

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
DECEMBER 7, 2023
PRE-REVIEW MEETING
6:00 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

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

1. ROLL CALL
2. APPROVE THE MINUTES OF THE NOVEMBER 2, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

CONDITIONAL USE

4. **12-26-23
11818 Madison Ave.
RISE Lakewood**

Jonathan Ziegan, Osborn Engineering, applicant requests the review and approval of a condition use permit for the expansion and renovation of Rise Lakewood, pursuant to Chapter 1165 – Medical Marijuana Dispensaries and Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district. (Page 3)

PARKING PLAN

5. **12-27-23
11818 Madison Ave.
RISE Lakewood**

Jonathan Ziegan, Osborn Engineering, applicant requests the review and approval of a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District. (Page 26)

CONDITIONAL USE WITH VARIANCE

6. **Docket No. 12-28-23
13345 Madison Ave.
Linda Moselle, LLC**

Alexa Chartrant, Linda Moselle, LLC, applicant requests the review and approval to operate a body art business, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(z) – body art establishments. Property is in a C2 – Commercial, Retail District. (Page 49)

ADJOURN



PLANNING COMMISSION

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

Application Cover Page

Docket No.: 12-26-23

Permit No.: PC23-000030

Applicant Name: Jonathan Ziegan, Osborn Engineering

Project Address: 11818 Madison Ave.

Project Name: RISE LAKEWOOD

Proposal: The review and approval of a conditional use permit for the expansion and renovation of Rise Lakewood, pursuant to Chapter 1165 – Medical Marijuana Dispensaries and Section 1129.02 - principal and conditional permitted uses. The property is located in a C3 - Commercial, General Business district.

Cleveland, OH 44114

p 216 861 2020 x13005 | c 440 785 4691 | jziegan@osborn-eng.com

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Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 & 11818 Madison from intersection of Madison Ave and Coutant Ave



View of 11810 Madison from Madison Ave

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11818 Madison from Madison Ave

RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107

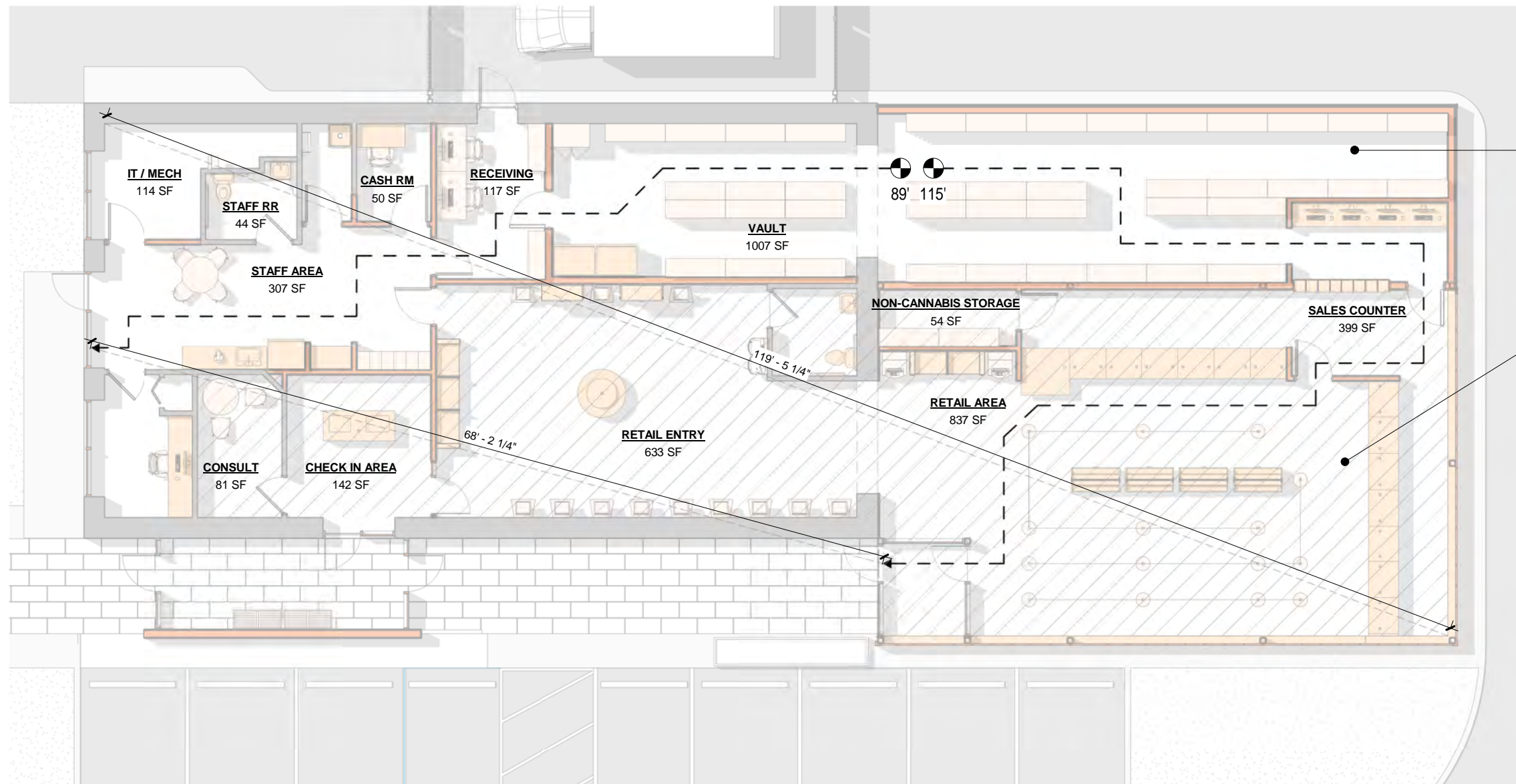


DRAWING INDEX - CONCEPT SET

CS	COVER SHEET
LS-1	CODE ANALYSIS PLAN
A-1	LOCATION MAP
A-2	EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN
A-4a	PROPOSED SITE PLAN
A-4b	ALTERNATE SITE PLAN
A-5	PROPOSED FLOOR PLAN
A-6	EXTERIOR RENDERING
A-7	EXTERIOR RENDERING
A-8	EXTERIOR RENDERING
A-9	PARTIAL AXON
A-10	OVERALL AXON

PROJECT DESCRIPTION

CDA has been engaged to expand the existing Rise dispensary located at 11818 Madison Avenue. The expansion will consist of two volumes added to the rear of the building expanding both the sales floor and the back of house space. The final building square footage will be approximately 4,551 square feet. The front of house volume is proposed to be clad in polycarbonate which allows extensive daylighting into the space while fully obscuring views into the sales floor from the exterior. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building.



STORAGE, STOCK & SHIPPING
 1,780 S.F. @ 300 GROSS OCCUPANTS
 = 6 OCCUPANTS (TABLE 1004.5)

MERCANTILE
 2,300 S.F. @ 60 GROSS OCCUPANTS
 = 38 OCCUPANTS (TABLE 1004.5)
 DESIGN OCCUPANT LOAD = 49 OCCUPANTS

CODE SUMMARY NOTES - 2018 IBC

PROJECT TYPE:	RENOVATION / ADDITION TENANT FIT-OUT (LEVEL 3 ALTERATION)
LOCATION:	LAKWOOD, OH
OCCUPANCIES:	MERCANTILE (M)
MAX. OCCUPANT LOAD:	44
CONSTRUCTION:	TYPE VB CONSTRUCTION (UNPROTECTED WOOD FRAME)
EXISTING FIRE RESISTANCE:	NON-SPRINKLERED
MAX. TRAVEL DISTANCE:	200'-0" AS PER TABLE 1017.2
TOTAL SF=	GROUND FLOOR: 4,160 SF (INTERIOR GROSS S.F.) (MAX. 9,000 SF 0 TABLE 506.2)
NUMBER OF STORIES:	1 STORY (MAX. 1 STORY - TABLE 504.4)
HEIGHT=	+/- 26' 7" (MAX. 40' 0" - TABLE 504.3)

