

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

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

Review docket items

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

1. Roll Call
2. Approve the Minutes of the November 1, 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, October, and November meetings. (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, October, and November meetings. (Page 8)

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, October, and November meetings. (Page 13)

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, October, and November meetings. (Page 18)

PARKING PLAN REVIEW

8. **Docket No. 11-30-18**
13500 Detroit Avenue
St. Edward High School

Mykie Hrusovski, AIA, DLR Group, applicant requests the review and approval of a parking plan for an 11,900 square foot addition, pursuant to section 1143.09 – parking plan review. The property is located in a C3, General Business District. This item was deferred from the November meeting. (Page 20)

ADJOURN

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 \$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: 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 X No

Please Print or Type:

Owner/Agent Name:

14115 Detroit Investors LLC

Property Address:

14115 Detroit Ave Lakewood, Ohio 44107

Owner/Agent Phone:

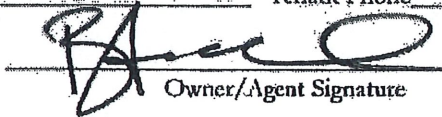
330-259-6958

Tenant Name

Bob Evans

Tenant Phone

216-767-5516


Owner/Agent Signature

2018 Calendar Planning Commission

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4



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

November 20, 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 Hand**
☐ Plans
☐ Samples

- ☐ Specifications
☒ Other, See Below

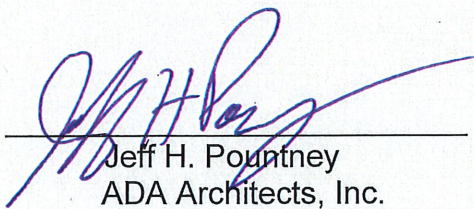
COPIES	DATE	DESCRIPTION
1	11.19.18	Revised site plans (C5.0, L2.0)

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.


Jeff H. Pountney
ADA Architects, Inc.

5

NORTH

SCALE 1 INCH = 20 FEET

40 20 10 0

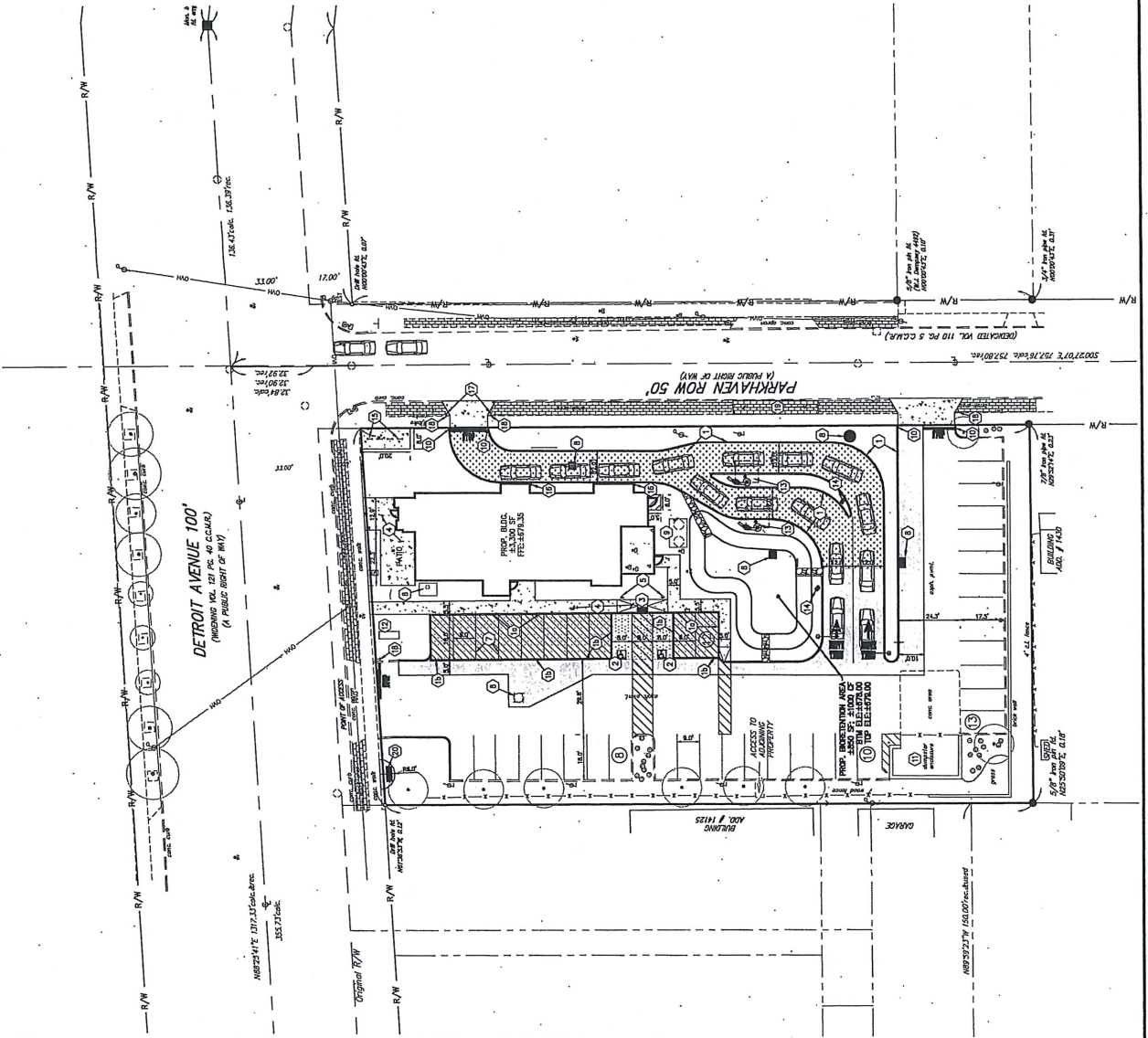
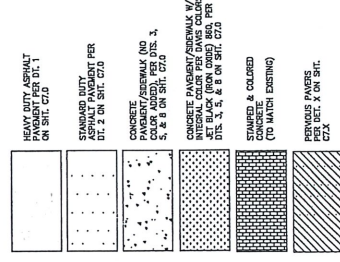
IN FEET

