



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

---

MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
APRIL 3, 2025  
6:00 P.M.  
RECORDED

1. ROLL CALL

Members Present

Hannah Gall  
Nicholas LaPointe, Vice Chair  
Sean McDermott, Chair  
Kyle Reisz  
William Sanderson

Staff Present

David Baas, Assistant Director, Planning and Development  
Jen Swallow, Chief Assistant Law Director  
Mark Papke, Engineer

2. APPROVE THE MINUTES OF THE THURSDAY, MARCH 6, 2025 MEETING

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE** the March 6, 2025 meeting minutes as amended. Ms. Gall, Mr. LaPointe, Mr. Reisz, Mr. Sanderson voted yea, and Mr. McDermott abstained; the motion passed.

3. OPENING REMARKS

Mr. Baas read the Opening Remarks into record.

NEW BUSINESS

RENEWAL OF CONDITIONAL USE

4. Docket No. 04-08-25  
15319 Detroit Ave.  
Ohio Tea House

At the March 6, 2025 Planning Commission meeting, the Commission members requested that Chris Nunnari, Ohio Tea House, business owner, appear before the Planning Commission at its April 3, 2025 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor sidewalk dining – pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is located in the C2, Commercial and Retail district. (Page 4)

Chris Nunnari, Ohio Tea House, business owner, was present to explain the request. He stated that his patrons were respectful of the neighborhood, and that people tended to loiter around the public space in front of the business; he called the police several times, and signs were posted. Mr. Baas provided administrative comments and recommended renewal. Public comment was closed as no one addressed the item. The Commissioners recognized the applicant was doing what he could to alleviate the problem.

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE** the renewal of a Conditional Use permit. All of the members voted yea; the motion passed.

5. Docket No. 04-09-25  
1384 Hird Ave.  
Fieldhouse at Studio West

At the March 6, 2025 Planning Commission meeting, the Commission members requested that Daniel Budish, West 117 Development Phantasy LLC, business owner, appear before the Planning Commission at its April 3, 2025 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor dining – pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is located in the C3, Commercial and General Business district. (Page 5)

Joe Bass, Fieldhouse representative, was present to explain the request. The establishment used decibel readers and was taking steps to elevate the problems; one entertainment group was no longer allowed to perform there, the ground level outdoor dining facility garage doors were shut at 11:00 p.m., and they were actively monitoring the sound emitting from the roof top dining patio. Mr. Baas provided administrative and recommend renewal with conditions. Public comment was closed as no one addressed the item. The Commissioners asked if any representative of the establishment had communication with the repeat complainant and asked for a detailed explanation of the third item of the recommended conditions.

A motion was made by Mr. McDermott, seconded by Ms. Gall to **APPROVE** the renewal of a Conditional Use permit with the following conditions:

- The outdoor dining spaces may continue to be occupied between the hours of:
  - 8:00 a.m. and 11:00 p.m. Sunday through Thursday
  - 8:00 a.m. Friday to 2:30 a.m. Saturday; and
  - 8:00 a.m. Saturday to 2:30 a.m. Sunday.

- Outdoor entertainment as defined by Section 1161.03(t)(15) is permitted during these hours.
- Any violation of Chapter 515 Noise Control that results in a citation being issued shall be cause for review by the Commission to consider revocation of the Conditional Use Permits for Extended Hours of Operation and/or Outdoor Dining.

All of the members voted yea; the motion passed.

6. Docket No. 04-10-25  
12102 Madison Ave.  
Hola Taco

At the March 6, 2025 Planning Commission meeting, the Commission members requested that Juan Vergara, Hola Taco, business owner, appear before the Planning Commission at its April 4, 2024 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor dining – pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is located in the C2, Commercial and Retail district. (Page 6)

David Miller, Manager for Hola Taco was present to explain the request. It was told there was not a manager present when the noise complaints were called. Both the business owners and he were pursuing methods to prevent further infractions and were sorry for the neighbors' discomfort. Mr. Baas provided administrative comments. Public comment was closed as no one addressed the item. The Commissioners thanked the applicant.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **APPROVE** the renewal of a Conditional Use permit All of the members voted yea; the motion passed.

CONDITIONAL USE

7. Docket No. 04-11-25  
2211 Chesterland Ave.  
Michelle's Busy Bees

Harbieh Hassan, Michelle's Busy Bees, applicant requests the review and approval for a conditional use permit to operate a Type A Family Home Day Care – pursuant to Chapter 1161 – Conditional Use Regulations, section 1103.02(z) – definitions, and section 1161.03(e) – Regulations. The property is in the R2, Single- and Two-Family district. (Page 7)

Harbieh Hassan, Michelle's Busy Bees, applicant was present to explain the request. Mr. Baas provided administrative comments, explained the differences between the Type A and Type B Home Day Care applications, informed the Commissioners that some required documents were not provided, and offered three recommendations.

Commissioners' Questions/Comments

- Verified the applicant owned and occupied the home.

- The day care facility would be on the first floor.
- Children would have access to the back yard.
- There would be seven to twelve children.
- There would be another employee.
- The employee would park on the street.
- The second floor was the applicant's personal residence.
- The back yard was not fenced yet.
- Interior egress signs were installed already.
- Front railings were planned for installation.
- Stated the hours of operation were from 6:00 a.m. to 6 p.m.

Public comment was taken. The Commissioners said there was a need for day care facilities within the City of Lakewood and would be willing to hear the case again once the zoning refresh is finished. Voting options were discussed between the Commissioners and Ms. Swallow. Ms. Hassan voiced her desire to withdraw the application. No further action from the Commissioners was required.

### CONDITIONAL USE

8. Docket No. 04-12-25  
13601 Detroit Ave.  
One Star Bar

Brian Taubman, One Star Bar, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in the C3, Commercial General Business district. (Page 18)

Patrick McGinty and Jim Bacha, One Star Bar representatives were present to explain the request. Mr. Baas presented administrative comments and stated the proposal did not meet the minimum requirements. Public comment was closed as no one addressed the item. The Commissioners thanked the applicant and agreed with the administration's stance to not allow sidewalk dining.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **DENY the request as presented**. All of the members voted yea; the motion passed.

### CONDITIONAL USE

9. Docket No. 04-13-25  
15607 Madison Ave.  
Doc Lanky's

Mitchell Eyerman, Doc Lanky's, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 –

supplemental regulations for outdoor/ seasonal dining facility. The property is in a C2 – Commercial, Retail district. (Page 31)

Mr. Baas communicated with the applicant prior to the meeting, and the applicant requested a deferral because of missing documents.

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to DEFER the request until the May 1, 2025 meeting. All the members voted yea; the motion passed.

## PARKING PLAN

10. Docket No. 04-14-25  
11810-18 Madison Ave.  
RISE Dispensary

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 1143.11 – exceptions to required maximum. Property is in a C3 – Commercial, General Business District. (Page 38)

Jonathan Ziegan, Osborn Engineering, applicant; Dan Shaker, General Manager for RISE Dispensaries; and Chris Dawson, Chris Dawson Architect in Harrisburg, PA were present to explain the request. Mr. Bass provided administrative comments. Public comment was closed as no one addressed the item.

### Commissioners' Questions/Comments

- Were any other businesses using the lot for parking?
  - They had not approached another business(es) about using the lot but were open to it.
- The additional parking lot was empty frequently; would they consider reducing the size of the lot?
  - No, the spaces were needed for the peak hours.
- Did the number of patrons increase when adult use went into effect?
  - Yes, there was a threefold increase, and they anticipate more due to the future increase of more cash registers and kiosks.
- What is the time frame for completion of the project?
  - The building renovation and parking lot should be completed in about six months from issuance of the lien/building permit. ABR will hear the modification proposal at its April 10, 2025 meeting.

Discussion ensued about time frames for the various stages of the project and shared use parking agreements. Ms. Swallow asked if the parking lot could be open to the public if a shared parking agreement was unobtainable. If approval was granted, conditions were discussed among the members.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe, to APPROVE the request with the following conditions from the approval of Docket No. 12-27-23:

1. Applicant works with the city staff to add a terminal island on the west end of the interior double-bay of parking that is approximately 15 feet wide by 38 feet deep (15' x 38').
2. The streetscape along the Madison Avenue pavement, between the sidewalk and back of the curb, be replaced in accordance with City Engineer requirements.
3. ~~A parking agreement or shared parking agreement with the City is in place by working with staff once hours of business are finalized.~~ (This item is struck from the April 3, 2025 disposition.)
4. The features at the corner of Coutant and Madison Avenues be reduced or eliminated, and those public features are placed in front of the building.
5. Restrict the egress movement for the curb cut at Coutant Avenue to a right turn southbound only.
6. An easement is entered into along with a maintenance agreement for improvements within the right-of-way.

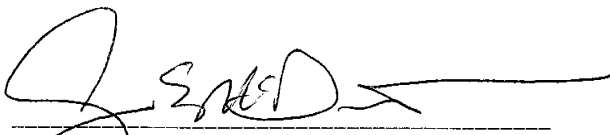
Four additional conditions were added:

1. Effort and proof of effort in writing is given to contact neighbors to try to negotiate shared parking arrangements and agreements for use of the lot after 8:00 p.m. or whatever hours makes the applicant comfortable.
2. An application for a building permit is submitted withing thirty days from approval of the Architectural Board of Review.
3. Construction commences within thirty days of issuance of the building permit.
4. The Certificate of Occupancy for the remodeled dispensary will not be granted until such time the parking lot is completed fully and open for use.

All the members voted yea; the motion passed.

ADJOURN

Mr. McDermott ADJOURNED the meeting at 7:52 p.m.

  
\_\_\_\_\_  
Signature

5/1/25  
\_\_\_\_\_  
Date



Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. CHRIS NUNNAR
- 2. JOE BASS
- 3. DAVID MILLER
- 4. Shubich Hussain
- 5. Patrick McGinty
- 6. Jim BACHA
- 7. JON ZIEGAN
- 8. DAN SHAKER
- 9. CHRIS DAWSON
- 10. D
- 11. \_\_\_\_\_

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. [Signature]
- 9. [Signature]
- 10. [Signature]
- 11. \_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, April 3, 2025

## Johanna Schwarz

---

**From:** Michelle Nochta  
**Sent:** Tuesday, April 1, 2025 11:12 AM  
**To:** David Baas  
**Cc:** Planning Dept  
**Subject:** Public Comment- Day care on Chesterland

Dave,

I took a call today from a Mr. Neal Haug. Mr Haug is vehemently opposed to the daycare application on Chesterland. He is concerned about noise, traffic, and a general negative impact on the neighborhood. I did try to explain that this is not a large daycare but a small home daycare with a limited number of children permitted, Mr. Haug said that didn't matter, the neighbor on the application had just moved in and he didn't think they should be taking over the neighborhood. Mr. Haug also stated he is hoping to attend the meeting on Thursday to give further voice to his opinion, he said he lives across the street from the proposed location, a quick name search shows Neal Haug to be addressed at 2206 Chesterland. Johanna can forward you several messages from Mr. Haug as well.



**Michelle Nochta, AICP**

Senior Planner and ADA Coordinator

**City of Lakewood, Ohio**  
**Dept. of Planning and Development**

12650 Detroit Ave.  
Lakewood, OH 44107

(216) 529-5906

[Michelle.Nochta@lakewoodoh.gov](mailto:Michelle.Nochta@lakewoodoh.gov)

## Johanna Schwarz

---

**From:** Doris Broughton <dbroug@gmail.com>  
**Sent:** Wednesday, April 2, 2025 5:30 PM  
**To:** Planning Dept  
**Subject:** Docket No. 04-12-25

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

Project Location: 13601 Detroit Ave, One Star Bar

Dear Planning Commission,

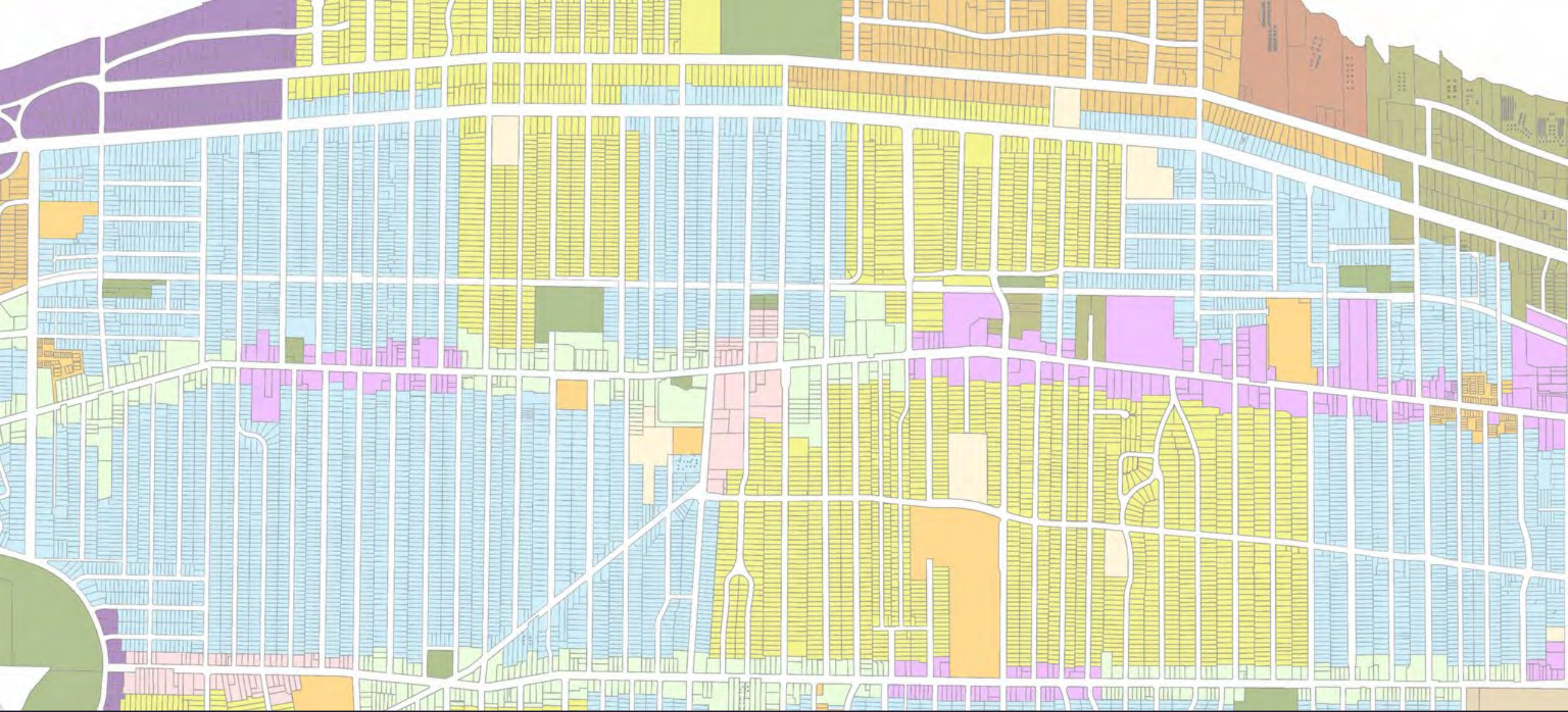
First of all, I looked online at the planning commission agendas for the architectural drawings, and there was no meeting agenda showing for March, so I could not find these drawings.

I live just 2 doors down from the One Star Bar. We already have plenty of noise from the people leaving the bar and going to their cars. We also have many cars from the customers that park in front of our home and on up the street. So we can hear their customers as they pass our house. We can also hear the more boisterous ones as they are leaving the bar and going to cars that are closer to the establishment. This is in winter with closed windows.

In the summer, the noise gets worse, since people hang out more outside the bar and our windows are open due to the warm weather. One of our bedrooms' windows are facing Detroit and the bar.

If there was outdoor seating, the noise level would increase due to more people outside. And since it is a bar, there is more noise at later hours, from 10pm onward. We already deal with a level of nuisance due to lack of parking and loud customers who don't realize they are moving through a neighborhood when people are sleeping. PLEASE DO NOT permit outdoor seating for this establishment, especially in the later evening.

Sincerely,  
Doris Broughton and family  
1420 Elbur Ave.