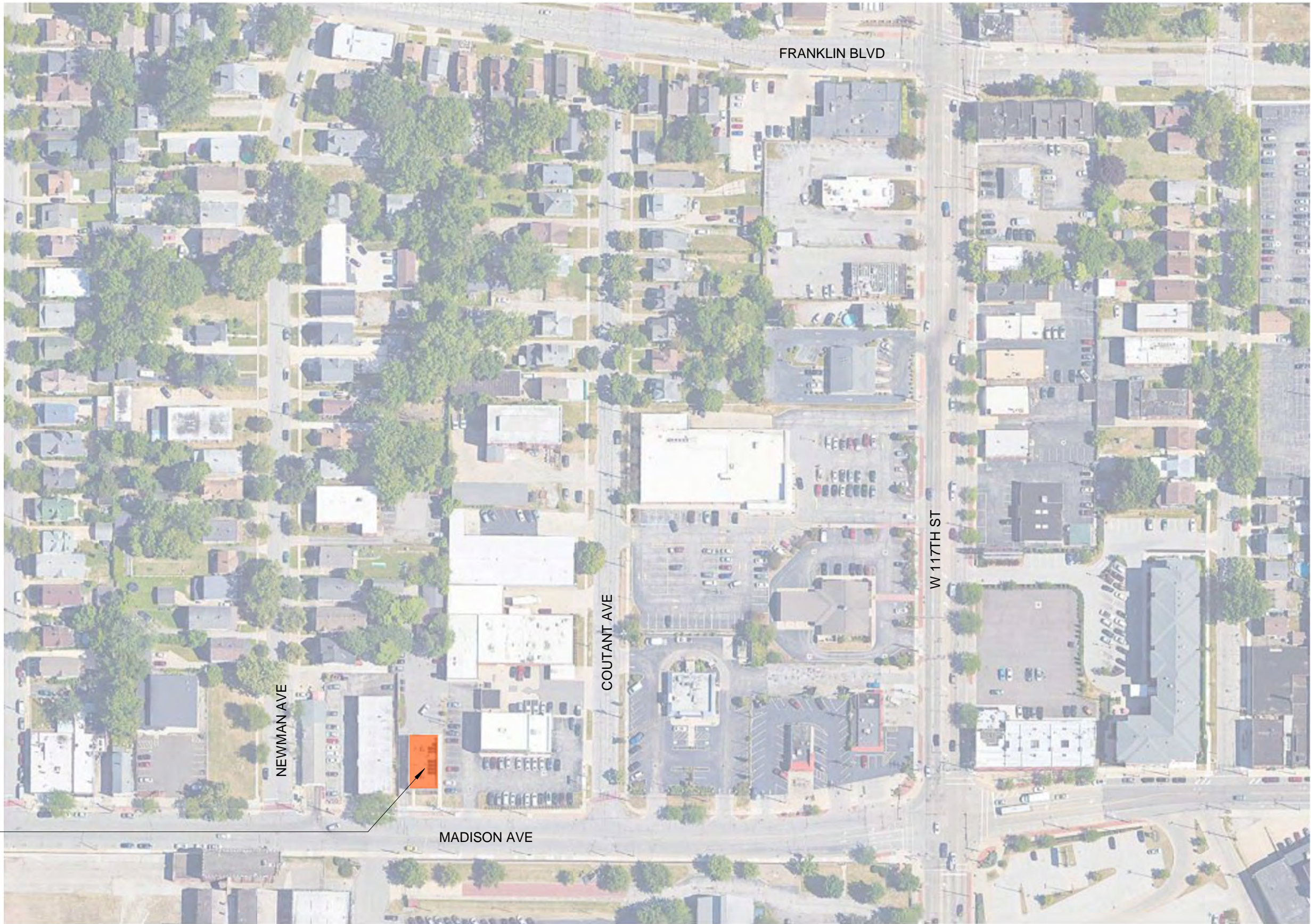
OHIO CODES IN FORCE

OHIO BUILDING CODE 2017
 OHIO FIRE CODE 2017
 OHIO PLUMBING CODE 2017
 OHIO MECHANICAL CODE 2017
 OHIO FUEL GAS CODE 2015
 OHIO ENERGY CODE 2017
 OHIO ACCESSIBILITY CODE 2009
 ADA STANDARDS 2010
 OHIO ELECTRICAL CODE 2017
 LIFE SAFETY CODE OF CMS
 OHIO FIRE ALARM CODE 2016

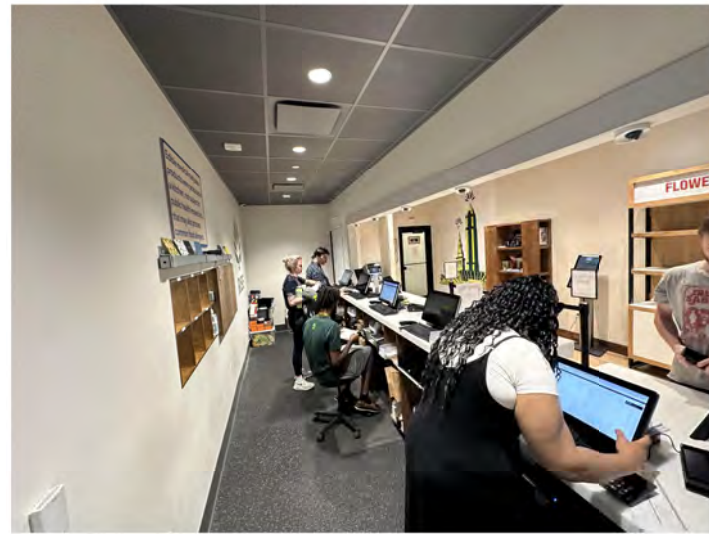
PLUMBING

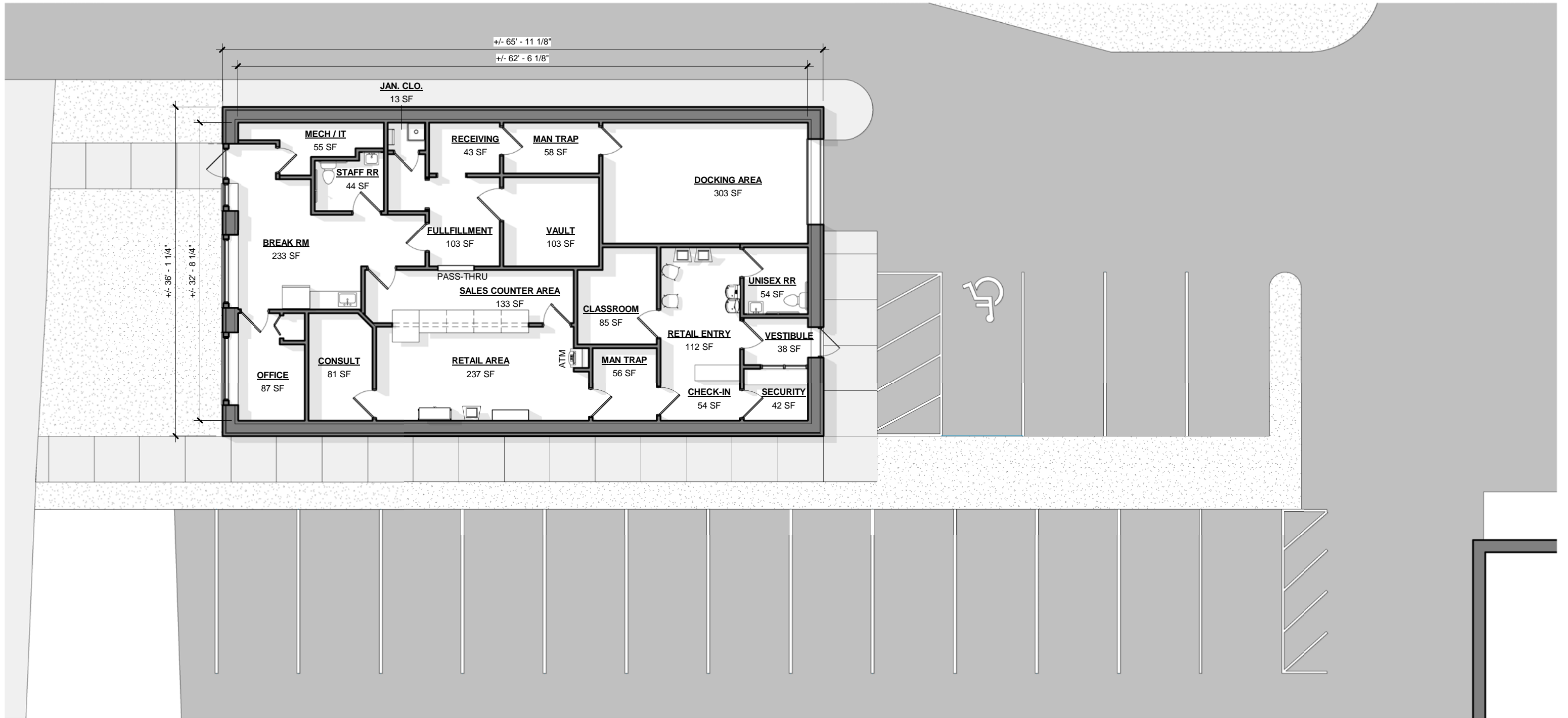
PLUMBING PER IBC TABLE 2902.1

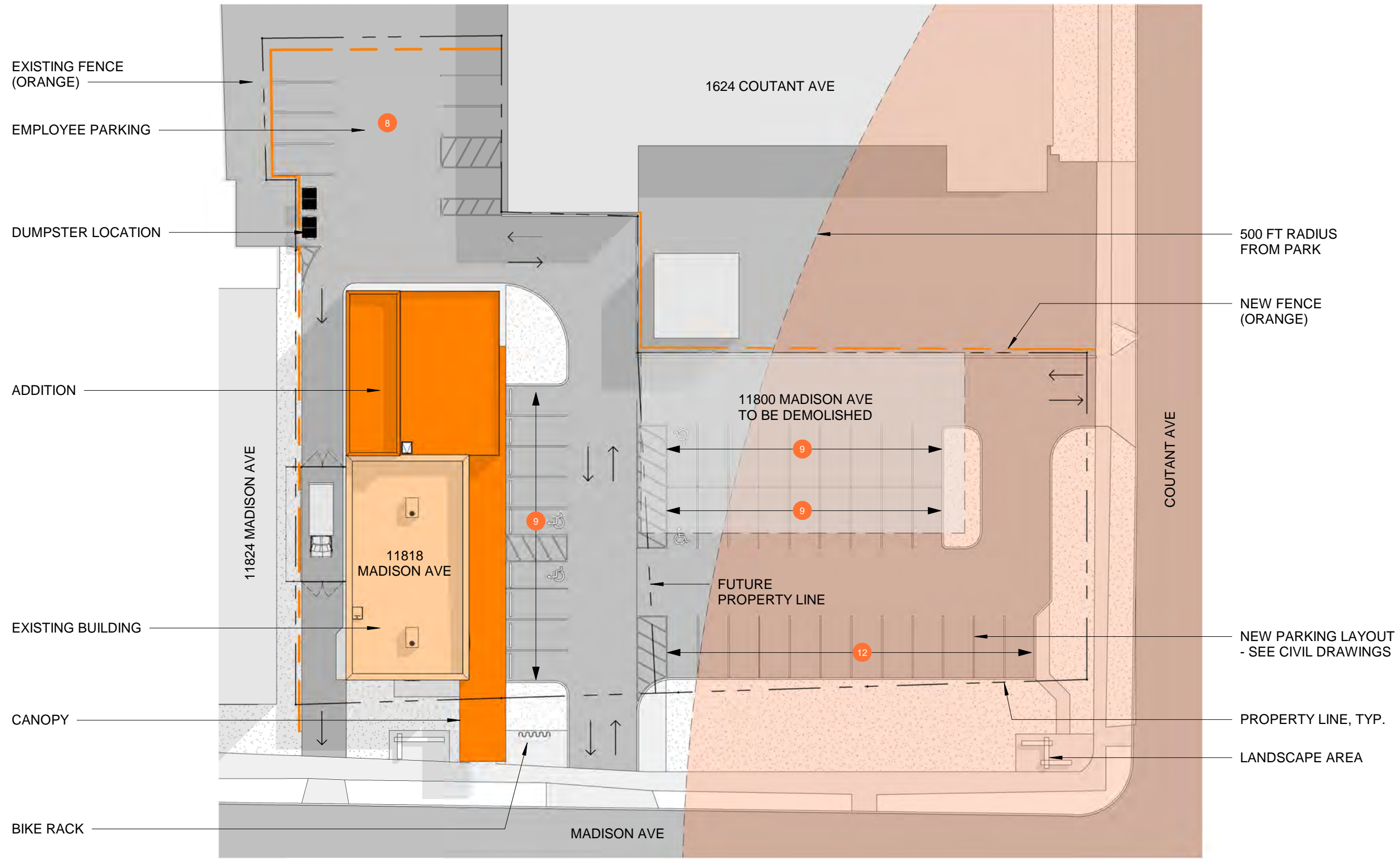
1 WATER CLOSET PER 500 OCC.	1 REQ'D / 2 PROVIDED
1 LAVATORY PER 750 OCC.	1 REQ'D / 2 PROVIDED
1 WATER FOUNTAIN PER 1000 OCC.	1 REQ'D / 1 PROVIDED
1 JANITOR CLOSET	1 REQ'D / 1 PROVIDED