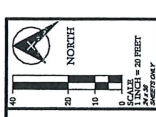
SHEETS ONLY

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
	MAX. HT. OF BLDG	120 ft.	TBD
1128.07	MIN. LOT SIZE	10,000 ±2.	39,344 ±1. (0.0032 ±0)
1128.05	MIN. LOT SIZE	80 ft.	110 ft.
1128.05	MIN. LOT FRONTAGE	5 ft. min.	15 ft. min.*
1128.08	FRONT YARD SETBACK - BLDG		5 ft.
	SETBACK - BLDG		16.5 ft.
1128.06	REAR SETBACK - BLDG	1/2" BLDG. HEIGHT; 5 ft. MIN.	148.8 ft.
1128.06(2)	MIN. DRIVE WIDTH (2 LANE)	30'-30' 42' 46'-15' 48'-10' ft.	24 ft.
1128.06(3)	MIN. DRIVE WIDTH (4 LANE)	MIN. 10 SPACES PER LANE	10 SPACES
1143.25	MINIMUM # OF MOTOR VEHICLES (SPACES-TWO)	SEE PARKING TABLE BELOW	SEE PARKING TABLE BELOW
1143.25	MIN./MAX. # OF SPACES		

MIN. 1.0/1,000 SF GFA MAX. 2.5/1,000 SF GFA CANE'S = 3.484/SF = 4 MIN./9 MAX. SPACES	RESTAURANTS 43 SPACES PROVIDED*** (2 ADA SPACES)
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3. INTERSECT CURB AND WALK FOR DT. 8 ON SHT. C7.0
4. PLACE CONCRETE CURB TO DT. 10 ON SHT. C7.0
5. FINISH CONCRETE PARKING SMELT FOR DT. 11 ON SHT. C7.0
6. MAIN ACCESSIBLE RAMP
7. CONCRETE SIDEWALK FOR DT. 5 ON SHT. C7.0
8. ACCESSIBLE PARKING SIGN FOR DT. 7 ON SHT. C7.0
9. PUT TRAFFIC FLOW ARROW (COLD) FOR DT. 11 ON SHT. C7.0
10. PARKING SIGN (1" 4"X6", GOLD WHITE)
11. UTILITY STRUCTURE (SEE UTILITY PLAN, C4.0)
12. INCREASE INTERCEPTOR (SEE UTILITY PLAN, C4.0)
13. PLACE CONCRETE CURB TO EDGE OF SIDEWALK FOR DT. X
14. 10' WALKWAY
15. 10' WALKWAY LOCATION
16. SECOND SIGN
17. ORDER BOARD (SEE ARCH. DRAWINGS)
18. PREVIEW BOARD (SEE ARCH. DRAWINGS)
19. SET BACK FOR DT. 10 ON SHT. C7.0
20. WALKWAY FOR DT. 8 ON SHT. C7.0
21. 10' WALKWAY
22. 10' WALKWAY SIGN
23. 10' WALKWAY SIGN
24. ESTIMATED & COLORED CONCRETE (TO MATCH EXISTING)
25. 10' WALKWAY





