

**MINUTES
PLANNING COMMISSION
AUGUST 6, 2020
LAKEWOOD CITY HALL
7:00 P.M.
REMOTE MEETING - RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The August 6, 2020 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Chair
Nate Kelly
Kyle Krewson, Vice Chair
Monica Jordan (Rossiter)
Jeffrey Wise

Others Present

Michelle Nochta, Planner, Acting Secretary
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development

2. Approve the Minutes of the July 2

A motion was made by Mr. Krewson, seconded by Mr. Wise to **APPROVE** the July 2, 2020 Meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Reading of the Opening Remarks was waived by Mr. Baker; he advised the public to send notice through the chat function if one wanted to address a particular docket item.

OLD BUSINESS

PARKING PLAN REVIEW

**4. Docket No. 07-33-20*
2051 Quail Street
Lakewood Montessori**

Becki Bell, Lakewood Montessori School requests conditional use for a nonconforming property in order to operate a pre-school; property is in an R2 Single and Two-Family district. Pursuant to 1149.04 Non-Conforming Structures (Ord. 91-95. Passed 10-7-1996.) (Page 3)

*This item is deferred until the next meeting.

Administrative staff ("staff") advised the Planning Commission members ("Commission") that the applicant requested a deferral until the next meeting.

A motion was made by Ms. Jordan, seconded by Mr. Krewson to **DEFER** the request. Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

NEW BUSINESS

CONDITIONAL USE

5. Docket No. 08-34-20
15527 Madison Avenue
Barrio

Richard Ledbetter, Barrio, requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020 (Page 4)

Thomas Lenahan, Barrio was present to explain the request. Staff provided an analysis of the project and recommended approval with conditions. Public comment was closed as there was no one to address the request. The Commission had no comments or questions.

A motion was made by Mr. Kelly, seconded by Mr. Baker to **APPROVE** the request with the following conditions:

- Temporary COVID -19 approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020 or submit a new parking plan for review that meets current code and all dimensional requirements after October 31, 2020.
- The rear parking lot may not be re-stripped without an approved plan submitted for a full ABR review.
- Due to changes in the parking configuration, a temporary ADA parking space is required for temporary Covid-19 outdoor dining plan. Owner must provide a temporary ADA space.
- Temporary lighting and shade structures require building department review.
- Dumpsters will be removed, and the owner will share refuse service with another business. Any change in this proposal will require further review.
- Safety forces has reviewed the plan and has no objections as proposed.

The Commission recognized this might become a permanent installation, asked the applicant where the employees would park, and asked staff for a parking analysis.

Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

6. Docket No. 08-35-20
12401 Madison Avenue
Griffin Cider House and Gin Bar

Richard Read, Griffin Cider House and Gin Bar requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020 (Page 15)

Richard Read, Griffin Cider House and Gin Bar was present to explain the request: sidewalk/alleyway seating was removed from the request, there would be seating for about 16 patrons, a botanical garden would be installed. Staff provided an analysis of the proposal and recommended approval with conditions. The Commission had no comments or questions. Public comment was closed as there was no one to address the request. the Commission said this was a simple plan. Public comment was opened, and comment was taken. Public comment was closed. The Commission asked about the rear garages and service area. Mr. Read stated there would be no firepit, the garages were used for storage, and the employees would use street parking.

A motion was made by Mr. Baker, seconded by Mr. Kelly to **APPROVE** the request with the following conditions:

- Temporary COVID -19 approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020 or submit a new parking plan for review that meets current code and all dimensional requirements after October 31, 2020.
- Final placement of the fencing and stanchion on the driveway must be submitted and approved.
- Safety forces has reviewed the plan and has no objections with the conditions noted.

Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

COMMUNICATION

7. Docket No. 08-36-20 Beekeeping Ordinance

Introduction of proposed Ordinance 14-2020 amending various sections of the Codified Ordinances of the City of Lakewood to permit the keeping of bees in the City of Lakewood as introduced by Councilman Shachner and referred to the Planning Commission by City Council on July 6, 2020. (Page 24)

Shawn Leininger, Director of Planning and Development presented an introduction. Jason Shachner, Ward 2, City Council was present to explain the proposed ordinance. P&D staff would recommend a deferral until the September meeting. Public comment was closed as there was no one to address the item. The Commission suggested the staff contact the Board of Health, confirmed the existing 23 hives were registered with the state. Discussion continued about the various processes, prohibited animals, density, requirements, enforcement of the ordinance, aggressiveness, notice to neighbors, etc.

A motion was made by Mr. Kelly, seconded by Ms. Jordan to **DEFER** the item. Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

8. Docket No. 08-37-20 Express Parking Spaces

Review of proposed Resolution 2020-39 directing the Director of Public Safety to designate express parking spaces under certain circumstances as introduced by Councilmembers Bullock and Kepple and referred to the Planning Commission by City Council on July 6, 2020. (Page 29)

Shawn Leininger, Director of Planning and Development, explained the resolution that was approved by City Council at its August 3, 2020 meeting and recommended the Commission receive and file the communication. Public comment was closed as there was no one to address the item. The Commission asked for clarification as to why this was being considered for existing metered spaces.

A motion was made by Mr. Baker, seconded by Mr. Kelly to **RECEIVE AND FILE** the communication. Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

DEDICATION

9. Docket No. 08-38-20 1347 St. Charles Avenue Bernice Pyke Park


Review of Resolution 2020-44 dedicating six (6) parcels currently owned by the City of Lakewood, Bernice Pyke Park Pyke Park on August 18th 2020, the 100th anniversary of the passage of the 19th Amendment as introduced by Councilmembers Rader, Shachner, and Neff and referred to the Planning Commission by City Council on July 6, 2020. (Page 33)


Shawn Leininger, Director of Planning and Development, provided an introduction. Tristan Rader, At-Large, City Council was present to explain the proposed ordinance. Public comment was closed as there was no one to address the item. The Commission supported the proposal, suggested the placement of an historical marker/plaque, and encouraged communication with Norfolk Southern Railroad.


A motion was made by Mr. Baker, seconded by Mr. Wise to **REFER TO COUNCIL** with the recommendation to approve it. Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Wise, seconded by Mr. Krewson to **ADJOURN** the meeting at 8:36 P.M. All the A members voting yea, the motion passed.



Signature




Date



**Planning Commission
August 6, 2020**

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AGENDA

- 1. Roll Call
- 2. Approve minutes
- 3. Opening Remarks
- 4. Non-conformity- DEFERRED
 - A. Lakewood Montessori
- 5. Temporary Outdoor Dining Reviews
 - A. Barrio
 - B. Griffin Center House and Gin Bars
- 6. Communication
 - A. Beekeeping Ordinance
 - B. Express Parking Spaces
- 7. Dedication
 - A. Bernice Pyke Park


**Planning Commission
August 6, 2020**

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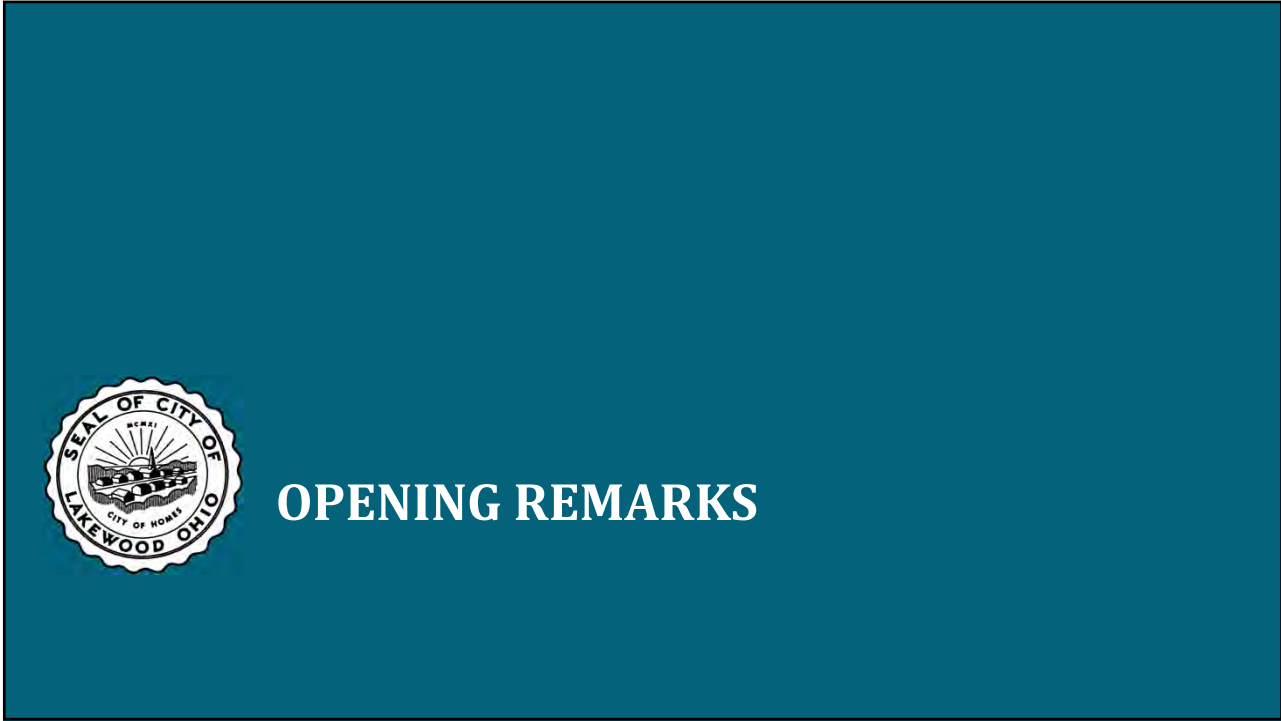
ROLL CALL

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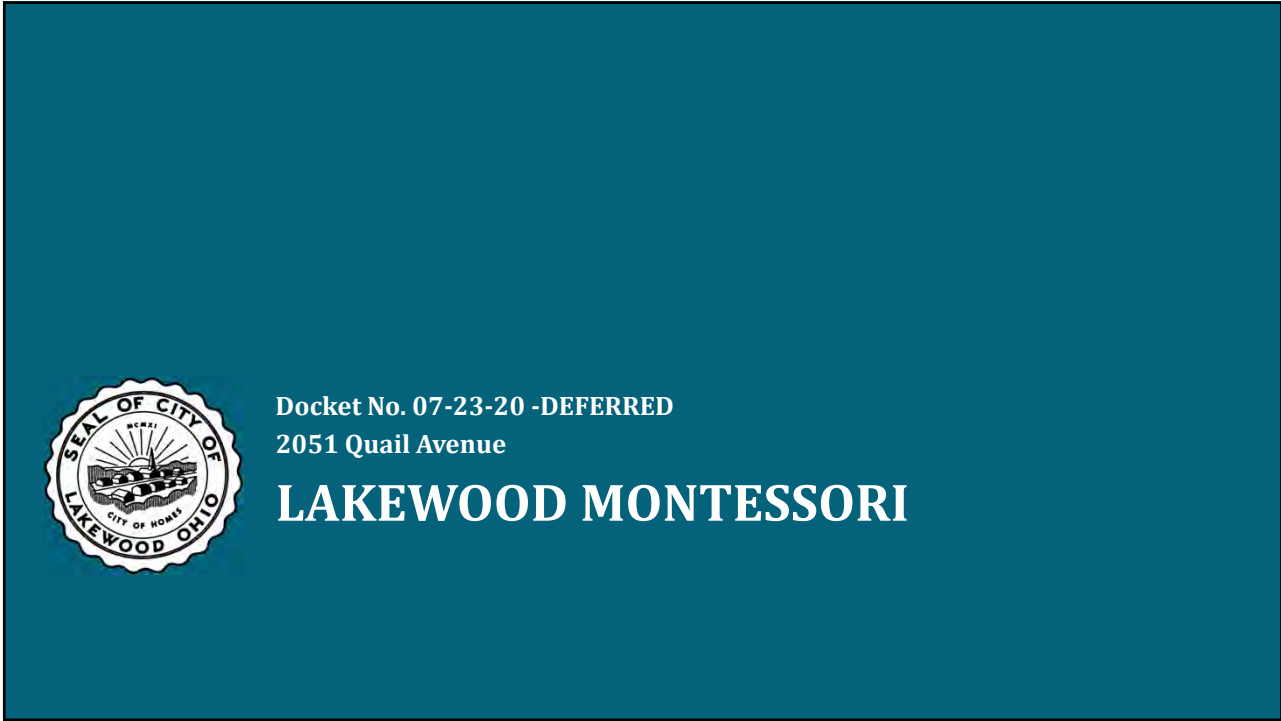


APPROVE MINUTES

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Requests

The review and approval for a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions.