# Planning Commission

April 2025





**Planning Commission**  
**April 2025 Agenda**

1. Roll call
2. Adoption of minutes – March 2025 meeting
3. Opening Remarks
4. 04-08-25: 15319 Detroit (Conditional Use – Outdoor Dining RENEWAL/Ohio Tea House)
5. 04-09-25: 1384 Hird (Conditional Use – Outdoor Dining RENEWAL/Fieldhouse)
6. 04-10-25: 12102 Madison (Conditional Use – Outdoor Dining RENEWAL/Hola Taco)
7. 04-11-25: 2211 Chesterland (Conditional Use – Type A Family Home Day Care)
8. 04-12-25: 13601 Detroit (Conditional Use – Outdoor Dining/One Star Bar)
9. 04-13-25: 15607 Madison (Conditional Use – Outdoor Dining/Doc Lanky’s)
10. 04-14-25: 11810-18 Madison (Parking Plan Review – RISE Dispensary)
11. Adjourn



15319 Detroit Ave

DOLLAR GENERAL



**Docket 04-08-25 - 15319 Detroit**  
**Conditional Use - Outdoor Dining Renewal (Ohio Tea House)**

## Request (04-08-25)

The review of **Conditional Use – Outdoor Dining Renewal** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

## **Initial Conditional Use Approved – July 2023**

Commission (March 2025) recommended a renewal hearing:

- #14 – 15319 Detroit (Ohio Tea House; 2023) – Four noise complaints:
  - **Monday, 9/2 (11pm) – People standing outside playing loud music.**
  - Friday, 9/27 (12:30am) – Loud music and drums...moderate upon arrival.
  - **Tuesday, 10/22 (11:57pm) – Loud music outside...advised and sent on their way.**
  - **Thursday, 10/31 (10:16pm) – Someone playing loud drums - citation issued for noise disturbance.**



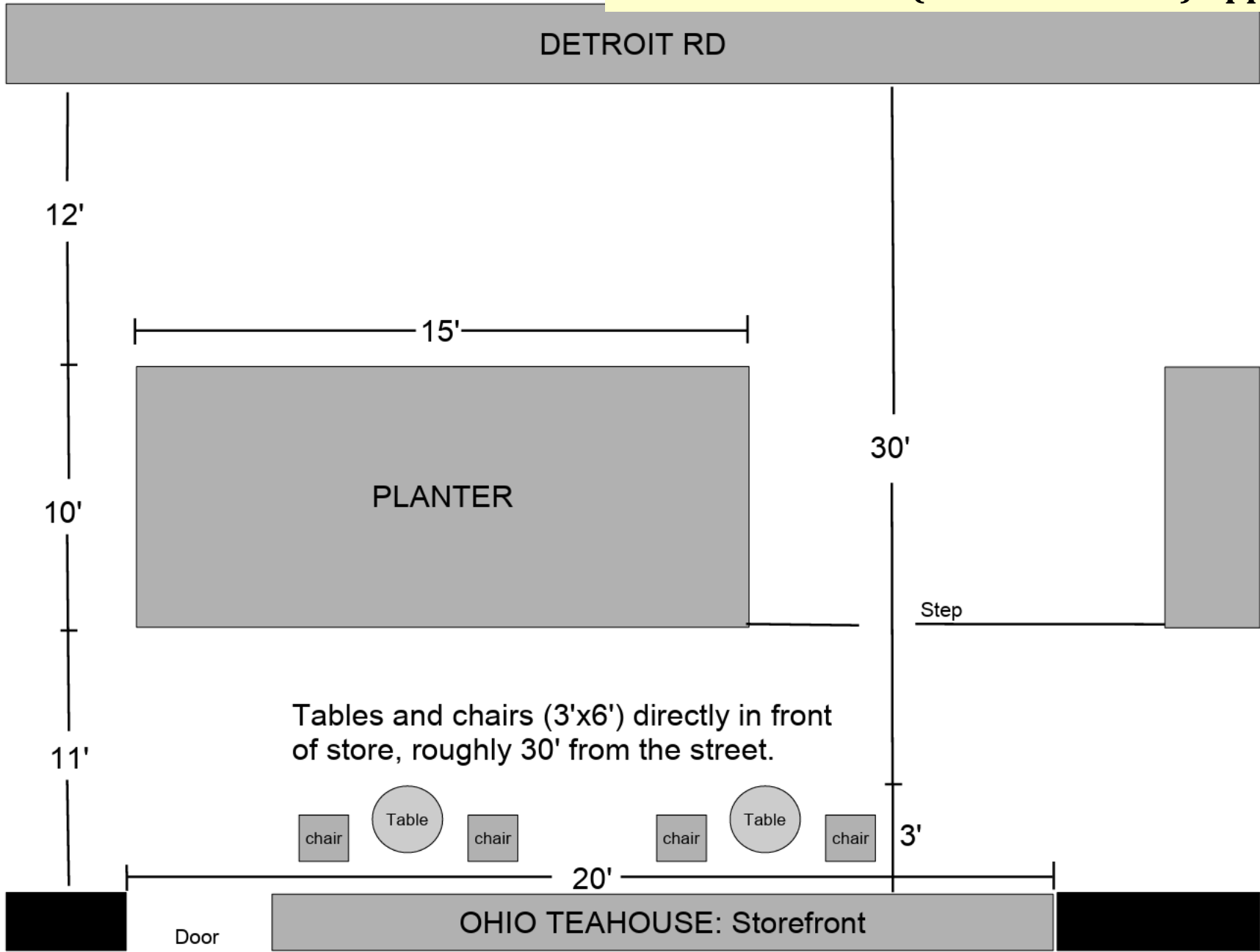
# 15319 Detroit



# 15319 Detroit









PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX: (216) 529-5907  
www.lakewoodoh.gov

**DISPOSITION LETTER  
JULY 10, 2023**

Chris Nunnari  
Ohio TeaHouse  
15319 Detroit Ave.  
Lakewood, OH 44107

**Docket No. 07-13-23**  
**Re: 15319 Detroit Ave.**  
**Ohio TeaHouse**

Dear Applicant:

At the meeting on 7/6/2023, the Lakewood Planning Commission met for the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C2 – Commercial, Retail District.

The Commission **APPROVED** the request with the following conditions:

- The window signage must be modified to comply with the signage plan approved by the Architectural Board of Review (“ABR”), or a revised plan is submitted and approved.
- At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.
- The tables shall be located in a manner so as not to block any required ingress/egress to the building, and ADA accessibility shall always be maintained.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

Shawn Leininger, Director  
Planning and Development  
Shawn.Leininger@lakewoodoh.net

Commission (March) recommended a renewal hearing:

- **#14 – 15319 Detroit (Ohio Tea House; 2023) – Four noise complaints:**
  - **Monday, 9/2 (11pm)** – People standing outside playing loud music.
    - Caller (Anonymous); Cleared (~6 min)
  - **Friday, 9/27 (12:30am)** – Loud music and drums...moderate upon arrival.
    - Caller (Unknown/15319 Detroit); Cleared (~16 min)
  - **Tuesday, 10/22 (11:57pm)** – Loud music outside...advised and sent on their way.
    - Caller (Unknown/15319 Detroit); Cleared (~7 min)
  - **Thursday, 10/31 (10:16pm)** – Someone playing loud drums - citation issued/noise disturbance.
    - Caller (Unknown); Cleared (~1 hr)



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.



## **(t) Outdoor Dining Facility.**

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

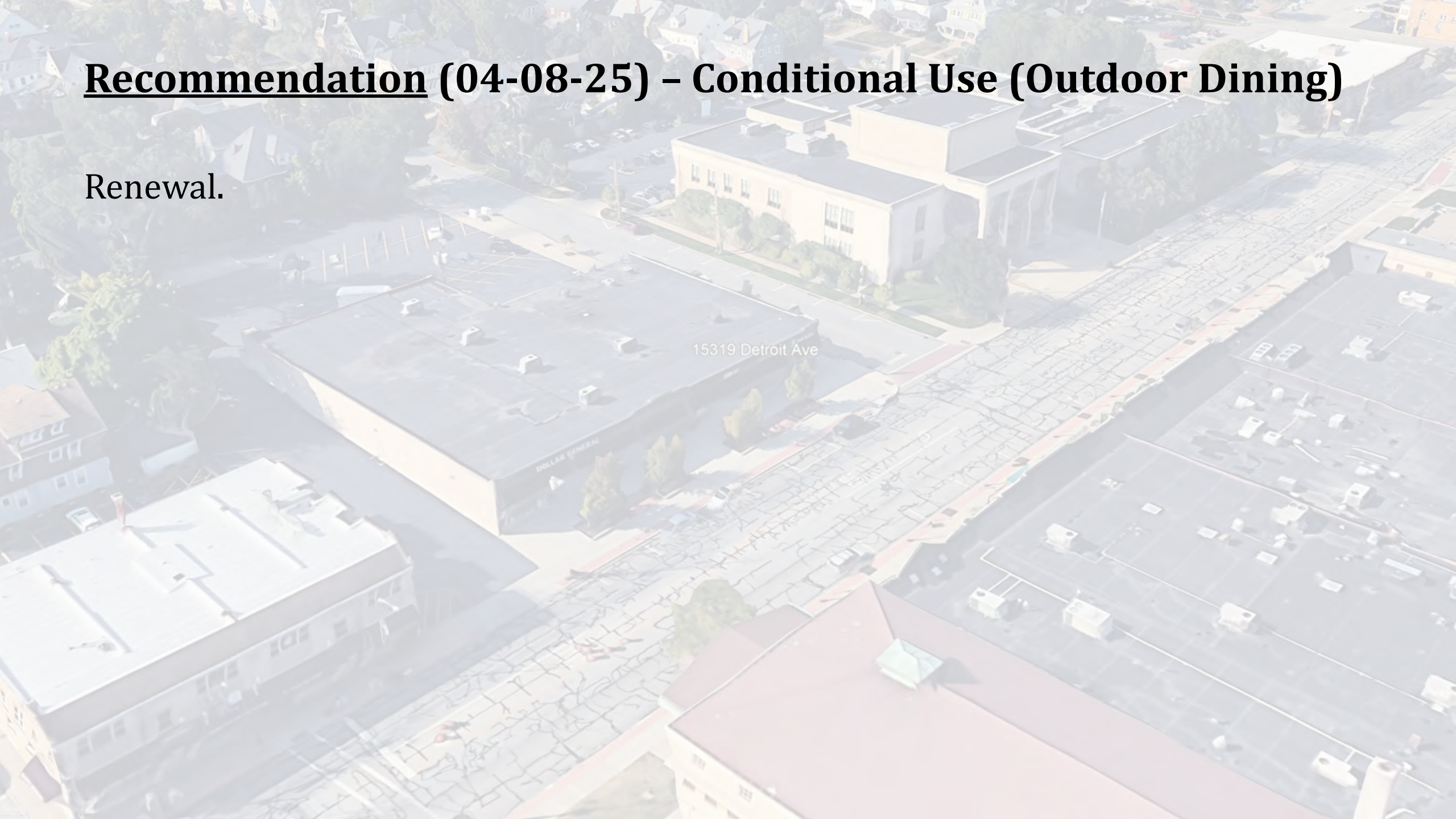
(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



# **Recommendation (04-08-25) – Conditional Use (Outdoor Dining)**

Renewal.

15319 Detroit Ave





1384 Hird Ave



**Docket 04-09-25 - 1384 Hird**  
**Conditional Use - Outdoor Dining Renewal (Fieldhouse at Studio West)**

## **Request (04-09-25)**

The review of **Conditional Use – Outdoor Dining Renewal** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

**Initial Conditional Use – Approved – January 2021**

**Conditional Use/Expansion – Approved – June 2022**

**Extended Hours – Approved – November 2023**

**Renewal (Req'd of Nov 23 Hearing) – Approved – July 2024**

Commission (March) recommended a renewal hearing:

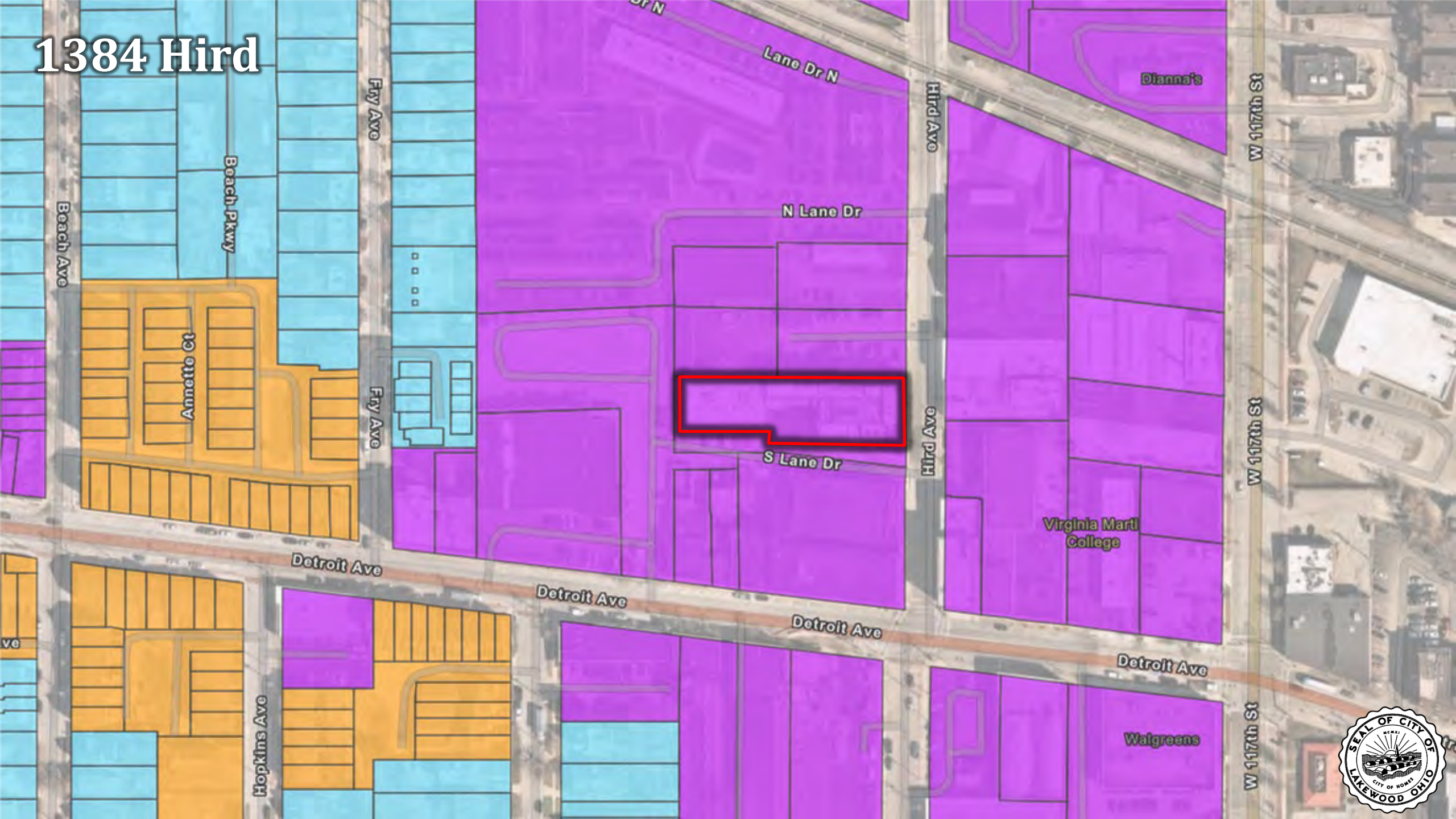
- #36 – 1384 Hird (W117/Fieldhouse; 2021) – Four noise complaints:
  - Saturday, 7/20 (11:18pm) – Music was excessively loud upon arrival...DJ from out of state...on outdoor patio.
  - Saturday, 7/27 (10:25pm) – Extremely loud music...officers spoke with management.
  - Sunday, 9/1 (6:04pm) – Loud music...spoke with management and turned it down.
  - Sunday, 9/1 (8:22pm) – Loud music...roof top event...advised and going to turn it down.



# 1384 Hird



# 1384 Hird



Beach Ave

Beach Pkwy

Annette Ct

Fly Ave

Fly Ave

Detroit Ave

Hopkins Ave

Detroit Ave

Detroit Ave

Detroit Ave

Dr N

Lane Dr N

N Lane Dr

S Lane Dr

Hird Ave

Hird Ave

W 117th St

W 117th St

W 117th St

Dianna's

Virginia Mari College

Walgreens



**FIELDHOUSE**  
SW STUDIO WEST 117

FIELDHOUSE  
SW STUDIO WEST 117

East Hill  
THE KITCHEN

1184







**(Outdoor Dining) Approved January 2021**

PLANNING COMMISSION

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

January 8, 2021

James Ptacek  
Larsen Architects  
3190 West 63<sup>rd</sup> Street  
Cleveland, Ohio 44102

Re: **Docket No. 01-01-21**  
**1384 Hird Avenue**  
**Fieldhouse @ Studio West**

Dear Mr. Ptacek:

At the meeting on 1/7/2021, the Lakewood Planning Commission considered a conditional use permit for outdoor dining on the first and second floor patio spaces for the Fieldhouse @ Studio West project. Pursuant to section 1161.03(t) – outdoor/seasonal dining facility. The property is in a C3 - Commercial, General Business district.