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

NEFF ASSOCIATES
14000 WILLOW CREEK DRIVE
COLUMBIANA, OHIO 44828-1210
419.326.1234
www.neffassociates.com

SHEET NO. 1.2.0

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SPECIFICATIONS AND QUANTITIES. PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- HATCHED PLANT AREA QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HATCHED PLANTING AREAS AT SPACING USED IN PLANT LIST SUMMARY.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.
- ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING SHALL BE DONE WITHIN 6" OF THE EXISTING GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS AND BAGS SHOULD BE USED ON ALL TREES.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANTING MATERIALS AND QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.
- THE RESPONSIBILITY OF THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.
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- APPLY A FIRE-RESISTANT WEEDING PREVENTATIVE OR PESTICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AND INSTALLATION.

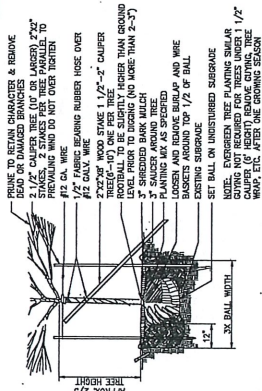
LAKEWOOD ZONING INFORMATION

CURRENT ZONING C3 - COMMERCIAL GENERAL
CODE SUBJECT
LANDSCAPE SCHEDULING COMMERCIAL, REAR YARD/PUBLIC R.E.W. YES FOR REVIEW
114.02(C) COSTING LANDSCAPE SCHEDULING PER 114.02(C) YES
114.02(C) CONTRACTOR (PAID/NOT PAID) YES
CONTRACTOR (PAID/NOT PAID) YES
CONTRACTOR (PAID/NOT PAID) YES

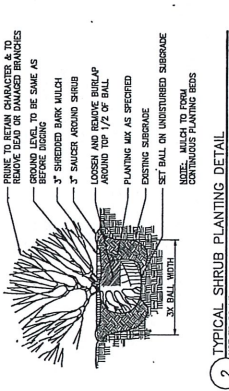
LAWN SEED MIX

AREAS TO BE SEED PER 100 SF
RATES 5-8 LBS PER 100 SF
AREAS TO BE SEED PER 100 SF
RATES 5-8 LBS PER 100 SF
AREAS TO BE SEED PER 100 SF
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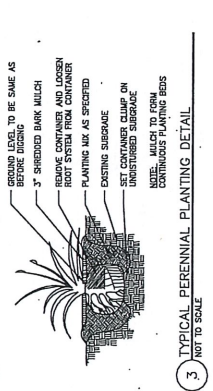
NO.	DATE	REVISION	BY	DATE
1	11.13.18	1	WWW	11.13.18



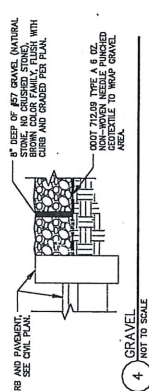
1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