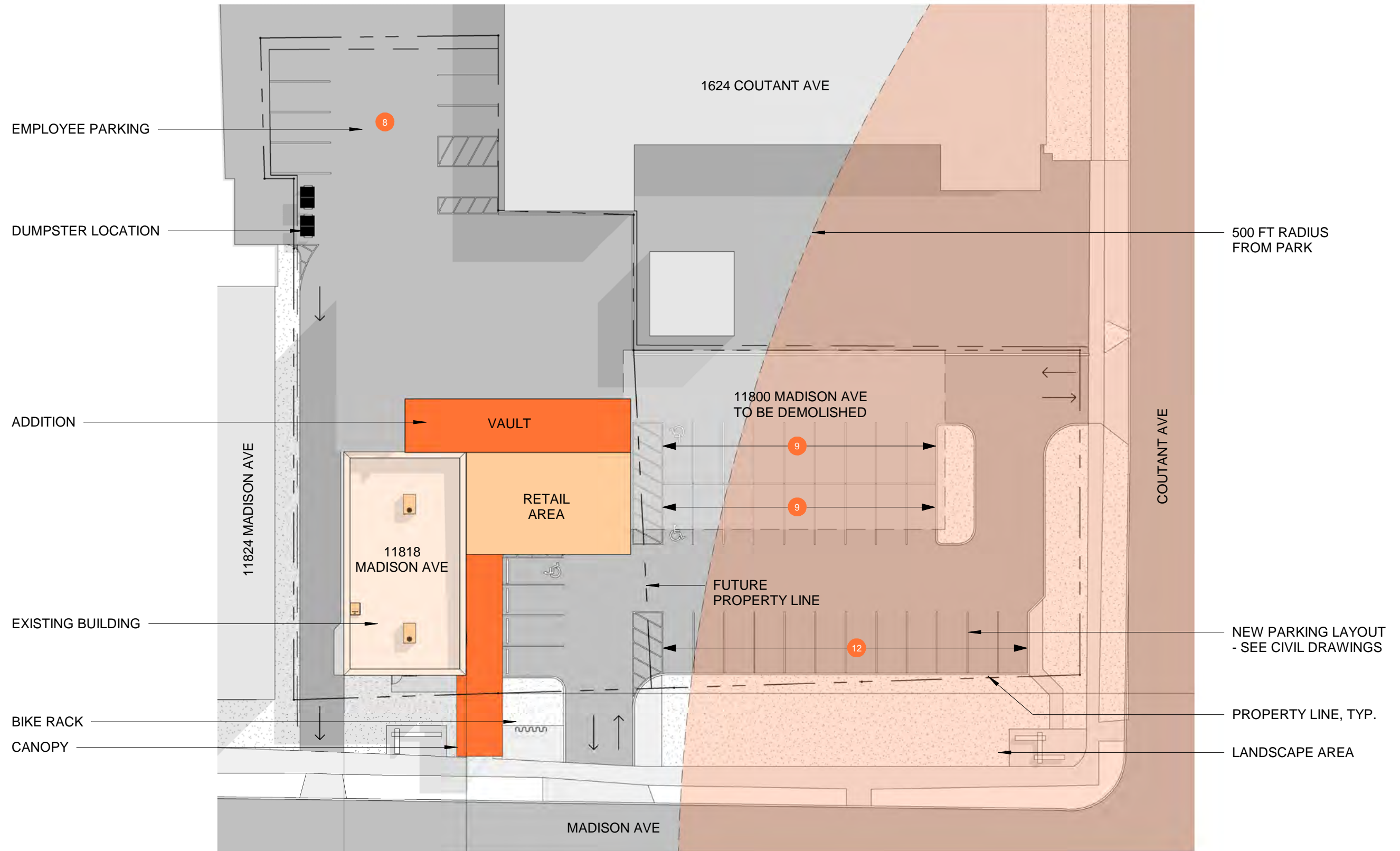


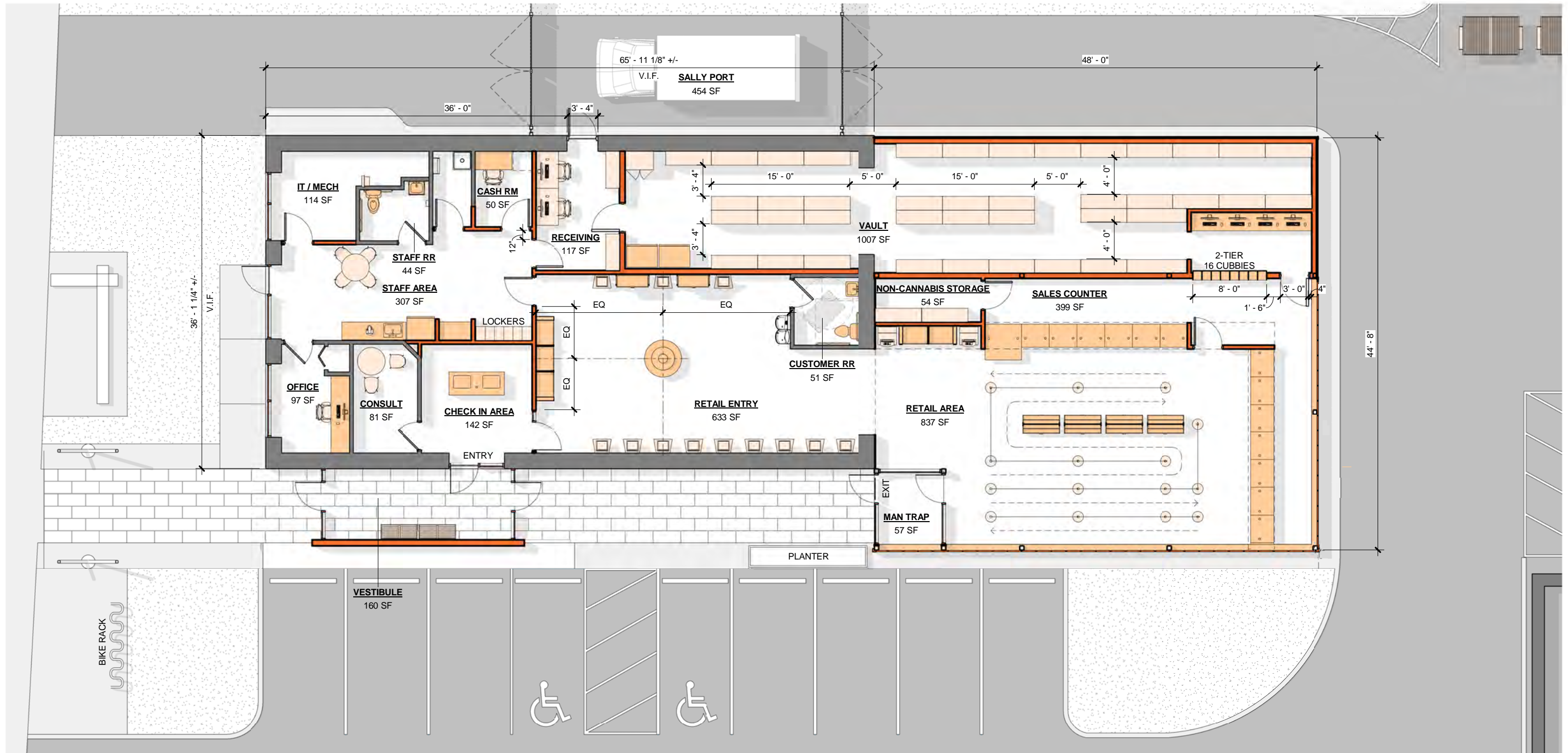
11818 MADISON AVE
LAKEWOOD, OH







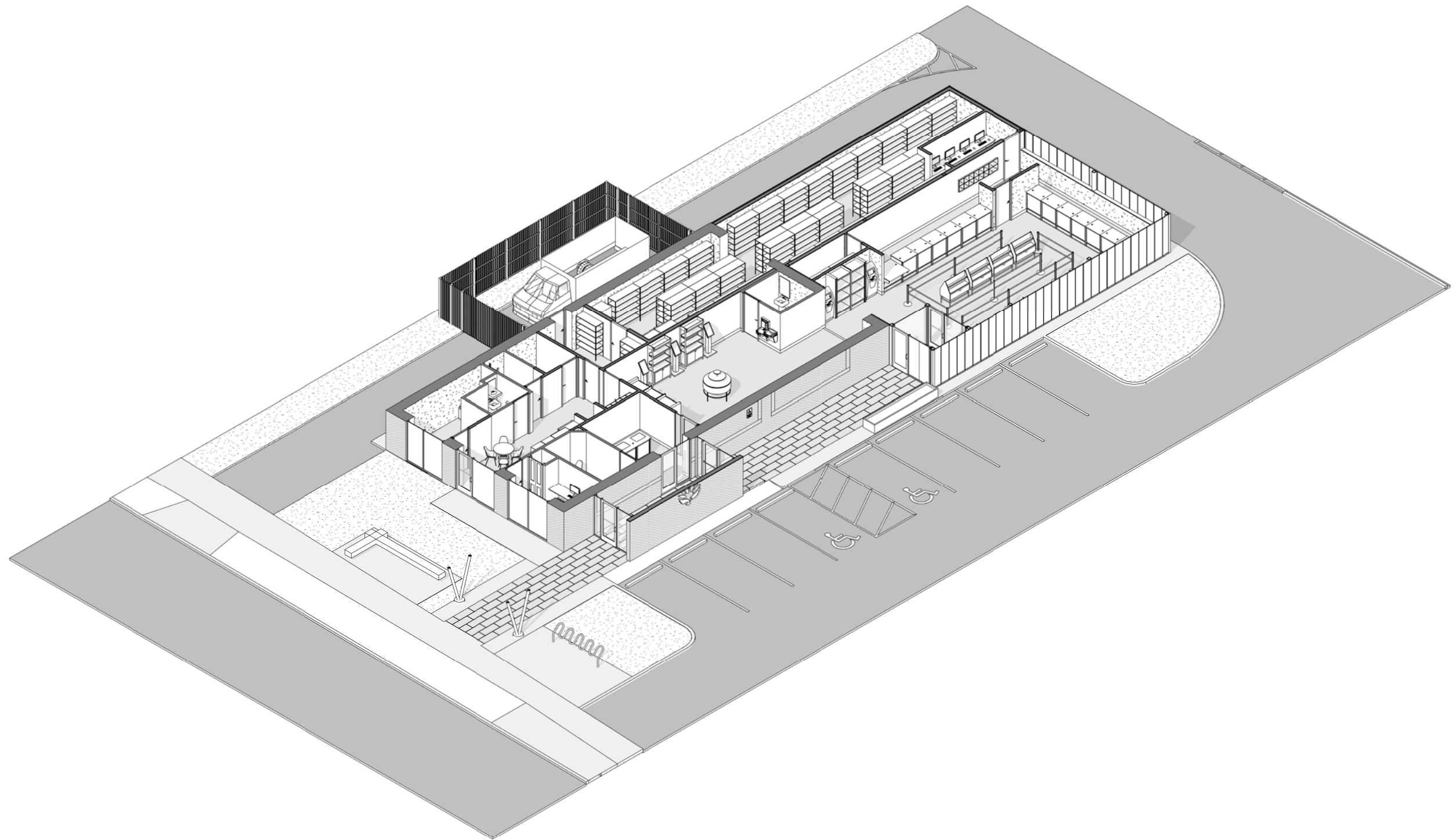


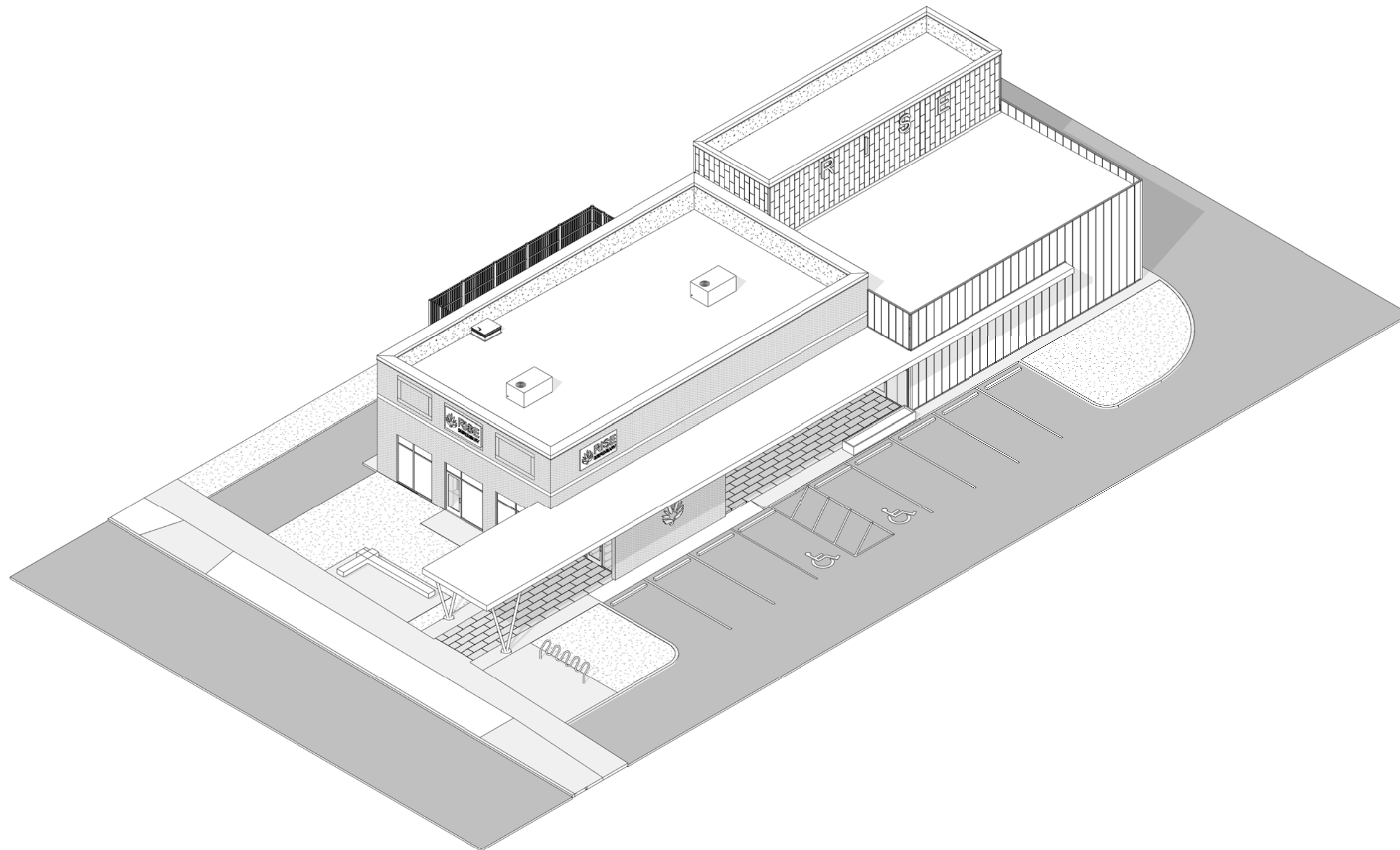