The Commission **APPROVED** the request with the following conditions:

- The conditional use would be permitted year-round.
- 70 seats maximum that can be shifted between the two patios.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

Katelyn Milius, Commission Secretary  
Senior Planner, Planning and Development



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 528-5907  
www.lakewoodoh.gov

**DISPOSITION LETTER  
JUNE 13, 2022**

James Ptacek  
Larsen Architects  
12506 Edgewater Dr., Ste. 10  
Lakewood, OH 44107

**Docket No. 06-17-22**  
**1384 Hird Ave.**  
**Re: West 117 Development Phantasy, LLC**

Dear Applicant:

At the meeting on 6/2/2022, the Lakewood Planning Commission considered the request for conditional use for temporary expansion of outdoor dining. Property is in a C3 Commercial - General district.

The Commission **APPROVED** the conditional use as presented.


Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

A handwritten signature in cursive script that reads "Katelyn Millus".

Katelyn Millus, Commission Secretary  
Assistant Director, Planning and Development



 The Fieldhouse @ Studio West 117 - Adjacent Properties  
Scale: Not to scale  
NORTH

- A Highland Manor Apartments**  
11821 & 11825 Detroit Avenue, Lakewood, OH 44107  
Approx. 270' from nearest point of patio.  
These apartments exist above existing retail.  
Site lines & sound obscured by the Phantasy Complex.
- B Steyer Building Apartments**  
11822 Detroit Avenue, Lakewood, OH 44107  
Approx. 198' from nearest point of roof deck.  
These apartments exist above Ohio Inn.  
Site lines & sound partially obscured by adjacent building.
- C Cichowicz Building Apartments**  
11906 Detroit Avenue, Lakewood, OH 44107  
Approx. 440' from nearest point of roof deck.  
These apartments exist above 5 O'Clock Lounge.  
Site lines & sound obscured by Value World.
- D Rockport Townhomes**  
1379-1391 Fry Avenue, Lakewood, OH 44107  
Approx. 438' from nearest point of roof deck.  
Site lines & sound obscured by Value World & Fieldhouse Complex
- E Lakewood Club Apartments**  
11838- 11850 South Lane Drive, Lakewood, OH 44107  
Approx. 269' from nearest point of roof deck.  
Site lines & sound obscured by Fieldhouse Complex.
- F Lakewood Club Apartments**  
1336-1342 South Lane Drive, Lakewood, OH 44107  
Approx. 260' from nearest point of roof deck.  
Site lines & sound obscured by Fieldhouse Complex.

**POLICE DEPARTMENT EVENT REPORTS**

<b>No.</b>	<b>Date</b>	<b>Time</b>	<b>Reason</b>
1.	Saturday, August 19, 2023	10:50PM	Bass Loud
2.	Sunday, August 27, 2023	10:30PM	Loud Music
3.	Friday, September 15, 2023	8:29PM	Loud Music
4.	Saturday, September 23, 2023	10:37PM	Loud Music
5.	Sunday, September 23, 2023	11:44PM	Loud Music *
6.	Thursday, September 28, 2023	7:20PM	Police Department Meeting with Management
7.	Sunday, October 1, 2023	12:07AM	Loud Music

\* Decibel reading taken and determined to be within allowable limits. Later determined incorrect limits were utilized. It is unclear from report if correct limit would have resulted in a violation.



**Docket No. 11-24-23**  
**Re: 1384 Hird Ave.**  
**Studio West 117**

Dear Applicant:

At the meeting on 11/2/2023, the Lakewood Planning Commission met for the review and approval of a conditional use permit for extended business hours of operation for the patio and roof top outdoor dining area: 9:00 a.m. to 2:30 a.m., Monday through Sunday, pursuant to 1161.03(w) – Supplemental Regulations for Extended Business Hours of Operation. Property is in a C3 Commercial - General district.

**The Commission decided to APPROVE the request with the following four conditions:**

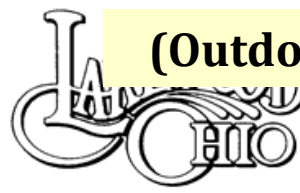
- 1. The outdoor dining spaces may be occupied between the hours of 8:00 a.m. and 11:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 2:30 a.m. Saturday and 8:00 a.m. Saturday to 2:30 a.m. Sunday.**
- 2. The understanding the outdoor entertainment would continue until 11:00 p.m. Sunday through Thursday, and Saturday and Sunday until 2:30 a.m.**
- 3. Any violation of Chapter 515 Noise Control that results in a citation being issued or a criminal nuisance activity violation being issued shall cause the immediate revocation of the Conditional Use Permit for Extended Hours of Operation. After which the outdoor dining spaces may continue to operate only as expressly authorized by Section 1161.03(t).**
- 4. This Conditional Use Permit will expire one day after the July 9, 2024 Planning Commission meeting.**



**All Police related activity at the business since 7/1/2023:**

- Officers responded to the business for noise complaints on 8/19/23, 8/27/23, 9/15/23, 9/23/23 (twice), 10/1/23, 6/2/24, and 6/15/24 (three times). On each occasion staff was advised to turn the music down. No citations were issued.
- On 7/15/23, a complaint was received of a highly intoxicated party who would not or could not leave. He was arrested for Disorderly Conduct.
- On 8/6/23, officers responded to a complaint of a party refusing to leave, who was gone on officers' arrival. A similar complaint was received on the same date regarding some other parties, who had also left prior to officers' arrival.
- On 9/10/23, a complaint was received of illegally parked vehicles and parties walking around with open containers. All parties were gone upon officers' arrival.
- On 3/16/24, officers responded to the business regarding two intoxicated males fighting. Both were arrested for Disorderly Conduct and Domestic Violence.





12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

**DISPOSITION LETTER  
JULY 12, 2024**

**Docket No. 06-19-24**  
Re: **1384 Hird Ave.**  
**Fieldhouse at Studio West 117**

Dear Applicant:

At the meeting on 7/9/2024, the Lakewood Planning Commission met for a conditional use permit to operate seasonal outdoor dining, pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. The property is in the C3, Commercial General Business district.

**The Commission decided to APPROVE the request for a conditional use permit for extended hours with the following conditions:**

- 1. The outdoor dining spaces may be occupied between the hours of**
  - 8:00 a.m. and 11:00 p.m. Sunday through Thursday
  - 8:00 a.m. Friday to 2:30 a.m. Saturday; and
  - 8:00 a.m. Saturday to 2:30 a.m. Sunday.
- 2. Outdoor entertainment as defined by Section 1161.03(t)(15) is permitted during these hours.**
- 3. Any violation of Chapter 515 Noise Control that results in a citation being issued shall cause the immediate revocation of the Conditional Use Permit for Extended Hours of Operation. After which the outdoor dining spaces may continue to operate only as expressly authorized by Section 1161.03(t).**
- 4. This Conditional Use Permit will expire on June 30, 2025, and may only be renewed by review and approval of the Planning Commission.**

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director  
Planning and Development

Commission (March 2025) recommended a renewal hearing:

- **#36 – 1384 Hird (W117/Fieldhouse; 2021) – Four noise complaints:**
  - **Saturday, 7/20** (11:18pm) – Music excessively loud upon arrival...DJ from out of state...on outdoor patio.
    - Caller (Resident – 1430 Newman); Cleared (~45min)
  - **Saturday, 7/27** (10:25pm) – Extremely loud music...officers spoke with management.
    - Caller (Resident – 1430 Newman); Cleared (~16min)
  - **Sunday, 9/1** (6:04pm) – Loud music...spoke with management and turned it down.
    - Caller (Unknown/1384 Hird); Cleared (~13min)
  - **Sunday, 9/1** (8:22pm) – Loud music...roof top event...advised and going to turn it down.
    - Caller (Resident – 1430 Newman); Cleared (~10min)

Noise Complaint Summary ( <i>No citations Issued to date</i> )		
Aug – Oct 2023 (3 Months)	Nov 2023 – June 2024 (8 Months)	July 2024 – February 2025 (8 Months)
<b>6</b> (8/19, 8/27, 9/15, 9/23 <sup>X2</sup> , 10/1)	<b>4</b> (6/2, 6/15 <sup>X3</sup> )	<b>4</b> (7/20, 7/27, 9/1 <sup>X2</sup> )



# Proximity - Recent complaints/Outdoor facility (Fieldhouse)



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.



## **(t) Outdoor Dining Facility.**

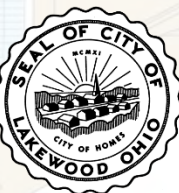
(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



# **Recommendation (04-09-25) – Conditional Use (Outdoor Dining)**

Renewal with following conditions:

- The outdoor dining spaces may continue to be occupied between the hours of:
  - 8:00 a.m. and 11:00 p.m. Sunday through Thursday
  - 8:00 a.m. Friday to 2:30 a.m. Saturday; and
  - 8:00 a.m. Saturday to 2:30 a.m. Sunday.
- Outdoor entertainment as defined by Section 1161.03(t)(15) is permitted during these hours.
- Any violation of Chapter 515 Noise Control that results in a citation being issued shall be cause for review by the Commission to consider revocation of the Conditional Use Permits for Extended Hours of Operation and/or Outdoor Dining.



12102 Madison Ave



**Docket 04-10-25 - 12102 Madison**  
**Conditional Use - Outdoor Dining Renewal (Hola Taco)**

## **Request (04-10-25)**

The review of **Conditional Use – Outdoor Dining Renewal** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

Commission (March) recommended a renewal hearing:

- **#40 – 12102 Madison (Hola Taco; 2019) – Three noise complaints:**
  - Sunday, 6/2 (9pm) – loud music...music was moderate...management advised and going to turn it down.
  - Saturday, 6/22 (11pm) – loud music...moderate upon arrival...staff turning it off for night.
  - Saturday, 7/27 (7:26pm) – loud music...advised and will turn the music down.



# 12102 Madison



2102 Madison

Lakewood Ave

Ridgewood Ave

Winchester Ave

Hopkins Ave

Newman Ave

Coutant Ave

Madison Ave

Madison Ave

Madison Ave

Madison Ave

Madison Ave

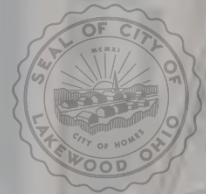
Robin St

Lark St

Magee St

Thrush St

Thrush St



ALDI

Burger King

Commission (March) recommended a renewal hearing:

- **#40 – 12102 Madison (Hola Taco; 2019) – Three noise complaints:**
  - **Sunday, 6/2 (9pm)** – loud music...music was moderate...management advised, going to turn it down.
    - Caller (Unknown/12102 Madison); Cleared (~3min)
  - **Saturday, 6/22 (11pm)** – loud music...moderate upon arrival...staff turning it off for night.
    - Caller (Unknown/12102 Madison); Cleared (~5min)
  - **Saturday, 7/27 (7:26pm)** – loud music...advised and will turn the music down.
    - Caller (Unknown/12102 Madison); Cleared (~15min)



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.



## **(t) Outdoor Dining Facility.**

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

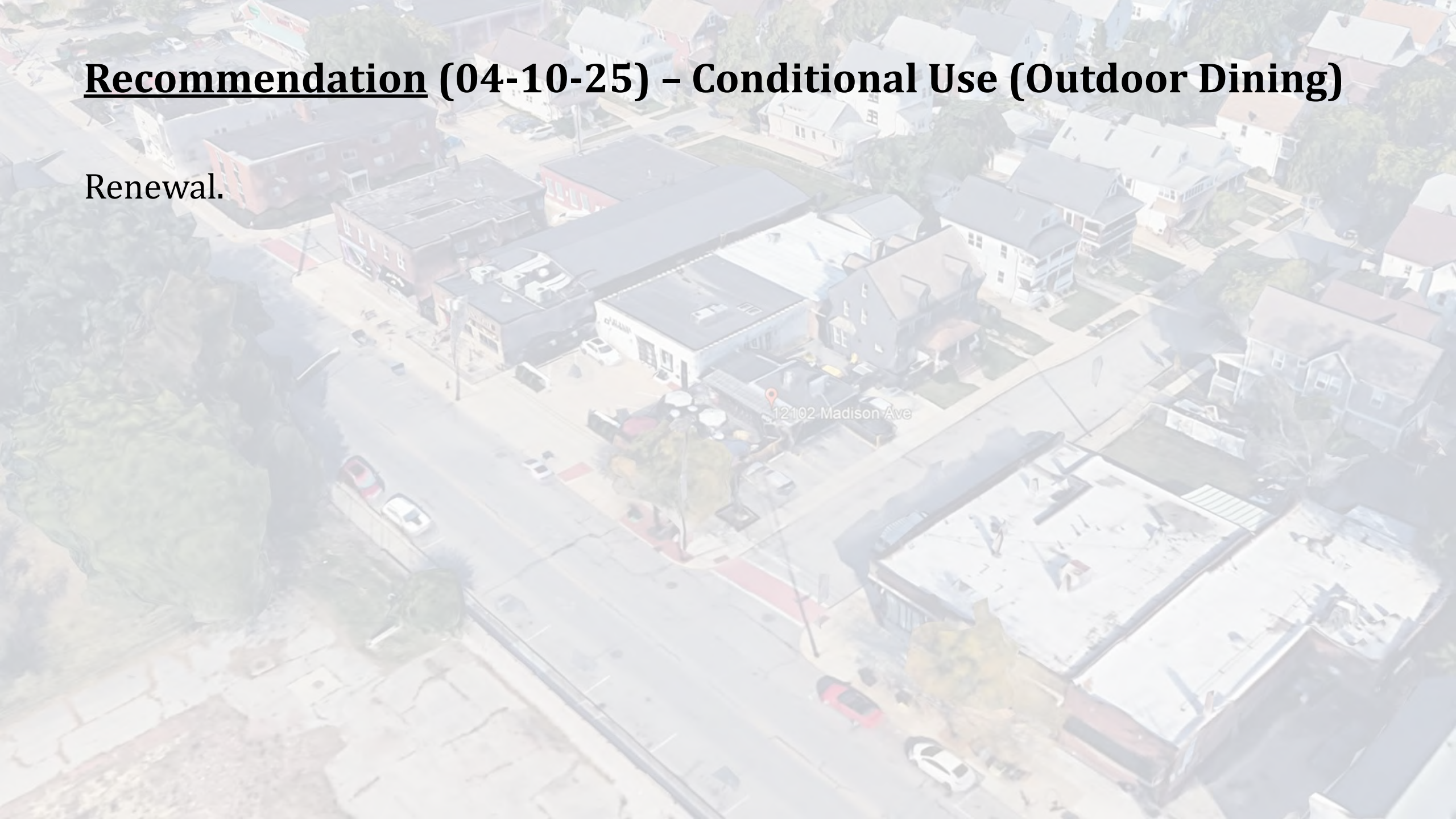
(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



# **Recommendation (04-10-25) – Conditional Use (Outdoor Dining)**

Renewal.