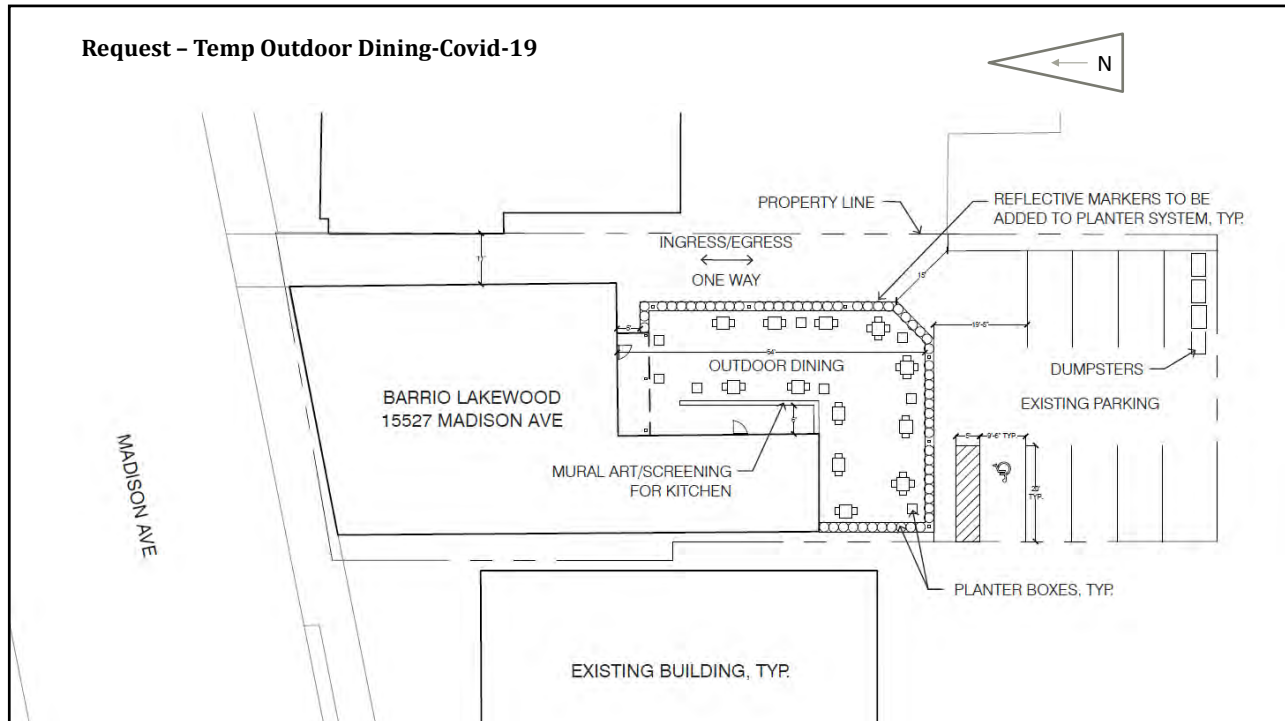
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Docket No. 08-34-20
15527 Madison Avenue

BARRIO

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Recommendation - Approve with Conditions

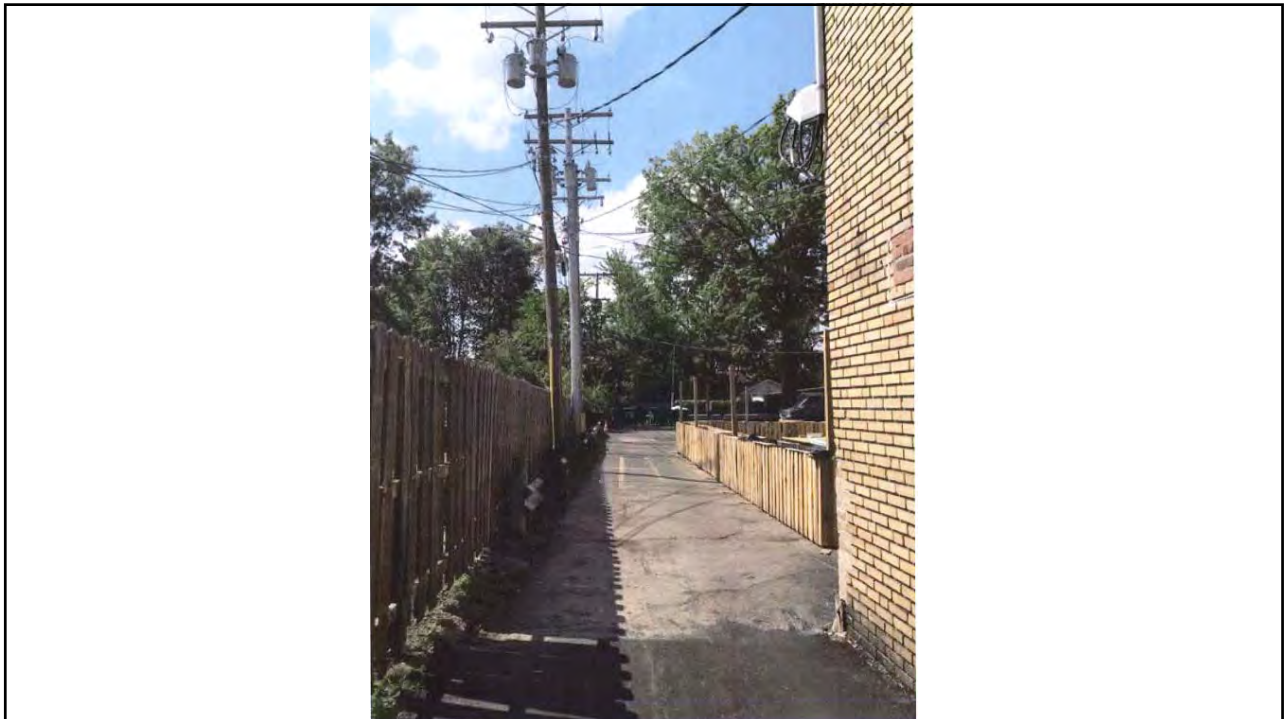
- Temporary **Covid -19** approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020 or submit a new parking plan for review that meets current code and all dimensional requirements after October 31, 2020.
- The rear parking lot may not be re-stripped without an approved plan submitted for a full ABR review. Due to changes in the parking configuration a temporary ADA parking space is required for temporary Covid-19 outdoor dining plan. Owner must provide a temporary ADA space.
- Temporary lighting and shade structures require building department review.
- Dumpsters will be removed and Owner will share refuse service with another business. Any change in this proposal will require further review.
- Safety forces has reviewed the plan and has no objections as proposed.

