

**MINUTES
PLANNING COMMISSION
MARCH 4, 2021
CITY OF LAKEWOOD
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 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

Monica Jordan, *Vice Chair*
Nathan Kelly
Sean McDermott
Jeffrey Wise

Others Present

Katelyn Milius, Senior Planner, Secretary
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development
Mark Papke, City Engineer

A motion was made by Ms. Jordan, seconded by Mr. McDermott to **EXCUSE** the absence of Kyle Krewson. All the members voting yea, the motion passed.

2. Approve the Minutes of the February 4, 2021

A motion made by Mr. Kelly, seconded by Mr. McDermott to **APPROVE** the minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record. The Commission Members ("members") were volunteers and advised the public to send notice through the chat function, if one wanted to address a particular docket item.

NEW BUSINESS

CONDITIONAL USE

**4. Docket No. 03-07-21
2035 Quail Street
Birdtown Brewery**

Sean Fairbairn, Barrio requests approval for renewal of a mixed use overly conditional use granted at the June 5, 2014 Planning Commission meeting. Pursuant to Chapter 1135 – Mixed Use Overlay District. The property is in an R2 – Single, Two-Family district. (Page 3)

Tom Leneghan, Birdtown Brewery was present to explain the request. Staff provided an overview of the proposal and approval recommendations. Public comment was taken. A letter was received from North Coast Baptist Church (made part of record). There was discussion among the members, applicant and staff regarding the business opening date, removal of the chain link fence, removal of the food trucks, business refuse disposal, the former and future ABR approvals, outdoor dining application date, and ADA compliance.

A motion was made by Mr. McDermott, seconded by Ms. Jordan to **APPROVE** the request with the following conditions:

(as per previous conditions for approval in 2014, excluding additional parking)

- The house is occupied prior to Certificate of Code Compliance and remains occupied.
- Deliveries are conducted in a way to minimize impact to adjacent residents and Harrison Elementary.
- All Architectural Board of Review approvals are received as necessary, including signage.
- Right turn only sign from parking lot.
- Return for outdoor dining conditional use.

(additional conditions)

- The chain link fence is removed from the entire perimeter of the property, and any replacement approved administratively.
- The food trucks do not take parking spot(s).
- The future dumpster location does not take a parking spot.

All the members voting yea, the motion passed.

CONDITIONAL USE

5. Docket No. 03-08-21 11801 Detroit Avenue Caliber Collision

Melissa Hernandez, Cross Architects, PLLC requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district. (Page 9)

The members were notified the applicant requested a deferral.

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

PARKING PLAN

6. Docket No. 03-09-21 1516 W. 117th Street Rockport Enterprise


Allen Chen, Rockport Enterprise LLC requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district. (Page 19)

Allen Chen, Rockport Enterprise LLC was present to explain the request. A modern building would replace the existing building(s); there would be front landscaping and a larger parking lot. Staff provided a summary of the proposal and recommendations; ABR would have to grant approvals. Public comment was closed as no one addressed the item; there were no chats or e-mails. The members supported lot consolidation, appreciated the investment in Lakewood, wanted to reduce the number of curb cuts to one, allow for on-site vehicular circulation, noted existing power lines to the north, and due to the nature of W. 117th St., asked the applicant to consider possible cross access with Dunkin'.

A motion was made by Mr. McDermott, seconded by Ms. Jordan to **DEFER** the request. All the members voting yea, the motion passed.


ADJOURN

A motion was made by Mr. Wise, seconded by Mr. Kelly to **ADJOURN** the meeting at 7:55 p.m. All the members voting yea, the motion passed.



Signature Johanna Schwarz, Administrative
Assistant II

Signed on behalf of Chairman
Vice Chair
Monica Jordan



Date

Johanna Schwarz

From: Planning Dept
Sent: Thursday, March 4, 2021 8:17 AM
To: Katelyn Milius; Shawn Leininger
Subject: FW: 11801 Detroit Avenue - proposed car paint and repair project

Follow Up Flag: Follow up
Flag Status: Flagged

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Milan Milasinovic <Milan.Milasinovic@thencce.edu>
Sent: Wednesday, March 3, 2021 5:12 PM
To: Planning Dept <Planning@lakewoodoh.net>
Subject: 11801 Detroit Avenue - proposed car paint and repair project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Commission,

I would like to voice my opinion in regard to a proposed project 'car paint and repair shop' located on 11801 Detroit Avenue. The North Coast College is located directly (diagonally) across from the proposed location. We have proposed a college expansion plan to this commission in 2019, which was accepted but put on hold due to the pandemic. Our project consists of opening a culinary school, public restaurant and bakery as well as hosting cultural and educational business, such as museum, gallery and similar in our new building on 11730 Detroit Avenue. Along with our friends from Studio West 117, we engaged in a multimillion restoration and renovation of several buildings located in East Lakewood on Detroit Avenue. Our goal is to 'gentrify' the neighborhood and turn around what was always known as a depressed area of Lakewood. Our goal is to provide a new face of the area, by establishing entertainment, housing and cultural/education district of East Lakewood.

The last thing that would fit into that vision is a car paint and repair shop. It is my opinion that such operations would diminish our efforts of turning around the neighborhood into something that the city of Lakewood will and should be proud of.

Therefore, I voice my strong opposition to the proposed project. I am unable to attend to meeting on March 4th at 7pm, but I am willing to formalize my opinion in an official letter, should that be necessary.

Sincerely,

Dr. Milan Milasinovic
President



The North Coast College
REDEFINING EDUCATION

11724 Detroit Avenue, Lakewood, OH 44107
www.thecc.edu

p 216.221.8584

f 216.221.2311

e milan.milasinovic@thecc.edu

neci

New England Culinary Institute

Where Culinary Arts and Business Converge

7 School Street, Montpelier, VT 05602

www.neci.edu

P/F: (802)223-6324

Johanna Schwarz

From: John Lutz <northcoastbaptist@sbcglobal.net>
Sent: Wednesday, March 3, 2021 1:40 PM
To: Planning Dept
Subject: Comments regarding Birdtown Brewery
Attachments: Brewery Letter 2021.doc; Birdtown Brewery Takes Delivery of Brewing Equipment.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

This email contains a letter and an article for the March 4th Planning Commission meeting regarding the Birdtown Brewery.

Thank you for providing a way for us to be involved in this process.

John A. Lutz
Pastor
216-521-3800



March 3, 2021

Dear Lakewood Planning Commission,

I am writing this letter on behalf of the NorthCoast Baptist Church to **OPPOSE** the renewal permit for the BIRDTOWN BREWERY project on 2035 QUAIL ST.

In 2014, our churches and over 250 individuals in the Birdtown and surrounding areas, signed a petition against the potential project for which now is up for renewal.

At the time of the project being approved by the planning commission, there were certain stipulations to the approval at that time.

One was that one of the owners of the property would have to live on premises to open the Brewery. Is this the current situation? Does one of the proprietors live there or are there just some of their employees renting?

The project was originally approved as a Brick Oven Pizzeria that would serve alcohol, craft beers, etc. Since that approval, one of the owners was interviewed by Scene Magazine regarding the project and shared that they decided to double the size of the kettles they would use for making the beer, with the hopes eventually that they would be able to produce greater quantity and **DISTRIBUTE** should the brand take off and be successful. **What are their intentions with this? Are they planning on distribution? Or just in house service? Does this mean greater traffic from the distribution trucks in an already confined area of the neighborhood?** (Article attached to this letter)

Up until this point, we have stood opposed due to the location for which the project is located. We argued in past planning commission meetings, that it was a bad location due to being in the residential neighborhood, and directly across from Harrison Elementary School, and our church, North Coast Baptist Church.

We have maintained our arguments, for the most part, to just the relation of how the brewery will affect the community as a whole, and not just our church.

But our church will be affected by this brewery. We have held services in our building since 2006. We meet together on Sunday's at 11AM and 6PM and on Wednesday Nights at 7PM. Both of our evening services will be directly affected by the traffic and parking that will be necessary for the 150 seat restaurant that is being built.