2211 Chesterland Ave



**Docket 04-11-25 - 2211 Chesterland**  
**Conditional Use Permit (Type A Family Home Day Care)**

## **Request (04-11-25)**

The review and renewal of **Conditional Use (Type A Family Home Day Care)** pursuant to:

- Section 1103.02(z) – Definition: Type A Family Home Day Care
- Section 1161.03 (e) – Type A Family Home Day Care

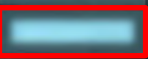
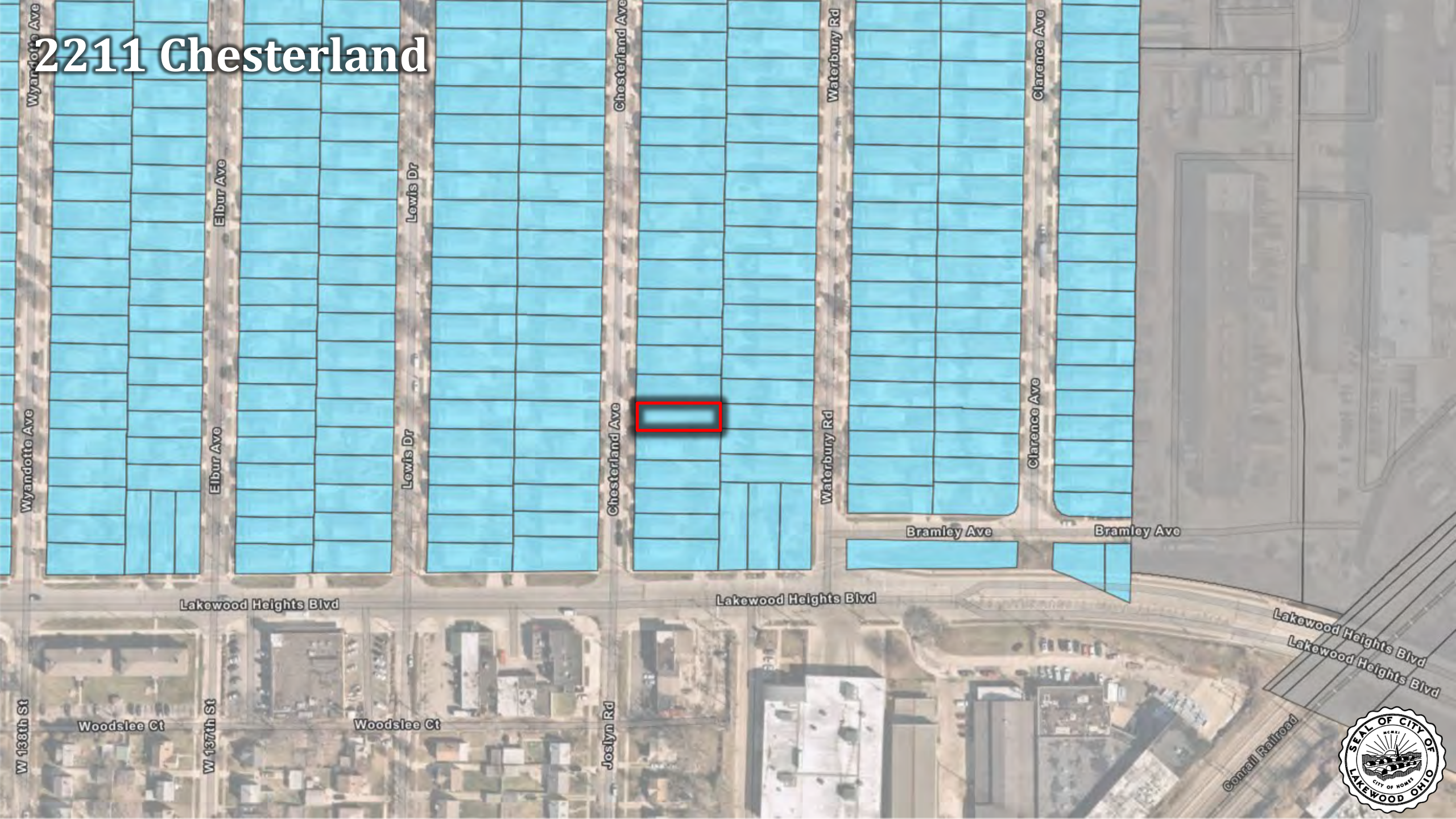
*\*Requested submission of a site/floor plan and descriptive plan of operation*



# 2211 Chesterland



# 2211 Chesterland







Hello, to whom it may concern, my name is Harbieh Hassan and I would love to open up my own at home daycare. The location where the at home daycare will be located is on 2211 Chesterland Ave, Lakewood, OH 44107. I have years of experience with children, in the past I worked as a teachers aid with disabled children and I am currently a director at a daycare center. I would have someone represent me at the meeting that is scheduled on 04/03/25.

Sincerely, Harbieh Hassan

## **1103.02 DEFINITIONS.**

**(z) DAY-CARE, TYPE A FAMILY HOME** means a permanent residence of the administrator in which child day-care or publicly funded child day-care is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which child day-care is provided for four (4) to twelve (12) children at one time if four (4) or more children at one time are under two (2) years of age. In counting children for the purposes of this division, children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted.

*Type A Family Day-Care Home does not include a residence in which the needs of children are administered to, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings. Type A Family Day-Care Home and Type A Home do not include any child day camp.*

(ORC 5104.01)

**(aa) DAY-CARE, TYPE B FAMILY HOME** means a permanent residence of the provider in which child day-care is provided for one (1) to six (6) children at one time and in which no more than three (3) children are under two (2) years of age at one time. In counting children for the purposes of this division, any children under six (6) years of age who are related to the provider and who are on the premises of the Type B home shall be counted. Type B Family Day-Care Home does not include a residence in which the needs of children are administered to, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings. Type B Family Day-Care Home and Type B Home do not include any child day camp.

*[NOTE: ORC 5104.054 – Certified and uncertified homes considered residential use of property for zoning purposes – Any Type B family day-care home, whether certified or not certified by the County Director of Human Services, shall be considered to be a residential use of property for purposes of municipal, county, and township zoning and shall be a permitted use in all zoning districts in which residential uses are permitted. No municipal, county, or township zoning regulations shall require a conditional use permit or any other special exception certification for any such type B family day-care home.]*



[Information for Families](#)[What is Child Care](#)[Eligibility](#)[Types of Child Care](#)[Apply for Assistance](#)[Resources](#)[Search for Child Care Programs](#)[File a Complaint](#)[Help Desk](#)

## Types of Child Care

[Expand All Sections](#)

### What Types of Child Care are Right for Me? ^

While searching for a child care provider, knowing the many types of child care available is important. You want the chosen provider to meet your and your child's care needs. Child care provider options can include:

### Child Care Centers v

#### Family Child Care Type A Homes ^

7 to 12 children (or 4 to 12 children if 4 children are under 2 years of age) cared for in the provider's home. The provider's own children under 6 years of age must be included in the total count.

#### Family Child Care Type B Homes ^

1 to 6 children cared for in the provider's personal home. No more than 3 children may be under the age of 2. The provider's own children under 6 years of age must be included in the total count. Please note: Anyone can provide care for no more than 6 children or no more than 3 children under the age of 2 years in their home without a license. However, in order to receive payment for serving families eligible for PFCC, the Type B home provider must be licensed by ODJFS.

[LAUNCH](#)[Apply for benefits](#)[Share this](#)

### For more information

[Search for Child Care](#)[Early Childhood Resources](#)

#### Contact Info:

Family and Customer Support

Center: [CHILDCAREPOLICY@childrenandyouth.ohio.gov](mailto:CHILDCAREPOLICY@childrenandyouth.ohio.gov)

Child Care Policy: 877-302-2347, Option 4  
Monday-Friday 8 a.m. – 5 p.m.



Overview

# Overview

Expand All Sections

Required Training before

Applying

Background Checks

Rules and Forms

Get Step Up To Quality Rated

## Child Care Centers

## Family Child Care Providers

Family Child Care Providers (Type A and Type B Home providers).

Type A Home providers can care for 7-12 children at one time, however, each staff member can care for no more than six children at one time (and no more than three children under age two).

Type B Home providers can care for no more than 6 children at one time (and no more than 3 children under age 2). Children under 6 years of age related to the provider (including the provider's own children) and residents of the home must be included in total group size.

[Overview of how to open a Family Child Care Program](#)

[JFS 01310- FCC Home Licensing - Getting Started](#)

## Child Day Camps

## In-Home Aide (IHA)

Share this



### For more information

[Building Approval & Food Services](#)

[Sample Provider Agreement](#)





# Family Child Care Home Licensing—Getting Started

A family child care (FCC) home provider is an Ohio Department of Job and Family Services (ODJFS) licensed type A or type B home provider. As a licensed FCC home provider, you must be familiar with what it means to operate an FCC business and understand the licensing rules.

Helpful links to get you started:

- [Overview of How to Open a Family Child Care Program](#)
- [Family Child Care Rules](#)

## Steps to Become an FCC Home Provider

### Create a profile in the Ohio Professional Registry (OPR)

- The OPR is Ohio's workforce registry information system that allows professionals to track their experience, education, credentials, and training.
- To create an OPR account, visit [Ohio Professional Registry](#).

### Complete the required "Family Child Care Pre-Licensing" training located in the OPR

- You will need to take the training within the five years prior to submitting your application to become licensed.

### Apply for licensure in the Ohio Child Licensing and Quality System (OCLQS)

- Once you complete the pre-licensing training, you will need to create an [OCLQS provider portal](#) account.
- You will then submit an application and the application fee.

### Complete and submit a request for a background check in the OPR

- Visit our [background check](#) page for more information.

Required Documents for Type A and Type B Homes	Additional Type A Documents
<ul style="list-style-type: none"> <li>• Verification of high school education</li> </ul>	<ul style="list-style-type: none"> <li>• Written zoning approval</li> </ul>
<ul style="list-style-type: none"> <li>• Medical Statement – Sample <a href="#">JFS 01296</a> "Employee Medical Statement for Child Care"</li> </ul>	<ul style="list-style-type: none"> <li>• Documentation of a building inspection by the local building department</li> </ul>
<ul style="list-style-type: none"> <li>• <a href="#">JFS 01250</a> "Plan of Operation for Child Care"</li> </ul>	<ul style="list-style-type: none"> <li>• Fire inspection completed by the state fire marshal or local fire safety inspector</li> </ul>
<ul style="list-style-type: none"> <li>• Written information for parents and employees – <a href="#">Appendix C</a> to rule <a href="#">5101:2-13-07</a>, of the OAC.</li> </ul>	<ul style="list-style-type: none"> <li>• Article of incorporation, if applicable</li> </ul>
<ul style="list-style-type: none"> <li>• <a href="#">JFS 01174</a> "Adjudicated a Delinquent Child Statement"</li> </ul>	
<ul style="list-style-type: none"> <li>• Disaster Plan see rule <a href="#">5101:2-13-16</a>, of the OAC</li> </ul>	

[Appendix A](#) to rule [5101:2-13-02](#), of the Ohio Administrative Code (OAC), provides additional information about document requirements, including required [JFS forms](#).

### Prepare for the pre-licensing inspection

- A county job and family services agency licensing specialist will conduct a pre-licensing inspection.
- You will receive a provisional license from ODJFS once:
  - The county agency has your JFS 01176 "Program Notification of Background Check Review for Child Care," and you have been determined eligible.
  - Verification of all required trainings are received.
    - Training information can be found in rule [5101:2-13-10\(D\)\(FY1\)](#) and [Appendix A](#), of the OAC.
  - The county agency recommends your application to ODJFS for approval.
  - You will receive a notification via email when your license is approved.

### What happens next?

- The county agency completes at least two inspections during the first twelve months.
- A continuous license is issued at the end of the provisional period once:
  - You are in compliance with Chapter [5101:2-13](#), of the OAC.
  - Have children enrolled for whom you are receiving compensation.

### What is publicly funded child care (PFCC)?

- PFCC is the care of children under the age of thirteen that are eligible for child care services to be paid by the state in whole or in part. PFCC services are paid for an eligible child to a provider with an ODJFS provider agreement.
  - More details can be found in the [Child Care Manual – PFCC](#).
- If you wish to provide PFCC services, then you will need to sign a Provider Agreement. Providers receive payments for PFCC services via electronic fund transfer.
  - This desk aid, [PFCC Agreement Process](#), will guide you through the steps to complete a provider agreement.

### What is Step Up To Quality (SUTQ)?

- SUTQ is Ohio's quality rating and improvement system (QRIS). If you choose to participate, your program will need to meet quality programming standards that exceed the basic health and safety requirements found in the licensing requirements. SUTQ programs receive a higher PFCC payment rate for child care based on their awarded SUTQ rating.

If you would like your program to be SUTQ rated, please visit the [BOLD Beginning! website](#) for details.

### Additional information and resources

- Policy related: Child Care Policy Help Desk at 1-877-302-2347, option 4.
- System questions: [CC-Operational-Support@jfs.ohio.gov](mailto:CC-Operational-Support@jfs.ohio.gov).
- Licensing processing: Contact your county agency licensing specialist.
- [Child Care Training](#)
- [ODJFS Provider Resources](#)
- [ODJFS Child Care Resource Guide](#)



**Section 5104.017 | Adoption of rules governing the operation of type A family child care homes.  
Ohio Revised Code/Title 51 Public Welfare/Chapter 5104 Child Day-care (Effective: January 1, 2025)**

The director of children and youth shall adopt rules pursuant to Chapter 119. of the Revised Code governing the operation of type A family child care homes, including parent cooperative type A homes, part-time type A homes, and drop-in type A homes. The rules shall reflect the various forms of child care and the needs of children receiving child care. The rules shall include the following:

- (A) **Submission of a site plan and descriptive plan of operation** to demonstrate how the type A home proposes to meet the requirements of this chapter and rules adopted pursuant to this chapter for the initial license application;
- (B) Standards for ensuring that the physical surroundings of the type A home are safe and sanitary, including the physical environment, the physical plant, and the equipment of the type A home;
- (C) Standards for the supervision, care, and discipline of children receiving child care or publicly funded child care in the type A home;
- (D) Standards for a program of activities, and for play equipment, materials, and supplies, to enhance the development of each child; however, any educational curricula, philosophies, and methodologies that are developmentally appropriate and that enhance the social, emotional, intellectual, and physical development of each child shall be permissible;
- (E) Admissions policies and procedures;
- (F) Health care policies and procedures, including procedures for the isolation of children with communicable diseases;
- (G) First aid and emergency procedures;
- (H) Procedures for discipline and supervision of children;
- (I) Standards for the provision of nutritious meals and snacks;
- (J) Procedures for screening children, including any necessary physical examinations and the immunizations required pursuant to section 5104.014 of the Revised Code;



**Section 5104.017 | Adoption of rules governing the operation of type A family child care homes.**  
**Ohio Revised Code/Title 51 Public Welfare/Chapter 5104 Child Day-care (Effective: January 1, 2025)**  
*(Continued)*

- (K) Procedures for screening employees, including any necessary physical examinations and immunizations;
- (L) Methods for encouraging parental participation in the type A home and methods for ensuring that the rights of children, parents, and employees are protected and that the responsibilities of parents and employees are met;
- (M) Procedures for ensuring the safety and adequate supervision of children traveling off the premises of the type A home while under the care of a type A home employee;
- (N) Procedures for record keeping, organization, and administration;
- (O) Procedures for issuing, denying, and revoking a license that are not otherwise provided for in Chapter 119. of the Revised Code;
- (P) Inspection procedures;
- (Q) Procedures and standards for setting initial license application fees;
- (R) Procedures for receiving, recording, and responding to complaints about type A homes;
- (S) Procedures for enforcing section 5104.04 of the Revised Code;
- (T) A standard requiring the inclusion of a current department of children and youth toll-free telephone number on each type A home license that any person may use to report a suspected violation by the type A home of this chapter or rules adopted pursuant to this chapter;
- (U) Requirements for the training of administrators and child care staff members in first aid, in prevention, recognition, and management of communicable diseases, and in child abuse recognition and prevention;



**Section 5104.017 | Adoption of rules governing the operation of type A family child care homes.**  
**Ohio Revised Code/Title 51 Public Welfare/Chapter 5104 Child Day-care (Effective: January 1, 2025)**  
*(Continued)*

- (V) Standards providing for the needs of children who have disabilities or who require treatment for health conditions while the child is receiving child care or publicly funded child care in the type A home;
- (W) Standards for the maximum number of children per child care staff member;
- (X) Requirements for the amount of usable indoor floor space for each child;
- (Y) Requirements for safe outdoor play space;
- (Z) Qualifications and training requirements for administrators and for child care staff members, which shall not include requiring an administrator or child care staff member to hold or obtain a bachelor's, master's, or doctoral degree;
- (AA) Procedures for granting a parent who is the residential parent and legal custodian, or a custodian or guardian access to the type A home during its hours of operation;
- (BB) Minimum requirements for instructional time for type A homes rated through the step up to quality program established pursuant to section 5104.29 of the Revised Code;
- (CC) Any other procedures and standards necessary to carry out the provisions of this chapter regarding type A homes.



## 1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

**(e) Type A Child Day-Care.** In any multi-family residential district, a Type A Child Day-Care in a single-family dwelling may be permitted as a conditional use provided that: (Ord. 52-10. Passed 9-20-10.)

- (1) The lot on which the proposed day-care use is located is not within 500 feet, including a public or private right-of-way, of a lot on which an existing Type A or Type B day-care use is located, including a lot fronting a different street;
- (2) The provider of residential child day-care is registered with the City pursuant to Chapter 774 of the Business Regulation Code; and
- (3) At least one additional off-street parking space is provided, in addition to the parking requirements of Chapter 1143.