Barrio
August 6, 2020

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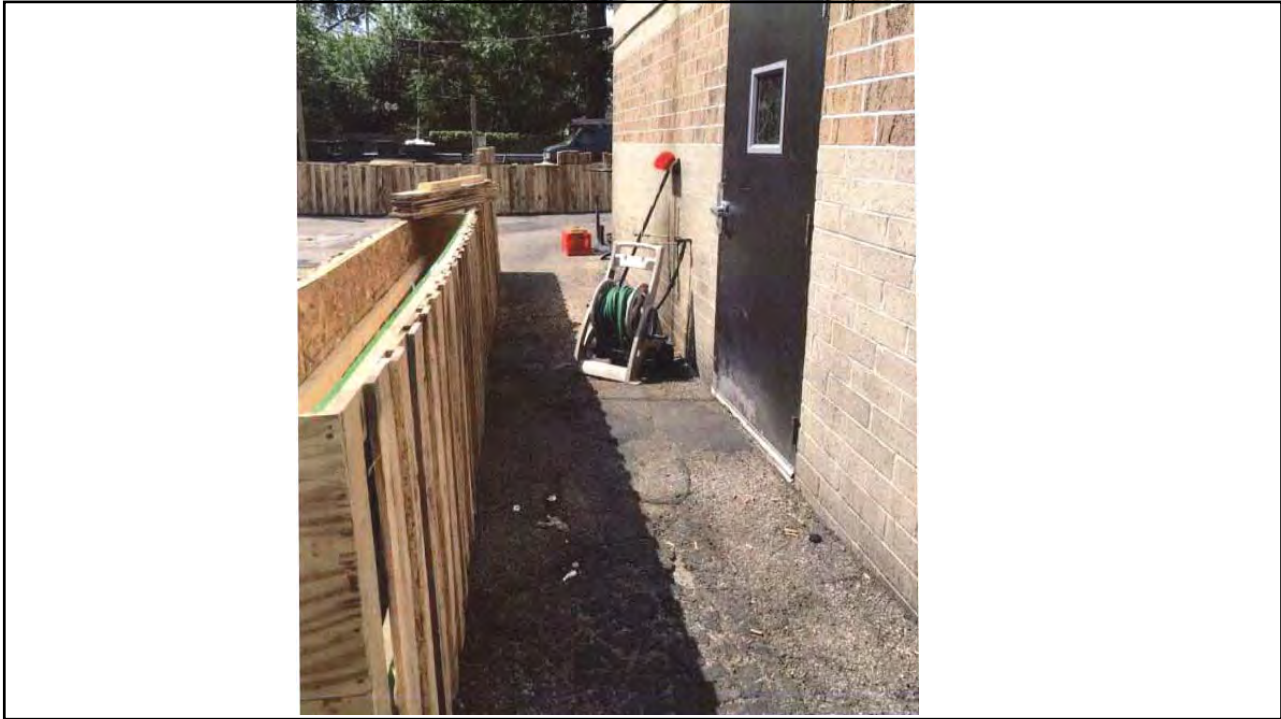
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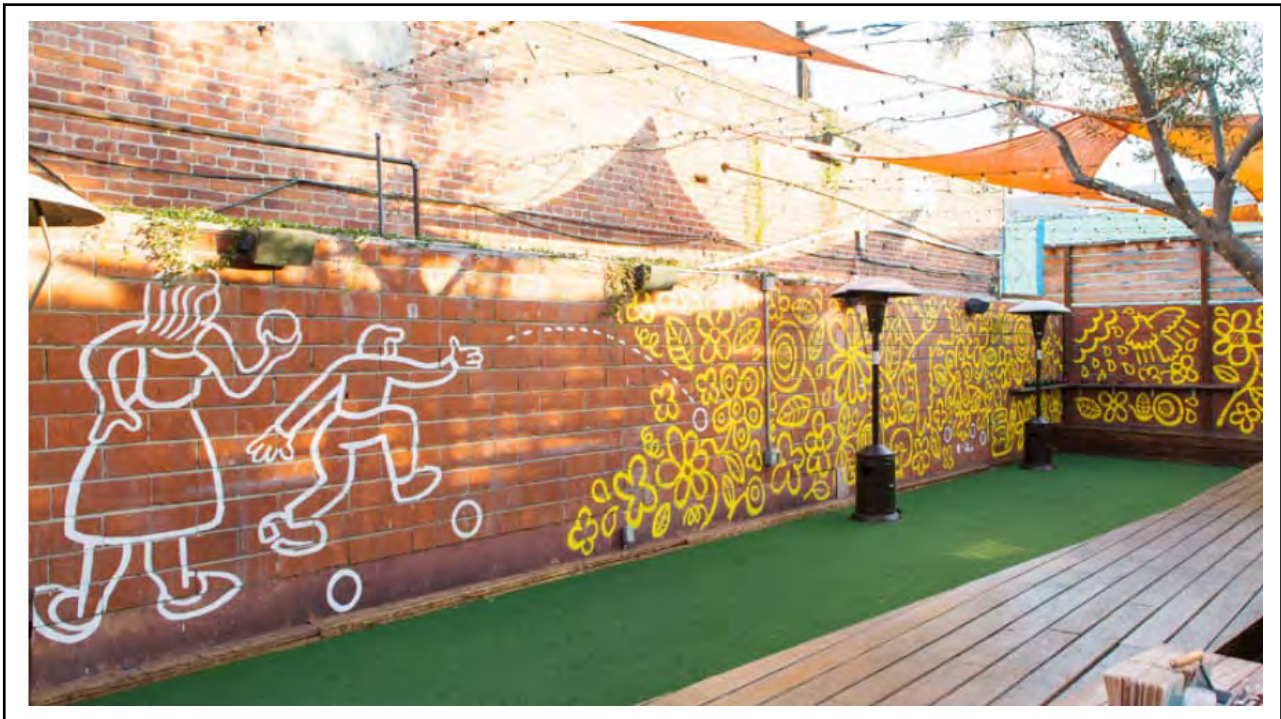
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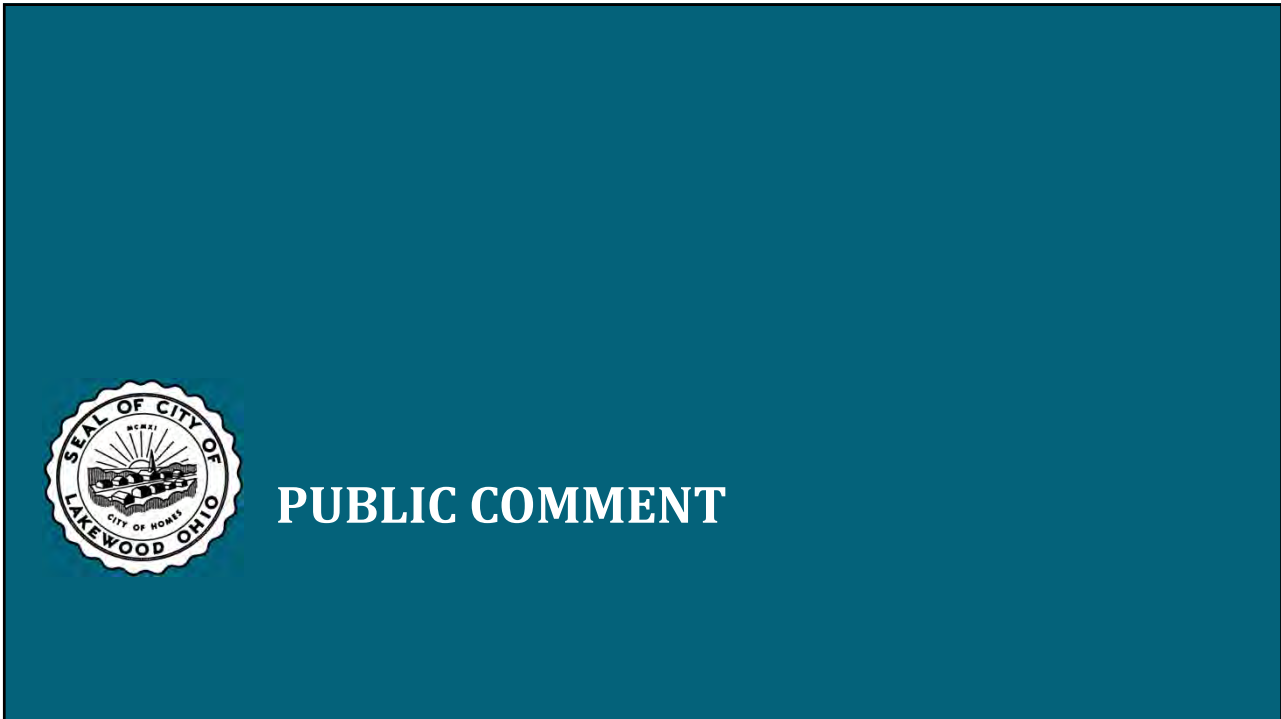
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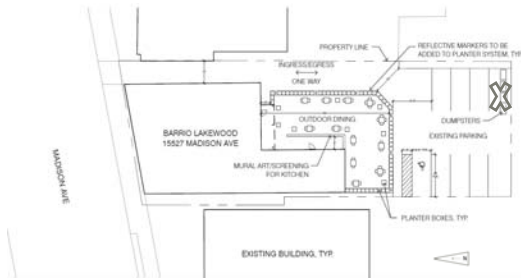


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Recommendation – Approve with Conditions



- Temporary **Covid -19** approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020 or submit a new parking plan for review that meets current code and all dimensional requirements after October 31, 2020.
- The rear parking lot is not currently striped and may not be re-striped without an approved plan. Due to changes in the parking configuration a temporary ADA parking space is required. Owner must provide a temporary ADA space.
- Temporary lighting and shade structures require building department review.
- Dumpsters will be removed and Owner will share refuse service with another business. Any change in this proposal will require further review.
- Safety forces has reviewed the plan and has no objections as proposed.

Barrio
August 6, 2020

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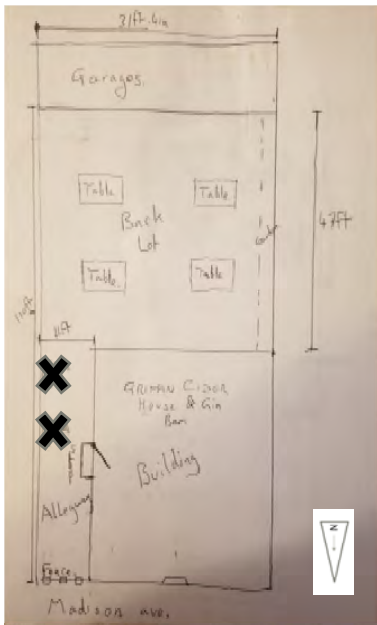


Docket No. 08-35-20
12401 Madison Avenue

GRIFFIN CIDER HOUSE AND GIN BAR

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Recommendation – Approve with Conditions



- Temporary **Covid -19** approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020 or submit a new parking plan for review that meets current code and all dimensional requirements after October 31, 2020.
- Final placement of the fencing and stanchion on the driveway must be submitted and approved.
- Safety forces has reviewed the plan and has no objections with the conditions noted.



**Griffith Cider House
August 6, 2020**

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PUBLIC COMMENT

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Communication
Docket No. 08-37-20
BEEKEEPING ORDINANCE

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Request

City Council requests Planning Commission's recommendation on Ordinance 14-2020 amending various sections of the Codified Ordinances of the City of Lakewood to permit the keeping of bees in the City of Lakewood.

Recommendation

Defer. This is an introduction to Ordinance 14-2020. City Staff is currently reviewing the proposed Ordinance and will provide a recommendation at the September 3, 2020 Planning Commission meeting.

**Ordinance 14-2020 Beekeeping
August 6, 2020**

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[Link to Ordinance 14-2020](#)

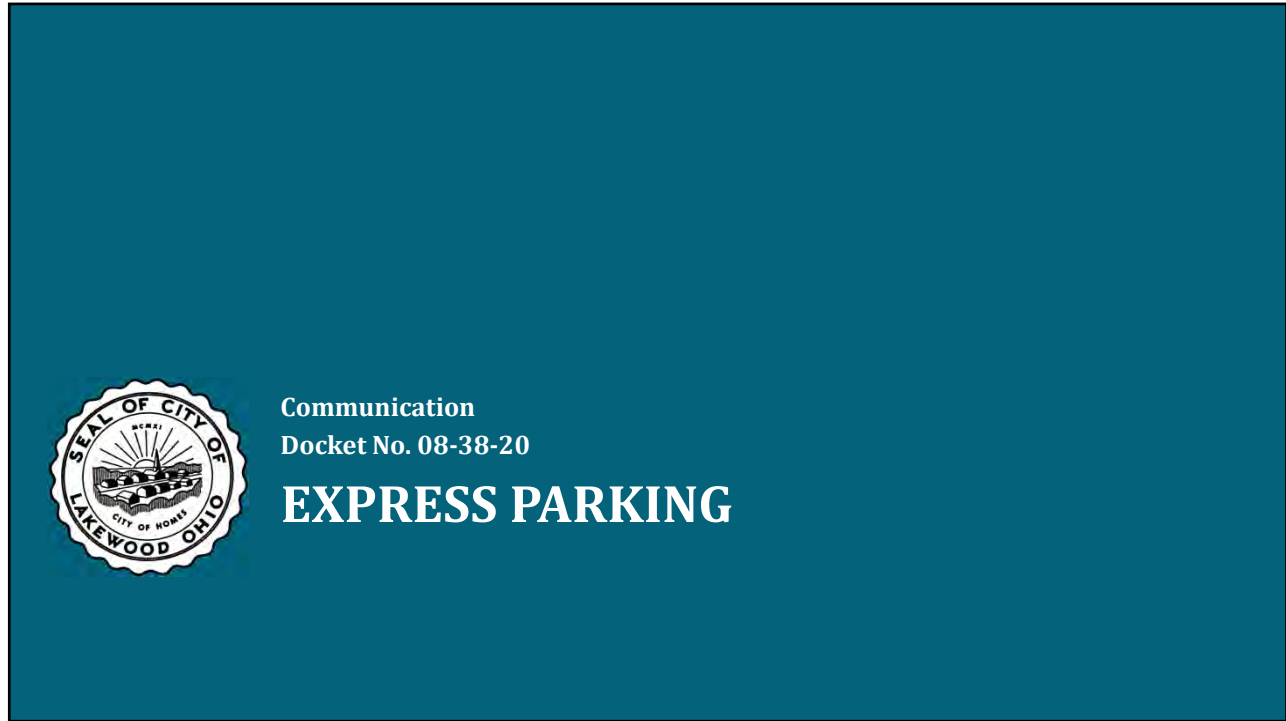
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<p>Request</p>	<p>Recommendation</p>
<p>City Council requests Planning Commission's recommendation on Ordinance 14-2020 amending various sections of the Codified Ordinances of the City of Lakewood to permit the keeping of bees in the City of Lakewood.</p>	<p>Defer. This is an introduction to Ordinance 14-2020. City Staff is currently reviewing the proposed Ordinance and will provide a recommendation at the September 3, 2020 Planning Commission meeting.</p>
<p style="text-align: right;">Ordinance 14-2020 Beekeeping August 6, 2020</p>	

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<p>Request</p>	<p>Recommendation</p>
<p>City Council requests Planning Commission's review of Resolution 2020-39 directing the Director of Public Safety to designate express parking spaces under certain circumstances.</p>	<p>Receive and file. After continued discussion with City Staff at the Housing, Planning & Development Committee, City Council approved Resolution 2020-39 on August 3, 2020.</p>
<p style="text-align: right;">Resolution 2020-39 Express Parking August 6, 2020</p>	

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Request

City Council requests Planning Commission's review of Resolution 2020-39 directing the Director of Public Safety to designate express parking spaces under certain circumstances.

