

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
JUNE 6, 2024
6:00 P.M.
RECORDED**

<https://www.lakewoodoh.gov/videos-2/>

1. ROLL CALL

Members Present

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

Staff Present

David Baas, Interim Planning & Development Director
Jeffrey Crossman, First Assistant Law Director
Mark Papke, City Engineer
Amanda Cramer, City Planner

Hanna Gall was absent from the meeting.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to excuse the absence of Hanna Gall. All of the members voted yea; the motion passed.

2. APPROVE THE MINUTES OF THE MAY 2, 2024 MEETING

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE** the May 2, 2024 meeting minutes. All the members voted yea; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into record.

NEW BUSINESS

CONDITIONAL USE

**4. Docket 06-23-24
12405 Detroit Ave.
Peppers Restaurant**

Andy Lechman, Peppers Restaurant, 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 172)

Andy Lechman, Peppers Restaurant, applicant was present to explain the request. Discussion began about there being no need for a railing due to a change in the code, location of the sunshades, and permitted/required distances for outdoor items. Staff reiterated the codes and asked for clarification of the sunshades. Public comment was closed as no one addressed the matter. The commission asked the

applicant to coordinate with the Division of Housing and Building (H&B) regarding the anchoring of the sunshades.

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

- **The Commission accepts the 48 inch minimum for clear passage related to ProAg.**
- **The sunshades receive H&B review prior to installation.**

All the members voted yea; the motion passed.

5. Docket 06-24-24
15719 Madison Ave.
The Blue Café

Susan Broadwater, Beegan Architectural Design, 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 185)

Paul Beegan, Beegan Architectural Design, applicant representative was present to explain the request. Staff had no issues with the proposal other than allowance of the pedestrian traffic. Public comment was closed as no one addressed the matter. The members had no questions or comments.

A motion was made by Mr. Sanderson, seconded by Mr. LaPointe to **APPROVE the request with the following condition:**

- **Must maintain four feet of continuous pedestrian access width along the public sidewalk free from all obstruction.**

All the members voted yea; the motion passed

6. Docket 06-26-24
18607 Detroit Ave.
GTI Ohio LLC dba Rise

Jennifer Milliken, Ice Miller LLP, applicant requests approval of an existing medical marijuana dispensary to allow adult use, pursuant to amended Schedule 1129.02 - permitted uses in commercial districts and Chapter 1165 Medical Marijuana Dispensaries, of the Codified Ordinances of the City of Lakewood and to permit Medical and Adult Use Marijuana Dispensaries in Commercial Districts. The property is in the C2, Commercial Retail district. (Page 197)

John Oberle, outside counsel for Green Thumb Industries was present to explain the request. Mr. Crossman explained the change to the conditional use. A security plan for the Detroit Ave. location was in place already. Staff provided recommendations for approval. Dan Shaker, Green Thumb Industries explained the securities as required by State of Ohio. The Commission was in receipt of written comment received by staff prior to the meeting. Public comment was closed as no one addressed the matter. The Commission asked about parking at the Detroit Ave. location. Adam Robbins, Green Thumb Industries stated there were fourteen dedicated parking spots in the lot, and the rest was shared parking. The Commission asked about anticipated traffic, parking, and circulation. Mr. Robbins said they would steer customers to the Madison Ave. location as that store had more parking. The Commission stated they were to communicate with the neighboring business and residents.

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

- **Security plan is submitted to administrative staff.**
- **Traffic plan is submitted to administrative staff.**
- **There is close coordination with the adjacent neighbors.**

All of the members voted yea; the motion passed.

7. Docket 06-27-24

11818 Madison Ave.

GTI Ohio LLC dba Rise

Jennifer Milliken, Ice Miller LLP, applicant requests approval of an existing medical marijuana dispensary to allow adult use, pursuant to amended Schedule 1129.02 - permitted uses in commercial districts and Chapter 1165 Medical Marijuana Dispensaries, of the Codified Ordinances of the City of Lakewood and to permit Medical and Adult Use Marijuana Dispensaries in Commercial Districts. The property is in the C3, Commercial General Business district. (Page 200)

John Oberle, outside counsel for Green Thumb Industries was present to explain the request. Mr. Baas said this request echoed the one on Detroit Ave. Public comment was closed as no one addressed the matter.