Parking is already at a premium as it stands now. This past year, our church entered into a contract with Lakewood Montessori School to purchase our building but that project fell through due to the severe constraints of the traffic and parking concerns that we brought up at that time. The Montessori school was looking for help with just 4 parking spots, at limited hours of use, just for pickup and drop off and couldn't get that. Mr. Leneghan even offered some of the Brewery's parking spaces for staff, which was very gracious of him to do, but the deal had to be called off because of the concern of the traffic and parking issues that would arise otherwise. Lakewood Montessori spent a tremendous amount of money just in the preliminaries that they had to absorb because a deal about parking and traffic could not be reached. They were told that there was serious concern about how the Birdtown Brewery traffic would affect the community as a whole

Yet, when this project was approved, there was NO PARKING OR TRAFFIC PLAN approved with the project. Former City Director, Dru Siley, said in substance that the city will work with them to figure something out. **What has been figured out? Have they achieved the numbers of required spots for their business?**

I have spoken with Mr. Leneghan on occasion and have reassured him that this is nothing personal against any of their leadership group. I believe every man has the right to pursue his own happiness. While I am against alcohol in general, I believe if a man wants to make beer, sell it, bottle it, and ship it, he can do that. We will all stand before God one day and give an account of our own lives. But when one group's decisions seem to infringe upon the rights of another, it is the duty of those having their rights threatened to stand up and speak out.

This project will directly affect our church services and that is why we stand **OPPOSED** to renewing the mixed-use overlay zoning permit.

Thank you for listening and the opportunity to speak on this issue.

Sincerely,

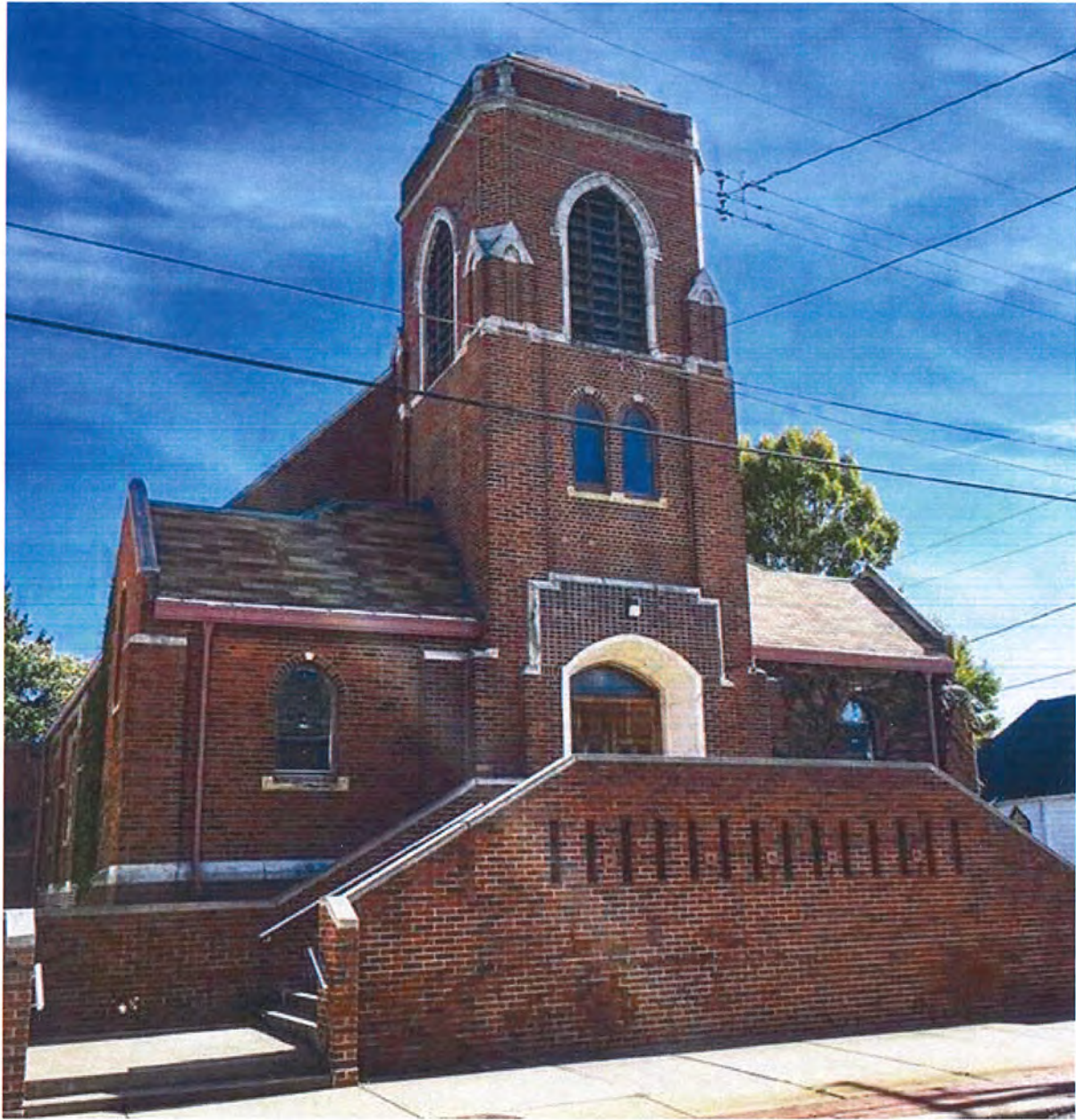
John A. Lutz

John A. Lutz
Pastor

2051 Quail St, Lakewood, Oh 44107 – (216) 521-3800 – www.northcoastbaptist.org

Birdtown Brewery Takes Delivery of Brewing Equipment, Eyes Fall Opening

Posted By [Douglas Trattner](#) on Thu, Jan 26, 2017 at 1:57 pm



It's been two years since we last reported on the [Birdtown Brewery](#) (2035 Quail St.) project taking form in the old St. Gregory Catholic Church in Lakewood's Birdtown neighborhood. Well, there's good reason finally to post an update.

"The brewing equipment is getting delivered," says Sean Fairbairn, who along with Barrio Restaurant Group partner Tom Leneghan is behind the project. "It's exciting because we've had this project on hold for several years."



Conservative estimates peg opening day in Fall of 2017.

Since announcing the project the team has been busy expanding the Barrio brand. They hired executive chef Pete Joyce to oversee culinary operations, they built a large new commissary in the Clark-Fulton neighborhood, they added a third food truck, and they currently are wrapping up construction on a Cleveland Heights location, set to open this spring in the former Mad Greek space.

Meanwhile, the brewery project now has a brewer attached, and the size of the brewhouse has doubled in size.

“When we bought an old church, we were initially thinking a three-a-half-barrel system,” Fairbairn explains. “But after talking to all these guys from Platform and Market Garden we thought that we wouldn’t be able to keep up with that kind of system. We decided to do it right from the start.”

Still modest at 7.5 barrels and four fermenters, the brewery will focus almost exclusively on beer for onsite consumption. Down the road, as the brand hopefully gains traction, expanded production and distribution is a possibility.

Brewer Wyatt Rouston will be working on a system from Deutsche Beverage Technology out of North Carolina, which is being delivered as we “speak.” For three years, Rouston worked alongside Rick Seibt at Willoughby Brewing, where he learned the ins and outs of running a brewpub. He’s looking forward to having complete creative control over beer styles and recipes, he says.

“I like to drink hoppy saisons, IPAs and double IPAs, but I want to keep things interesting,” Rouston notes. “If you consistently put out a good product and it’s something different, I think that’s something beer consumers like. Having a 7-barrel system, we’ll be able to go through a fair amount of styles of beer.”

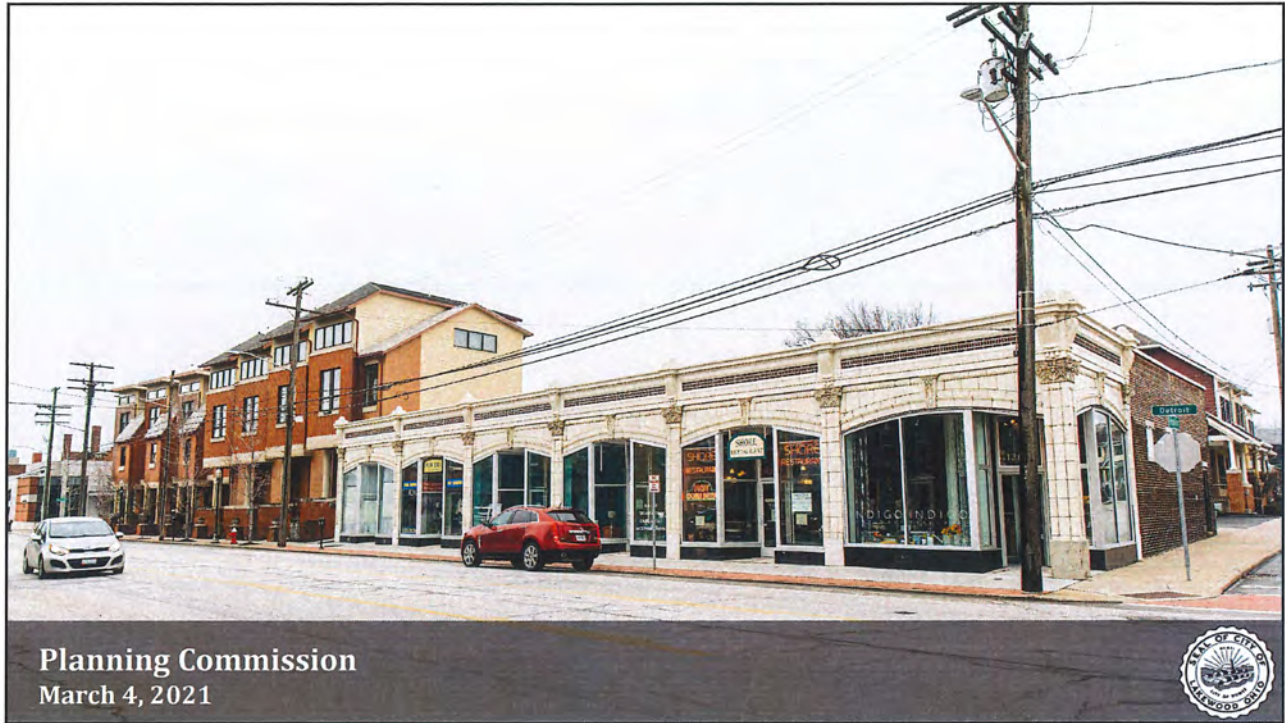
The beer will complement a roster of casual foods built around pizzas.