Recommendation

Receive and file. After continued discussion with City Staff at the Housing, Planning & Development Committee, City Council approved Resolution 2020-39 on August 3, 2020.

**Resolution 2020-39 Express Parking
August 6, 2020**

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Dedication of Park
Docket No. 08-36-20
1347 St. Charles

BERNICE PYKE PARK

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Request

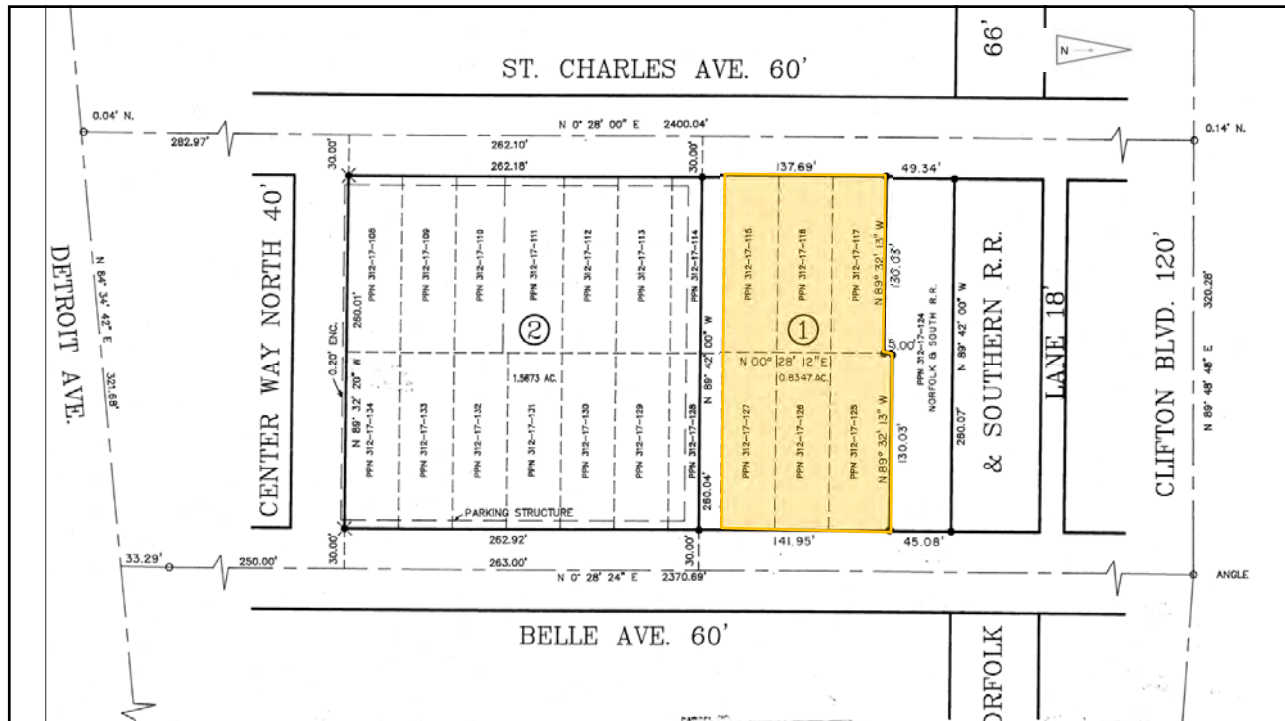
City Council requests Planning Commission's recommendation on Resolution 2020-44 dedicating six (6) parcels currently owned by the City of Lakewood, Bernice Pyke Park on August 18, 2020, the 100th Anniversary of the passage of the 19th Amendment.

Recommendation

Approve the dedication of the City owned parcels located at 1347 St. Avenue, and fully described in Resolution 2020-44, as Bernice Pyke Park.

Resolution 2020-44 Dedication of Bernice Pyke Park
August 6, 2020

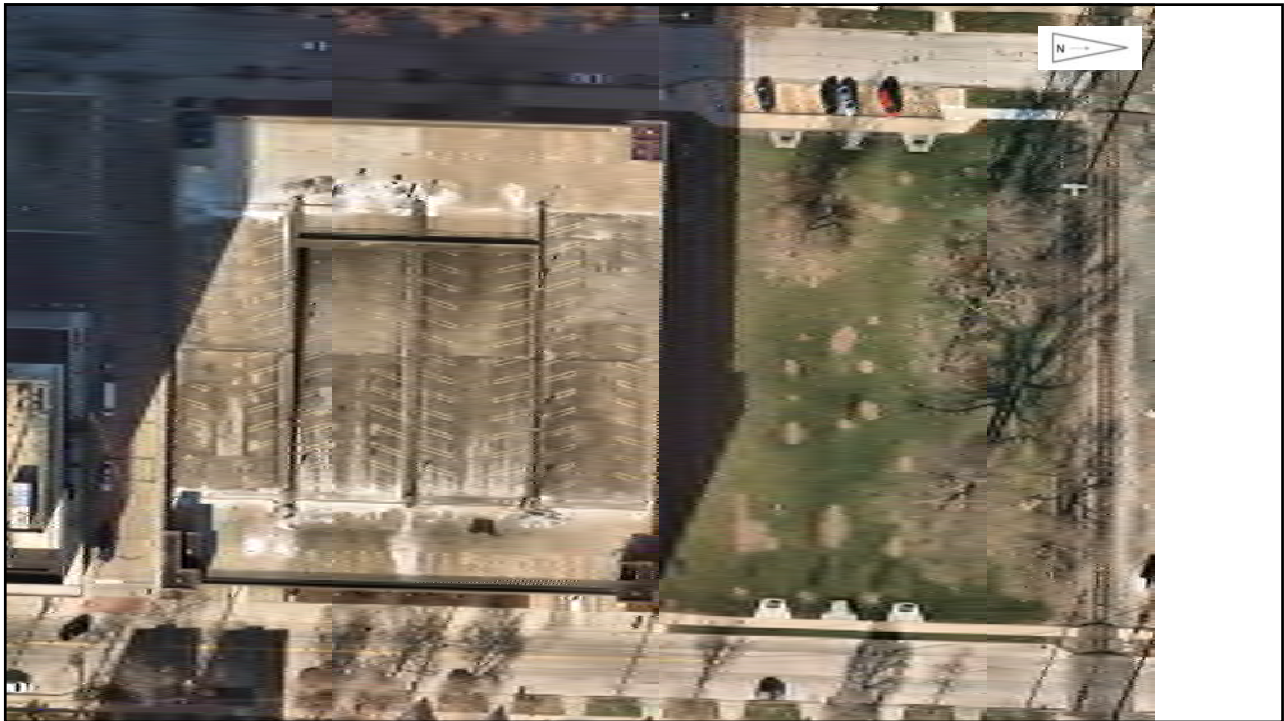
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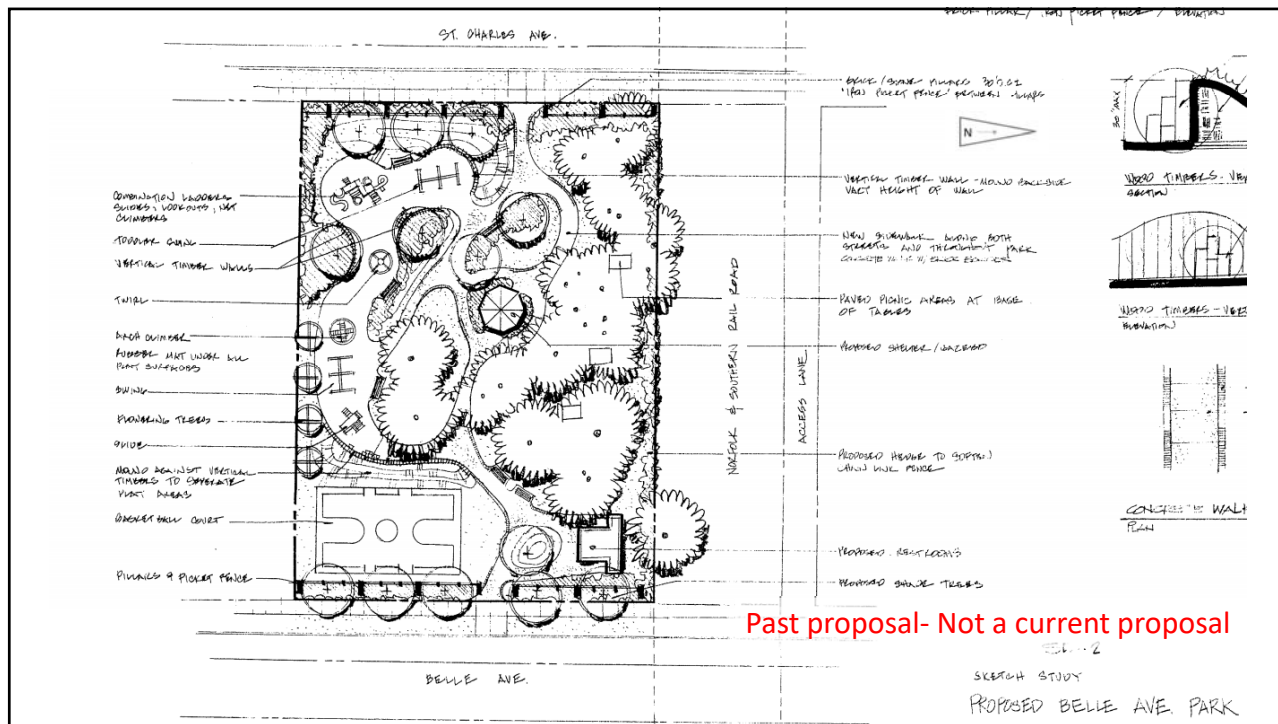
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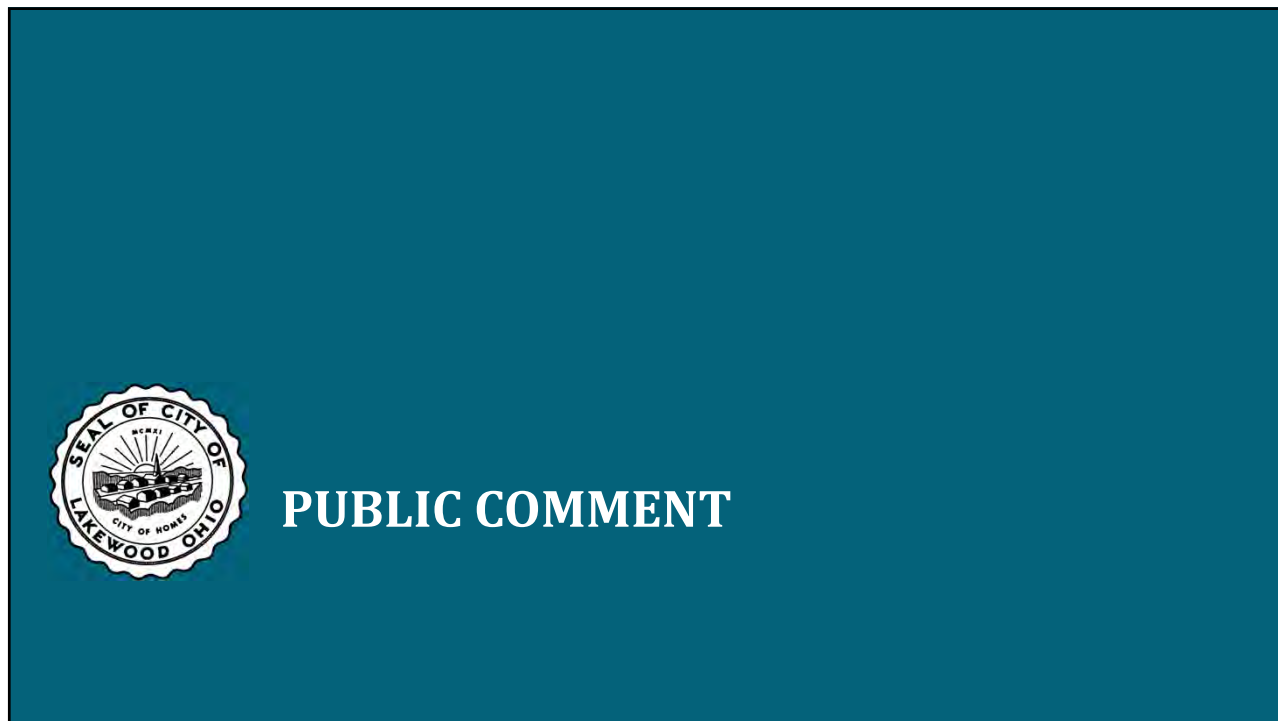
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Request

City Council requests Planning Commission's recommendation on Resolution 2020-44 dedicating six (6) parcels currently owned by the City of Lakewood, Bernice Pyke Park on August 18, 2020, the 100th Anniversary of the passage of the 19th Amendment.