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

- **Security plan is submitted to administrative staff.**
- **Traffic/parking plan is submitted to administrative staff.**
- **There is close coordination with the adjacent neighbors.**

All of the members voted yea; the motion passed.

COMMUNICATION

8. Docket 06-18-24

Communication from Planning and Development Staff

Bunts Road Rehabilitation Project

The Department of Planning and Development staff will present a communication for the 2026 plan to rehabilitate Bunts Road (CR-232) from Lakewood Heights Boulevard to Clifton Boulevard (US-6). The project will be funded by NOACA (Surface Transportation Block Grant Program {STBG}), the Ohio Department of Transportation (ODOT), and the City of Lakewood. (Page 4)

Mr. Baas, Mr. Papke, Mr. Gordon, and Charlie Lewis of Osborn Engineering explained the project. The Commissioners asked about driveway sightlines and bicyclists, tree lawn supporting trees, traffic flow, use of barrels vs barriers, removal of existing trees, relocation of utilities to allow for installation of the multipurpose path, intersection upgrades and pedestrian traffic, materials for crosswalks/multipurpose path, on-street parking, signage from the Lakewood Heights entrance. Written comment was received and given to the Commission. Public comment was taken.

Comments/Questions

- Does not like alternative 1 or 2; there should be others.
- What is the process after this?
 - It was in the public comment stage currently, and results would be delivered to the city
- Wants to see results of the surveys and all material related to the project.
 - City does not have an accurate count; results are in the summary.

- Public Notice letter did not adequately explain the plans.
 - Plans are on the city's website, and the communications were reviewed and approved by ODOT.
- Upset because 179 mature trees will be removed for the multipurpose trail.
 - The loss is unavoidable due to the nature of the work.
- Upgrades are necessary.
- Parking should not be moved from east side to the west side of the street.
 - This is part of the consideration already, no final plans made yet.
- Crosswalk south of the railroad tracks needs to be considered.
- Pedestrian pathway is good for school children.
- Pathway traffic will be congested.

The Commissioners Questions/Comments

- Would any of the work be done on private property?
 - It would be on the public right-of-way only, not on private property unless it was an EPA concern (lead pipes, combined sewers).
- Preferred Alternate #2.
- Consider flipping the parking lane with bike lane (parking along the curb).
- Appreciated the thought on such a major and important project.
- Asked about the caliper/type of trees.
 - 3-inch caliper trees are readily available, CU-Structural Soil from Cornell will be used, the City has a Division of Forestry and will follow guidelines.
- Is there a tree maintenance program in place .
 - The trees have warranties. Maintenance schedule is on GIS system.
- Preference is Alternative #1.
- Issues exist in the area of Giant Eagle.
- Preference was for Alternative #2.
- Preferred Alternative #2 strongly.

After a bit of discussion among the members, they agreed the process was necessary and very important. Priorities would be established.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson for the **RECOMMENDATION the project moves forward as proposed with Alternative #1 and continue with public engagement and Engineering necessary to evaluate Alternative #1 with Alternative #2 as a secondary option.** All the members voted yea; the motion passed.

CONDITIONAL USE (MIXED-USE OVERLAY)

9. Docket 06-19-24 16000/15801 Detroit Ave. Barry Buick Development

Michael Christoff, Vocon, applicant requests approval for a mixed-use development on the former Barry Buick sites, pursuant to Section 1135 – mixed-use overlay. The property is located in the C3, Commercial General Business district. (Page 28)

Denver Brooker, Architect, Vocon was present to explain the request. Staff provided City Analysis. Public comment was taken.

Comments/Questions

- Improved design compared to the previous plan.
- Concerned about parking along the north side.
- Close proximity of vinyl fence home.
- Concerned about drainage from the parking lot.
- Concerned about lack of retail space.
- Buildings are too high at four stories.
- Concerned about vehicular/pedestrian traffic and parking.
- Allow salvage companies to obtain the historic architectural items within the two homes that are to be razed.
- Make Brockley Ave. a one-way street.
- Proposed on-site parking is inadequate.
- Trash retrieval.