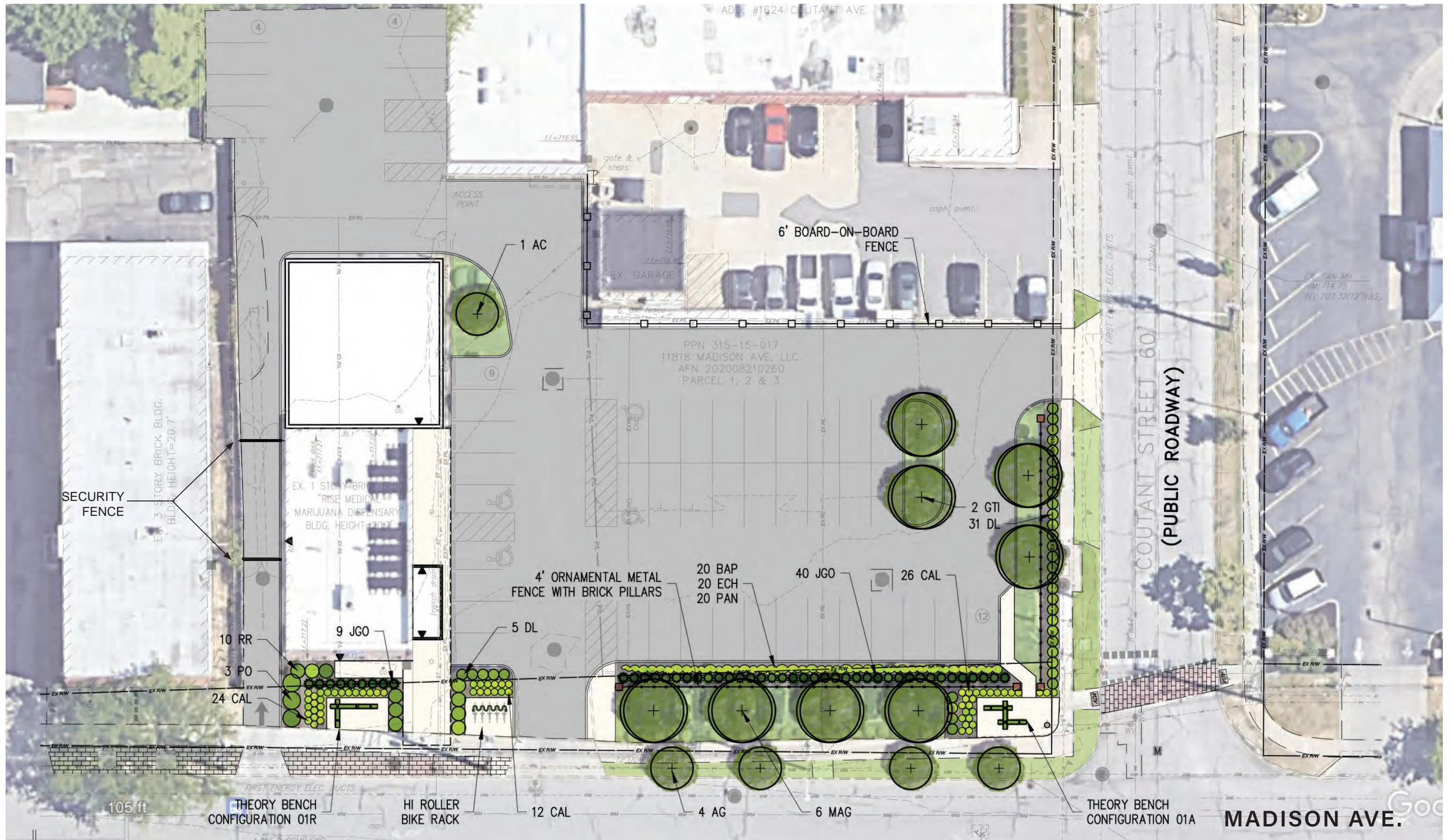














Theory bench from Landscape Forms- in green



Hi Roller bike rack from DERO



Ornamental fence with brick pillars- 4 ft.



Board on board fence- 6 ft.