Recommendation

Approve the dedication of the City owned parcels located at 1347 St. Avenue, and fully described in Resolution 2020-44, as Bernice Pyke Park.

**Resolution 2020-44 Dedication of Bernice Pyke Park
August 6, 2020**

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**Planning Commission
August 6, 2020**

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My name is Sarah Slowik and I am a self-employed, licensed massage therapist in the state of Ohio. My company name, in which I am the sole owner, is Balansere LLC.

I have been practicing massage therapist for over the past 15 years. I have worked primarily in high-end spas and gyms, where I have achieved a significant group of dedicated clients.

With recent events impacting so many practices, I have decided that it is in the best interest of preserving my livelihood and safety of my clients to open a small household business. I have set up a dedicated small room for massage therapy (which is less than 15% of the overall habitable floor area of the dwelling, as stipulated in city ordinance regulations 1145.02, paragraph (a), defined in the building code) and have instituted sanitation practices that far exceed what I see is being offered at routine spas and gyms.

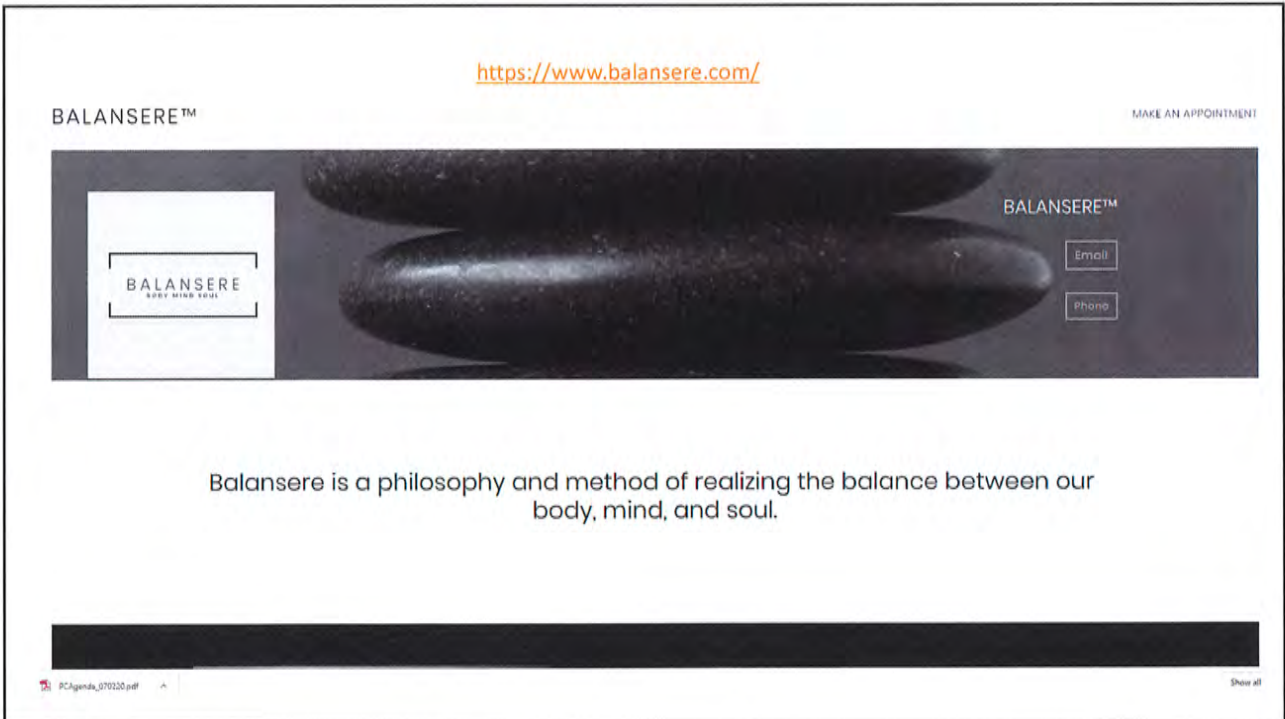
I will be seeing one client at a time. I do not have any employees working for me. My quiet street has adequate parking for the short time I will be seeing each client.

I have reviewed the pertinent ordinances cited by the city pertaining to a Type B Home Occupation as set forth in the city ordinance definitions 1145.01, paragraph (b), along with their corresponding requirements. I meet all of these conditions.

Attached below are copies of my driver's license, the incorporation certificate from the state of Ohio for Balansere LLC, a copy of my massage therapy license from the state of Ohio, and a picture of the massage therapy room.

Proposed Parking: Street parking to be used for clients
Proposed Hours of operation: 10 am- 3 pm, Mon-Fri,
weekends rarely.

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(b) **TYPE B HOME OCCUPATION** means a home occupation as an accessory use where the home is used by those residing therein as a place of work, and where one (1) non-resident employee and customers come to the home.

1145.02 REGULATIONS.

(a) The home occupation shall occupy no more than fifteen percent (15%) of the habitable floor area of the dwelling, as defined in the Building Code.

(b) No sign or display advertising the presence of the home occupation and visible from the public right-of-way shall be permitted.

(c) The home occupation shall be conducted entirely within the principal structure.

(d) The home occupation shall not interfere with the off-street parking required for the principal use pursuant to Chapter **1143**.

(e) The home occupation shall not necessitate any structural alteration, any alteration to an elevation of the structure, or the installation of additional parking surfaces.

(f) The home occupation shall not necessitate any variance to the Building Code.

(g) The home occupation shall not generate any noise, fumes, dust, odors, or electrical interference, which may be transmitted outside the dwelling unit.

(h) Goods shall not be displayed to or picked up by the customer at the site of the home occupation.


(Ord. 91-95. Passed 10-7-1996.)

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City administration recommends approval with the following conditions:

- Hours of operation are limited to 1153.03(f)
- Street parking is okay

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Docket No. 07-32-20
12507 Plover Avenue

12507 PLOVER

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SUMMARY

We're a small company which has recently moved to Cleveland from Seattle, where we've been running a mixed-use space in an old Bank of America building. We have completed our 10 year lease on that space and have recently moved to Ohio to start the next iteration of the project.

We're looking to acquire the property at 12507 Plover S, a 7500 sf brick building in the Birdtown neighborhood. The lot is zoned R2, but the building has been used as a machine shop since 1997 under a continuance of an unconforming use originally approved in 1930.

We propose to renovate the existing building to accommodate two apartments, office space and a small music recording studio. We've executed a purchase and sale agreement with the building owner, contingent on environmental review, building inspections, and requisite zoning approvals. The purpose of this application is to ensure that our proposed use of the building will be acceptable to the Lakewood Planning Commission, prior to concluding our purchase transaction.

INVOLVED PARTIES

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INVOLVED PARTIES

Ed + Nancy Medley — the sellers of 12507 Plover S.

12507 Plover LLC — a holding company formed for the purpose of purchasing and operating 12507 Plover S.

Tokensoft Inc — a two-person software company providing machine learning consulting services and in-house software development.

LifeStreet — a San Francisco based company providing advertising services for mobile game developers. Tokensoft provides consulting services to LifeStreet.

Luke Matkins — the owner of 12507 Plover LLC and Tokensoft, Inc.

Heather Mease — an employee of Tokensoft, Inc.

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PROPOSED USES OF THE SPACE

We're planning a variety of uses of the building, modeled in part on our experiences with our previous project in Seattle:

Office space for Tokensoft, Inc — approx 1800 sf. This space will be used for software development, primarily focused on building 3D assets and virtual reality applications. One of the appeals of the Plover building is its large clear span which we'll be using for a VR stage.

Office space for LifeStreet — approx 700 sf. This space will provisionally be leased to LifeStreet as a Cleveland remote office. The space will initially support two workers (Luke Matkins and an existing Cleveland-based employee) and this may potentially expand if the company continues

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to hire in the Cleveland area. This office would operate on West Coast time, with employees present from 8:00 am to 8:00 pm.

Additional office space — We may also wish to lease additional office space to another low impact professional tenant, depending on how much space is required by LifeStreet and Tokensoft.

Apartment #1 — approx 1700 sf of the upstairs space. This space will be owner occupied.
Apartment #2 — approx 600 sf of the upstairs space. This space will be occupied by Heather Mease.

Recording studio — We also are proposing to use approximately 1500 sf of the ground floor space as a small music recording studio. We have experience designing “room within a room” construction for sound attenuation, which will be further augmented by the exterior masonry walls. The studio would be used by appointment only, usually on weekends and afternoons. Based on our experience with our recording studio in Seattle, we’re confident that we can operate while minimizing noise impacts for the neighbors and respecting the residential nature of the area.

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IMPACT ON THE NEIGHBORHOOD

We believe that this project will positively contribute to Birdtown. The office space use is lower impact than the existing machine shop, and the surrounding multifamily housing complements our proposed second floor apartments. We will leave the existing building facade in place, with work as needed to restore it to its original condition.

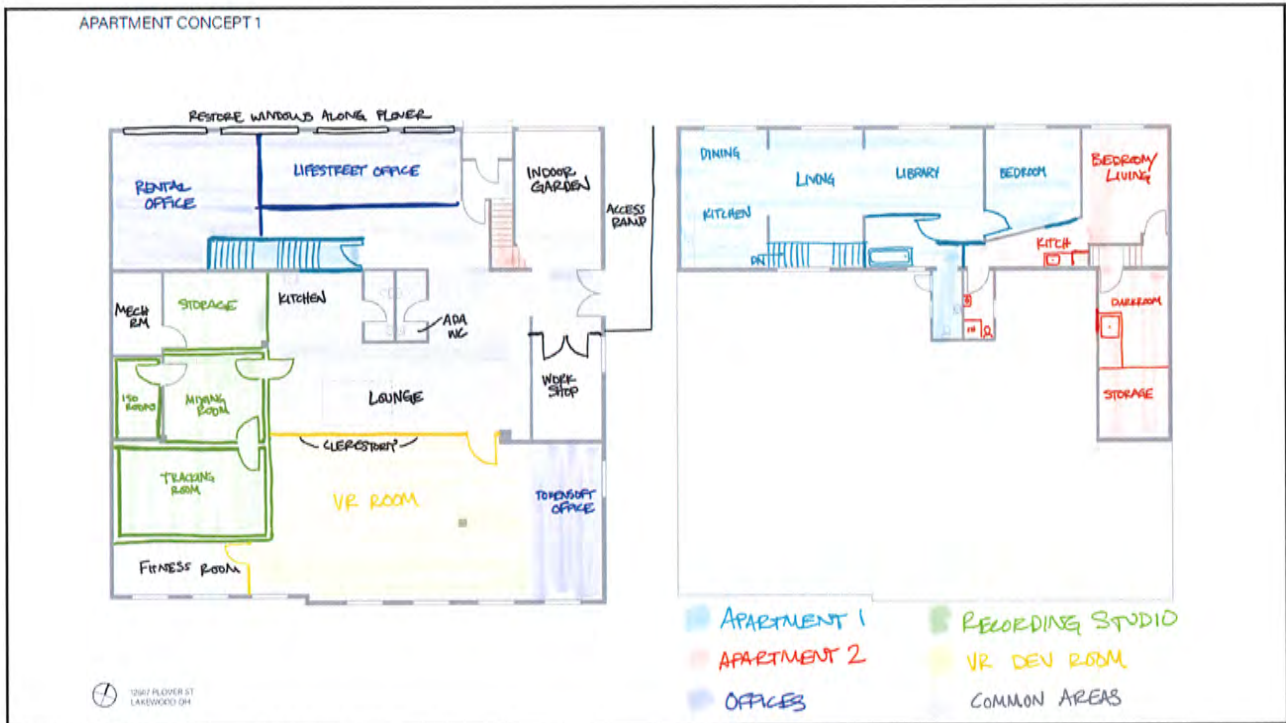
We will not be generating significant parking or traffic load, as the building is being sold with a nearby lot currently being used as parking for around twelve vehicles. We would maintain that use, which is sufficient to provide off-street parking for all our proposed users.