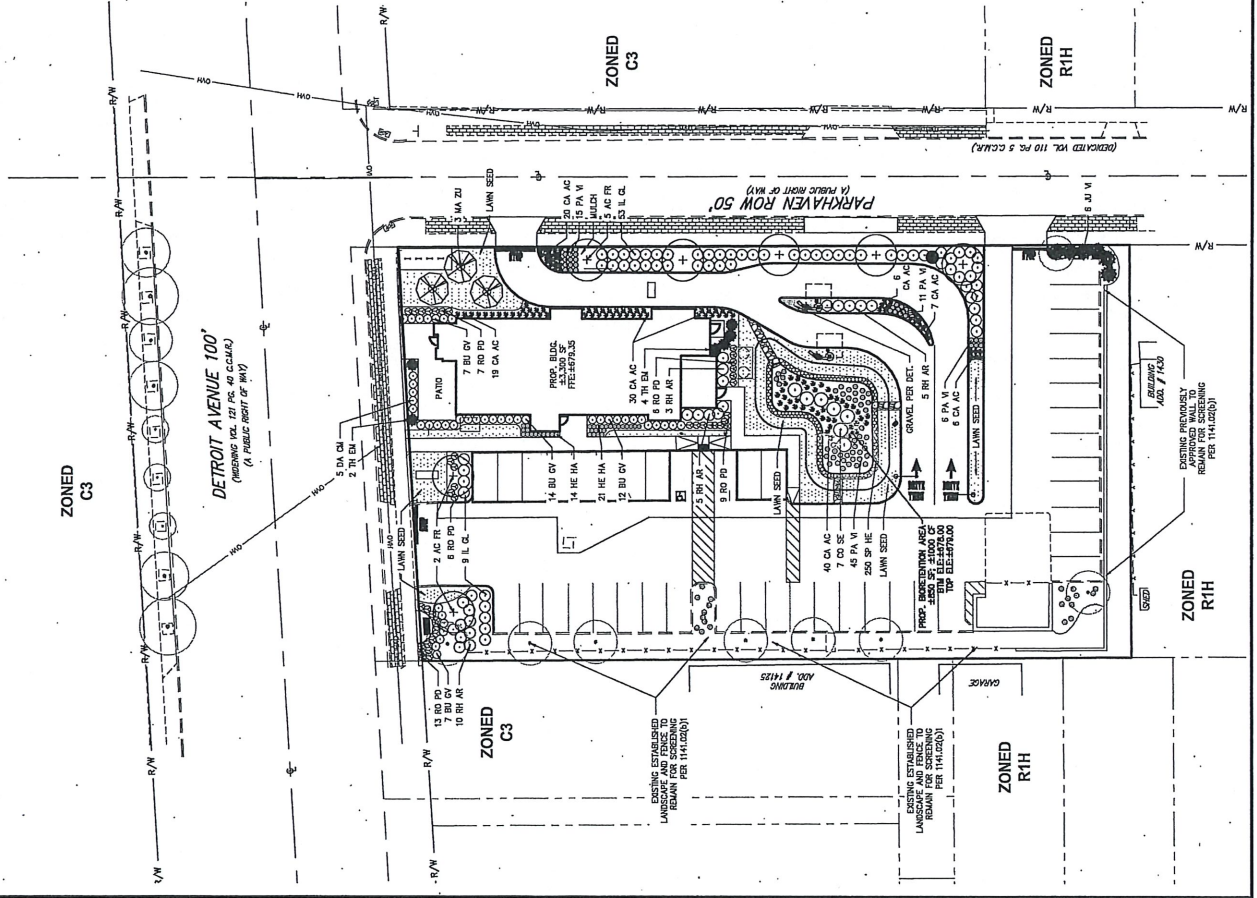
3 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE



4 GRAVEL
NOT TO SCALE

PLANT LIST - SUMMARY TABLE

KEY	SYMBOL	COMMON NAME	SIZE	SPACING	QTY
AC FR	AC FR	ACORN X FRIEDMAN 'CELEBRATION'	2" CAL	AS SHOWN	7
JA SO	JA SO	JANUSOPHILUM 'JANUSOPHILUM'	8" HT	AS SHOWN	6
MA ZU	MA ZU	MAUI ZINN 'MAUI ZINN'	8" HT	AS SHOWN	3
BU GV	BU GV	BURBANK 'BENNETT'	18" HT	CONT.	40
CA AC	CA AC	CALAMAGROSTIS 'CALAMAGROSTIS'	24" HT	CONT.	128
CO SE	CO SE	CORNUS SERICEA 'SERICEA'	24" HT	CONT.	7
DA CH	DA CH	DAPHNE 'DAPHNE'	24" HT	CONT.	35
HE HA	HE HA	HEDERA 'HEDERA'	24" HT	CONT.	35
IL CL	IL CL	ILEX 'ILEX'	24" HT	CONT.	35
PA VI	PA VI	PANICUM VERITUM 'VERITUM'	24" HT	CONT.	77
RI AR	RI AR	RUSUS ARISTATA 'ARISTATA'	24" HT	CONT.	23
RO PO	RO PO	ROSA 'ROSA'	24" HT	CONT.	41
SP HE	SP HE	SPONDOLEUS 'SPONDOLEUS'	2" CELL	FLAT	250
TH BA	TH BA	THALIA 'THALIA'	5" HT	AS SHOWN	6



7

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 *is check*

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

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

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

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

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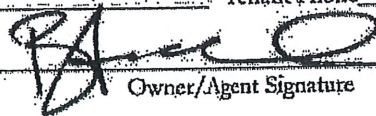
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ADA Project #18203

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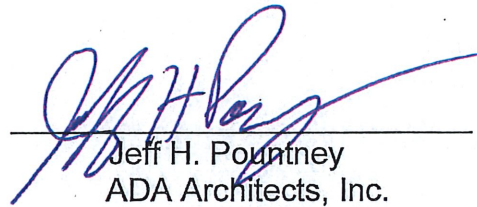
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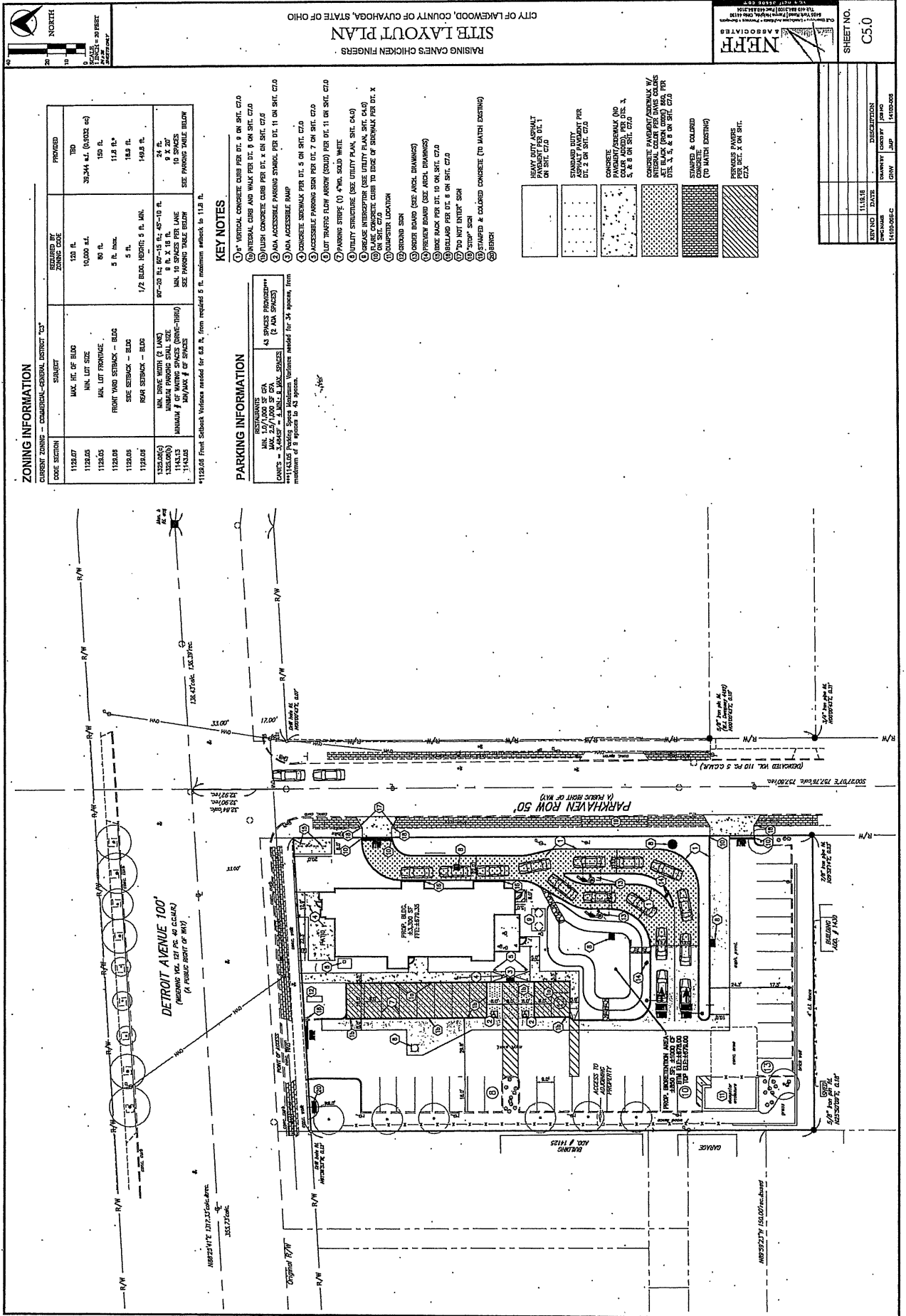
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Thank you.