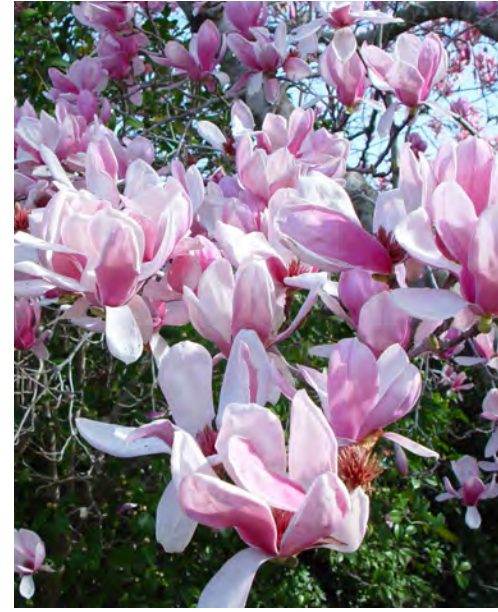
Security fence- 6 ft. in dark bronze



AC- Multi-stem Serviceberry



AG- Single-stem Serviceberry



MAG- Saucer Magnolia



GTI- Honeylocust



DL- Bush Honeysuckle



JGO- Grey Owl Juniper



RR- White Rugosa Rose



PO- Tiny Wine Ninebark



BAP- False Indigo



ECH- Purple Coneflower



PAN- Northwind Switchgrass



CAL- Karl Foerster Reed Grass

Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
		Trees			
AC	1	Amelanchier x grandiflora/ Apple Serviceberry	6'	B&B	See Plan
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'/ Apple Serviceberry	2"	B&B	See Plan
MAG	6	Magnolia x soulangiana/ Saucer Magnolia	8'	B&B	See Plan
GTI	2	Gleditsia t.f.i. Street Keeper/ Street Keeper Honeylocust	2"	B&B	See Plan
				B&B	See Plan
		Shrubs			
DL	36	Diervilla lonicera/ Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.
JGO	9	Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"	B&B	4' O.C.
RR	10	Rosa rugosa 'Alba'/ White Rugosa Rose	SHRUB	No. 3	4' O.C.
PO	3	Physocarpus o. 'Tiny Wine'/ Tiny Wine Ninebark	24"	No. 3	4' O.C.
		Perennials			
BAP	20	Baptisia australis/ Blue False Indigo	Clump	No. 3	36" O.C.
ECH	20	Echinacea purpurea 'Magnus'/ Magnus Coneflower	Clump	No. 2	24" O.C.
PAN	30	Panicum v. 'Northwind'/ Northwind Switchgrass	Clump	No. 2	30" O.C.
CAL	62	Calamagrostis x ac. 'Karl Foerster'/ Karl Foerster Reed Grass	Clump	No. 2	24" O.C.
		Lawn			



PLANNING COMMISSION

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Application Cover Page

Docket No.: 12-27-23

Permit No.: PC23-000031

Applicant Name: Jonathan Ziegan, Osborn Engineering

Project Address: 11818 Madison Ave.

Project Name: RISE LAKEWOOD

Proposal: The review and approval of a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. Property is in a C3 – Commercial, General Business District.

Cleveland, OH 44114

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J20231022.000

November 22, 2023

Mr. Kyle Krewson, Chair
Planning Commission, City of Lakewood Ohio
City Hall
12650 Detroit Ave.
Lakewood, OH 44107

{sent electronically via the Lakewood CitizenServe portal}

**Re: Rise Dispensary at 11818 Madison Ave
Conditional Use Application and Parking Plan Application**

Dear Chairperson Krewson:

I am pleased to serve as development consultant and civil engineer for Green Thumb Industries, owner of Rise Dispensaries including the medical marijuana dispensary located at 11818 Madison Avenue, Lakewood, Ohio 44107. This letter and the enclosed material are presented to meet the application requirements for an expansion of the existing conditional use and a parking plan. Please accept, review, and approve the applications.

This application includes the following:

1. This Cover Letter which includes the narratives required under City of Lakewood Codified Ordinances Chapter 1173.02.
2. Existing Condition Photos
3. Site Plan dated 11/22/2023 by Osborn Engineering
4. Landscaping Plan dated 11/22/2023 by DERU Landscape Architecture
5. Architectural Schematic Design Package dated 11/22/2023 by Chris Dawson Architect
6. Technical Memorandum on Traffic Generation Rates by Osborn Engineering

The following narrative describes the existing use and the proposed use including the compatibility of the proposed use with the neighborhood and the impacts to public services expected if the project is approved.

Owner/Applicant Information:

Owner/Applicant: 11818 Madison Ave, LLC / Green Thumb Industries, Inc.
Owner/Applicant Address: 325 W Huron St., No. 700, Chicago, IL 60654
Contact Name: Glenn Trunley, Senior Manager, Store Design
Contact Phone: (917) 757-6457

Address and Zoning District of Property:

Street Address(es): 11818 and 11810 Madison Avenue, Lakewood, OH 44107
Zoning District(s): C3 – Commercial, General

Description of Existing Use:

Green Thumb Industries, Inc. owns 11818 Madison Ave, LLC which in turn owns the buildings and real property at 11818 and 11810 Madison Avenue. Green Thumb industries operates the Rise medical marijuana dispensary at 11818 Madison Avenue. The medical marijuana use at 11818 Madison Avenue occupies permanent parcel numbers 315-15-063 and 315-15-104. The Rise business hours are from 9:00 a.m. to 8:00 p.m. Monday, Tuesday, Wednesday, Friday,



and Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. The dispensary is closed on Thursday.

A tenant occupies and operates an automobile rental service at 11810 Madison Avenue on permanent parcel number 315-15-017. This use is proposed to be discontinued when the proposed use is fully approved and permitted.

Description of Proposed Use:

Green Thumb Industries, Inc. proposes to expand their existing medical marijuana dispensary use at 11818 Madison Avenue and to change the use at 11810 Madison Avenue to public parking.

To support the proposed expansion and redevelopment, Green Thumb Industries, Inc. proposes to replat the three subject parcels to two parcels. An application for replat is planned after Planning Commission and Architectural Board of Review applications have been reviewed and read at public hearings.

The Site Plan enclosed with this application includes a depiction of parcel lines proposed in the replat. The new parcel including the Rise medical marijuana dispensary at 11818 Madison Avenue is called *Parcel 1*. The property formerly known as 11810 Madison Avenue is called *Parcel 2*.

Parcel 1: Medical Marijuana Dispensary Use

Parcel 1 is proposed for medical marijuana use which is permitted with a conditional use permit under the City of Lakewood Codified Ordinances Chapter 1129.02. More information about the extents and characteristics of the proposed use may be found on the Site Plan and Landscaping Plan included with this application.

Parcel 2: Public Parking Use

Parcel 2 is proposed for public parking lot which is a permitted-by-right use under City of Lakewood Codified Ordinances Chapter 1129.02. More information about the extents and characteristics of the proposed use may be found on the Site Plan and Landscaping Plan included with this application.

Parcel 1 Conditional Use Application: Compatibility to adjacent uses

The applicant believes that the medical marijuana dispensary use meets the requirements for conditional use under City of Lakewood Codified Ordinances Chapter 1161 and the requirements for medical marijuana facilities under City of Lakewood Codified Ordinance Chapter 1165 as proposed.

The proposed conditional use is an expansion of the existing conditional use for medical marijuana dispensary. The existing use was approved by the City of Lakewood circa April 2019. The business has operated in the neighborhood continuously since it opened. A City of Lakewood law department representative was present at the Lakewood Architectural Board of Review meeting on November 9, 2023. The law department representative stated that there was no record of complaint or charges related to the property on file.

Parcel 1 Conditional Use Application: Impacts to adjacent properties



Traffic: The proposed use, as shown on the site plan enclosed in this application, does not propose an increase in points of access to the adjacent public roadways. The increase in traffic associated with the expansion of the medical marijuana dispensary is discussed in the Technical Memorandum on Traffic Generation Rates included with this application.

Parking: The proposed use, as shown on the site plan enclosed in this application, exceeds the maximum parking allowed under the City of Lakewood Codified Ordinances Chapter 1143.05. The maximum permitted number of parking spaces is eleven (11) spaces. The proposed number of parking spaces is seventeen (17) spaces. The increase in parking required for the expanded use is discussed in the Parking Plan in this letter and in the Technical Memorandum on Traffic Generation Rates included with this application.

Noise and Fumes: No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

Lighting: No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

Outdoor Storage: No outdoor storage is proposed. No negative impacts to adjacent parcels due to noise and fumes are anticipated if this conditional use is approved.

Parcel 1 Conditional Use Application: Site Plan

A Site Plan and a Landscape Plan are included in this application. Please refer to the attachments.

Parcel 1 Conditional Use Application: Historical Building Status

No federal, state, or local registered historical buildings are present on the property.

Parcel 1 Conditional Use Application: Additional Information

A technical memorandum discussing the anticipated increase in business and justification for the exceedance of the maximum off-street parking requirement is included in this application.

Parcel 1 Parking Plan

The parking plan for the Rise medical marijuana dispensary proposes seventeen (17) off-street automobile parking spaces including two (2) restricted accessible parking spaces and five (5) bicycle parking spaces. All the proposed parking spaces are 90-degree spaces meeting the City of Lakewood standards for dimensions and curbs or wheel stops.

The City of Lakewood Codified Ordinances Chapter 1143.05 requires a minimum of one (1) and a maximum of two-and-a-half (2.5) parking spaces per one thousand gross square feet (GSF) for retail uses. The minimum and maximum require spaces for the proposed use are calculated as follows:

Minimum Spaces:

$4,250 \text{ GSF} \times 1 \text{ space}/1,000 \text{ GSF} = 4.25 \text{ spaces} = 5 \text{ spaces (rounded)}$

Maximum Spaces:

$4,250 \text{ GSF} \times 2.5 \text{ spaces}/1,000 \text{ GSF} = 10.625 \text{ spaces} = 11 \text{ spaces (rounded)}$

Need for Off-Street Parking Exceeding the Maximum Permitted Spaces:



This parking plan application includes a request for approval of off-street parking exceeding the maximum number of parking spaces permitted under City of Lakewood Codified Ordinances Chapter 1143.05 (“the code”). The applicant asks the Planning Commission to consider the following information when considering this request to exceed the maximum number of parking spaces for this conditional use.

The need for off-street parking exceeding the maximum spaces is due to the unique characteristics of the use. Parking for medical marijuana dispensary use is regulated as retail use under the code. The generic retail use category does not consider the number of employees, the duration of a medical marijuana dispensary transaction, or the volume of customer transactions including peak hour transactions. The available data suggests that this use requires at least the number of parking spaces shown on the proposed parking plan to meet the anticipated demand.

Dan Shaker, a representative of Green Thumb Industries, was present and testified at the Lakewood Planning Commission meeting on November 2, 2023. Testimony from Mr. Shaker included his opinion that the availability of parking is a factor in the medical marijuana patron’s decision whether to visit a dispensary. Dan also testified that adequate parking is essential to the safe, sustainable operation of the Rise business.

A member of the public who represented himself as the owner of the adjacent commercial property was present and testified at the Lakewood Planning Commission meeting on November 2, 2023. This testimony from the owner of the adjacent business included a statement to the effect that he was concerned that patrons of the Rise business may park on his property if parking spaces are not available on the Rise dispensary property.

The applicant owns and operates more than 75 Rise dispensaries in 14 states according to <https://www.gtigrows.com/retail/rise>. Green Thumb Industries, Inc. submits the following information about the existing dispensary for consideration.

Lakewood Madison transaction volume:

Staff on duty: 10 average shift
Parking Spaces: 17
Average transaction time: 10 to 12 minutes
Maximum transactions per hour: 49
Median transactions per hour: 24
Monthly transactions November 2022: 6,792

Green Thumb Industries anticipates a 200% increase in sales if adult use of cannabis is legal.