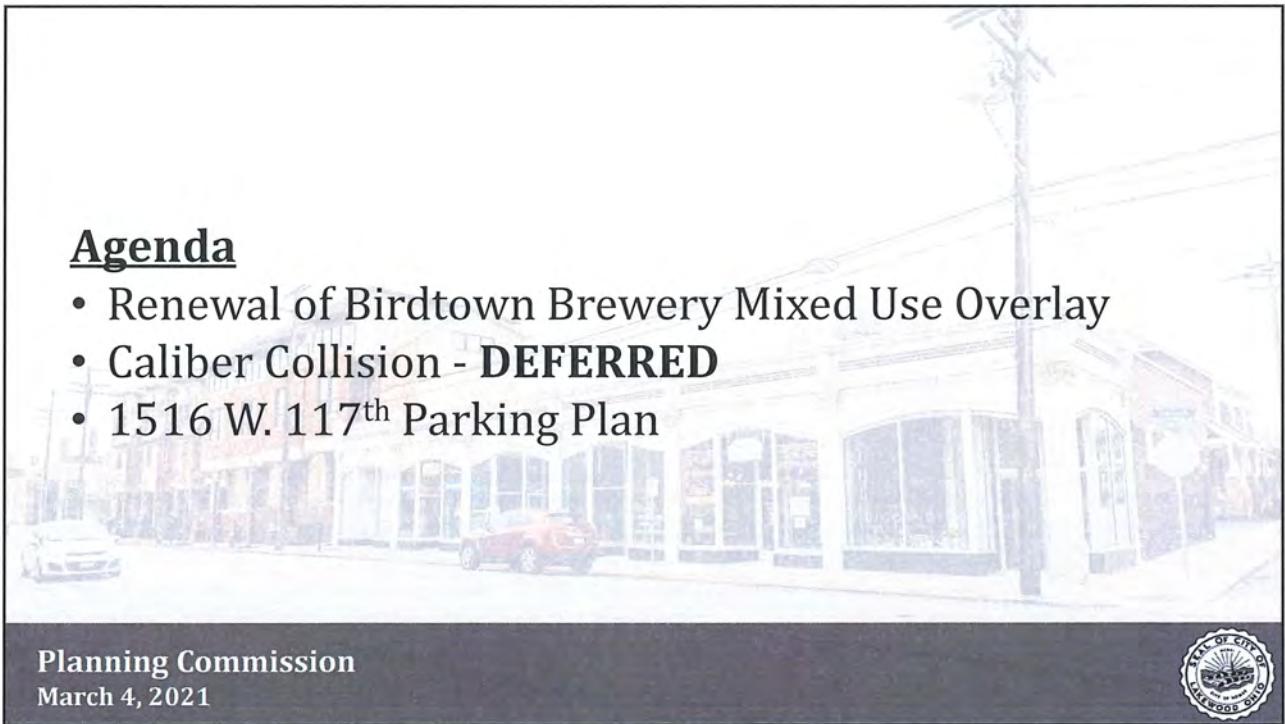
As for the space, it has to be one of the most impressive sites for a small brewery this side of Pittsburgh. The brewhouse will be prominently displayed on what was the altar, flanked by fermenters. A number of serving tanks will be visible in a lower-level space.

For Routson, who has been patiently awaiting this day for months, the opportunity to brew for a living really is a blessing from on high.

“I’ve always wanted to be creative, always wanted to be good at drawing, at music or something like that, but never really made it in that regard,” Routson confesses. “I’ve always been interested in science and physical labor, and that’s what drew me into brewing; I found that you can be creative through food and beer and that inspired me.”



1



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Docket No. 03-07-21
2035 Quail Street

BIRDTOWN BREWERY MIXED USE OVERLAY RENEWAL- CONDITIONAL USE

3

Request

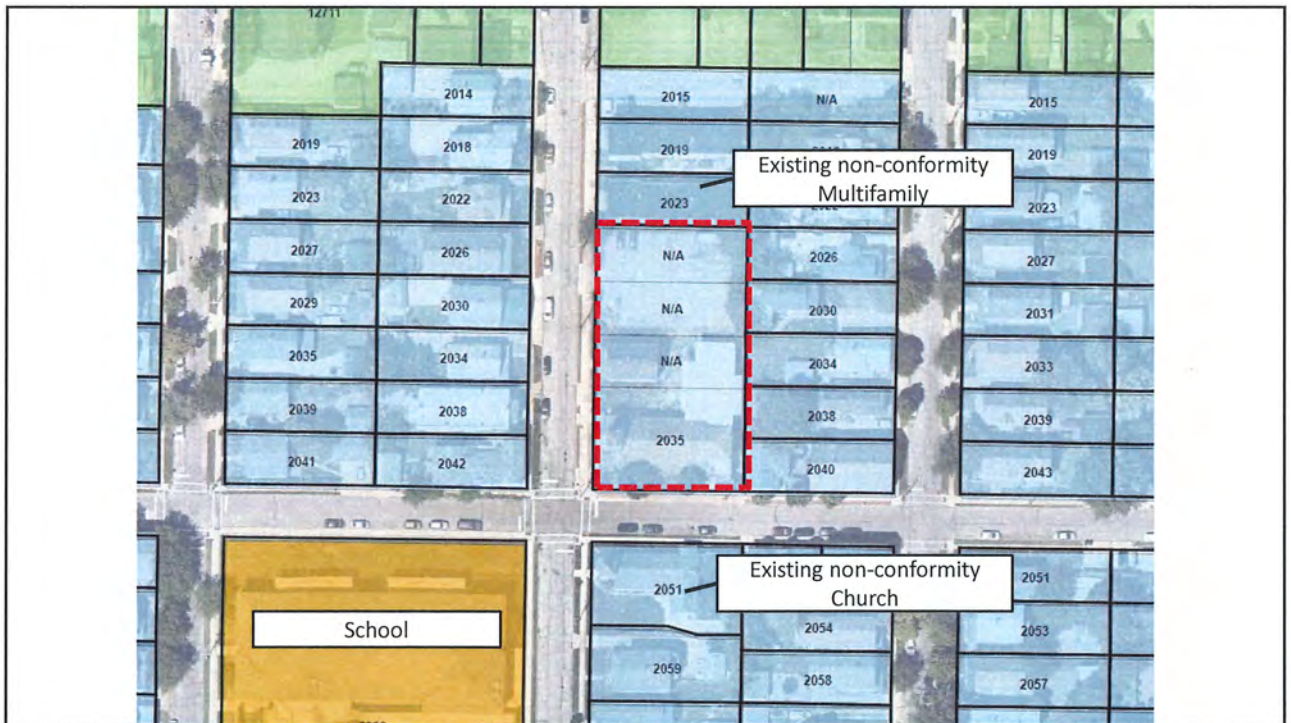
Renewal of a mixed use overly conditional use granted at the June 5, 2014 Planning Commission meeting. Pursuant to Chapter 1135 – Mixed Use Overlay District. The property is in an R2 – Single, Two-Family district.