Jeff H. Pountney
ADA Architects, Inc.

10





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

NEFF ASSOCIATES
SHEET NO. 1.2.0

LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SPECIFICATIONS AND QUANTITIES. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS AND THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS.
2. HAZARDOUS PLANT AREA QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HAZARDOUS PLANTING AREAS AT SPACING RATES IN PLANT LIST SUMMARY.
3. CONTRACTOR SHALL PROVIDE A MIN. 2" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN HAZARDOUS PLANTING AREAS UNLESS THERE ARE AREAS PROVIDING A MIN. 5" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH BEDS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
4. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FOR THE SPECIFICATIONS. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION.
5. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE OR NEAR SHAWLS OR CREATING MARKS THAT BLOCK THE INTRODUCED SURFACE DRAINAGE PATTERN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND MULCHES TO BE PLANTED. MULCHES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS AND THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS.
7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
8. CONTRACTOR SHALL PROVIDE A MIN. 2" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN HAZARDOUS PLANTING AREAS UNLESS THERE ARE AREAS PROVIDING A MIN. 5" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH BEDS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
9. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FOR THE SPECIFICATIONS. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION.
10. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE OR NEAR SHAWLS OR CREATING MARKS THAT BLOCK THE INTRODUCED SURFACE DRAINAGE PATTERN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND MULCHES TO BE PLANTED. MULCHES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS AND THE CITY OF LAKEWOOD PLANTING SPECIFICATIONS.
12. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
13. CONTRACTOR SHALL PROVIDE A MIN. 2" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN HAZARDOUS PLANTING AREAS UNLESS THERE ARE AREAS PROVIDING A MIN. 5" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH BEDS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
14. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FOR THE SPECIFICATIONS. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION. MULCHES SHALL BE PLACED TO PROTECT PLANTING BEDS FROM EROSION.

LAKEWOOD ZONING INFORMATION

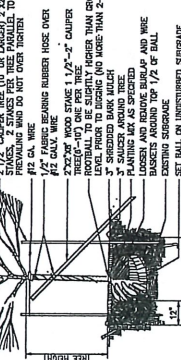
CURRENT ZONING	C3 - COMMERCIAL, GENERAL
CODE	CU3
LANDSCAPE SCHEDULING	COMMERCIAL REAR/NEAR PUBLIC BLANK
LANDSCAPE SCHEDULING	COMMERCIAL REAR/NEAR PUBLIC BLANK
LANDSCAPE SCHEDULING	COMMERCIAL REAR/NEAR PUBLIC BLANK