A statewide bill to enact Chapter 3780 of the Ohio Revised Code and commercialize, regulate, legalize, and tax the adult use of cannabis passed in the Ohio general election on November 7, 2023.

Green Thumb Industries, Inc. owns and operates Rise stores in states in which legal cannabis is currently sold. Green Thumb Industries, Inc. submits the following information about the existing dispensary for consideration.

Comparable Adult Use stores in other states:

Staff on duty: 10 to 20 depending on location and time of day.



Parking Spaces: minimum 30 to 40 spaces depending on location.
 Maximum transactions per hour: 150
 Median transactions per hour: 90
 Monthly transactions November 2022: 36,239
 November 2022 transactions in peak hour: 207
 November 2022 median transactions per hour: 89

Proposed Options for Exceeding the Maximum Spaces:

City of Lakewood Codified Ordinances Chapter 1143.11 lists five (5) optional requirements which the Planning Commission may accept as an offset to the exception when considering a request to exceed the maximum number of parking spaces. This application for parking plan proposes to address the optional requirements as described in Table 1 below.

Optional Requirement Description	Proposed Considerations
§1143.11 (a) One space increase for each space located in a parking structure	None.
§1143.11 (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by: <ol style="list-style-type: none"> (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339. (2) Projects that disturb an area less than 8,000 square feet may use this exception. 	Tentatively Proposed. Engineering Calculations are required to verify the feasibility for additional measures to control the stormwater runoff on the project site.
§1143.11 (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to: <ol style="list-style-type: none"> (1) A transit waiting environment along an existing bus route: <ol style="list-style-type: none"> A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council; B. The location of the transit waiting environment is to be determined by the Director or such other persons as the Director may designate. (2) Public art installation; (3) Public pedestrian seating, street trees or decorative street lighting. 	Proposed. Two public pedestrian seating installations are proposed with this project including one seating installation on the parcel for which the maximum parking exception is requested. The proposed public seating forms are artistic and may be viewed as public art. The proposed public seating is also adjacent to the transit stop in front of the project. Street trees are also proposed. See the landscaping plan for additional details.
§1143.11 (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.	Proposed. See the landscaping plan for additional details.
§1143.11 (e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses	None.

Table 1: Proposed Options for Exceeding the Maximum Spaces

Thank you for receiving and reviewing these applications for a conditional use and parking plan. We look forward to presenting the applications to the Planning Commission at the Planning Commission meeting for your approval on December 7, 2023.



Please feel welcome to contact me for additional information about this application at jziegan@osborn-eng.com, or (216) 861-2020 x13005.

Sincerely,

OSBORN ENGINEERING

A handwritten signature in blue ink, reading "Jonathan A. Ziegan".

Jonathan A. Ziegan, PE
Manager of Civil Engineering

Attachments: (5)

cc: file
G. Trunley, Glenn.Trunley@gtigrows.com
D. Shaker, dshaker@gtigrows.com
M. McCarten, michelle.mccarten@gtigrows.com
C. Dawson, chris@chrisdawsonarchitect.com
W. Enternline, wes@chrisdawsonarchitect.com
J. Schwartzberg, jayme@deru-la.com

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11810 & 11818 Madison from intersection of Madison Ave and Coutant Ave



View of 11810 Madison from Madison Ave

Existing Photos for 11818 & 11810 Madison Avenue – 11/22/2023



View of 11818 Madison from Madison Ave



J20231022.000

November 22, 2023

Mr. Glenn Trunley
Green Thumb Industries, Inc.
325 W Huron St.
No. 700
Chicago, IL 60654

{sent electronically to glenn.trunley@gtigrows.com}

Re: Technical Memorandum on Traffic Generation Rates for Rise Lakewood Madison

Dear Glenn:

I am pleased to present the following technical memorandum which examines the traffic generation rates for the proposed expansion of the Rise medical marijuana dispensary at 11818 Madison Avenue, Lakewood, Ohio 44107.

Summary:

We understand that Green Thumb Industries, Inc. (GTI) plans to expand the Rise dispensary from its current 2,376 gross square feet (GSF) to 4,520 GSF. GTI also plans to convert the neighboring property into a public parking lot. We also understand that the store may in the future transition from medical marijuana use to adult use (AU).

We found that whether evaluated by estimated vehicle trips or estimated transactions, the project demonstrates a need for more parking spaces than are allowed under City of Lakewood Codified Ordinances Chapter 1143.05. We found that the seventeen proposed parking spaces shown on the project site plan are very likely to be needed to match the projected store growth. Additional parking may be necessary. The conversion of the adjacent parcel to a public parking lot may align with the need for additional parking.

Qualified Estimate of the Parking Required to Match the Existing Store Parking Ratios¹:

Type of Use	Parking Spaces Required
Medical Marijuana Dispensary	27 - 54
Legal Adult Use	55*
* No range is given because the ITE data and the City of Lakewood Codified Ordinances do not distinguish between medical and adult use.	

¹ There was not enough information available to establish a statistically verified recommendation. This estimate is based on linear projections of the existing store data and estimates. More data is required to prepare a scientifically valid recommendation. Osborn Engineering makes no endorsement for the accuracy or applicability of these estimated parking space needs. GTI or any other party using this data for any purpose does so at their own risk.



Background:

We understand that GTI plans to expand the Rise dispensary from its current 2,376 gross square feet (GSF) to 4,520 GSF. To evaluate the traffic generated by the expanded use, we have reviewed the existing store and parking, the zoning requirements for the City of Lakewood, and transaction data which you provided to us. The Rise business hours are from 9:00 a.m. to 8:00 p.m. Monday, Tuesday, Wednesday, Friday, and Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. The dispensary is closed on Thursday.

We reviewed the available data and prepared extrapolated estimates for the transactions and vehicle trips created according to accepted trip estimation measures. We examined the existing and proposed parking plans versus the data which GTI provided, versus the City of Lakewood parking space limits, and versus the ITE (Institute of Transportation Engineers) traffic generation publications.

The ITE data is not statistically reliable. We were not asked to gather data other than that which we were provided. Unfortunately, medical marijuana and adult cannabis use are newly legal uses so there is very little published and accepted engineering data available. We could not develop a scientifically valid parking space recommendation. Instead, we reported the findings and analysis based on the information which was available.

We were unable to establish any correlation between transactions and vehicle trips or between transactions and parking spaces. Instead, we evaluated the data and estimates for the current store, a comparison adult-use store provided by GTI, and the proposed store separately on the bases of estimated trips and estimated transactions.

Existing Store Parking & Transactions:

The existing store is 2,376 GSF. There are seventeen parking spaces on the existing site plan.

The existing parking ratio is then 17 Spaces ÷ 2,376 GSF = 7.15 spaces/1,000 GSF.

GTI provided the following information about the existing dispensary for consideration.

Lakewood Madison transaction volume:

Staff on duty: 10

Parking Spaces: 17

Average transaction time: 10 to 12 minutes.

Maximum transactions per hour: 49

Median transactions per hour: 24

Monthly transactions November 2022: 6,792

Proposed Store Parking & Transactions:

The proposed store is 4,520 GSF. There are fourteen parking spaces on the existing site plan.

The proposed parking ratio is then 14 Spaces ÷ 4,520 GSF = 3.10 spaces/1,000 GSF.

GTI provided the following information about comparable adult use stores.

Comparable Adult Use stores in other states:



Staff on duty: 10 to 20 depending on location and time of day.
Parking Spaces: minimum 30 to 40 spaces depending on location.
Maximum transactions per hour: 150
Median transactions per hour: 90
Monthly transactions November 2022: 36,239
November 2022 transactions in peak hour: 207
November 2022 median transactions per hour: 89
Floor area (GSF) was not reported.

Legal Adult Use Implications:

A statewide bill to enact Chapter 3780 of the Ohio Revised Code and commercialize, regulate, legalize, and tax the adult use of cannabis passed in the Ohio general election on November 7, 2023. GTI owns and operates 75 Rise dispensaries in 14 states according to <https://www.gtigrows.com/retail/rise> including stores in states in which legal cannabis is currently sold. *GTI anticipates a 200% increase in sales if adult use of cannabis is legal.*

Lakewood Parking Ordinance:

City of Lakewood Codified Ordinances Chapter 1143.05 does not list medical marijuana dispensary as a use in the parking requirements table. The City Planner recommended that the use should be interpreted as a retail use. For retail use, the ordinance requires a minimum of one (1) and a maximum of two-and-a-half (2.5) parking spaces per one thousand gross square feet (GSF) for retail uses. The minimum and maximum require spaces for the proposed use are calculated as follows:

Minimum Spaces:

$4,250 \text{ GSF} \times 1 \text{ space}/1,000 \text{ GSF} = 4.25 \text{ spaces} = 5 \text{ spaces (rounded)}$

Maximum Spaces:

$4,250 \text{ GSF} \times 2.5 \text{ spaces}/1,000 \text{ GSF} = 10.625 \text{ spaces} = 11 \text{ spaces (rounded)}$

ITE Traffic Generation Estimates:

The following traffic estimates for the proposed Rise dispensary are based on rates published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. See the attached tables from www.ite.org.

A few notes on the ITE published rates:

- (1) The ITE data is based on between seven (7) and twelve (12) studies which is a very small sample size.
- (2) The ITE data has poor correlation with no fitted curve and no R-value reported.
- (3) The ITE data does not include whether the use is medical marijuana or adult use cannabis.
- (4) The ITE peak hour values are peak traffic hours based on peak traffic on the roadway, not on the peak hour transactions for the medical marijuana dispensary. The medical marijuana transactions peak hour may not be the same time as the traffic peak hour.