Docket No. 03-07-21
2035 Quail Street

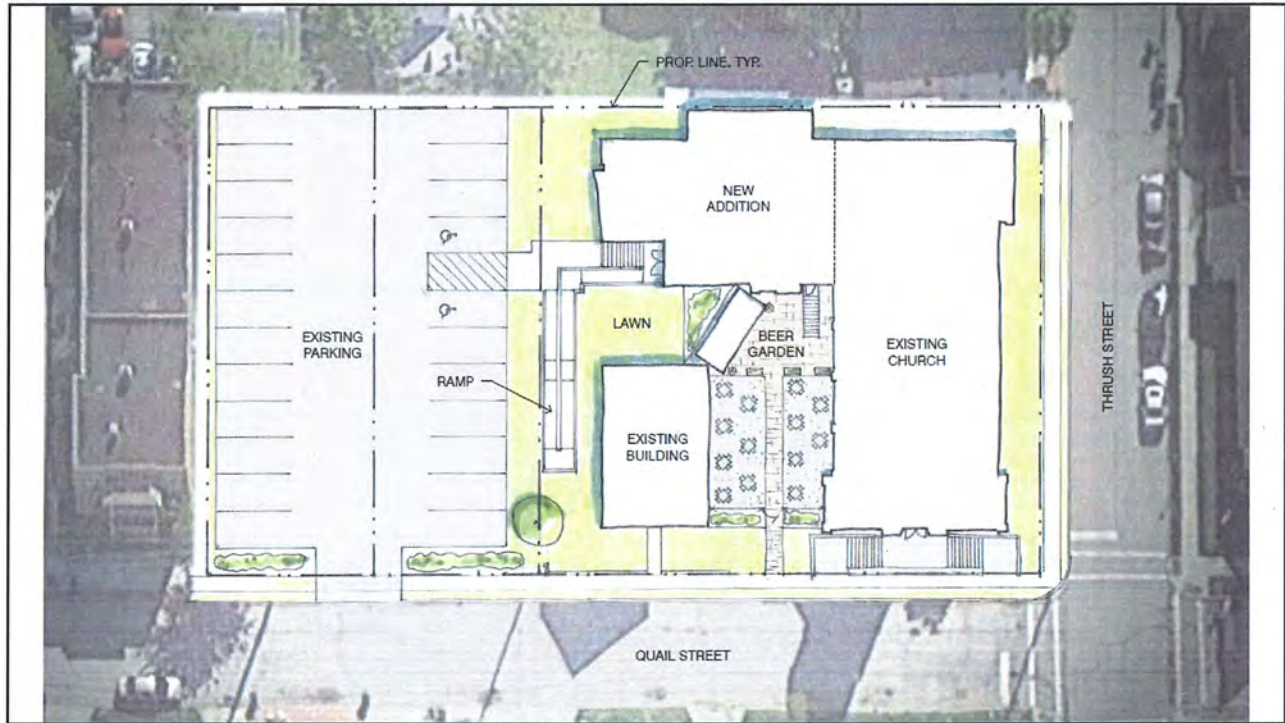
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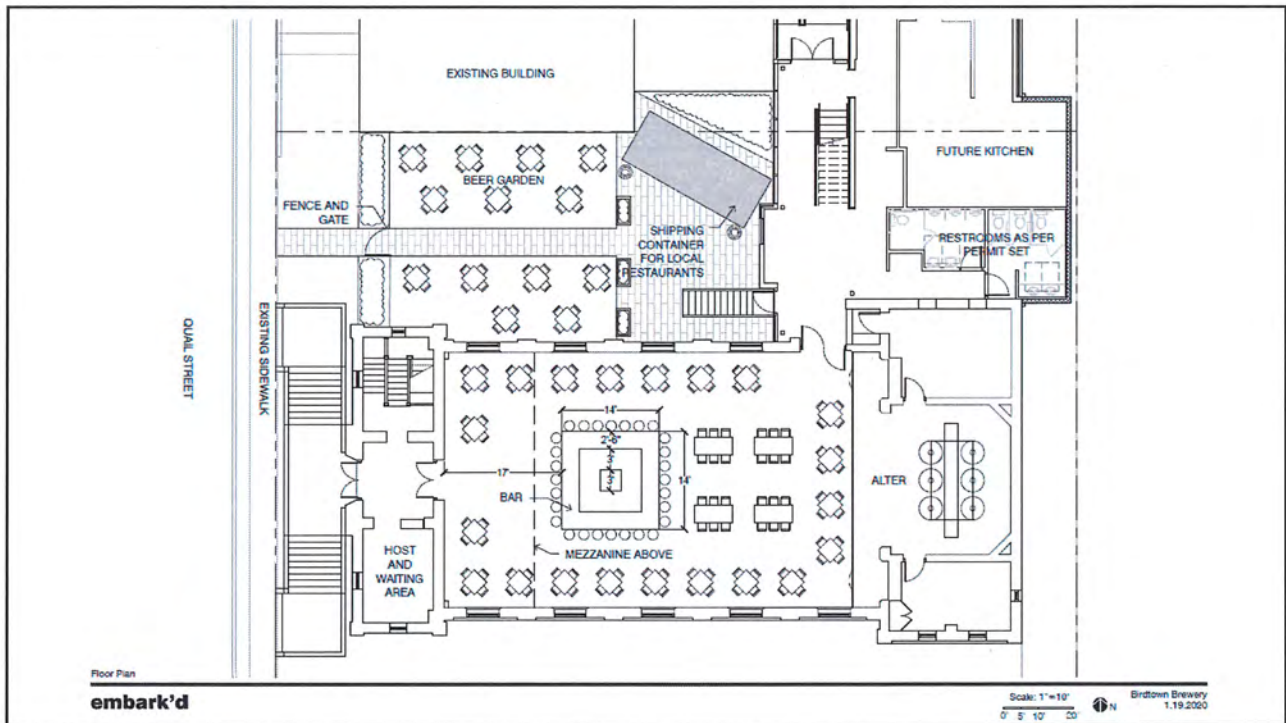
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1135 Mixed-Use Overlay

Purpose

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code.

Commission shall consider Mixed Use Overlay developments on a case-by-case basis.

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

(6) Designs which provide a choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code.

Docket No. 03-07-21
2035 Quail Street

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Mixed-Use Overlay

1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

(3) Structural Requirements.

A. Mixed Use Overlay proposals must contain a residential component.

D. The principal or primary entrance to a non-residential structure must be located on the building front.

(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.

Docket No. 03-07-21
2035 Quail Street

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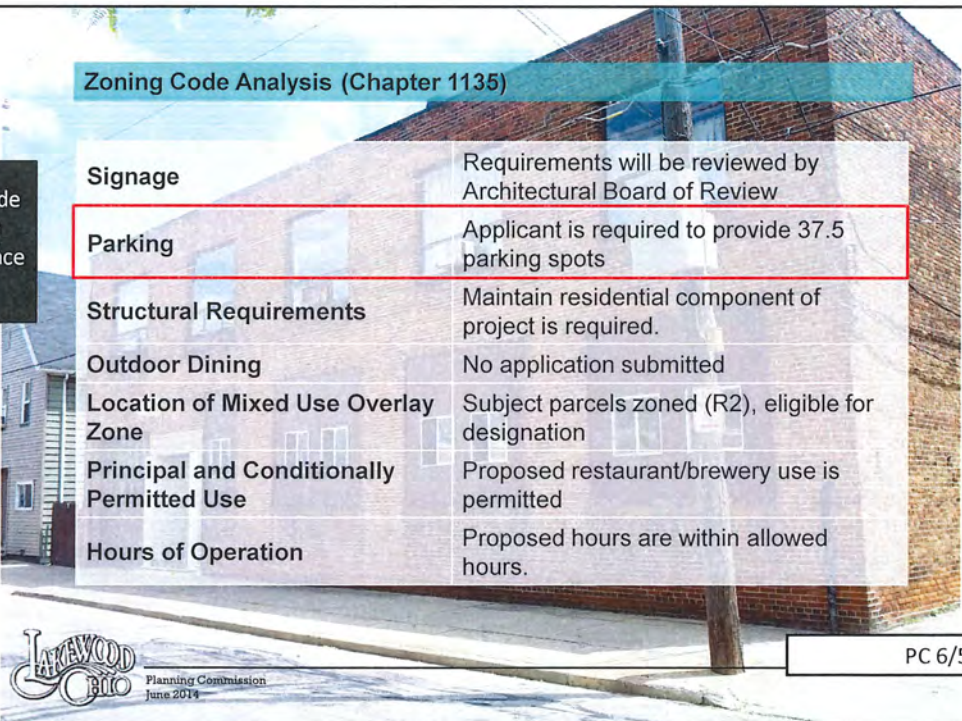


Addressing Concerns

- Hours of Operation:
 - 4pm - 10pm Sunday thru Thursday
 - 1pm - 11pm Friday and Saturday
- Deliveries will take place Monday - Saturday between 9am - 12noon via parking lot
- Parking lot will be expanded, currently accommodates 22 vehicles.