LAWN SEED MIX

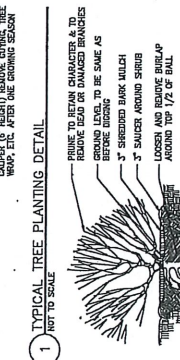
AREAS TO BE SEED	PERCENT
AREAS TO BE SEED	PERCENT
AREAS TO BE SEED	PERCENT

SPRINT	DATE	DISCUSSION
SPRINT	DATE	DISCUSSION
SPRINT	DATE	DISCUSSION

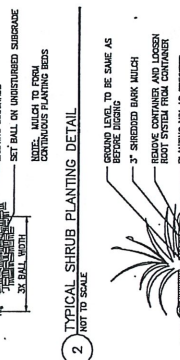
1. TYPICAL TREE PLANTING DETAIL



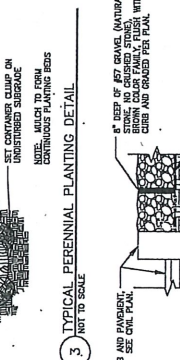
2. TYPICAL SHRUB PLANTING DETAIL



3. TYPICAL PERENNIAL PLANTING DETAIL

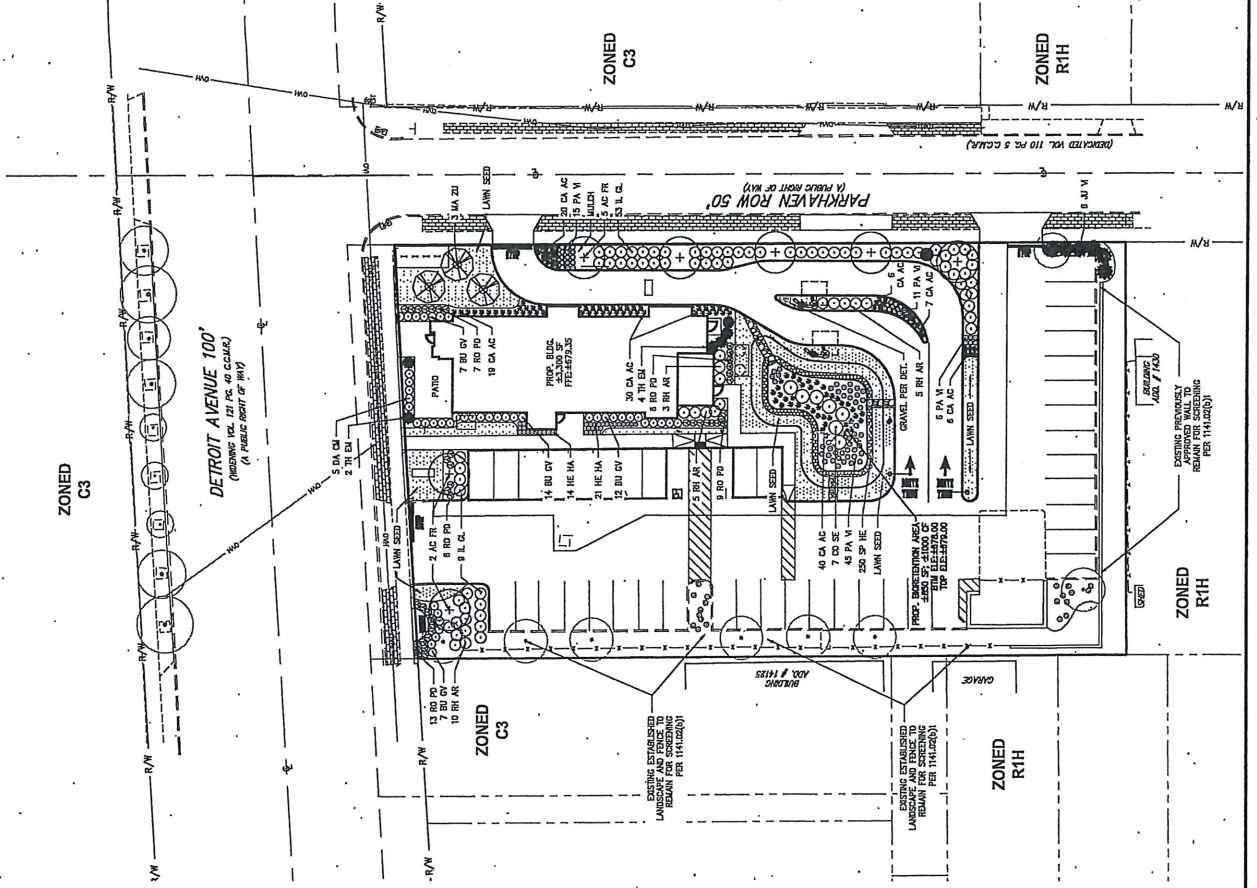


4. CRACK & PATCH



PLANT LIST - SUMMARY TABLE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
AC FR	ALNUS X FREDERICI 'CELESTIAL'	CELESTIAL ALDER	2" CAL.	7
AL FR	ALNUS X FREDERICI 'CELESTIAL'	CELESTIAL ALDER	2" CAL.	7
AL FR	ALNUS X FREDERICI 'CELESTIAL'	CELESTIAL ALDER	2" CAL.	7



