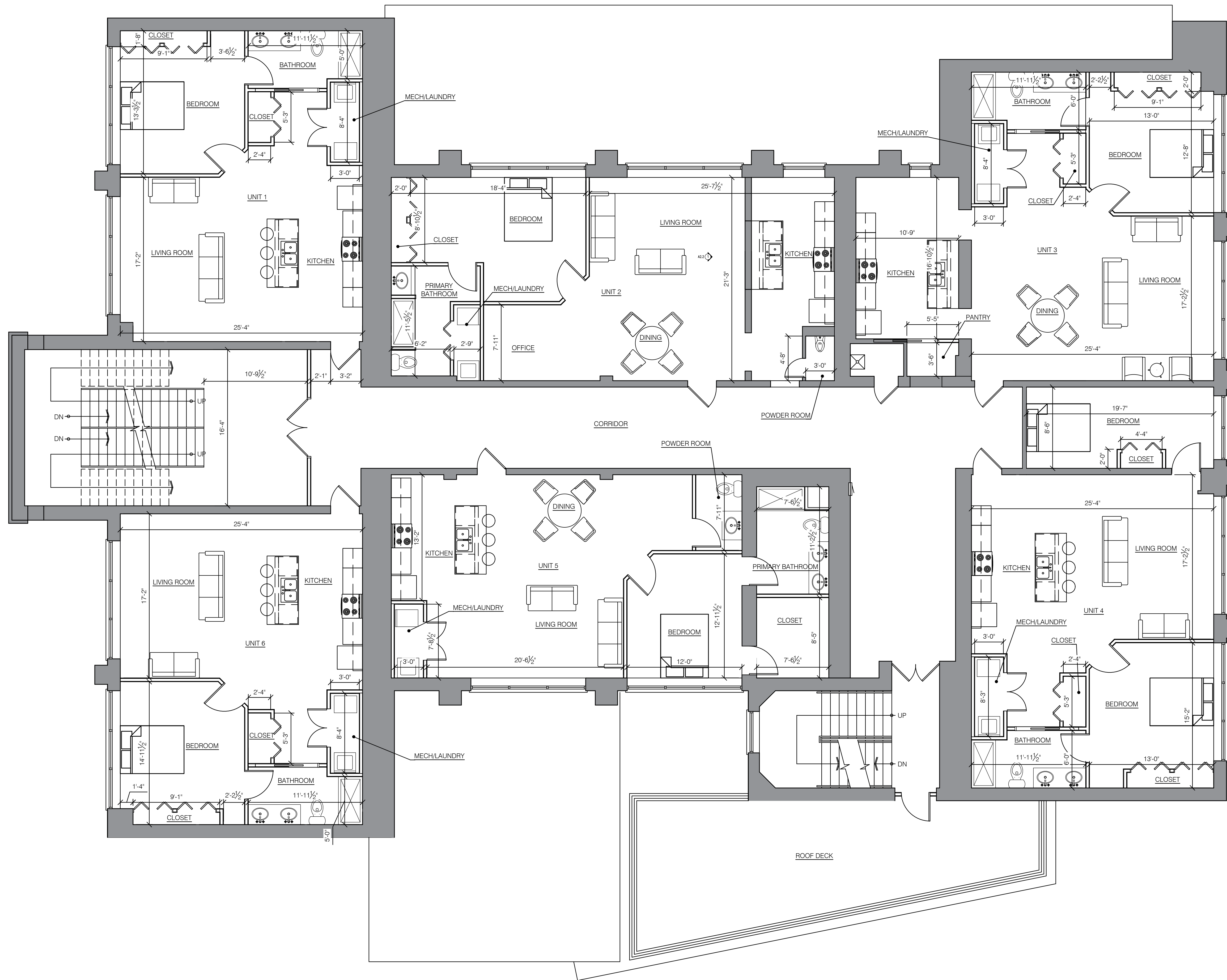
12608 Madison Avenue  
Lakewood, Ohio 44107