PC 6/5/14

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Zoning Code Analysis (Chapter 1135)

Parking Code has been updated since 2014

Signage	Requirements will be reviewed by Architectural Board of Review
Parking	Applicant is required to provide 37.5 parking spots
Structural Requirements	Maintain residential component of project is required.
Outdoor Dining	No application submitted
Location of Mixed Use Overlay Zone	Subject parcels zoned (R2), eligible for designation
Principal and Conditionally Permitted Use	Proposed restaurant/brewery use is permitted
Hours of Operation	Proposed hours are within allowed hours.

PC 6/5/14



12



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Parking and Traffic Impact

- TMS Engineers, Inc. conducted a traffic impact study for the proposed use.

ITE TRIP GENERATION		# of Seats	TRIP ENDS					
ITE Code	Description		Weekday Peak Hour Between 4-6 PM (Enter/Exit)		Weekday PM Peak Hour of Generator (Enter/Exit)		Saturday Peak Hour of Generator (Enter/Exit)	
931	Quality Restaurant	150	26	13	27	18	30	20
Totals			39		45		50	

PC 6/5/14

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LEVELS OF SERVICE (Build Conditions - Thrush Street)				
LOCATION	MOVEMENTS	AM PEAK LOS (DELAY)	SCHOOL PM PEAK LOS (DELAY)	PM PEAK LOS (DELAY)
Thrush Street & Dowd Avenue	Intersection	A (7.7)	A (7.8)	A (7.8)
	Eastbound	A (7.7)	A (7.7)	A (7.9)
	Westbound	A (7.5)	A (7.7)	A (7.7)
	Northbound	A (7.6)	A (7.8)	A (7.7)
	Southbound	A (7.9)	A (7.8)	A (7.9)
Thrush Street & Quail Street	Intersection	A (7.5)	A (7.6)	A (7.7)
	Eastbound	A (7.6)	A (7.7)	A (7.6)
	Westbound	A (7.4)	A (7.5)	A (7.6)
	Northbound	A (7.6)	A (7.6)	A (7.7)
	Southbound	A (7.4)	A (7.4)	A (7.7)
Thrush Street & Robin Street	Eastbound	A (7.3)	A (7.3)	A (7.3)
	Westbound	A (7.3)	A (7.3)	A (7.3)
	Northbound	A (9.9)	A (10.0)	A (9.7)
	Southbound	B (10.0)	B (10.3)	A (10.0)
Thrush Street & Lark Street	Eastbound	A (7.3)	A (7.3)	A (7.3)
	Westbound	A (7.3)	A (7.3)	A (7.3)
	Northbound	A (9.9)	B (10.2)	A (9.6)
	Southbound	B (10.2)	B (10.3)	A (9.6)

(XX.X) = Average vehicle delay in seconds per vehicle

LEVELS OF SERVICE (Build Conditions - Plover Street)				
LOCATION	MOVEMENTS	AM PEAK LOS (DELAY)	SCHOOL PM PEAK LOS (DELAY)	PM PEAK LOS (DELAY)
Plover Street & Dowd Avenue	Eastbound	A (7.6)	A (7.5)	A (7.4)
	Southbound	B (10.2)	B (11.4)	A (9.0)
Plover Street & Quail Street	Intersection	A (9.5)	B (11.5)	A (7.3)
	Eastbound	A (9.1)	B (10.9)	A (7.5)
	Westbound	A (8.3)	A (9.1)	A (7.3)
	Southbound	B (10.1)	B (12.7)	A (7.2)
Plover Street & Robin Street	Eastbound	A (7.5)	A (7.6)	A (7.4)
	Southbound	A (9.4)	A (9.9)	A (9.2)
Plover Street & Lark Street	Eastbound	A (7.4)	A (7.5)	A (7.4)
	Southbound	A (9.3)	A (9.6)	A (9.0)

(XX.X) = Average vehicle delay in seconds per vehicle

October 2014 Traffic Study

Build conditions considered all potential development opportunities in the Birdtown Neighborhood.

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Previous Conditions

A motion was made by Mr. Metzger, seconded by Mr. Gaydos, to **GRANT** with the following stipulations:

- There is accommodation for additional off-street parking,
- The house is renovated and occupied *prior* to issuance of the Certificate of Occupancy for the commercial component
- Deliveries are to be conducted in a way to minimize impact to adjacent residents and Harrison Elementary.
- There is approval from the Architectural Board of Review for exterior modifications, signage, and parking lot design.

Docket No. 03-07-21
2035 Quail Street

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Findings

- 23 parking spaces in the lot meets requirements in 1143
- No significant changes to project
- No changes to decision criteria for conditional use

Recommendation Conditions

- Previous conditions, excluding additional parking
 - The house is occupied prior to Certificate of Code Compliance, and remains occupied.
 - Deliveries are conducted in a way to minimize impact to adjacent residents and Harrison Elementary.
 - All Architectural Board of Review approvals are received as necessary, including signage.
- Right turn only sign from parking lot
- Return for outdoor dining conditional use

Docket No. 03-07-21
2035 Quail Street


21

Request

Renewal of a mixed use overly conditional use granted at the June 5, 2014 Planning Commission meeting. Pursuant to Chapter 1135 – Mixed Use Overlay District. The property is in an R2 – Single, Two-Family district.

Docket No. 03-07-21
2035 Quail Street

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Docket No. 03-08-21
11801 Detroit Avenue
CALIBER COLLISION

23



24



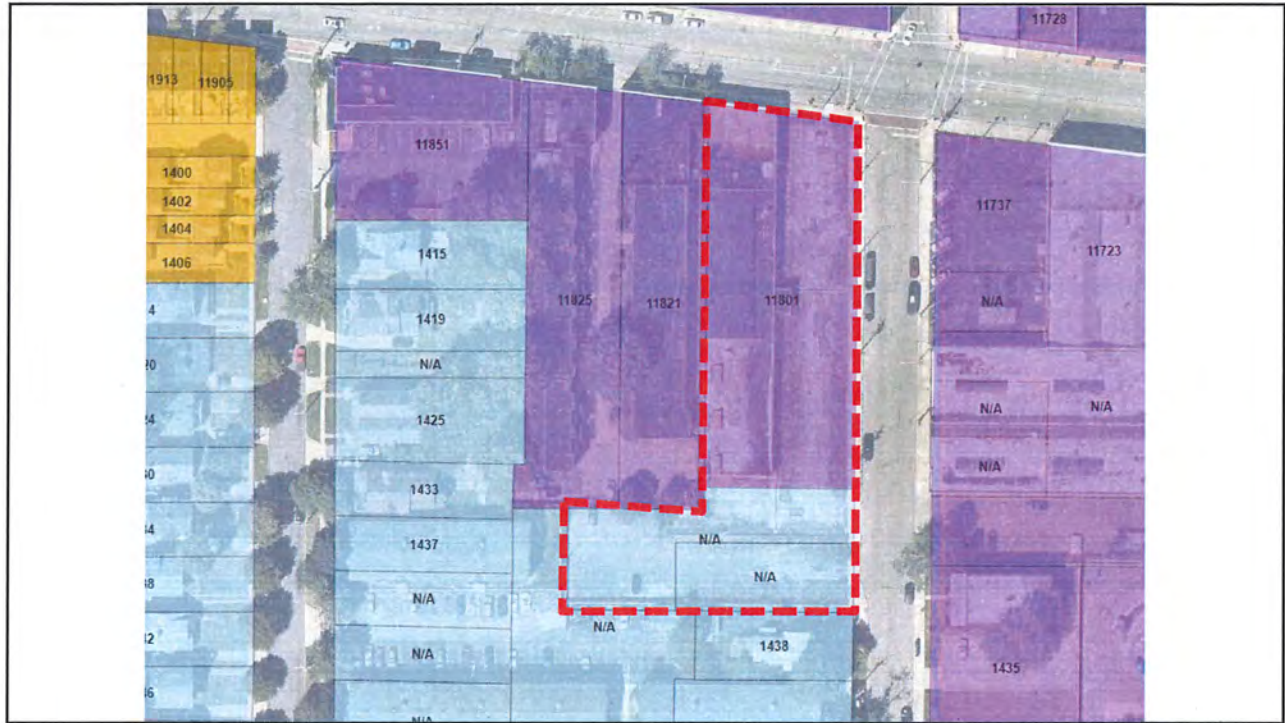
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Request

The City of Lakewood requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district.