We’re very interested in improving the property and becoming part of the area, and are looking forward to discussing this project with the planning commission.

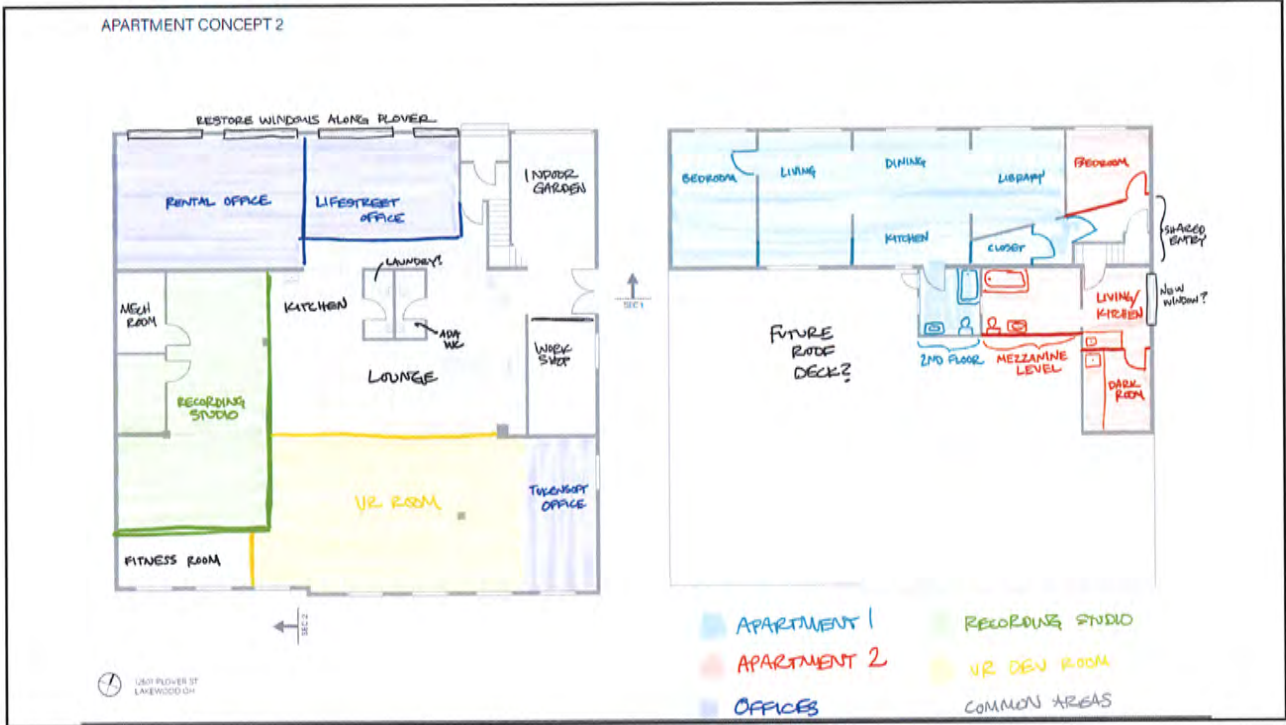
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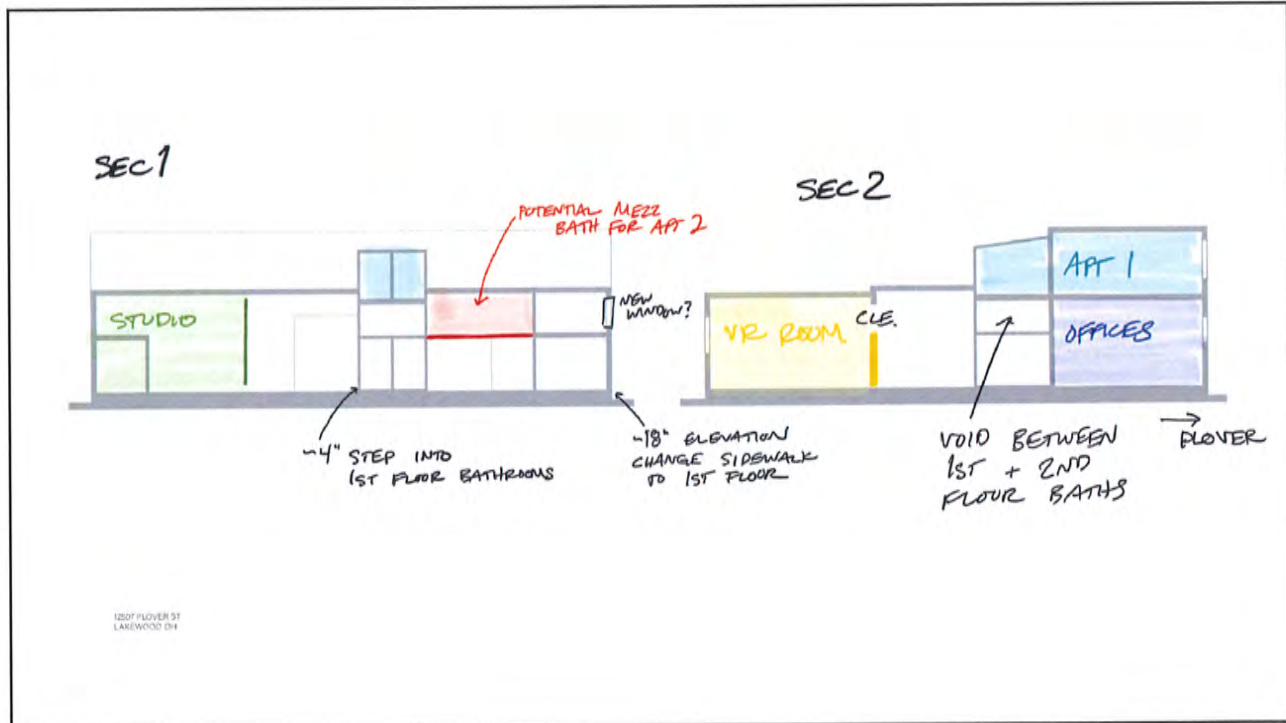
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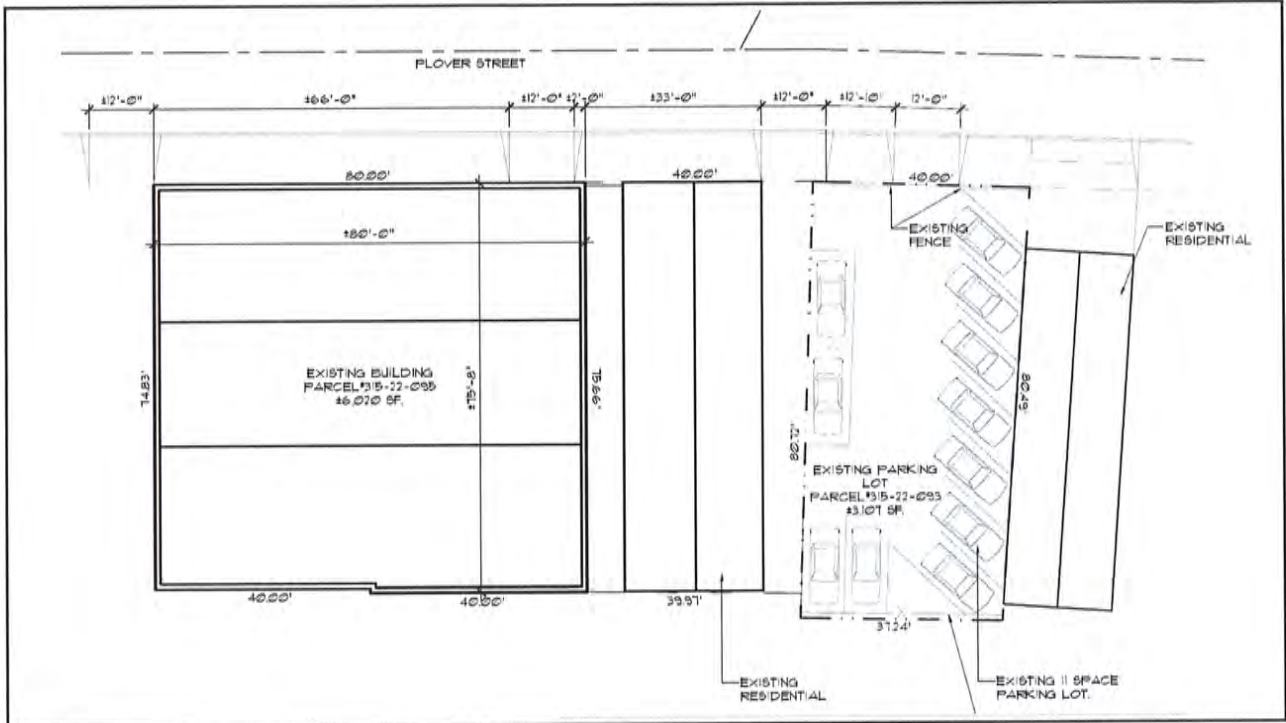
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1149.04 NON-CONFORMING STRUCTURES.

Where a lawful structure exists at the effective date of adoption or amendment of this *Code* that could not be built under the terms of this *Code* by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, provided that no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, **but any structure or portion thereof may be altered to decrease its non-conformity.**

(Ord. 91-95. Passed 10-7-1996.)

Parking Requirements

Office*	Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA
Residential	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.

- Parking- Requirements/provided. 8 required for Office, 1 per unit in a mixed use building.
- 1143.10(b) For uses defined as Residential in Section 1143.04, the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

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City recommendation

The proposed mixed use reduces is more compatible with R2 Zoning District and less intense than the current non-conformity of manufacturing-industrial machine shop.

The existing parking lot meets the minimum requirement of 10 parking spaces. Parking lot is reaching the end of it's usable life and must be brought into compliance with the city's property mainenance code within 2 years from this approval date.

Discuss when the city can expect to review improvements to the existing parking lot. Restriping the lot will require ABR approval.