## Search for Early Care and Education Programs

◀ Modify Search

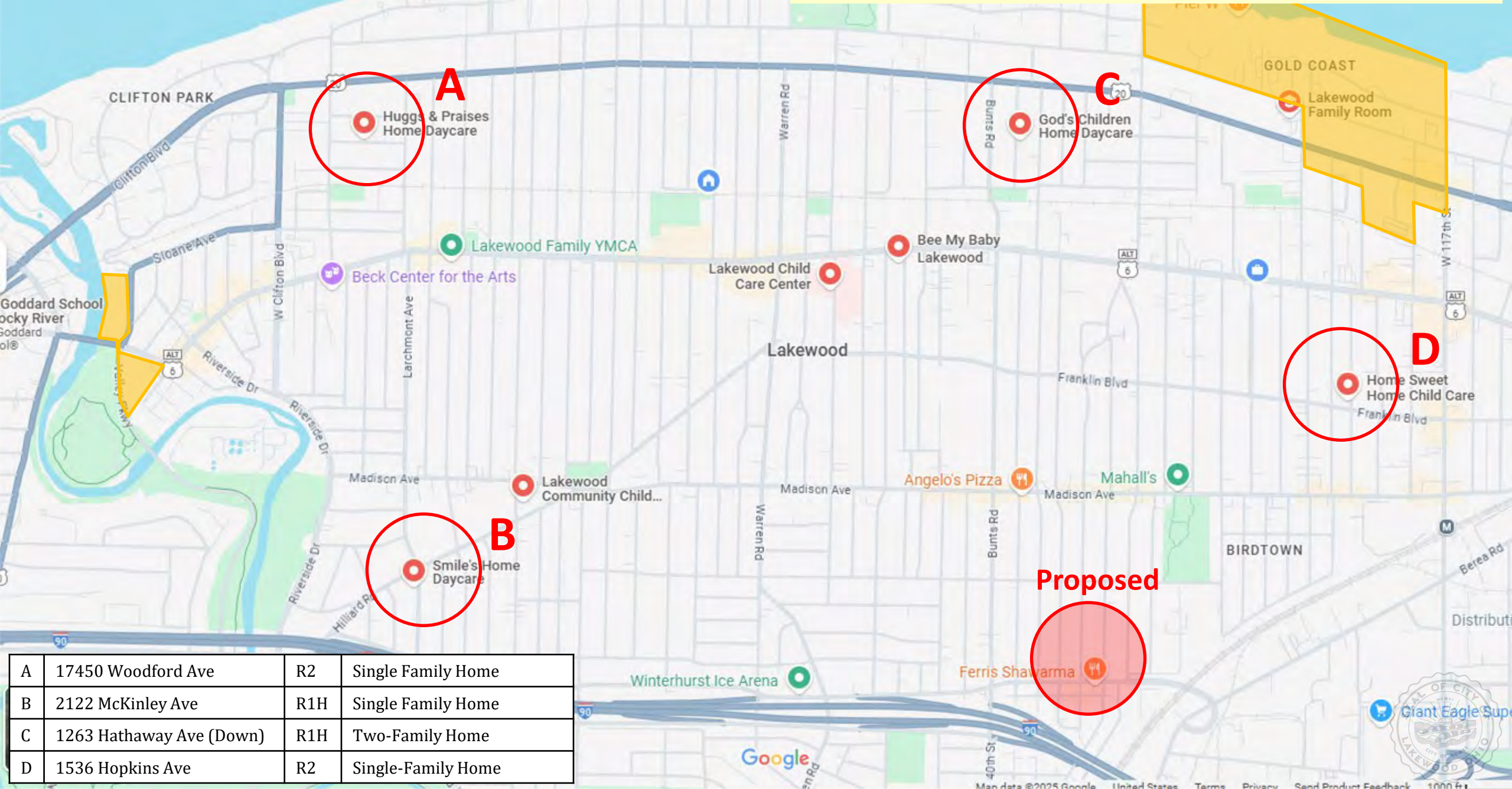
Program Types ▾

- A = Licensed Type A Family Child Care Home
- B = Licensed Type B Family Child Care Home
- C = Licensed Child Care Center
- D = Registered Day Camp
- I = In Home Aide
- P = Ohio Department of Education Licensed Preschool
- S = Ohio Department of Education Licensed School Age Childcare (SACC)

Program Name	Address	City	Zip	Type	SUTQ Rating
BEE MY BABY LAKEWOOD CHILDCARE	14321 DETROIT AVE.	LAKEWOOD	44107	C	Silver
BROWNSTONE DAY SCHOOL	18225 SLOANE AVE	LAKEWOOD	44107	C	
CLIFTON EARLY LEARNING	13889 CLIFTON BLVD.	LAKEWOOD	44107	C	Gold
DETERMINED TO GROW CHILDCARE	1491 W 117TH ST	CLEVELAND	44107	C	Silver
EMERSON HORIZON EDUCATION CENTERS	13439 CLIFTON BLVD.	LAKEWOOD	44107	C	Gold
GRACE PRESCHOOL	13030 MADISON AVE	LAKEWOOD	44107	C	
GRANT ELEMENTARY SCHOOL	1470 VICTORIA AVE	LAKEWOOD	44107	P	Gold
HARRISON ELEMENTARY SCHOOL	2080 QUAIL ST	LAKEWOOD	44107	P	Gold
HARRISON HORIZON EDUCATION CENTERS	2080 QUAIL STREET	LAKEWOOD	44107	C	Gold
HAYES ELEMENTARY SCHOOL	16401 DELAWARE AVE	LAKEWOOD	44107	P	Gold
HAYNES NURSERY SCHOOL	1375 W CLIFTON BOULEVARD	LAKEWOOD	44107	C	
HORACE MANN ELEMENTARY SCHOOL	1215 W CLIFTON BLVD	LAKEWOOD	44107	P	Gold
KIDS ADVANCING ACADEMY	2150 WARREN RD	LAKEWOOD	44107	C	Silver
KIDZENIA LEARNING CENTER	13714 MADISON AVE	LAKEWOOD	44107	C	Bronze
LAKEWOOD CATHOLIC ACADEMY	14808 LAKE AVE	LAKEWOOD	44107	P	
LAKEWOOD CHILD CARE CENTER	1450 BELLE AVE	LAKEWOOD	44107	C	Gold
LAKEWOOD COMMUNITY CARE CENTER SACC	15615 CLIFTON BLVD	LAKEWOOD	44107	C	Bronze
LAKEWOOD COMMUNITY CHILD CARE	2019 WOODWARD AVE	LAKEWOOD	44107	C	Bronze
LAKEWOOD HORIZON EDUCATION CENTER	13523 DETROIT AVE.	LAKEWOOD	44107	C	Gold
LAKEWOOD PRESBYTERIAN CHURCH NURSERY SCHOOL	14502 DETROIT AVE	LAKEWOOD	44107	C	
LEGENDARY STARS CHILD CARE CENTER	1659 ROSEWOOD AVENUE	LAKEWOOD	44107	C	
LINCOLN ELEMENTARY SCHOOL	15615 CLIFTON BLVD	LAKEWOOD	44107	P	Gold
ST PETER'S CHILD CARE CENTER	18001 DETROIT AVE	LAKEWOOD	44107	C	Gold
ST. PETER'S CHILD CARE CENTER, HORACE MANN SACC PROG	1215 WEST CLIFTON	LAKEWOOD	44107	C	Gold
TAFT CENTER FOR INNOVATION	13701 LAKE AVE	LAKEWOOD	44107	P	Silver
YMCA GRANT LEARNING AND ENRICHMENT CENTER	1470 VICTORIA BLVD.	LAKEWOOD	44107	C	Gold
YMCA HAYES LEARNING AND ENRICHMENT CENTER	16401 DELAWARE AVE	LAKEWOOD	44107	C	Gold
YMCA LAKEWOOD SPORTS CAMP	16915 DETROIT ROAD	LAKEWOOD	44107	D	
YMCA ROOSEVELT LEARNING AND ENRICHMENT CENTER	14237 ATHENS ROAD	LAKEWOOD	44107	C	Silver

Multi-Family Districts

# Search/Proximity: Family Home Providers (44107)



A	17450 Woodford Ave	R2	Single Family Home
B	2122 McKinley Ave	R1H	Single Family Home
C	1263 Hathaway Ave (Down)	R1H	Two-Family Home
D	1536 Hopkins Ave	R2	Single-Family Home



## **Recommendation (04-11-25) –** **Conditional Use (Type A Family Home Day Care):**

- Defer
  - Request more information (site & operations plans)
- Deny
  - Applicant can move forward with “Type B” Family Home Day Care (limited to six children)
- Approval with following conditions:
  - Completion of and compliance with all state licensing requirements.
  - Completion of required Building and Fire Department inspections.
  - Registration with Human Services (Residential Child Day Care Services Resource Registry), if still maintained/used.
  - Zoning Refresh will incorporate update to allowable districts for Type A Family Home Day Care.



13601 Detroit Ave



**Docket 04-12-25 - 13601 Detroit**  
**Conditional Use - Outdoor Dining (One Star Bar)**

## Request (04-12-25)

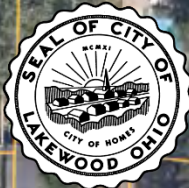
The review of **Conditional Use – Outdoor Dining** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

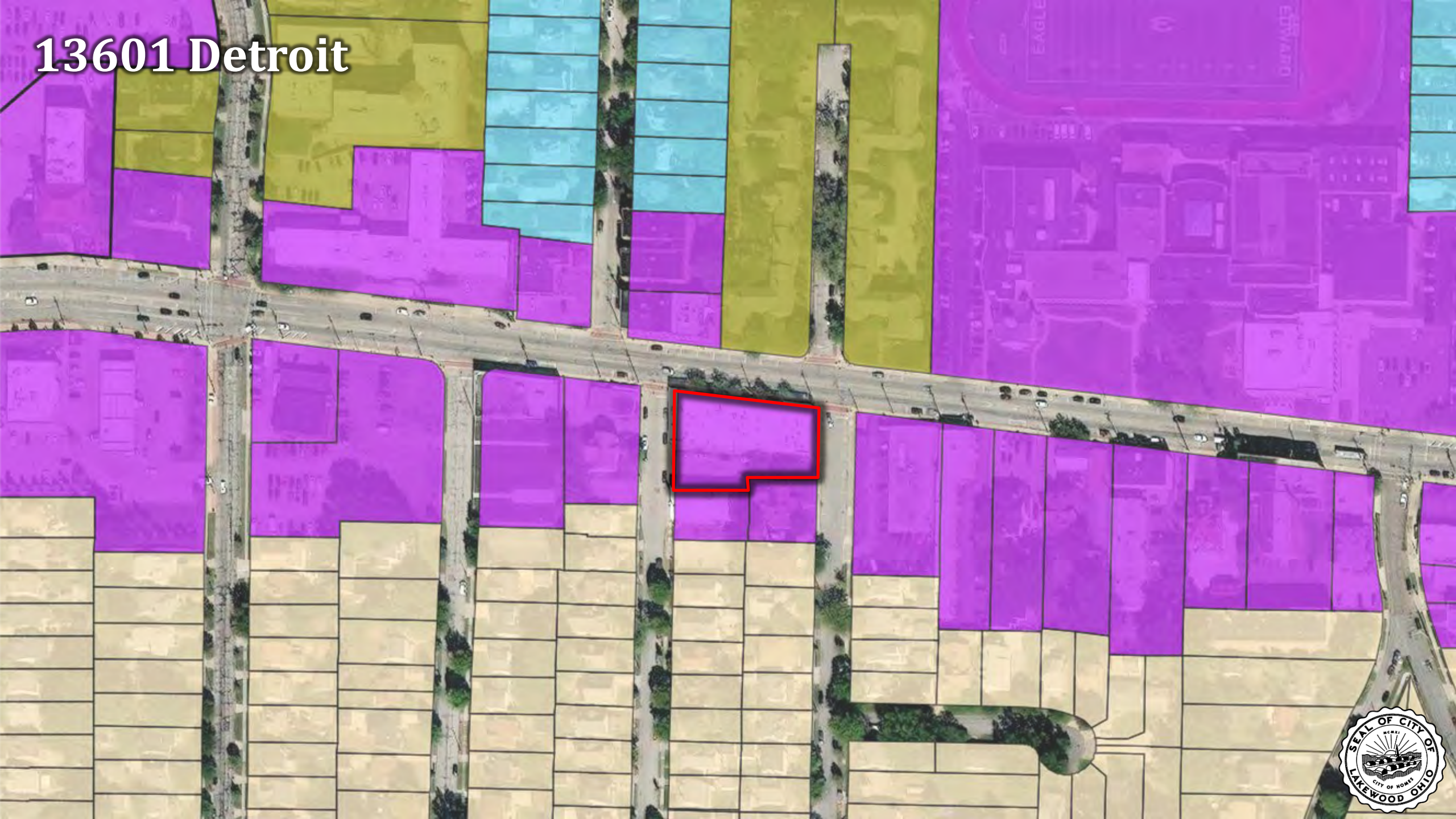
13601 Detroit Ave



# 13601 Detroit



13601 Detroit



13601 DETROIT AVENUE, LAKEWOOD, OH 44107

---

**ONE STAR BAR**

March 19, 2025

To Whom It May Concern,

We would like to erect a seasonal outdoor dining space on the Detroit Ave sidewalk area in front of our business. The patio will consist of a black metal railing and four tables with 8 chairs. The railing will connect to the East and West sides of our storefronts. It will come off the building five feet and extend fifty feet. This will leave approximately five feet for pedestrian traffic in front of the railing. The railing will be anchored into the sidewalk with tap con screws.

Thank you for your consideration in this matter.

Regards,

Patrick McGinty

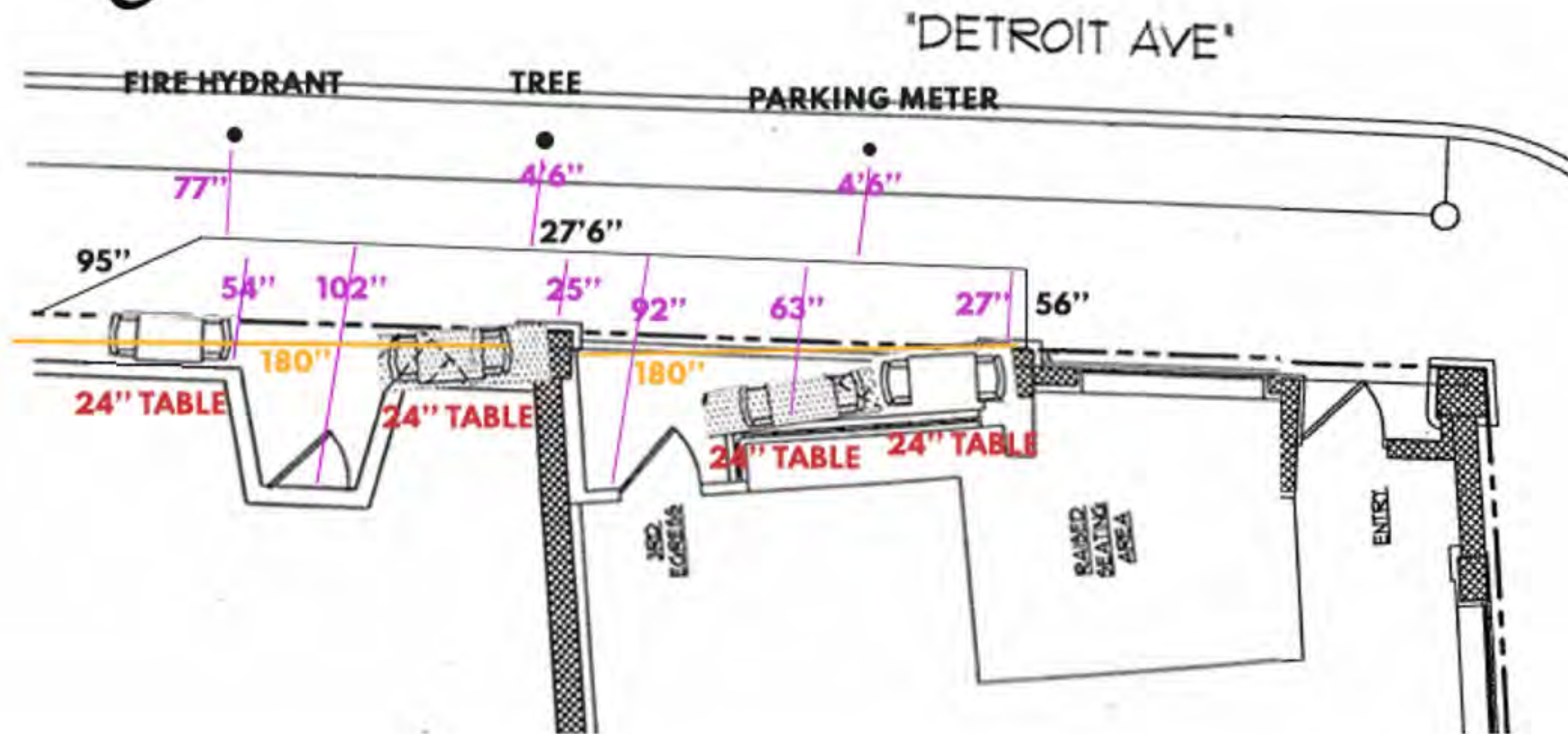
March 28th, 2025  
One Star Bar  
Conditional use - Outdoor Dining

**Additional Information:**

- Property owner acknowledgement uploaded to CitizenServe.
- Interior seating capacity is 99. Proposed additional outdoor seating 8.
- There will be two storefront entry points. The 13603 Detroit Ave entry door opens to the East side of the outdoor dining area. It has a panic bar, opens out, has panned windows on the top half and is 36" wide. The 13605 Detroit Ave entry door opens to the West side of the outdoor dining area. It is tucked in an alcove, opens out, is 36" wide, is glass with a metal frame and has a solid metal bar.
- Additional site plan detail that fully illustrates the outdoor dining area with dimensions uploaded to CitizenServe.