Docket No. 03-08-21
11801 Detroit Avenue

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Accessory Parking

(a) Accessory Parking. In a residential district, accessory parking for a lot in a commercial district may be permitted as a conditional use provided that:

- (1) The lot on which the proposed use is to be located abuts the commercial lot to which it is accessory;
- (2) The parking lot shall be used only for the parking of non-commercial passenger motor vehicles; and

When determining whether to grant a conditional use permit for accessory parking, the Commission may limit the hours of operation of the proposed conditional use.

(Ord. 52-10. Passed 9-20-2010.)

Docket No. 03-08-21
11801 Detroit Avenue

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1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

In addition to any specific regulations required by this *Code* or the Ordinances, the Commission shall find:

- (a) That the conditional use will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this *Code* and the *Vision*.
- (b) That the conditional use will be designed, constructed, operated and maintained so as not to be detrimental to or endanger the public health, safety, or general welfare.
- (c) That the conditional use will not change the essential character of the general vicinity in which it is located.
- (d) That the conditional use will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) That establishment of the conditional use will not impede the normal and orderly development of uses permitted by right in the immediate vicinity.
- (f) That adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) That adequate measures have been taken to minimize traffic congestion on public streets.
- (h) That the conditional use will not suffer substantial hardship in the future due to the conditional use being surrounded by uses permitted by right, which are incompatible with the conditional use.
- (i) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.

(j) Motor Vehicle Repair/Body Shop. In a C2 Retail District or C3 General Business District, a motor vehicle repair/body shop may be permitted as a conditionally permitted use provided that:

- (1) The width of the lot on which the proposed use is to be located shall be not less than 150 feet at the building line, where the proposed conditional use is to be located on a corner lot the herein lot-width requirement shall apply to all sides fronting a public or private right-of-way;
- (2) The area of the lot on which the proposed use is to be located shall be not less than 22,500 square feet;
- (3) All activities, including cleaning, washing, and drying operations shall take place inside the principal structure;
- (4) No merchandise may be displayed outside the principal structure;
- (5) No unlicensed or inoperative motor vehicle shall be permitted on the property outside of the principal structure for more than forty-eight (48) hours;
- (6) Where the proposed use includes body and fender repair or painting, there will be no emissions of odors, dust, smoke, gas, or fumes from the premises on which the proposed use is to be located;
- (7) All outdoor wiring, including electrical and telephone wiring, shall be installed underground;
- (8) A landscape area at least five (5) feet wide shall be provided on the subject lot where the lot abuts a public right-of-way, except where interrupted by driveways; and
- (9) Landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter 1141, is provided; where such use abuts a residential district or use, said landscaped area shall be not less than ten (10) feet wide.

- Lot width at Detroit Avenue does not meet 150-ft. requirement.
- Exceeds maximum parking – 38 per max retail.
- Min. 5ft landscape area provided on public ROW – 10 ft landscaping and screening along residential
- Bury utilities
- Residential zoned lots – accessory parking conditional use

Docket No. 03-08-21
11801 Detroit Avenue

31

Land Record			
Record Number	1	Land Type	1
Legal Front	195.8	Legal Depth	
Effective Front	195.8	Avg Depth	
Lot Size (SqFt.)	34330	Acreage	0.788
Topography	LEVEL	Lot Shape	
Site Factors			
1. CORNER INFL			
Land Record			
Record Number	2	Land Type	2
Legal Front	195.8	Legal Depth	
Effective Front	195.8	Avg Depth	
Lot Size (SqFt.)	13000	Acreage	0.298
Topography	LEVEL	Lot Shape	

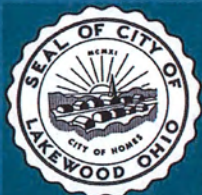
32

Request - DEFER

The City of Lakewood requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district.

Docket No. 03-08-21
11801 Detroit Avenue

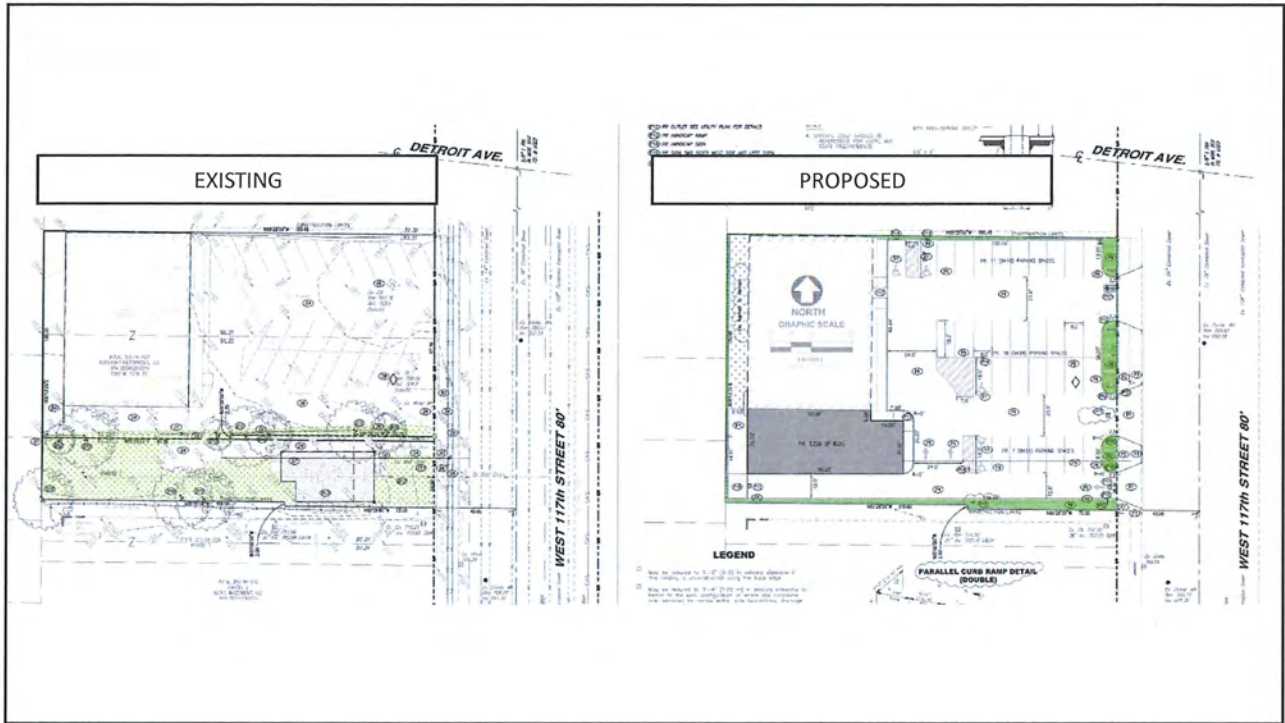
33



Docket No. 03-09-21
1516 W. 117th St.