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Docket No. 07-33-20
2051 Quail Avenue

LAKWOOD MONTESSORI

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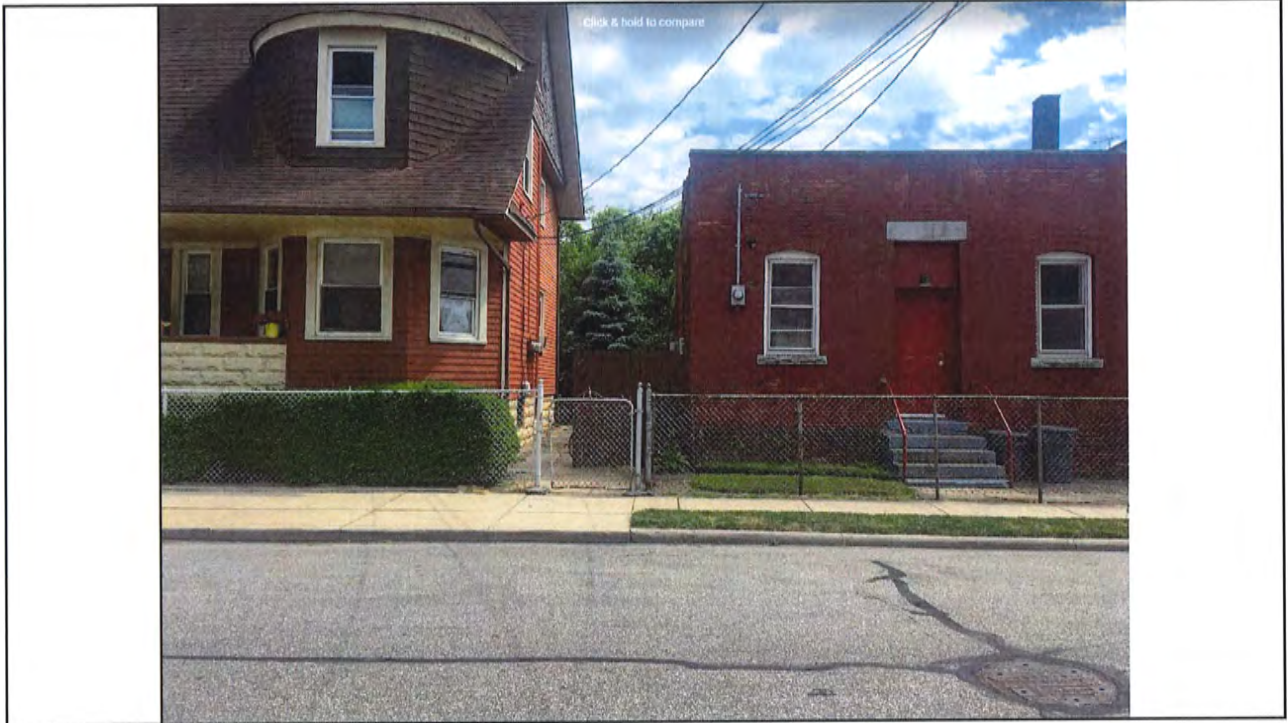
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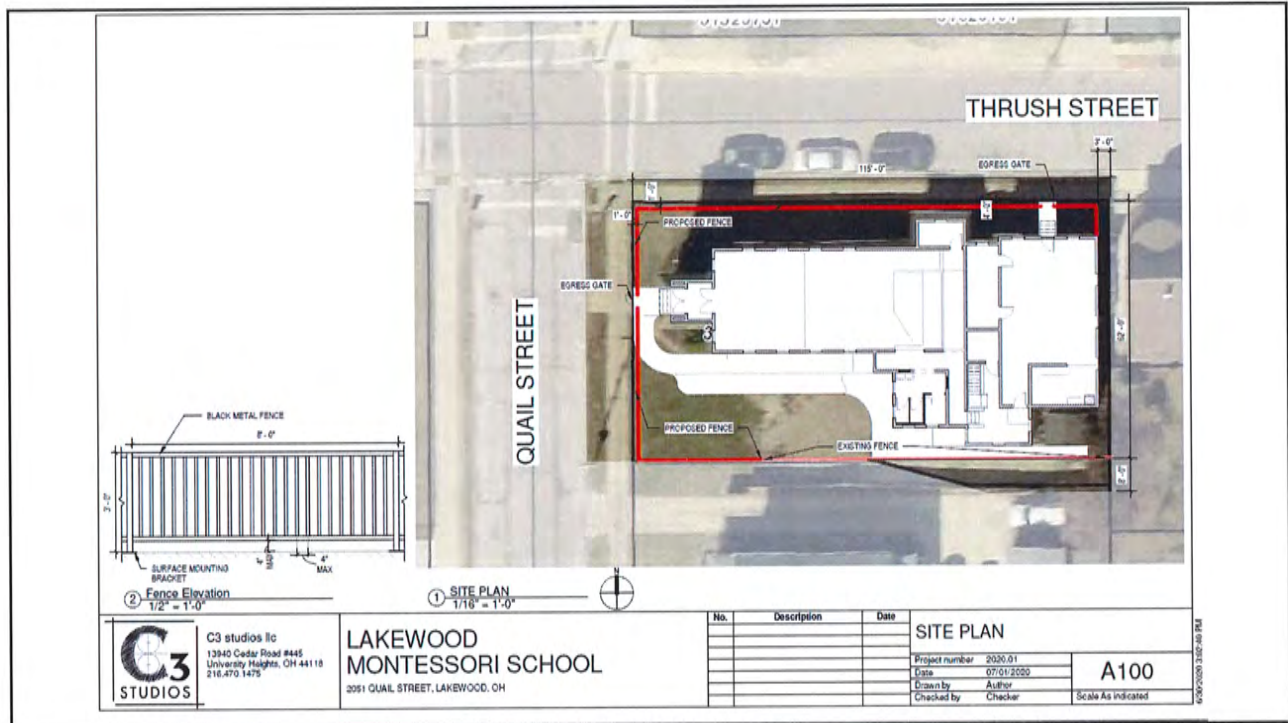
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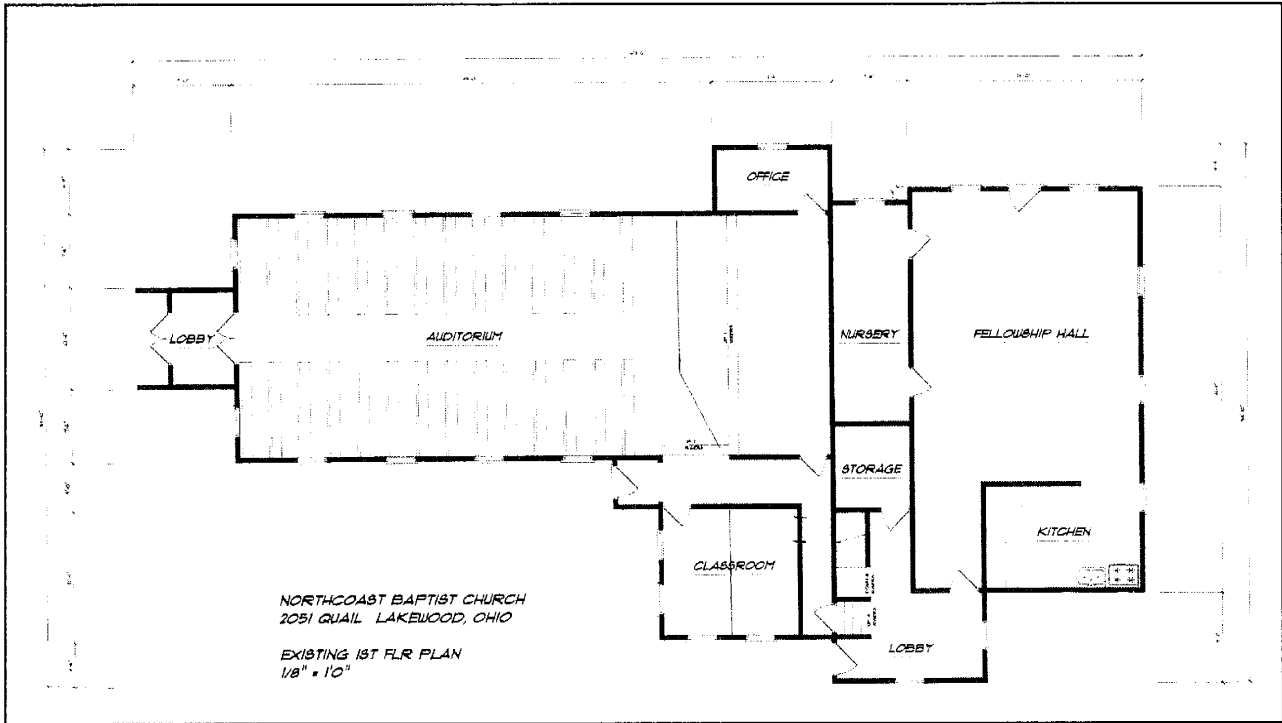
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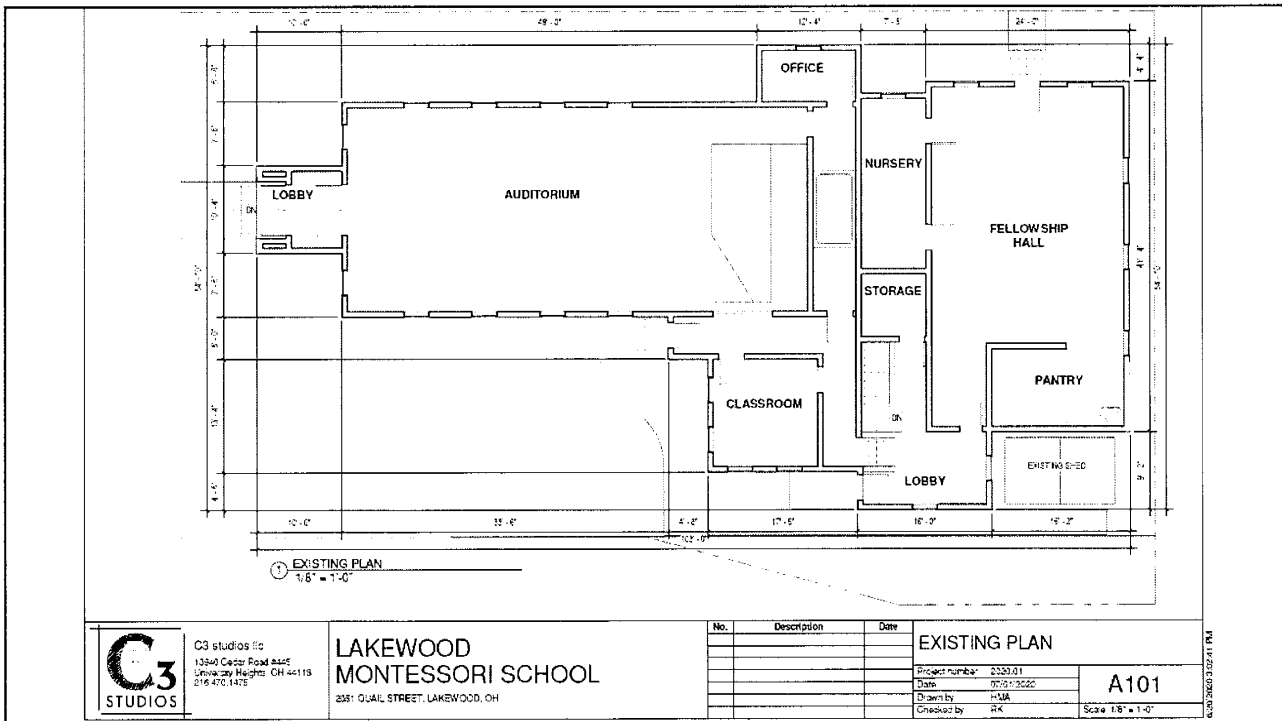
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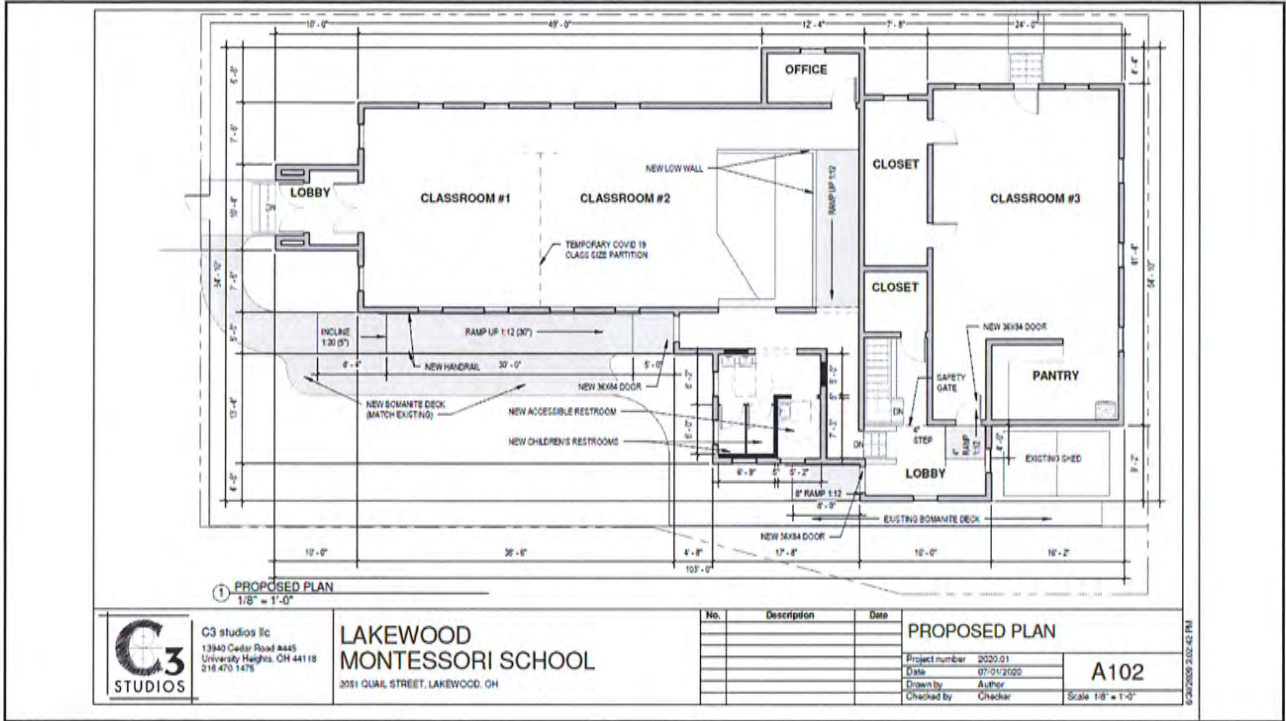
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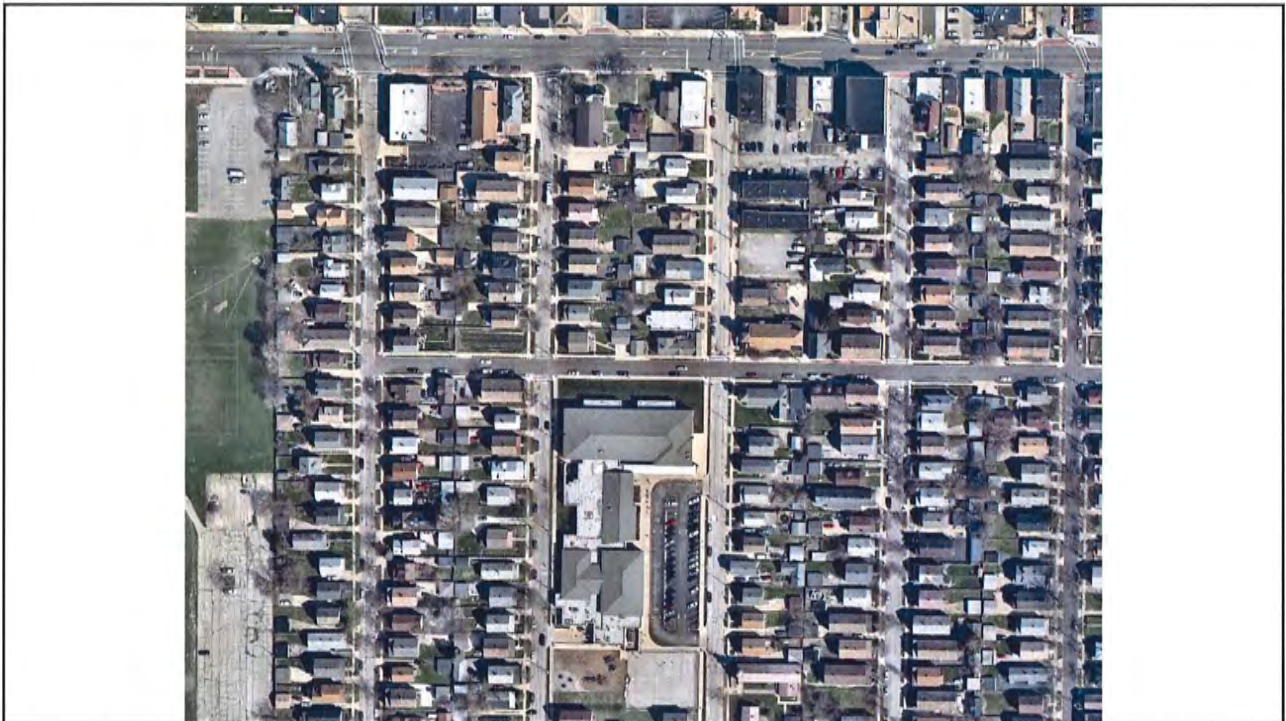
87