**Second Floor Plan**

Issue/Revision:

0	06.08.2022	SCHEMATIC DESIGN TO CLIENT
1	06.20.2022	SCHEMATIC DESIGN TO CLIENT
2	07.27.2022	CLIENT SET

Project Number: 3139 02 22  
Design by: JPN  
Drawn by: JPN  
Checked by: JRC



**1 SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**General Notes**

1. Field verify all relevant dimensions and conditions prior to construction or fabrication of any systems.
2. See sheet A1.1 for typical non-bearing wall partition and 2-hour rated wall details.
3. Masonry restoration and lintel replacement to be determined by owner.

**UNIT AREA SCHEDULE**

UNITS	GROSS SQUARE FOOTAGE	
1	891 SF	ONE BEDROOM
2	971 SF	ONE BEDROOM
3	1,075 SF	ONE BEDROOM
4	1,095 SF	ONE BEDROOM
5	991 SF	ONE BEDROOM
6	892 SF	ONE BEDROOM

NOT FOR CONSTRUCTION

Teddy Rider, LLC

4506 Lorain Avenue  
Cleveland, Ohio 44102

Apartments At St. Cyril

12608 Madison Avenue  
Lakewood, Ohio 44107

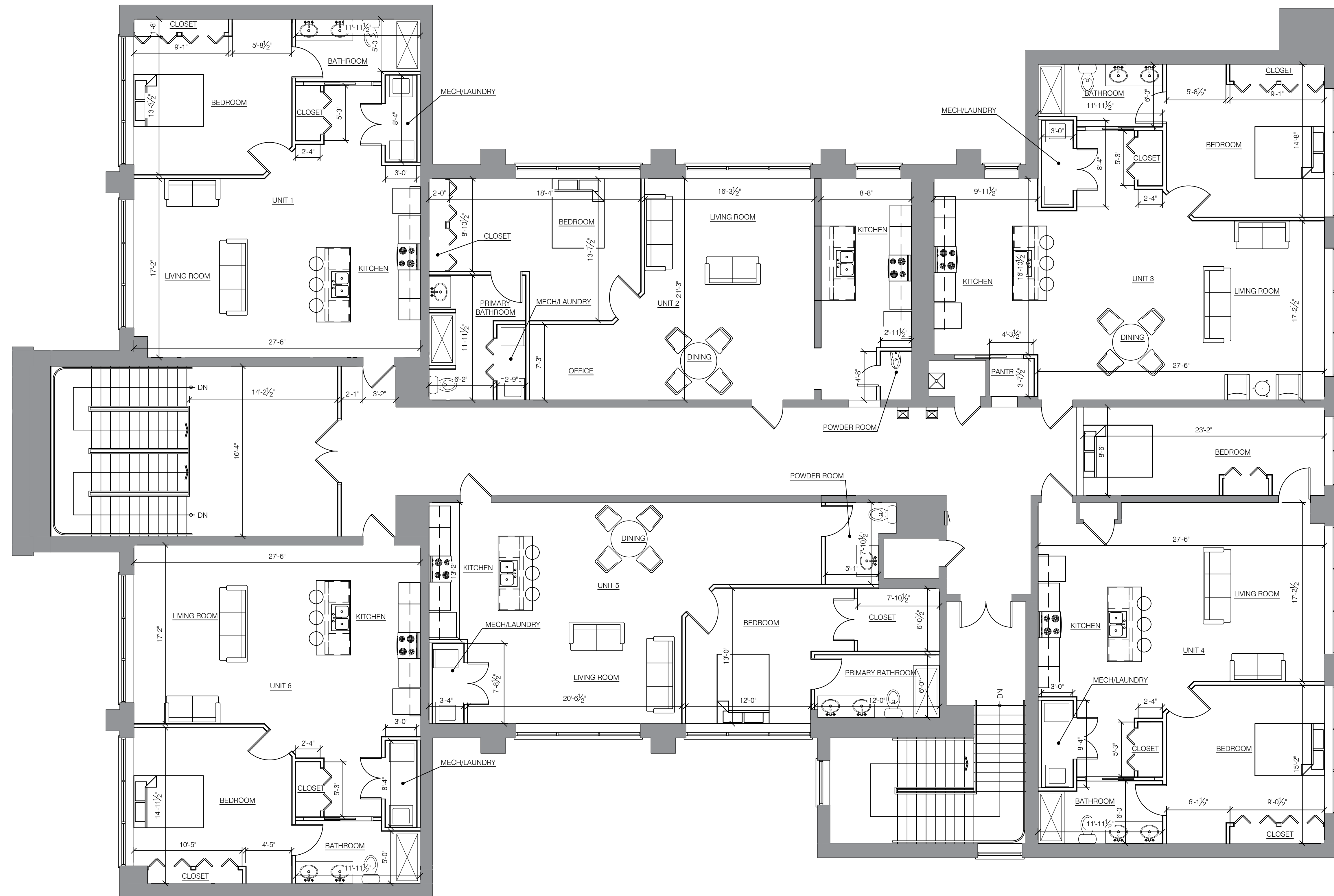
Third Floor Plan

Issue/Revision:

- 0 06.08.2022 SCHEMATIC DESIGN TO CLIENT
- 1 06.20.2022 SCHEMATIC DESIGN TO CLIENT
- 2 07.27.2022 CLIENT SET

Project Number: 3139 02 22  
Design by: JPN  
Drawn by: JPN  
Checked by: JRC

A1.3



**1 THIRD FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

Z:\2022\Project\3139 - Teddy Rider\A1.3 - Third Floor Plan.dwg, 7/27/2022 10:28:38 AM, DWG, 10:28:38 AM





Saint  
Cyril & Methodius  
Catholic School





A large alphabet strip is painted on the floor, displaying the letters A through Z in two rows. The top row contains letters A through Z, and the bottom row contains letters A through M.











PLANNING COMMISSION

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