**ROCKPORT ENTERPRISE
PARKING PLAN**

34



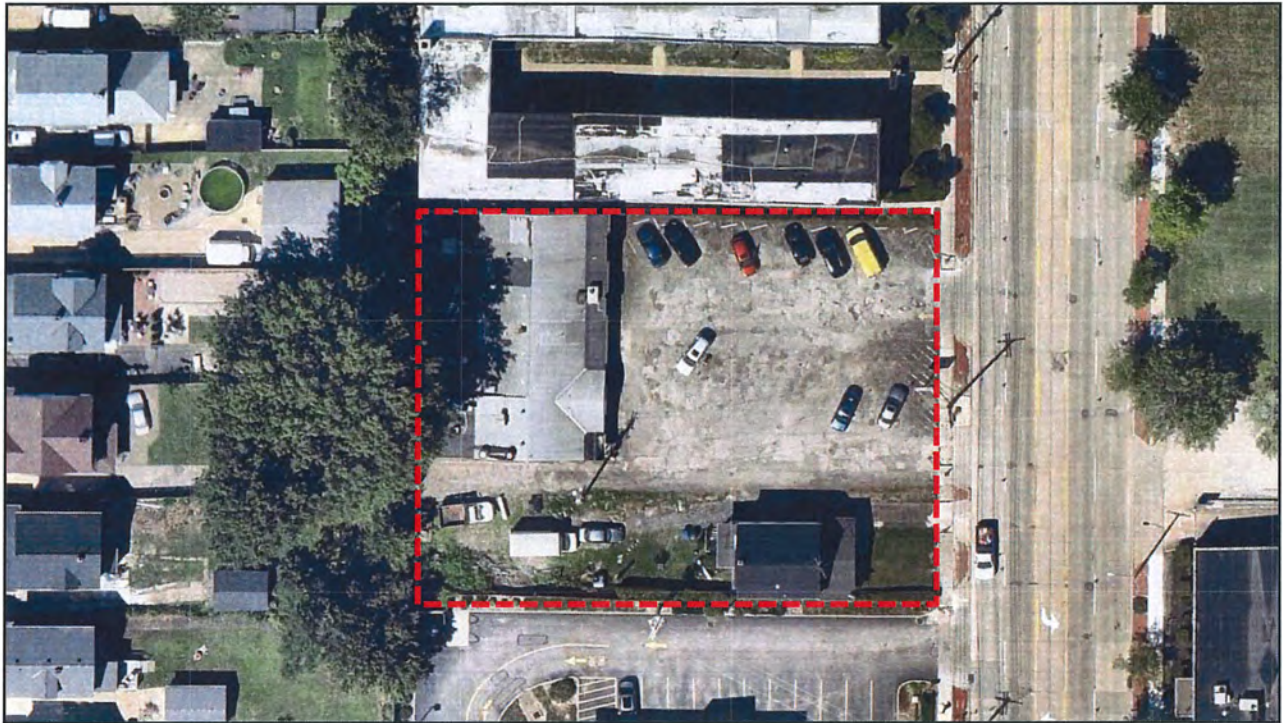
35

Request

The City of Lakewood requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district.

Docket No. 03-09-21
1516 W. 117th St.

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Findings

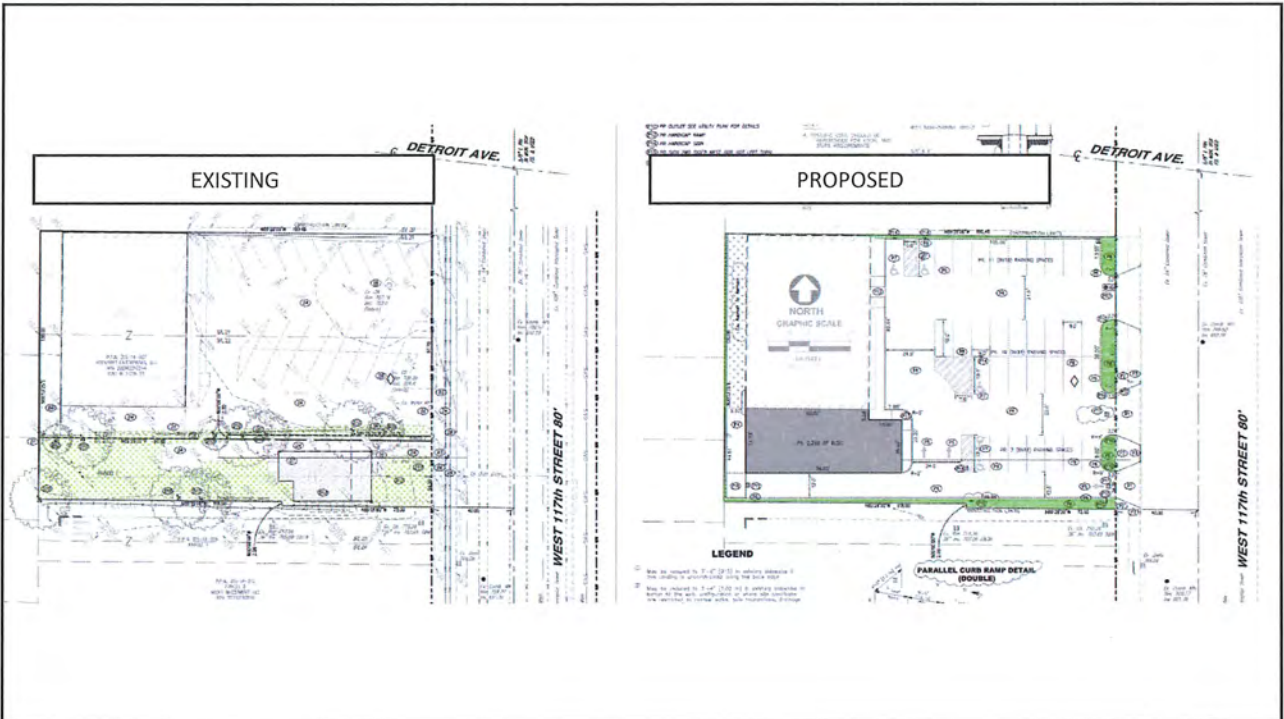
- 25 spaces existing, 34 proposed
- 2300 SF addition proposed, 6 spaces additional permitted, 9 proposed
- No street parking on 117th

City Recommendations

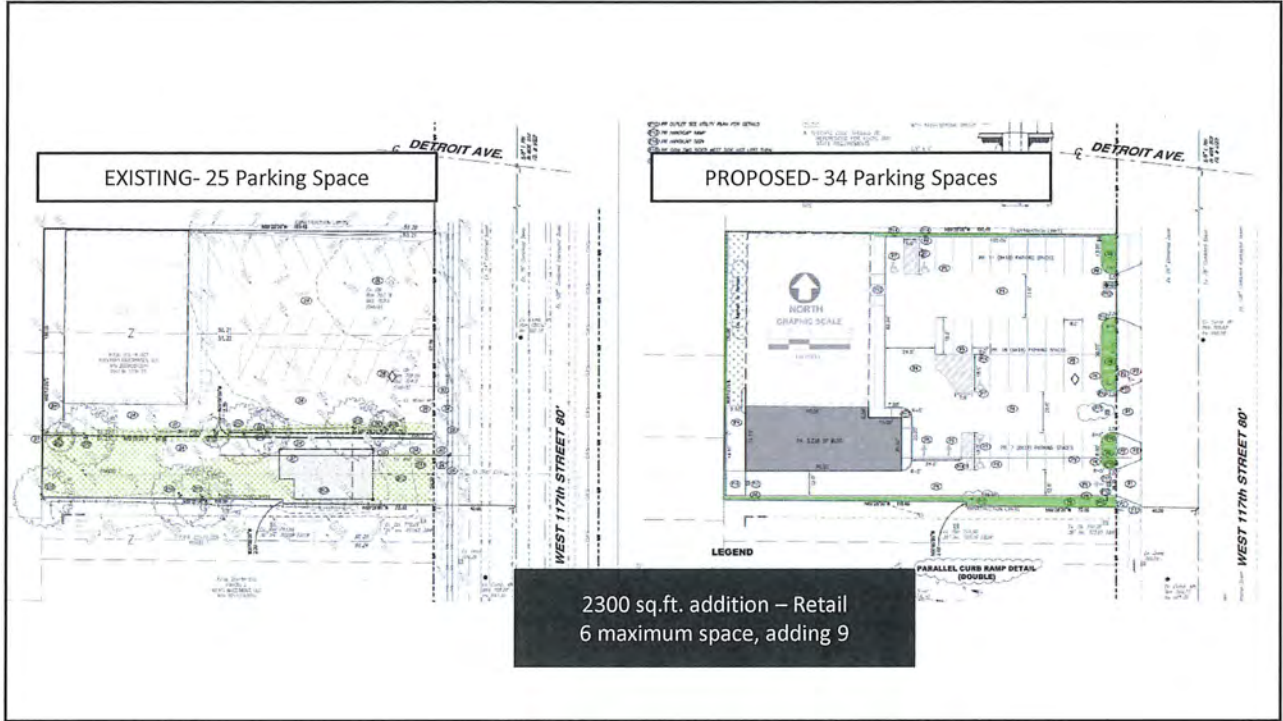
- Work with ABR to minimize curb cuts, improve circulation, add pedestrian access from 117th, and provisions for bike parking
- Permit applicant to exceed 9 additional spaces, if the applicant can optimize parking working with ABR and gain additional spaces within the limits of the proposed parking lot

Docket No. 03-09-21
1516 W. 117th St.