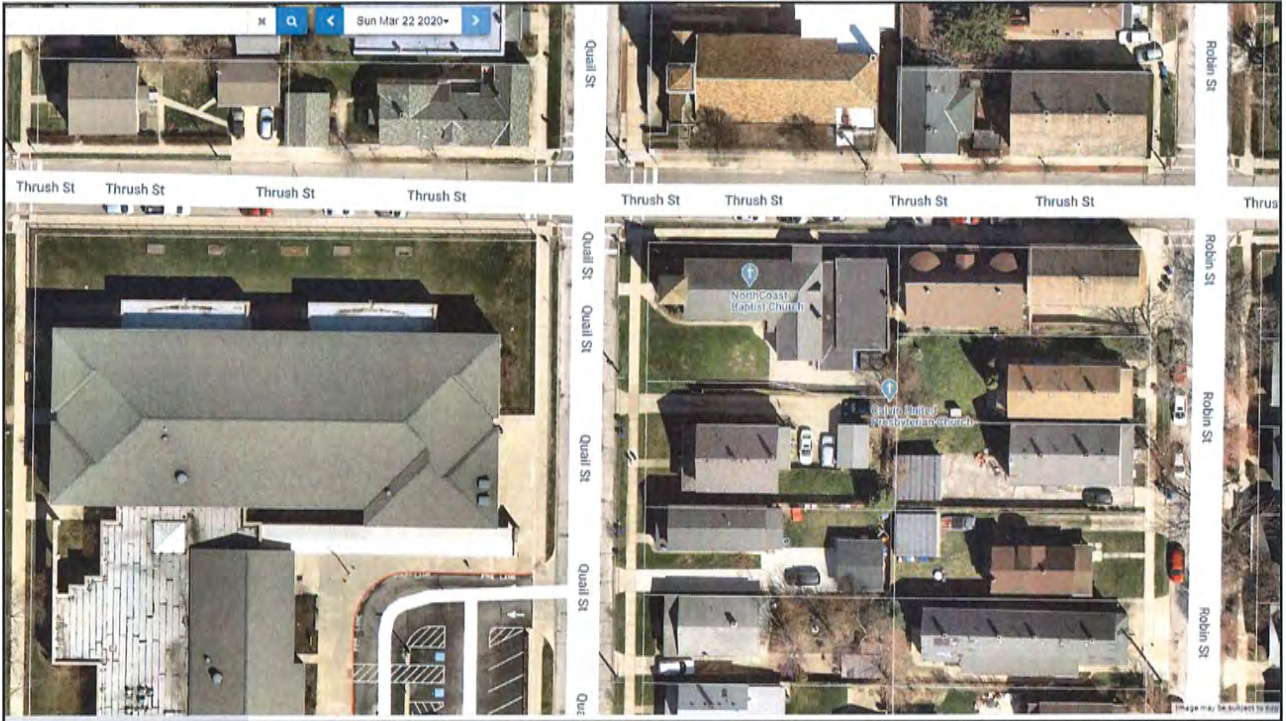
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Parking Requirements

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

The required number of off-street parking spaces for a use category described in Section 1143.04 shall be as set forth in Schedule 1143.05 following this chapter. Parking in accordance with the schedule is required.

The Director is hereby authorized to determine the off-street parking requirements for uses not specifically listed in Schedule 1143.05, based on the most similar use or uses that is or are listed. Such determination by the Director shall be in writing and shall be appealable per Section 1173.03.

Day Care	Min. of .5/employee plus 4 drop off spaces; Max. of 1/employee plus 8 drop off spaces.
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Applicant Information

- Lakewood Montessori currently has approximately 30 students and 5 staff members. Many of the students participate in before and after care at the school, and would not be in car-line.
- The Montessori school is for pre-school age children 3-5.
- The school proposes a 3 foot fence around the site , similar to the fence around Harrison elementary across the street
- The school proposes finding a shared parking arrangement for the employee parking at a nearby existing lot.
- The use of the building as a daycare would have a maximum occupancy of much less than the church was allowed, on any given day.

City recommendation-deferral

The administration recommends a deferral to allow the applicant time to respond to the following :

- Show that the proposal meets the criteria in 1149.04 , that the alterations will decrease the non-conformity of the structure.
- Provide the .5 parking spaces per employee as required, either on-site or off-site. Provide a LOI from property owner for an off-site location
- Provide the hours of operation and pick-up and drop-off times. Include numbers of participants in before and after care programs, those estimated arrival and departure times, as well as the projected numbers of cars both the arrival and departure carlines.
- Provide information about whether the proposed carlines, times of day, overlap with arrival and departure of students at Harrison elementary, or overlap with the one-way times posted on Quail
- Provide information about how many day care students the school has now, and the growth projections over the next 5 years. The Commission may ask that should enrollment exceed a given number, the applicant return to update their parking plan.
- Provide a site plan for a carline proposal that shows the 4 required stacking spaces, as well as any additional stacking spaces that are required by the proposal.
- Explore having staff or volunteers(parents) onsite during carline to direct traffic at any impacted intersections proposed to keep pedestrians passing through carline safe and to monitor safe driving by carline participants
- Communicate the proposal to the public works department and the school district with the intent of receiving their feedback and mitigating their concerns.
- How will ADA spaces be provided with the proposal?
- Show the play equipment on the proposal- and the hours in which it will be used?
- Bring strong detail with proposal, include maximum enrollment
- Show circulation to and thru the site
- Detail how pick up and drop-off has been handled at the previous location
- Address the nonconformity question

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Planning Commission
July 2, 2020

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CITY PARKING ANALYSIS

Recreation/event space=11,700 SqFt./80 sq.
ft= 146 parking spots

Restaurant tables =45

Bar and drink rail= 70 spots

261 Parking spots

We utilized several different methods provided for under the ordinance to calculate parking for mixed uses. to calculate the required parking, and then calculated the mean , which is 286 parking spots.

Recreation/eventspace=11,700
SqFt./80 sq. ft= 146 parking spots

Restaurant seats =166

Bar and drink rail= 70 spots

382 Parking spots

Recreation/event space=11,700
SqFt./80 sq. ft= 146 parking spots

Restaurant seats =166

312 Parking Spots

Recreation/event space=11,700
SqFt./80 sq. ft= 146 parking spots

Restaurant tables =45

191 Parking Spots