## Application Cover Page

**Docket No.:** 10-26-22

**Permit No.:** PC22-000030

**Applicant Name:** James Ptacek, Larsen Architects

**Project Address:** 1384 Hird Ave.

**Project Name:** Studio West 117

**Proposal:** Conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to Section 1129.16 and 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district.



To: City of Lakewood, Ohio  
**Department of Planning & Development**  
12620 Detroit Avenue,  
Lakewood, OH 44107

Attn: Shawn Leininger, AICP  
Director of Planning & Development

Main: 216.529.6630  
Office: 216.529.6635  
Email: Shawn.Leininger@lakewoodoh.net

From: Mark Huebner  
**Larsen Architects**  
12506 Edgewater Drive, Suite 10  
Lakewood, Ohio, 44107

Project: 20011  
The Fieldhouse @ Studio West 117  
1384 Hird Avenue,  
Lakewood, OH 44107

September 15th, 2022

Director Leininger,

I am writing on behalf of the ownership of The Fieldhouse @ Studio West 117 located at 1384 Hird Ave, Lakewood, OH 44107.

This letter is intended to serve as a request for extended hours of operation for the patio and roof top outdoor dining areas.

The requested hours of operation for the exterior patio locations are 9:00am to 2:30am Monday through Sunday.

A diagram indicating the distance of the patio locations from residential units is attached. This is a special location in Lakewood that is uniquely removed from surrounding residential, which lends well to the granting of these time exemptions.

Please feel free to reach out with additional comments or questions.

Thank you,

A handwritten signature in black ink that reads "Mark Huebner". The signature is written in a cursive, flowing style.