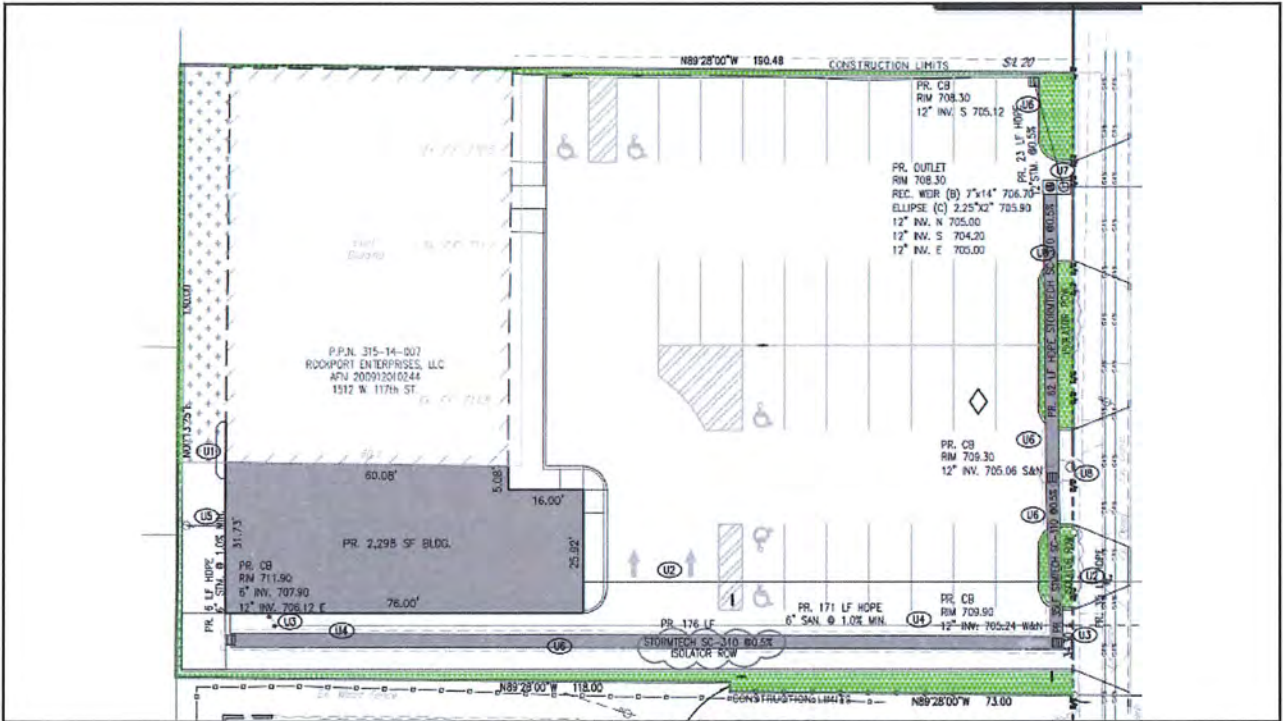
39



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41



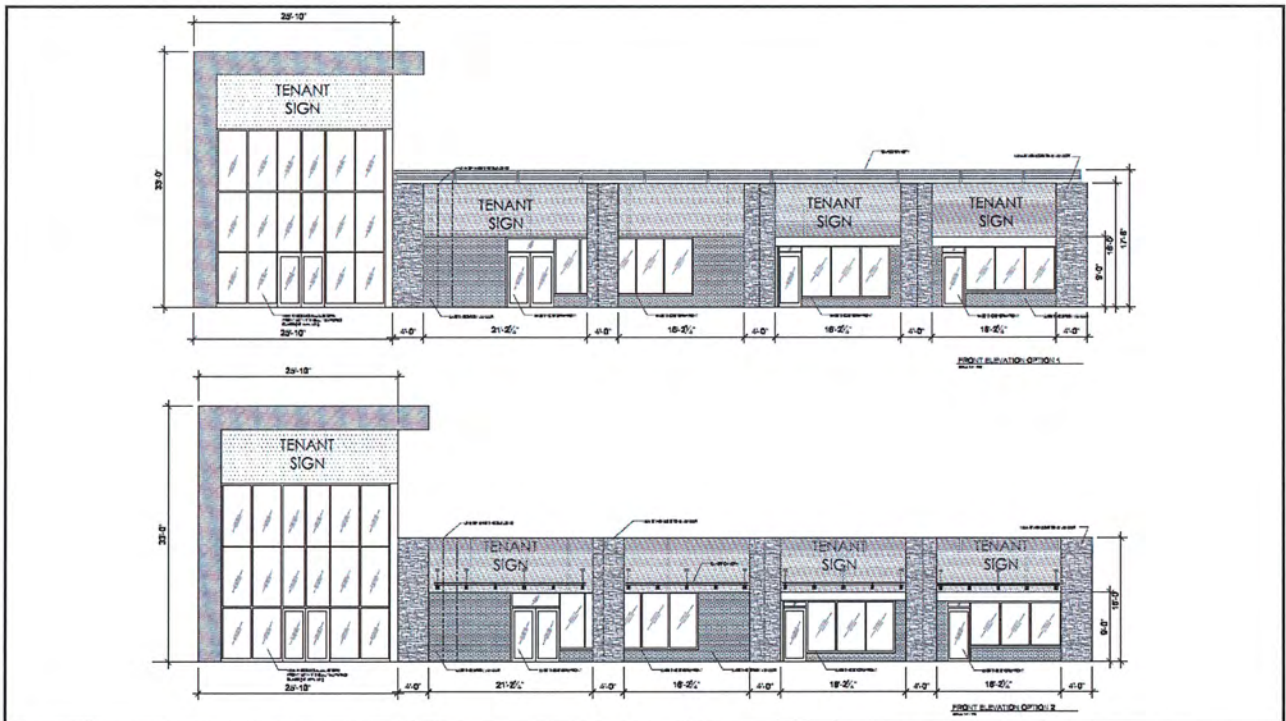
42

Recommendations

- Reduce curb cuts.
- Circulation of cars within parking lot.
- Pedestrian access from 117th.
- Consideration for bike parking.
- Landscaping islands in parking lot.

Docket No. 03-09-21
1516 W. 117th St.

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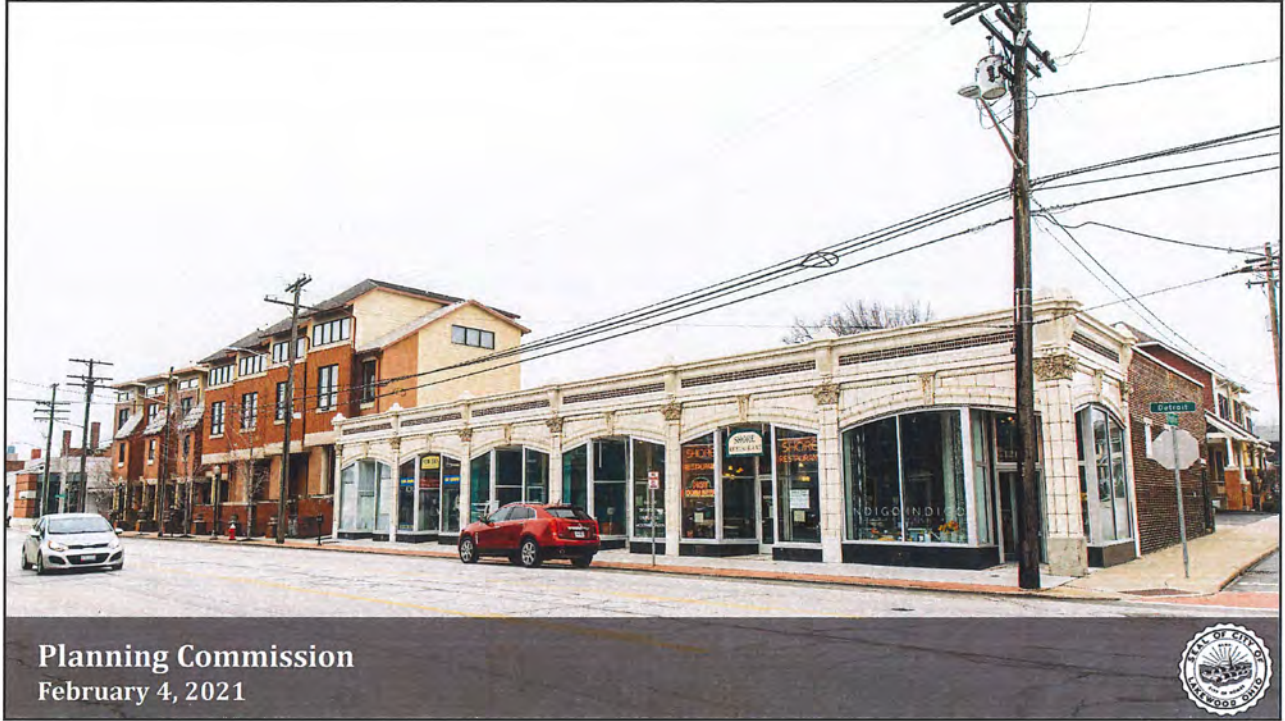
45

Request - DEFER

The City of Lakewood requests approval of a parking plan. Pursuant to Chapter 1143.09 – Parking Plan Review. The property is in a C3 - Commercial, General Business district.

Docket No. 03-09-21
1516 W. 117th St.

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