Proposed Store Trip Generation Calculations:

Average Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Weekday Daily Trip Ends = 211.12, Minimum/Maximum = 48 to 791.22

Average Weekday Daily Trip Ends = 211.12 Trips/1000 GSF x 4,520 GSF = 954 trips per day

Minimum = 48 Trips/1000 GSF x 4,520 GSF = 217 trips per day

Maximum = 791.22 Trips/1000 GSF x 4,520 GSF = 3,576 trips per day

Peak A.M. Hourly Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Peak A.M. Hourly Trip Ends = 16.57, Minimum/Maximum = 6.15 to 63.51

Average Peak A.M. Hourly Trip Ends = 16.57 Trips/1000 GSF x 4,520 GSF = 75 trips per hour

Minimum = 6.15 Trips/1000 GSF x 4,520 GSF = 28 trips per hour

Maximum = 63.51 Trips/1000 GSF x 4,520 GSF = 285 trips per hour

Peak P.M. Hourly Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Proposed Building Floor Area = 4,520 GSF

Average Peak P.M. Hourly Trip Ends = 24.57, Minimum/Maximum = 5.88 to 128.38

Average Peak P.M. Hourly Trip Ends = 24.57 Trips/1000 GSF x 4,520 GSF = 111 trips per hour

Minimum = 5.88 Trips/1000 GSF x 4,520 GSF = 27 trips per hour

Maximum = 128.38 Trips/1000 GSF x 4,520 GSF = 580 trips per hour

Existing Store Trip Generation Calculations:

Average Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Weekday Daily Trip Ends = 211.12, Minimum/Maximum = 48 to 791.22

Average Weekday Daily Trip Ends = 211.12 Trips/1000 GSF x 2,376 GSF = 502 trips per day

Minimum = 48 Trips/1000 GSF x 2,376 GSF = 114 trips per day

Maximum = 791.22 Trips/1000 GSF x 2,376 GSF = 1,880 trips per day

Peak A.M. Hourly Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Peak A.M. Hourly Trip Ends = 16.57, Minimum/Maximum = 6.15 to 63.51

Average Peak A.M. Hourly Trip Ends = 16.57 Trips/1000 GSF x 2,376 GSF = 39 trips per hour

Minimum = 6.15 Trips/1000 GSF x 2,376 GSF = 15 trips per hour

Maximum = 63.51 Trips/1000 GSF x 2,376 GSF = 151 trips per hour

Peak P.M. Hourly Daily Vehicle Trips

Units = Vehicle Trip Ends Per 1,000 GSF

Building Floor Area = 2,376 GSF

Average Peak P.M. Hourly Trip Ends = 24.57, Minimum/Maximum = 5.88 to 128.38

Average Peak P.M. Hourly Trip Ends = 24.57 Trips/1000 GSF x 2,376 GSF = 58 trips per hour

Minimum = 5.88 Trips/1000 GSF x 2,376 GSF = 14 trips per hour

Maximum = 128.38 Trips/1000 GSF x 2,376 GSF = 305 trips per hour



Existing Store Transactions per 1,000 GSF:

	Gross Square Footage	GTI Provided Transactions	Transactions/1,000 GSF
Average Daily Volume:	2,376	261*	110
Peak Hour (all hours) Volume:		49	21
<p>* Monthly Transactions ÷ 26 days based on 30 calendar days in November 2022, less the 4 Thursdays in the month when the store was closed. ** Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.</p>			

Proposed Store Transactions per 1,000 GSF based on Existing Store Data:

The following is a linear extrapolation of the existing store transaction data as a product of floor area. This relationship is suggested but not verified by the ITE trip generation data.

	Gross Square Footage	Transactions/1,000 GSF*	Transactions
Average Daily Volume:	4,520	110	497
Peak Hour (all hours) Volume:		21	95
* Based on Existing Store Transactions			

Proposed Store Transactions per 1,000 GSF with Adult Use:

GTI provided a growth factor of 2.0 for stores which transition from medical use to adult use. The following is based on the transaction data extrapolated from the existing store data

	Gross Square Footage	Transactions for Medical Use (extrapolated)	Medical Use to Adult Use Growth Factor	Transactions for Adult Use
Average Daily Volume:	4,520	497	2.0	994
Peak Hour (all hours) Volume:		95		190

Comparison of Median ITE Trip Generation Estimates to Existing Store Data:

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI.

	ITE Estimated Trip Ends (median)	GTI Provided Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	502	261*	0.52
Peak Hour (all hours) Volume:	58	49	0.84



* Monthly Transactions ÷ 26 days based on 30 calendar days in November 2022, less the 4 Thursdays when the store was closed.

** Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

Comparison of Median ITE Trip Generation Estimates to Comparison AU Store Data:

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI for the expanded store transactions, we used the equivalent adult use store information which you provided.

	ITE Estimated Trip Ends (median)	GTI Provided Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	954	990*	1.04
Peak Hour (all hours) Volume:	111	150	1.35

* Median Hour Transactions x Hours of Operation (11 hours per day)

** Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

Comparison of Median ITE Trip Generation Estimates to Proposed Store Data:

There is no data available on actual trip ends at the store. To understand the relationship between median ITE estimated vehicular trip ends and store transaction data, we compared the estimated trip ends to the data provided by GTI for the expanded store transactions. We extrapolated transaction count from the existing store data and applied the growth factor for transition from medical use to adult use which you provided.

	ITE Estimated Trip Ends (median)	Extrapolated Transactions	(Transactions ÷ Estimated Trips)**
Average Daily Volume:	954	994	1.05
Peak Hour (all hours) Volume:	111	190	1.71

** Because the ITE estimated trip end median value data is uncorrelated, further statistical analysis is not statistically supported. The significance of the ratio of reported transactions to estimated trips is not defined.

Parking Spaces Per Peak Hour Trip/Transaction:

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Trips (or Transactions)	Parking Spaces	Peak Hour Trips/Transactions per Parking Space
Existing Store Estimated Trips	58	14	4.14
Existing Store Actual Transactions	49	14	3.50



Comparison AU Store Actual Transactions	150	20 to 40	3.75 to 7.5
Proposed Store Estimated Trips	111	17	6.53
Proposed Store Estimated Transactions Medical Use	95	17	5.59
Proposed Store Estimated Transactions (AU)	190	17	11.18

Parking Spaces Required to meet the Existing Store Peak Hour Transactions Per Parking Space:

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Transactions	Peak Hour Transactions per Parking Space	Parking Spaces
Existing Store Actual Transactions (Baseline)	49	3.50	14
Proposed Store Estimated Transactions (Medical Use)	95	3.50	28
Proposed Store Estimated Transactions (AU)	190	3.50	55

Parking Spaces Required to meet the Existing Store Peak Hour Trips Per Parking Space:

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	Peak Hour Trips	Peak Hour Trips per Parking Space	Parking Spaces
Existing Store Actual Transactions (Baseline)	24.57	1.76	14
Proposed Store Estimated Transactions Medical Use	95	1.76	54

Parking Spaces Required to meet the Existing Store GSF Per Parking Space:

The following is a summary comparison of the number of parking spaces provided to the peak hour trips or transactions for each of the scenarios evaluated in this memorandum.

Scenario	GSF	Parking Spaces per 1,000 GSF	Parking Spaces
Existing Store Actual Transactions (Baseline)	2,376	5.89	14
Proposed Store Estimated Transactions Medical Use	4,520	5.89	27



Analysis:

There is no obvious correlation between ITE estimated trip ends and GTI transaction data. The ITE traffic generation counts have very poor statistical reliability. There is no fitted curve equation and no reported linear correlation factor, or R value.

ITE traffic generation counts each vehicle entrance and exit as an individual trip, so it could be said that the daily trip ends should approximately double transaction counts. The data for the existing store nearly reflects this relationship. The data for the comparison AU store and the projected data for the new store do not support this relationship. Poor statistical correlation, carpooling, regulatory differences regarding transactions, and other factors make this assumption unreliable.

The floor area for the comparison adult use store was not provided. The relationship between the ratio of parking spaces to floor area for the comparison store cannot be calculated. When we extrapolate the estimated transactions per 1,000 square feet from GTI provided data for the existing store, the extrapolated results for the new store are consistent with the comparison AU store data.

The existing store has more parking per square foot than the zoning code permits. The proposed store is expected to have more peak hour trips or transactions per parking space available than the existing store, which indicates the proposed store has equal or greater need for a variance from the maximum parking space requirement than the existing store. We recommend that the parking required for the new store should meet or exceed the parking provided at the comparison AU store.

Please feel welcome to contact me for additional information about this memorandum at jziegan@osborn-eng.com, or (216) 861-2020 x13005.

Sincerely,

OSBORN ENGINEERING

A handwritten signature in blue ink, reading "Jonathan A. Ziegan", written over a horizontal line.

Jonathan A. Ziegan, PE
Manager of Civil Engineering

Attachments: (5)

cc: file

Marijuana Dispensary (882)

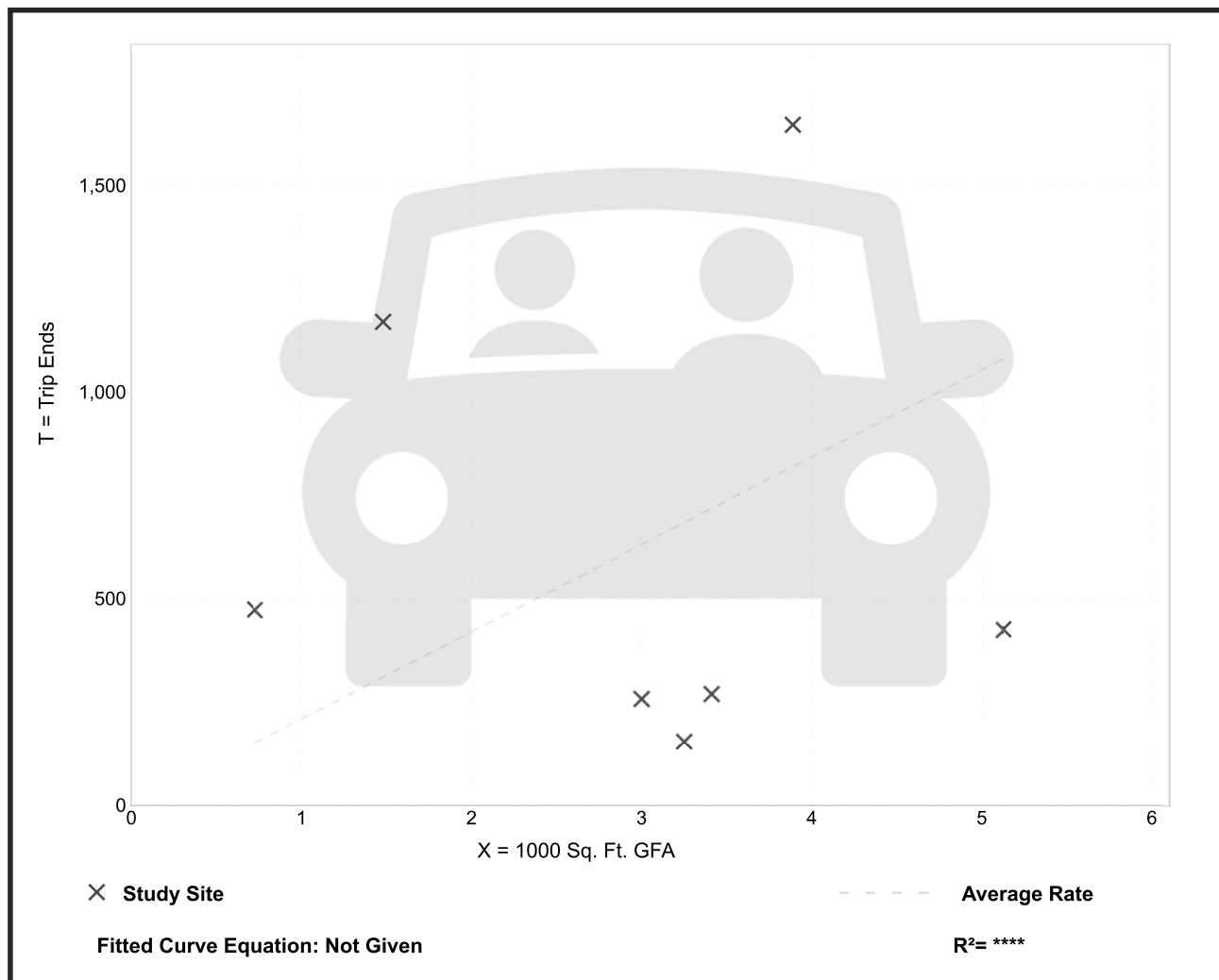
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
211.12	48.00 - 791.22	246.90