---

Mark Huebner

Project Manager, Larsen Architects

**Larsen Architects**  
12506 Edgewater Drive, Suite 10, Lakewood, Ohio 44107  
Tel: 216.221.2350 | Fax: 216.221.5670 | [www.larsenarchitects.com](http://www.larsenarchitects.com)



PLANNING COMMISSION

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

## Application Cover Page

**Docket No.: 10-27-22**

**Permit No.: PC22-000031**

**Applicant Name: Lakewood City Administration**

**Project Address: 14519 Detroit Ave.**

**Project Name: Downtown Development**

**Proposal: The City Administration will share the Traffic Study Memorandum of Understanding (MOU) for the Downtown Development Site. Property located in a PD – Planned Development district.**



## PLANNING COMMISSION

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

October 6, 2022

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

**Re: Communication**  
**Docket No. 10-27-22**  
**14519 Detroit Ave.**  
**Downtown Development**

Dear Members of the Planning Commission:

The City Administration will share the Traffic Study Memorandum of Understanding (MOU) for the Downtown Development Site.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Commission Secretary  
Assistant Director, Planning and Development

# Memorandum of Understanding

July 25, 2022

Between: The City of Lakewood, Ohio  
and E.P. Ferris & Associates, Inc.

Re: Traffic Impact Study Scope for the Lakewood Development

---

## Purpose

The purpose of this Memorandum of Understanding (MOU) is to establish a scope for the Traffic Impact Study for the Casto Lakewood Downtown Redevelopment Site (referred to below as Casto Site) Lakewood, Ohio. The site was previously occupied by a 263-bed hospital. The scope of the study was based upon discussions with City of Lakewood staff.

---

## Proposed Development

The proposed development will consist of multiple uses:

- Apartments-228 units
- Single family townhomes-7 units
- Office-65,504 gsf
- Retail/Commercial totaling 29,400 gsf, consisting of
  - Retail-20,700 gsf
  - Two Restaurant 'casual style'-4,350 gsf each, or 8,700 gsf total.
- Structured Parking Garage-540 spaces for the proposed development
- Street parking-56 spaces

Access to the facility is proposed at 4 locations, three of which provide access to the parking structure, one to some of the multi-family units. Three of the driveways are along Belle Avenue, of which two provide access to the parking structure and one to some of the residences. The driveway along Marlowe Avenue also accesses the parking structure. Based on the trip distribution patterns outlined below, a majority of site traffic is expected to use the two Belle Avenue driveways serving the parking structure.

The northern portion of the site fronts Detroit Avenue and is adjacent to commercial development. Residences are around the southern portion of the site. There are transit stops proximate to the site along Detroit Avenue.

The Study intersections are as follows:

- Detroit Avenue at-
  - Warren Avenue
  - St. Charles Avenue
  - Belle Avenue
  - Marlowe Avenue
- Franklin Boulevard
  - Warren Avenue/Hilliard Road
  - Belle Avenue
  - Marlowe Avenue
- Belle Avenue at-
  - North site drive (parking structure)
  - Middle site drive (parking structure)
  - South site drive
- Marlowe Avenue at-
  - Site drive (parking structure)

The study intersections are illustrated below.



## Traffic Volumes

### Traffic Data Collection, Peak Hours, and Design Years:

City of Lakewood has provided separate studies/data for reference, and are as follows:

- 2019 TIS-One Lakewood Place (Langan Engineering and Env. Services, Inc.)
- 2022 Detroit Avenue Signal Timing Optimization Project (Iteris)
- Spring 2022 Traffic Data (Iteris)
- Older traffic data (provided by City of Lakewood)

Per City of Lakewood, future background (Non-site) traffic will be derived using a 1 percent annual growth rate (straight line). Data by others will be adjusted to derive Opening Year (2024) and Opening Year plus 10 (Year 2034). The Casto Site development traffic will then be added to result in the 2024 and 2034 Build scenarios.

### Trip Generation:

The following trip generation estimates below in Table 1 and are based upon the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Trip rates are based on the Street Peak Hour of Adjacent Streets. For reference purposes, Table 2 shows trips for a 263-bed hospital.