13601 Detroit Ave.  
Lakewood, Ohio 44107















LEWIS ST  
STOP



NO  
PARKING  
ANY  
TIME





## Lancaster Table & Seating 24" x 32" Black Powder-Coated Aluminum Standard Height Outdoor Table with Umbrella Hole and 2 Arm Chairs

#4272432DA2BK

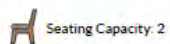
Item #: 4272432DA2BK Qty: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Approval: \_\_\_\_\_ Date: \_\_\_\_\_



### Features

- Made for use on outdoor patios and bar areas
- Powder-coated aluminum construction is lightweight, durable, and resistant to corrosion
- Smooth surface with black color creates a striking and lively outdoor atmosphere
- UV-resistant finished so that color will not fade over time
- Chair has a seating capacity of 300 lb.

### Certifications



### Technical Data

Length	32 Inches
Width	24 Inches
Height	30 Inches
Seat Length	17 Inches
Seat Width	16 Inches
Chair Height	32 1/2 Inches
Height Style	Standard Height
Seat Height	19 Inches
Umbrella Hole Diameter	2 Inches
Arms	With Arms

# TrexSignature®



## TREX SIGNATURE® ALUMINUM RAILING EXCEPTIONAL STRENGTH, TRADITIONAL STYLE

Trex Signature railing is comprised of premium aluminum and finished with top-tier powder coating over all exposed surfaces. Exploring a range from contemporary to industrial designs, Trex Signature railing is offered in elegant neutrals and various configurations. With long-lasting beauty and unmatched durability, allow Signature railing to frame your view.

### RAILING COMPONENTS



Aluminum post with cap and skirt



Aluminum crossover post with skirt



Aluminum posts with premounted brackets, cap and skirt



Aluminum top and bottom rail



Square aluminum baluster



Round aluminum baluster



Mounting and support hardware

COMPONENT	ORIENTATION	HEIGHTS	WIDTHS	COLORS
Aluminum Post with Cap & Skirt	Horizontal	37" (930 mm) 43" (109 cm)	2.5" x 2.5" (63 mm x 63 mm)	WT, BZ, BK
	Stair	53" (134 cm)		
Aluminum Crossover Post with Skirt	Horizontal	36" (914 mm) 42" (106 cm)	2.5" x 2.5" (63 mm x 63 mm)	WT, BZ, BK
Aluminum Post with Premounted Brackets, Cap & Skirt	Line End Corner	37" (930 mm) 43" (109 cm)	2.5" x 2.5" (63 mm x 63 mm)	BK

## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.



### **(t) Outdoor Dining Facility.**

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The **floor space of the outdoor dining facility** and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a **minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction** and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



**(t) Outdoor Dining Facility.**

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

(7) The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

(8) **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use as is commercially practicable** in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility** except the adjacent restaurant use, and the facility shall be designed in a way so as to maintain compliance with this provision.



## **(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

(10) The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

(11) **Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

(12) An **outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

(13) **Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. **An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.**



## **(t) Outdoor Dining Facility.**

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



**(t) Outdoor Dining Facility.**

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

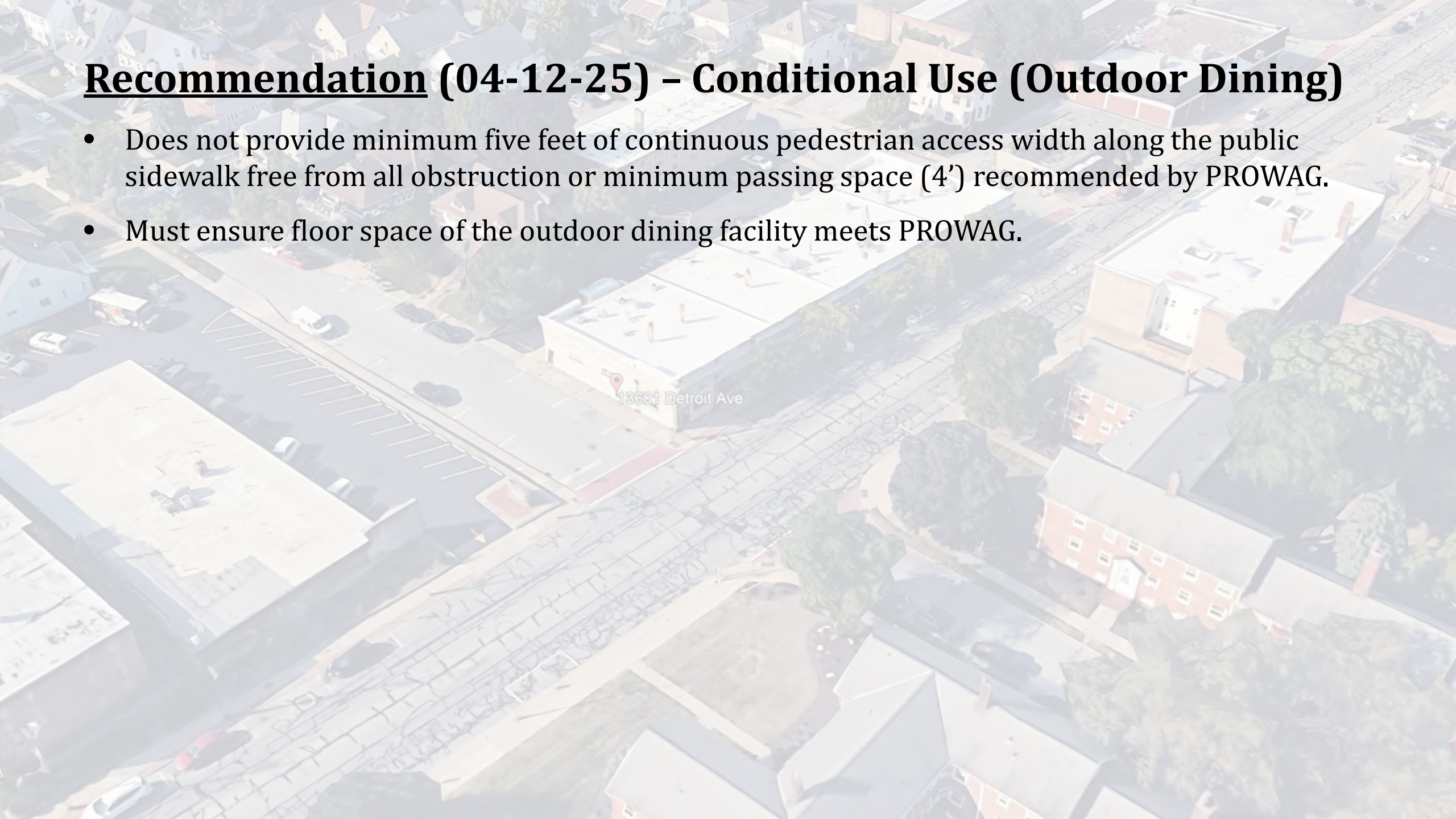
(Ord. 33-2022. Passed 11-21-22.)





## **Recommendation (04-12-25) – Conditional Use (Outdoor Dining)**

- Does not provide minimum five feet of continuous pedestrian access width along the public sidewalk free from all obstruction or minimum passing space (4') recommended by PROWAG.
- Must ensure floor space of the outdoor dining facility meets PROWAG.





15607 Madison Ave

**Applicant Requesting Deferral**

**Docket 04-13-25 – 15607 Madison**  
**Conditional Use - Outdoor Dining (Doc Lanky's)**



# Request (04-13-25)

The review of **Conditional Use – Outdoor Dining** pursuant to:

- Chapter 1161 (Conditional Use Regulations)

## Pending submission/clarification of:

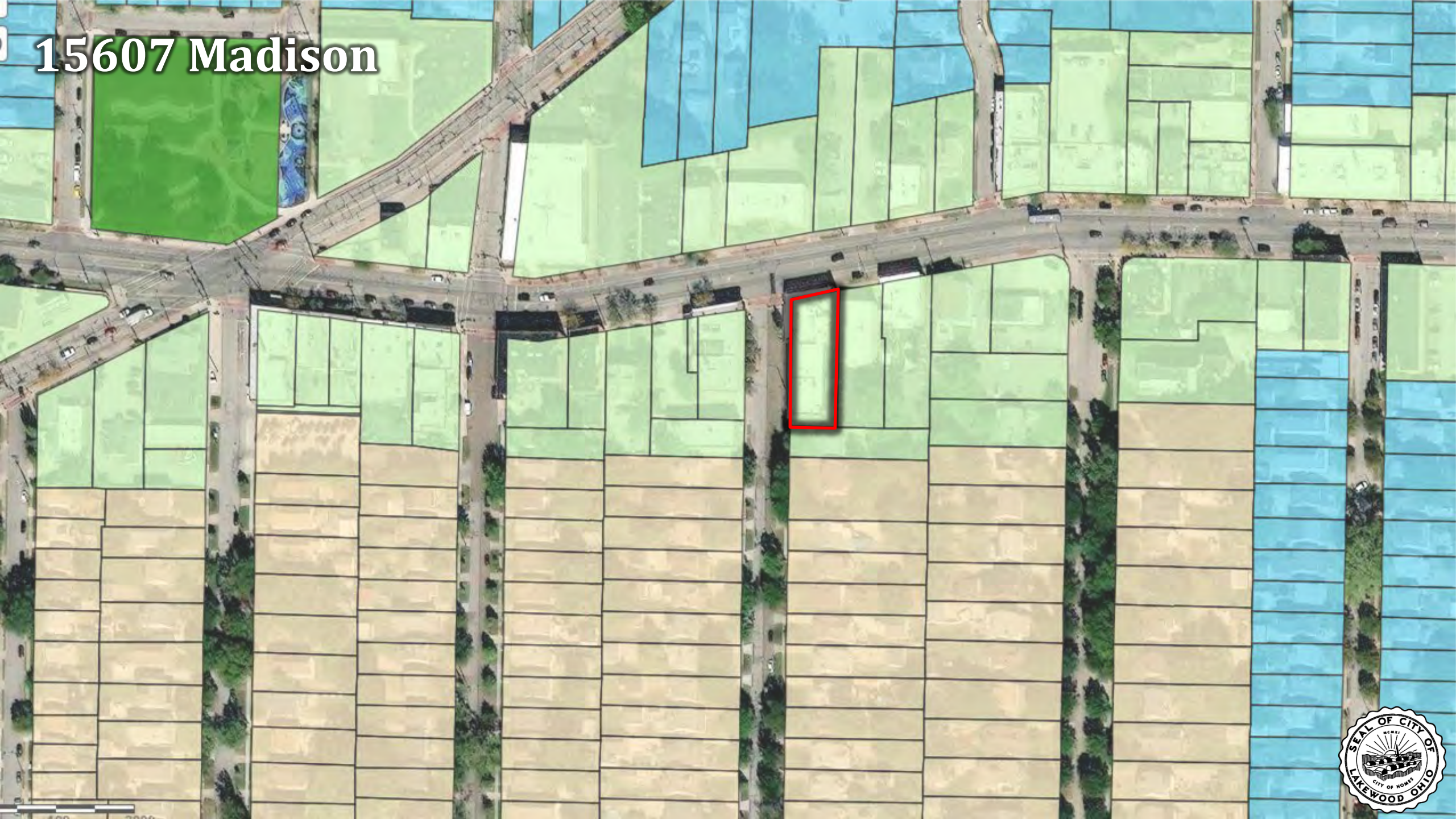
- Property owner acknowledgement (if you are not the building owner) – stating support for outdoor dining application.
- Interior seating capacity of restaurant vs. proposed additional outdoor seating (for context during review; per §1161.03(t)(7))
- Additional site plan detail that fully illustrates the outdoor dining area with additional dimensions – including:
  - Number and arrangement of tables, chairs, and interior pathways (existing site plan is incomplete – description states six total tables...only depicts five tables, no chairs or dimensions of pathways to/from tables within the facility space are shown/detailed)...ensure compliance with §1161.03(t)(3) & PROWAG..
  - Barrier and means of ingress and egress with dimensions to existing sidewalk obstruction(s)...sidewalk has two existing bike racks and a street sign in front of restaurant entry not depicted on site plan...ensure compliance with §1161.03(t)(5) & PROWAG.



# 15607 Madison



15607 Madison



# LANKY'S

Food & Drinks

15607

OPEN

HMSORUSA,LLC





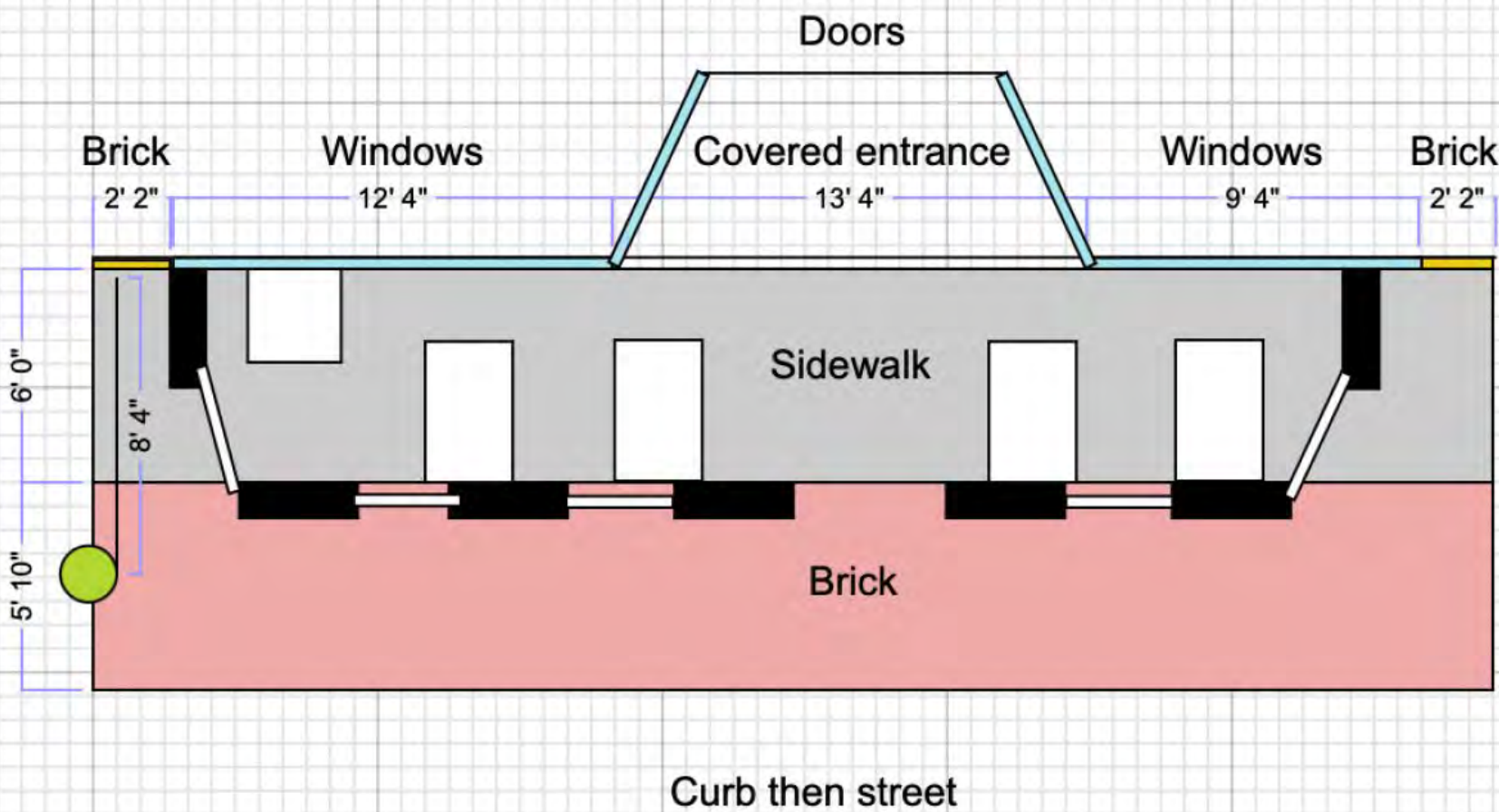
DOC LANKY'S

FOOD & DRINK

OPEN

NO  
PARKING  
ANY  
TIME





Black boxes are flower planters that will be connected by black plastic chain. On the patio itself there will be 4 4-top tables and one two-top table. Total of 18 seats. Tables and planters drawn to scale.