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
 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

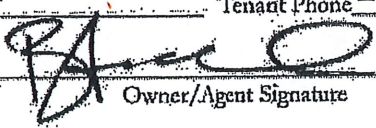
AUTHORIZATION FOR PROPERTY ACCESS

(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 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

November 20, 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 Hand**
☐ Plans
☐ Samples

- ☐ Specifications
☒ Other, See Below

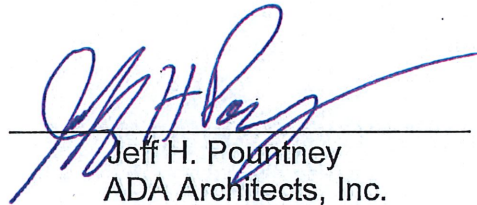
COPIES	DATE	DESCRIPTION
1	11.19.18	Revised site plans (C5.0, L2.0)

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.



Jeff H. Pountney
ADA Architects, Inc.

15

40 20 10 0

NORTH

SCALE
1 INCH = 20 FEET
N.F.S.
SHEETS ONLY

[illegible]

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

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

APPLICATION
LAKEWOOD 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 In -014; 314-07-017; 314-07-033 In -038; 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)

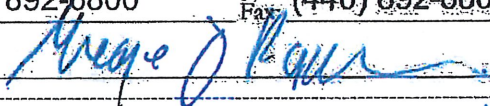
Submission Requirements:

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
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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

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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.

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. PL18-002439
DOCKET No. 11-30-18
FEE PAID \$150.00 js cc

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 13500 Detroit Avenue Business/Tenant Name St. Edward High School
Property Owner Name John F. Goers Owner Phone 216 221 3776 x263
Owner E-mail jgoers@sehs.net Zoning C3 Parcel Number 31230049
Project Summary New construction 11,900 sf addition to the original school building. Addition will support the food service operations, provide commons space and banquet functions.

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): Mykie Hrusovski, AIA Company DLR Group
Applicant Address: 1422 Euclid Avenue Suite 300, Cleveland, OH 44115
Phone: (216) 623-7832 Fax: _____ E-mail: mhrusovski@DLRgroup.com
Signature: _____ Date: October 16, 2018

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

File History: _____

Bldg. Dept. Remarks: _____

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 Architectural Board of Review/Sign Review Board/Board of Building Standards 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:

St. Edward H.S. / John Goers

Property Address:

13500 Detroit Ave, Lakewood

Owner/Agent Phone:

440-289-7149

Tenant Name _____

Tenant Phone _____


Owner/Agent Signature

2018 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18
February	Wednesday	01-24-18	Thursday	02-01-18	Thursday	02-08-18
March	Wednesday	02-21-18	Thursday	03-01-18	Thursday	03-08-18
April	Wednesday	03-28-18	Thursday	04-05-18	Thursday	04-12-18
May	Wednesday	04-25-18	Thursday	05-03-18	Thursday	05-10-18
June	Wednesday	05-30-18	Thursday	06-07-18	Thursday	06-14-18
July	Wednesday	06-27-18	Thursday	07-05-18	Thursday	07-12-18
August	Wednesday	07-25-18	Thursday	08-02-18	Thursday	08-09-18
September	Wednesday	08-29-18	Thursday	09-06-18	Thursday	09-13-18
October	Wednesday	09-26-18	Thursday	10-04-18	Thursday	10-11-18
November	Wednesday	10-24-18	Thursday	11-01-18	Thursday	11-08-18
December	Wednesday	11-28-18	Thursday	12-06-18	Thursday	12-13-18
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19

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 start at 4:00 P.M. in the Auditorium of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.