Data Plot and Equation



Marijuana Dispensary (882)

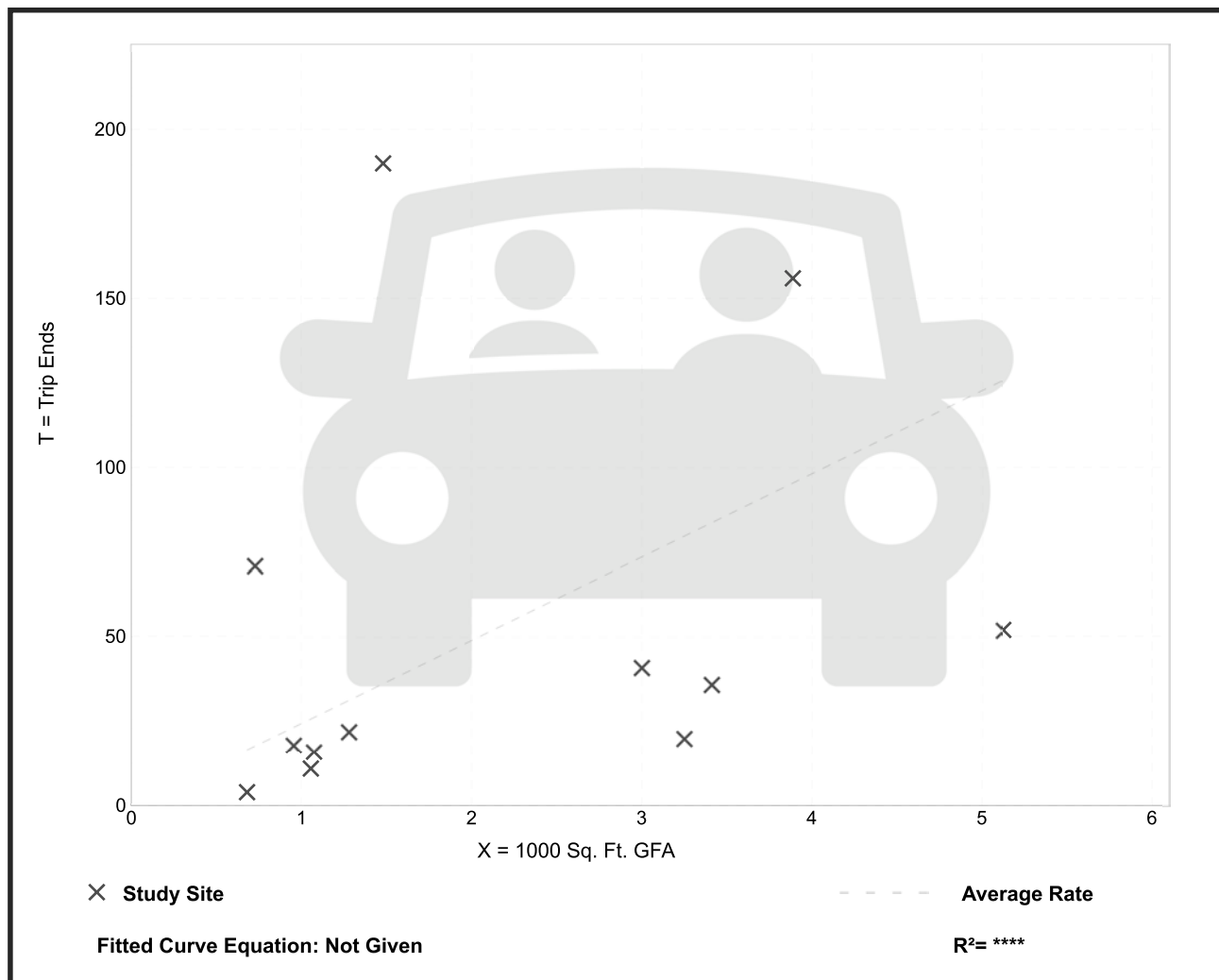
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
24.57	5.88 - 128.38	32.18

Data Plot and Equation





PLANNING COMMISSION

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

Application Cover Page

Docket No.: 12-28-23

Permit No.: PC23-000029

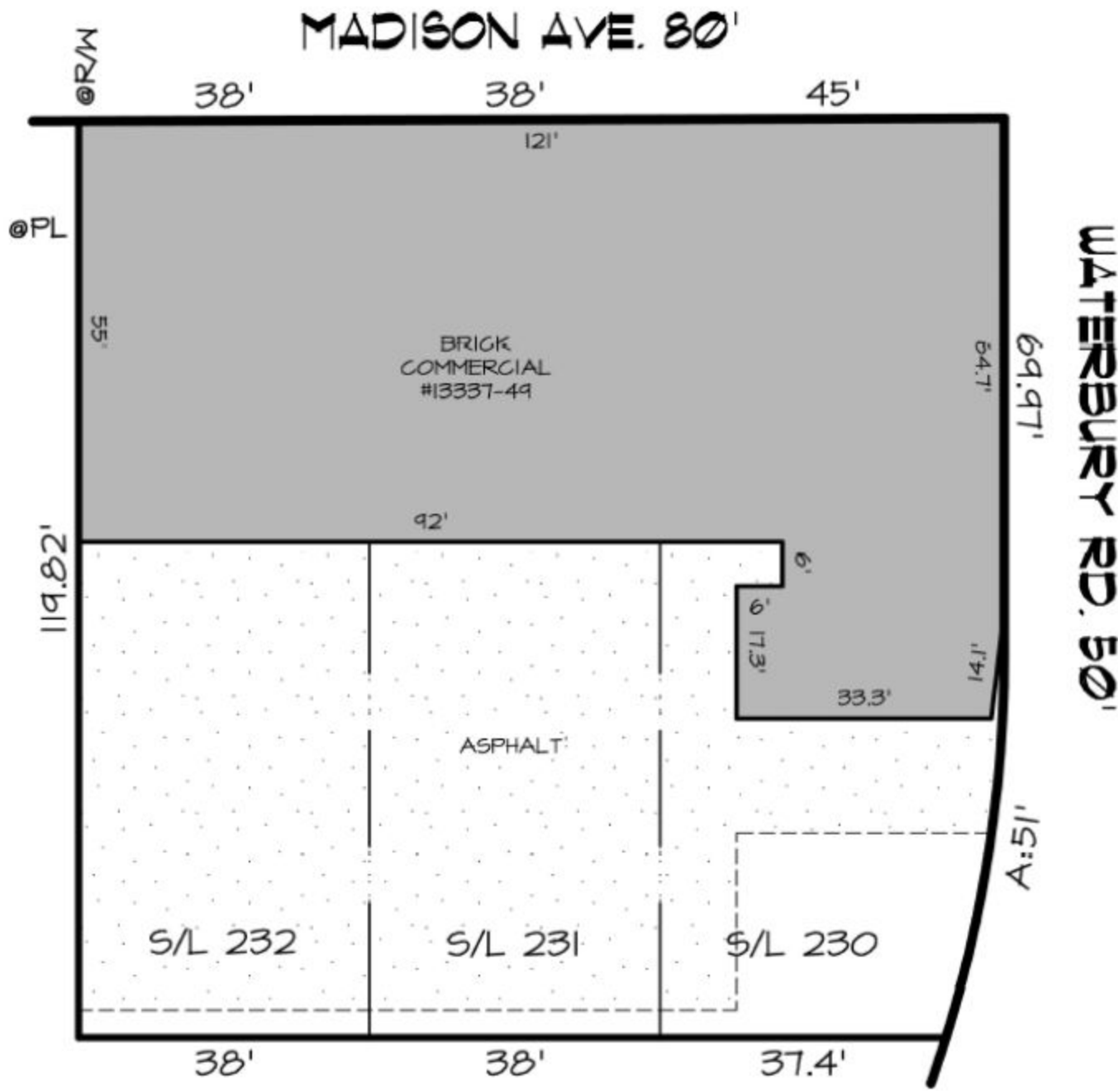
Applicant Name: Alexa Chartrant, Linda Moselle, LLC

Project Address: 13345 Madison Ave.

Project Name: Linda Moselle, LLC

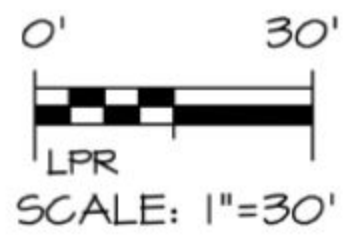
Proposal: The review and approval to operate a body art business, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(z) – body art establishments. Property is in a C2 – Commercial, Retail District.

SCHEDULE B, SECTION 2 PLOTTABLE ITEMS COMMITMENT NO. 10438655 DATED May.26, 2022		
ITEM	DESCRIPTION	COMMENT
13	Grant of Easement and Memorandum of Agreement by and between Northlake Waterbury I, LLC, and CoxCom, LLC., d.b.a Cox Communications, filed for record September 19, 2013 in AFN 201309180272, of the Cuyahoga County Records.	Easement area not defined. Location of utility is unknown



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER





Steve M. Ravida

2:33 PM

To: alexamalinowski16@gmail.c... & 1 more >

Re: Body art permit

Who do I have to send the email to? We do not have a problem with your body art use variance and give our consent.

Steve M. Ravida
Chief Financial Officer
Northlake Management, LLC

14305 Madison Avenue
Lakewood, OH 44107

Direct: 216.373.7380

FAX: 440.550.8000

steve@northlakemgmt.com

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