< Tables and Chair Sets

Lancaster Table & Seating Alloy Series 47 1/2" x 29 1/2"  
Onyx Black Standard Height Outdoor Table with 4 Cafe  
Chairs

Item #: 164D3048BLK

★★★★★ Read 8 reviews | 1 answered question



×

40" x 36" x 12" Rolling Metal...



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional uses, shall be permitted where the use is identified by this Code as a conditionally permitted use, or is found by the Commission to be a substantially similar use, in the zoning district in which the use is located. 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.



### **(t) Outdoor Dining Facility.**

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use**. The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The **floor space of the outdoor dining facility** and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times**, free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act**, 42 U.S.C. § 12101 et seq. (as used in this section, the "ADA"), and at a **minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction** and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



**(t) Outdoor Dining Facility.**

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

(7) The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

(8) **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use as is commercially practicable** in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility** except the adjacent restaurant use, and the facility shall be designed in a way so as to maintain compliance with this provision.



## **(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

(10) The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

(11) **Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

(12) An **outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

(13) **Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. **An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.**



## **(t) Outdoor Dining Facility.**

(14) An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

(15) **Outside entertainment**, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility **pursuant to Chapter 515** of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment **must cease at 10:00 p.m.**

(16) Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

(17) The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

(18) The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



**(t) Outdoor Dining Facility.**

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

(Ord. 33-2022. Passed 11-21-22.)



## **Recommendation (04-13-25) – Conditional Use (Outdoor Dining)**

- Must confirm proposal provides minimum five feet of continuous pedestrian access width along the public sidewalk free from all obstruction; and/or that minimum passing spaces (4') will be available...at the maximum interval of 50' (PROWAG).
- Must ensure floor space of the outdoor dining facility meets PROWAG.
- Coordinate relocation of bike racks with Planning/Public Works.

**Applicant Requesting Deferral**



**Docket 04-14-25 - 11810-18 Madison  
Parking Plan Review (RISE Dispensary)**



# **Request (04-14-25)**

**Parking Plan Review** pursuant to:

- Section 1143.09 – Parking Plan Review
- Section 1143.11 – Exceptions to Required Maximum

**Update/Return for Docket #12-27-23 (Parking Plan Review), Approved 1/4/24**



# 11810-18 Madison

Lot Split/Consolidation Approved 3/8/2024

31515101

31515098

31515105

31515105

31515022

31515106

GOUTANT AVE



# 11810-18 Madison



Madison Ave

Madison AV & Newman AV

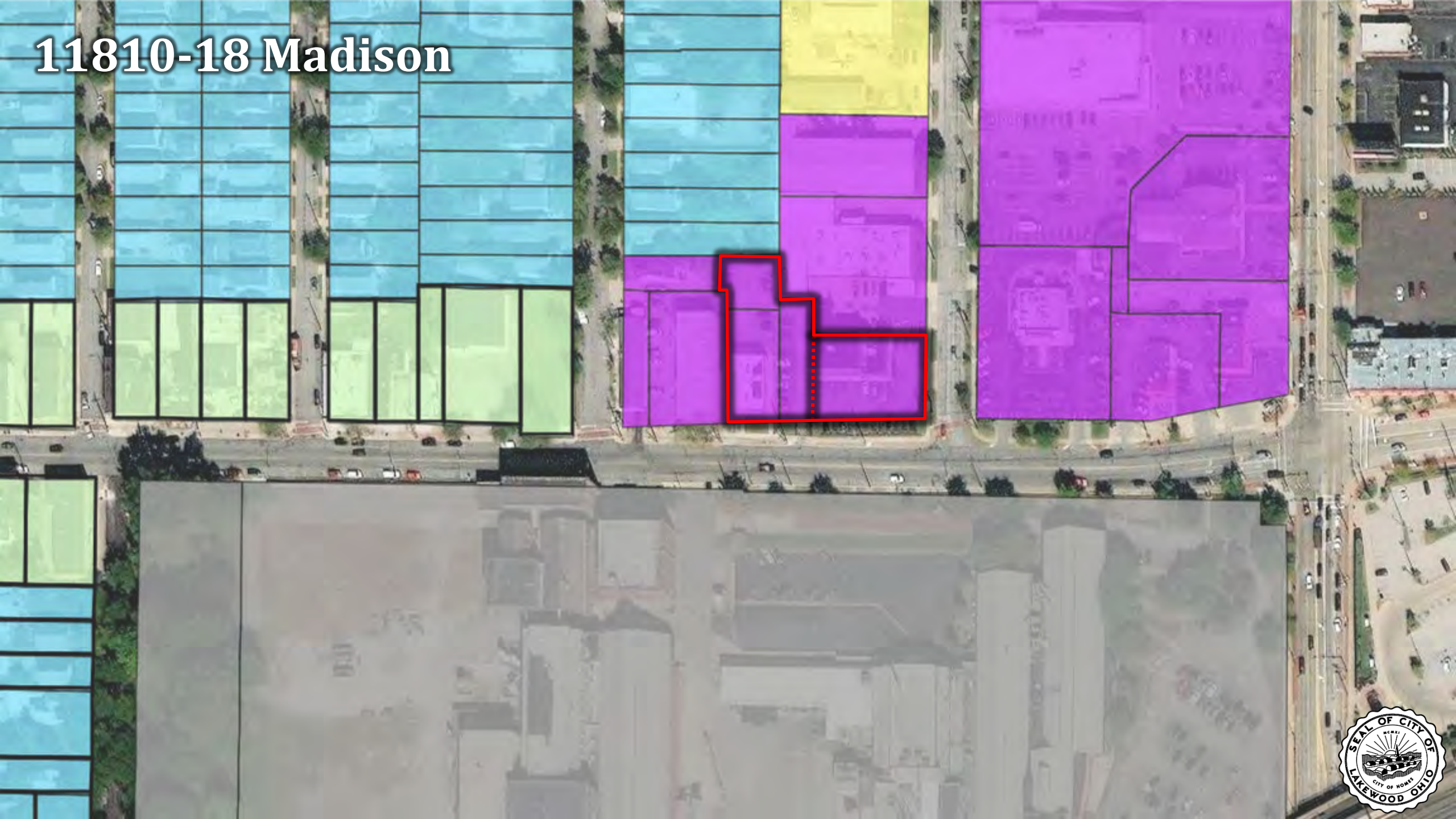
Madison AV & Coutant AV

Madison AV & Newman AV

Madison AV & W 117TH St



# 11810-18 Madison





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

**DISPOSITION LETTER  
JANUARY 5, 2024**

Jonathan Ziegan  
Osborn Engineering  
1111 Superior Ave. E., Suite 2100  
Cleveland, OH 44114

**Docket No. 12-27-23**  
Re **11818 Madison Ave.**  
**RISE Lakewood**

Dear Applicant:

At the meeting on 1/4/2024, the Lakewood Planning Commission met for 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.

**The Commission decided to APPROVE the request with the following APPROVE Docket No. 12-27-23 (maximum number of 46 parking spaces) with the following conditions:**

1. Applicant works with the city staff to add a terminal island on the west end of the interior double-bay of parking that is approximately 15 feet wide by 38 feet deep (15' x 38').
2. The streetscape along the Madison Avenue pavement, between the sidewalk and back of the curb, be replaced in accordance with City Engineer requirements.
3. A parking agreement or shared parking agreement with the City is in place by working with staff once hours of business are finalized.
4. The features at the corner of Coutant and Madison Avenues be reduced or eliminated, and those public features are placed in front of the building.
5. Restrict the egress movement for the curb cut at Coutant Avenue to a right turn southbound only.
6. An easement is entered into along with a maintenance agreement for improvements within the right-of-way.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director  
Planning and Development



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.lakewoodoh.gov

**DISPOSITION LETTER  
MARCH 8, 2024**

Jonathan Ziegan  
Osborn Engineering  
1111 Superior Ave. E., Suite 2100  
Cleveland, OH 44114

**Docket No. 03-07-24**  
Re: **11818 + 11810 Madison Ave.**  
**Rise Lakewood**

Dear Applicant:

At the meeting on 3/7/2024, the Lakewood Planning Commission met for the review and approval of lot consolidation of P.P.N. 315-15-017, P.P.N. 315-15-104, and P.P.N 315-15-063 - pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision and then split into parcels "A" and "B" – pursuant to Section 1155.07 – procedures for lot splits. Property is located in the C3, Commercial and Business district.

**The Commission decided to APPROVE the request/plat with the following conditions:**

- Contingent upon the review and approval of the city's Engineer.
- The plat is held for recording until such time the building is demolished.

Please contact the Division of Housing and Building with any comments or concerns you may have at (216) 529-6270.

Sincerely,

David Baas, Assistant Director  
Planning and Development



View of 11810 Madison from Coutant Ave (#1)



View of 11810 Madison from Coutant Ave (#2)



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



View of 11810 Madison from Madison Ave



View of 11818 Madison from Madison Ave









Theory bench from Landscape Forms- in green



Hi Roller bike rack from DERO



Brick wall with stone cap



MAG- Saucer Magnolia



GTI- Honeylocust



BN / BNSS - River Birch



DL- Bush Honeysuckle



JGO- Grey Owl Juniper



RR- White Rugosa Rose



PO- Tiny Wine Ninebark



COT- Lowfast Cotoneaster



HPH- Hidcote St. Johnswort



BAP- False Indigo



ECH- Purple Coneflower



PAN- Northwind Switchgrass



CAL- Karl Foerster Reed Grass



CO- Arctic Fire Dogwood



HYD- Little Lime Hydrangea

Plant Schedule			
Key	Qty	Botanical / Common Name	Size
		<b>Trees</b>	
BN	3	Betula nigra 'Heritage' / Heritage River Birch	8' Ht.
BN	2	Betula nigra 'Heritage' / Heritage River Birch - Single Stem	2" Cal.
MAG	8	Magnolia x soulangiana/ Saucer Magnolia	8' Ht.
GTI	2	Gleditsia t.f.i. Street Keeper/ Street Keeper Honeylocust	2" Cal.
		<b>Shrubs</b>	
CO	33	Cornus stolonifera 'Arctic Fire'/ Arctic Fire Dogwood	24"
COT	22	Cotoneaster d. 'Lowfast' / Lowfast Cotoneaster	18"
DL	34	Diervilla lonicera/ Dwarf Bush Honeysuckle	18"
HYD	18	Hydrangea paniculata Little Lime / Little Lime Hydrangea	18"
HPH	88	Hypericum patulum 'Hidcote'/ Hidcote St. Johnswort	6"
JGO	53	Juniperus v. 'Grey Owl'/ Grey Owl Juniper	30"
RR	6	Rosa rugosa 'Alba'/ White Rugosa Rose	24"
PO	3	Physocarpus o. 'Tiny Wine'/ Tiny Wine Ninebark	24"
		<b>Perennials</b>	
BAP	20	Baptisia australis/ Blue False Indigo	Clump
ECH	40	Echinacea purpurea 'Magnus'/ Magnus Coneflower	Clump
PAN	30	Panicum v. 'Northwind'/ Northwind Switchgrass	Clump
CAL	48	Calamagrostis x ac. 'Karl Foerster'/ Karl Foerster Reed Grass	Clump
		<b>Lawn</b>	

# RISE LAKEWOOD - MADISON DISPENSARY RENOVATION

11818 MADISON AVE., LAKEWOOD, OHIO 44107



300 North 2nd Street, Suite 701  
Harrisburg, PA 17101  
717-655-5191  
chris@chrisdawsonarchitect.com  
www.chrisdawsonarchitect.com



DRAWING INDEX	
SHEET #	SHEET NAME
GENERAL	
CS1	COVER SHEET
CS2	GENERAL NOTES, SYMBOL LEGEND, ABBREVIATIONS
LS101	CODE REVIEW PLAN
ARCHITECTURAL DEMOLITION	
AD101	DEMOLITION - FLOOR PLAN
AD200	DEMOLITION - ELEVATIONS
ARCHITECTURE	
A101	FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A803	DIGITAL FINISH BOARD
A804	PARTIAL AXON
A805	OVERALL AXON
A901	EXTERIOR RENDERING
A902	EXTERIOR RENDERING
A903	EXTERIOR RENDERING

**PROJECT DESCRIPTION**

CDA has been engaged to renovate the existing Rise dispensary located at 11818 Madison Avenue. The renovation will consist of expanding both the sales floor and back of house cannabis storage space. The existing building square footage is approximately 2,380 square feet. The project also includes the construction of a new entrance canopy for relocated entry lobby and the construction of a Sally port for secure deliveries. The interior of the existing space will be fully renovated with minor upgrades to the exterior of the existing building. Signage will be submitted under a signage permit package.

ARCHITECT	OWNER
Chris Dawson Architect 300 North 2nd Street, Suite 701 Harrisburg, PA 17101 717-655-5050 chris@chrisdawsonarchitect.com	Green Thumb Industries 325 W Huron St, No 700 Chicago, IL 60654

PROJECT MANAGER	MEP ENGINEER
Pure Project Management 2525 Richmond Street Philadelphia, PA 19134 267-300-4821 dave.lamontagne@purepm.com	Green Building Engineers 2548 Brandywine Lane York, PA 17404 717-564-0153 e_huth@go-engineers.com

STRUCTURAL ENGINEER
WBCM 100 Sterling Parkway Suite 108 Mechanicsburg, PA 17050 717-691-4708 eweber@transystems.com

CIVIL ENGINEER
Osborn Engineering 1111 Superior Ave Ste 2100 Cleveland, OH 44114 216-861-2020 jstegan@osborn-eng.com

LANDSCAPE ARCHITECT
DERU Landscape Architecture 216-466-4355 jayne@deru-la.com

No.	Description	Date

**GREEN THUMB INDUSTRIES**

**RISE LAKEWOOD - MADISON DISPENSARY RENOVATION & EXPANSION**

**COVER SHEET**

Project Number	2023.0440.01
Date	NFC
Drawn By	JW
Checked By	WE

**CS1**

Scale

PROPOSED EXTERIOR RENDERING



EXISTING EXTERIOR PHOTO FROM THE SOUTH



EXISTING EXTERIOR PHOTO FROM THE NORTH



EXISTING INTERIOR PHOTO OF RETAIL AREA

**CONFIDENTIAL**

NOT FOR CONSTRUCTION  
2025.03.19 SUBMISSION SET





 **RISE**  
DISPENSARY

 **RISE**  
DISPENSARY



**RISE**  
PRODUCTION

## **1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.**

- (a) The Commission shall review applications for parking plans that do not meet the set schedule in 1143.05. In addition to Section 1143.09 and Section 1143.10, the Commission may consider the following when reviewing an application:
- (1) Impact on central character of residential neighborhoods taking on overflow parking;
  - (2) Available surface parking lots in the neighborhood that could be used for shared parking;
  - (3) Similarly scaled projects throughout the City to compare parking footprint:
  - (4) When a restaurant use is proposed, the total number of tables to parking spaces:
  - (5) Total number of employees:
  - (6) Alternative forms of transportation available in the neighborhood;
  - (7) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
  - (8) Peak demand for parking spaces from all uses compared to the total supply of spaces:
  - (9) Traffic impact analysis and/or a traffic demand study;
  - (10) For uses defined as Institutional or Public Assembly in Schedule 1143.05, the following guidelines:
    - A. One space for each 80 square feet of all auditoria and public assembly rooms: and
    - B. One space for each employee.