*Table 1. Trip Generation - Casto Lakewood Downtown Redevelopment Site*

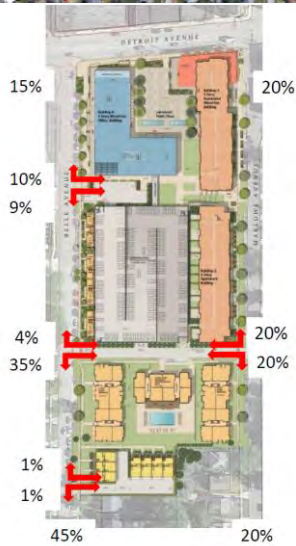
Land Use	ITE Land Use Code	Units	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Single Family	210	7 units	2	5	7	5	3	8
Apts (mid-rise)	221	228 units	20	68	88	54	35	89
Office	710	65,504 gsf	102	14	116	20	97	117
Retail <40ksf	822	20,700	28	19	47	65	65	130
Restaurant	932	4,350 gsf	23	19	42	24	15	39
Restaurant	932	4,350 gsf	23	19	42	24	15	39
Sub Total-Total Trips			198	144	342	192	230	422
Adjusted Total for Multi-modal trips			210	145	355	194	241	435
Less Internal Trips			28	28	56	37	37	74
Less Pass By Trips			0	0	0	35	27	62
Total New Vehicular Trips			182	117	299	122	177	299

*Table 2. Trip Generation – Comparative Trips for a 263-Bed Hospital*

Land Use	ITE Land Use Code	Units	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Hospital	610	263 beds	339	132	471	147	298	445

### Site Traffic Distribution:

The following general trip distribution patterns are based upon discussions with the City. The key difference in the distribution is that southbound Warren does not allow left turns, and those inbound trips are assumed to divert to southbound Belle. Assumed in/out trip percentages at each site drive are also shown.



---

## Scope of Analysis

---

### *Capacity Analysis:*

Intersection capacity analyses will include analysis of existing conditions and proposed improvements. Synchro software will be used and include 95<sup>th</sup> percentile queuing conditions. Level of Service (LOS) conditions worse than an overall LOS D or LOS E per specific turn movements will be used as thresholds to determine improvement needs. Signal cycle lengths will be provided by the City. These will include timings from the 2022 Iteris study noted above.

The City will provide Franklin Avenue signal timings.

### *Turn Lane Warrants:*

Turn lane warrants will be evaluated for the site access locations.

### *Turn Lane Lengths:*

In the event of turn lane improvement needs, the turn lane lengths will be calculated for the study intersections and follow the ODOT Location and Design Manual guidelines.

### *Queuing Analysis:*

A queuing analysis will be performed for the Casto Study intersections.

### *Sight Distance Analysis:*

A sight distance evaluation will be performed for the site driveways along Belle and along Franklin and meet ODOT criteria for intersection sight distance.

### *Crash Analysis:*

Available crash data will be evaluated for the following Casto Study intersections. Detroit at Belle and at Marlowe, and Franklin at Belle and at Marlowe. Data will be compiled for the years 2019-2021 and including available data for a portion of the Year 2022. The Casto Study will note the potential impact of COVID on crash trends.

### *Items not included in Study:*

Signal warrant analyses.

Construction cost estimates, or plans/improvement schematics, but can be prepared separate from the Casto Study.

---

## Report

---

The report will include detailed text of analysis, results, recommendations, tables, figures, and appendices. The report will provide recommendations to mitigate anticipated traffic and will categorize recommendations into No-Build and Build.

---

## Memorandum of Understanding

---

The letter shall serve as a memorandum of understanding between the City of Lakewood and the Applicant who is represented by the Preparer for the approval of the Traffic Impact Study. All items agreed to by the City and the Preparer shall be incorporated into the Traffic Impact Study for final approval by the City of Lakewood.

Sincerely,  
**E.P. FERRIS & ASSOCIATES**



David L. Samuelson, PE  
Senior Traffic Engineer

City of Lakewood, Ohio (or their representative)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_