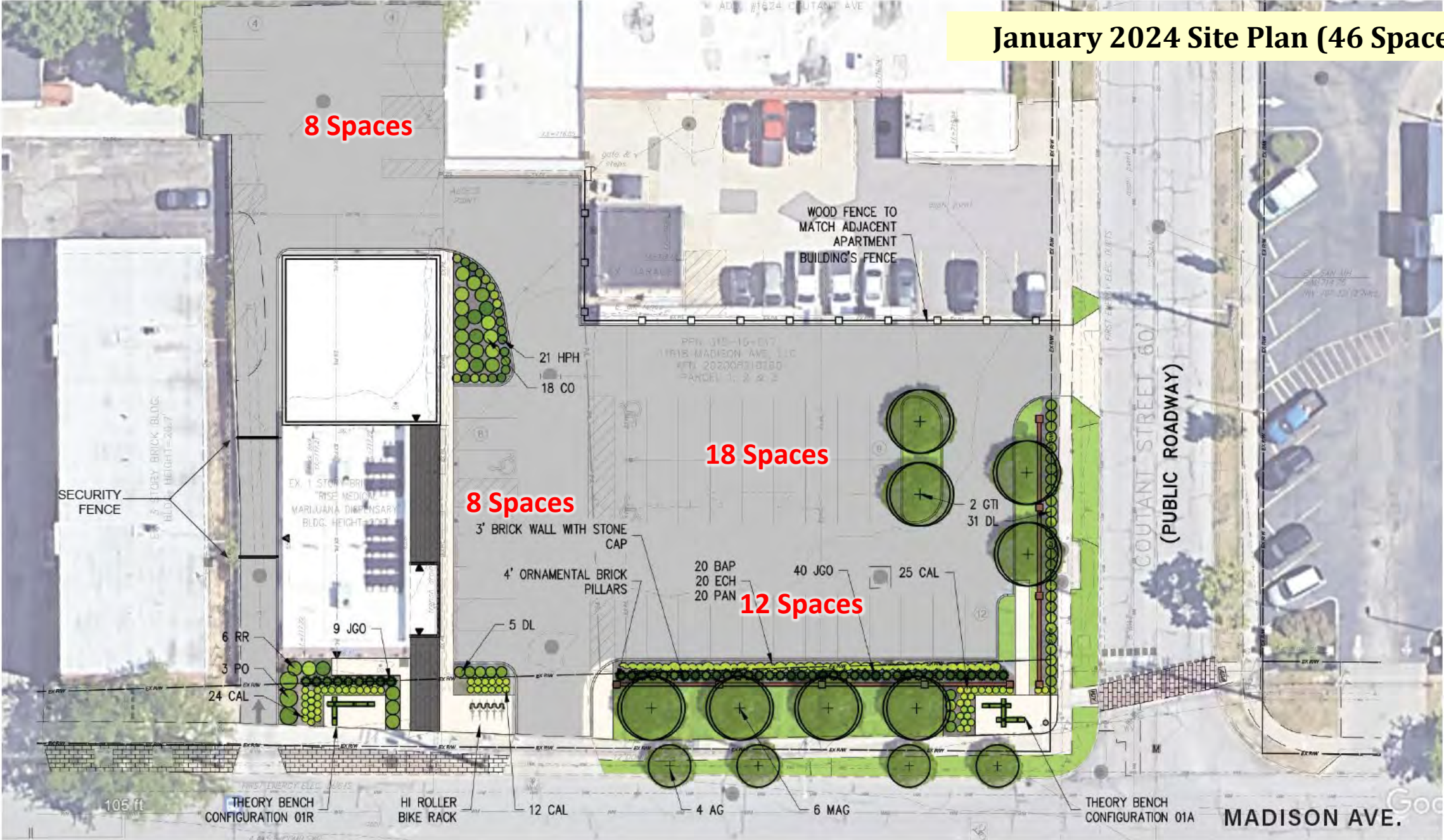
## 1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application...

- (a) One space increase for each space located in a parking structure.
- (b) Implementation of additional measures that control flow of stormwater runoff...pursuant to BMPs by:
  - (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339. Post-Construction BMP exemptions mentioned in Chapter 1339 shall not apply to this section.
  - (2) Projects that disturb an area less than 8,000 square feet may use this exception. **(Project >8,000 ft<sup>2</sup>)**
- (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:
  - (1) A transit waiting environment along an existing bus route:
    - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority...
    - B. The location of the transit waiting environment is to be determined by the Director...
  - (2) Public art installation;
  - (3) Public pedestrian seating, street trees or decorative street lighting.
- (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.
- (e) Evidence that...owner **will make its parking lot available for shared parking** with neighboring businesses.



January 2024 Site Plan (46 Spaces)



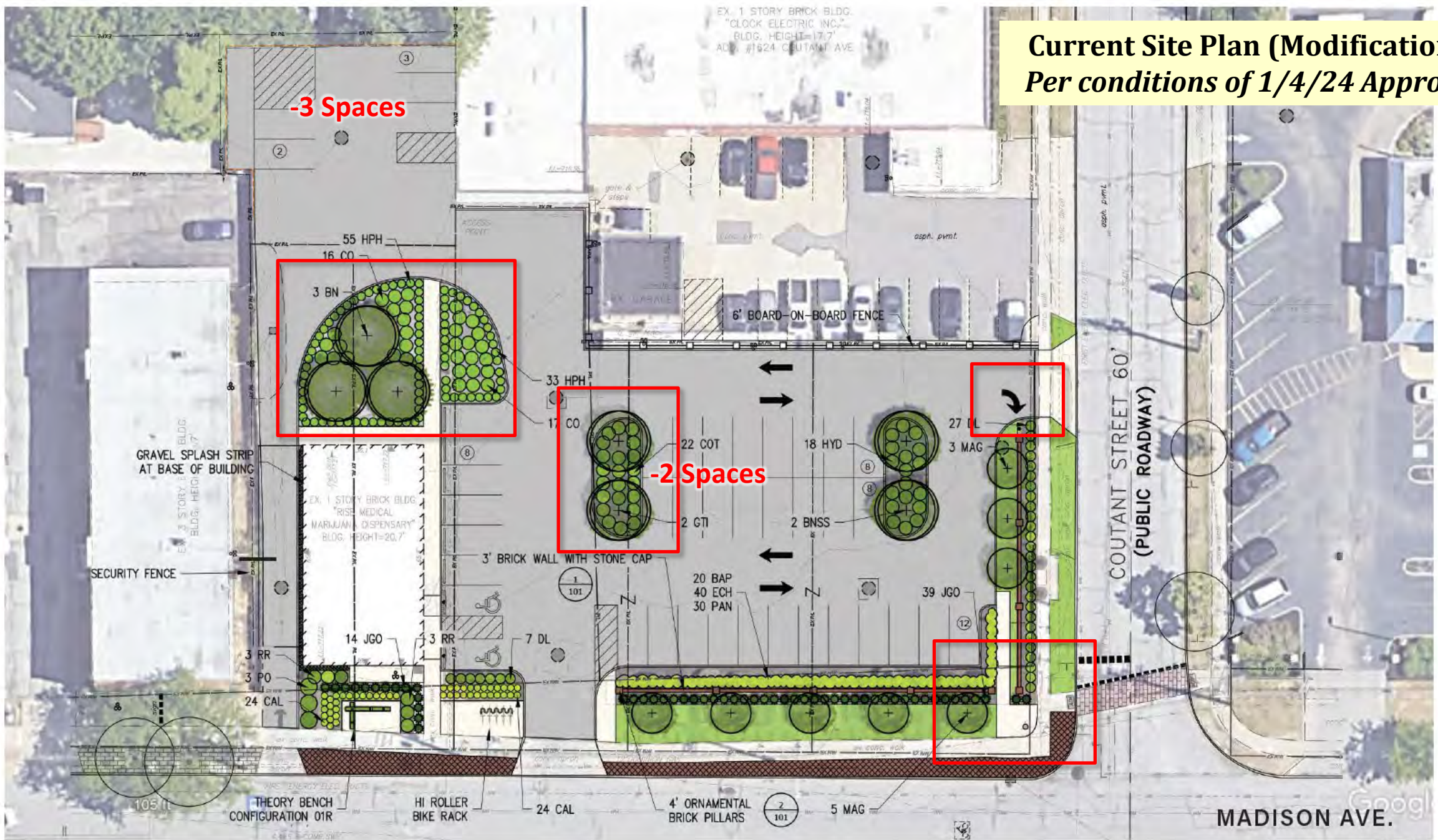
8 Spaces

18 Spaces

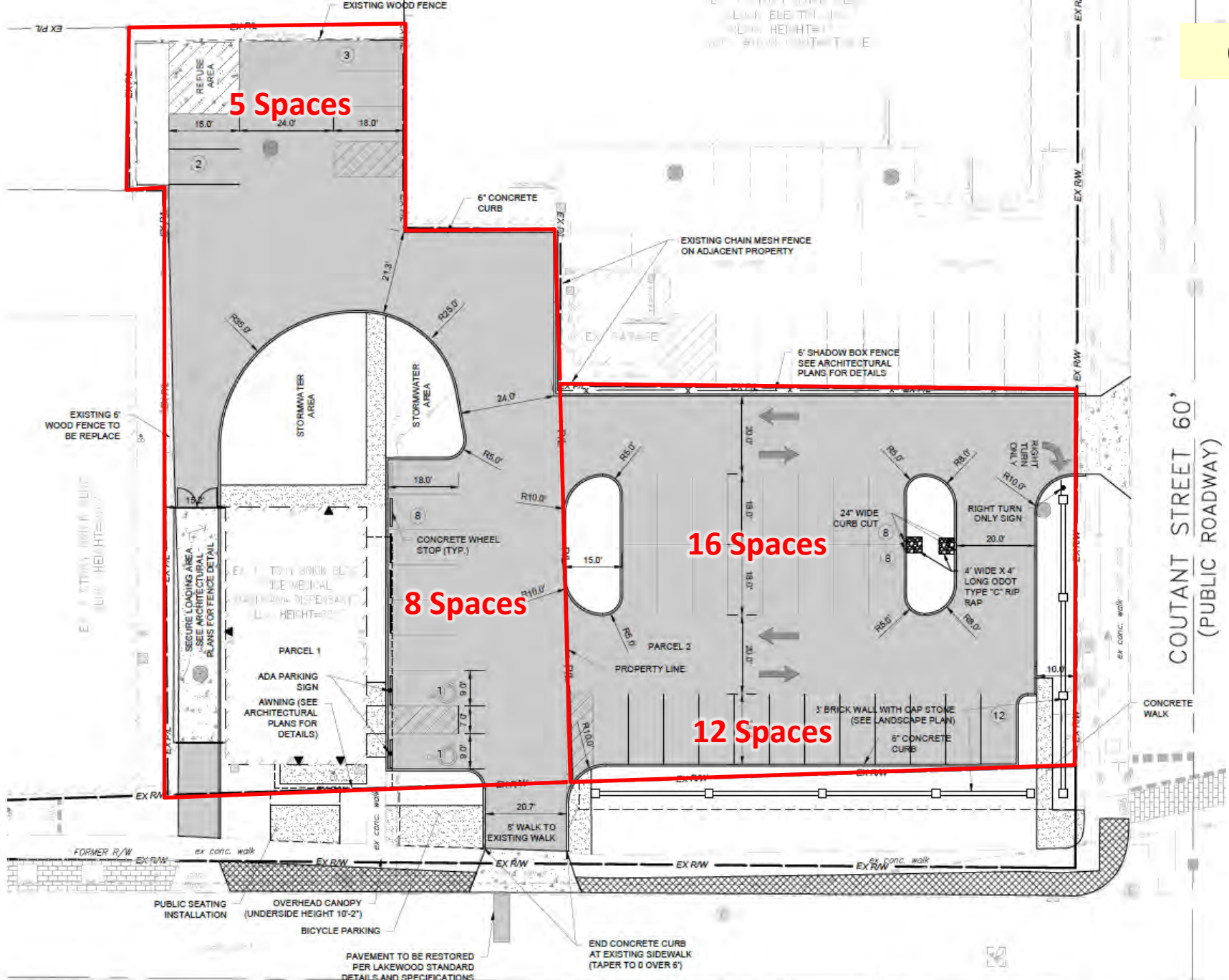
8 Spaces

12 Spaces

**Current Site Plan (Modifications)**  
*Per conditions of 1/4/24 Approval*



# Current Site Plan (41 Spaces)



PAVEMENT LEGEND	
	PR ASPHALT PAVEMENT
	PR CONCRETE APRON / LOADING AREA / REFUSE AREA
	PR CONCRETE SIDEWALK
	STREETSCAPE ALONG MADISON AVENUE BETWEEN EXISTING SIDEWALK AND BACK OF CURB TO BE REPLACED IN ACCORDANCE WITH CITY OF LAKEWOOD REQUIREMENTS
	EXISTING MAINTENANCE EASEMENT

MADISON AVENUE (WIDTH VARIES)

COUTANT STREET 60' (PUBLIC ROADWAY)

## 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

<u>Uses</u>	<u>Parking Spaces Requirement</u>
<u>Commercial</u>	
Retail*	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA

### 2019 Proposal: New Construction ~2,300 ft<sup>2</sup> building:

- Minimum of 3 spaces
- Maximum of 6 spaces
- Approved for 11 spaces as proposed.

**2020 Capacity:** Imagery shows 14 spaces

### 2023 Proposal: Expansion to ~4,450 ft<sup>2</sup>:

- Minimum of 5 spaces
- Maximum of 12 spaces
- Approved for maximum of 46 spaces

### **Current Proposal: ~2,300 ft<sup>2</sup> building (no expansion)**

- Minimum of 3 spaces
- Maximum of 6 spaces
- **Approved for 11 spaces (2019)**
- **Building Parcel: 13 spaces**
- **Parking Lot Parcel: 28 spaces**

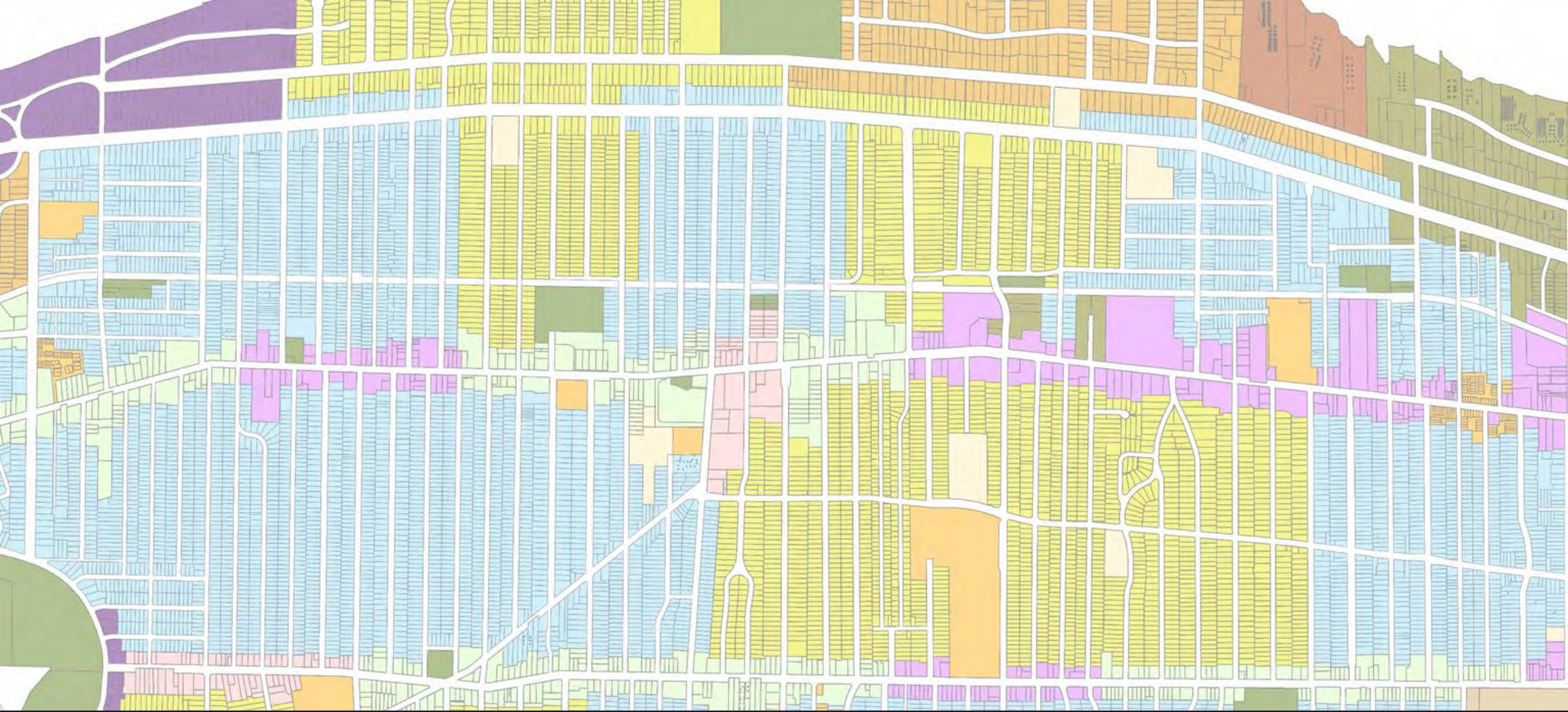


# Recommendation (04-14-25) – Parking Plan Review

Approval.

11818 Madison Ave

An aerial photograph of a commercial building complex. The central focus is a two-story building with a grey facade and a white roof, situated at the corner of a street. A red location pin is placed on the roof of this building, with the text '11818 Madison Ave' overlaid. To the left of this building is a smaller, single-story brick building. To the right is a larger, single-story building with a white roof. A large parking lot with several rows of parked cars is located in front of the central building. The surrounding area includes other commercial buildings, streets, and greenery.



# Planning Commission

April 2025