The Commissioners Questions/Comments

- Liked the north building, especially the Brockley Ave. street-facing residential units..
- Do not like the south building; on-street first floor living is not that great. Needs something beyond first floor residential and lobby.
- Parking for the mixed one- and two-bedroom units is adequate.
- Refine the landscaping/planting features for the sidewalk of south building.
- What kind of buffers will be used between the parking lots and neighboring properties?
 - There will be a six-foot vinyl fence for the south building, along the entire south property line.
 - There will be a six-foot vinyl fence for the north building, along the entire north property line.
 - Along the north/south/west edge, the east side of the multi-family building on Cranford Ave., there will be a L-shaped six-foot high vinyl fence on the north end of the property
- What will be the stormwater enhancements and drainage plan?
 - Working with the Civil Engineer at this time. No water will drain onto adjacent properties.

The Commission advised the applicant of what was needed for the return to the Planning Commission. The south building is not mixed-use as proposed currently, and landscaping needed to be amended. A traffic management plan was needed. Next discussed was the parking and pedestrian pathway. Staff confirmed the maximum allowable height in a C3 District is 100 feet. The refuse trucks routes were explained. The potential for a future crosswalk was suggested along with site furniture. The Commission outlined the items needed for the next time they met.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **DEFER the request until the next meeting**. All of the members voted yea; the motion passed.

CONDITIONAL USE

10. 06-20-24 16003 Detroit Ave. Huntington Bank

Joshua Gonsalves, Vocon, applicant requests approval of a conditional use permit to allow for drive-through business, pursuant to section 1129.17 – supplemental regulations for drive-through facilities. The property is located in the C3, Commercial General Business district. (Page 67)

Austin Hahn, representative of Huntington Bank was present to explain the request. Staff provided an analysis of the proposal. Public comment was taken.

Comments/Questions

- Will there be a fence along the south side of the parcel?
- Save the cherry tree.
- Wanted an explanation of the stormwater issue.
- Asked about lighting.

The Commissioners Questions/Comments

- Was the proposal presented to ABR at its pre-review meeting?
 - No
- Would there be a request for operation of the drive-through facility outside of the allowable hours?
 - No
- Is there an ATM?
 - Yes, however this particular ATM operation will comply with the time restrictions.
- What would you do if asked to reduce the parking?
 - Comply with the reduction.

Next they discussed the drive-through's curb cut, two left turning lanes, and proximity to south residential property. The applicant was advised to adhere to the commercial design guidelines when returning for the parking plan.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to APPROVE the request for a drive-through with the following conditions:

1. When going to ABR for approval of a parking lot that the Commercial Design Guidelines are strictly evaluated. The entrance from Detroit Ave. is evaluated from a pedestrian scale and aesthetic scale.
2. The location of the egress drive on Orchard Grove Ave. is coordinated the proposed development on the east side of the street.
3. That specifically the pedestrian connections are evaluated both internal to the parking lot and through the site.

The applicant stated that there would be a request for more parking spaces than was allowed by code when coming for Parking Plan approval. Mr. McDermott withdrew the motion and second.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **APPROVE the request for a drive-through with the following conditions:**

1. **When going to ABR for approval of a parking lot that the Commercial Design Guidelines are strictly evaluated. The entrance from Detroit Ave. is evaluated from a pedestrian scale and aesthetic scale.**
2. **This request is approved with the expectation that this plan return to the Planning Commission for Parking Plan Review.**

All of the members voted yea; the motion passed.

PLANNED DEVELOPMENT

11. **Docket 06-21-24
Irene & Donald Ave.
Residential Development**

Susan Broadwater, Beegan Architectural Design, applicant requests the conceptual review of a planned development consisting of seven townhouse units and three single-family houses, pursuant to section 1156 – planned development. The property is in an R2 Single- and Two-Family district. (Page 91)

Paul Beegan, Beegan Architectural Design, applicant; Adam Conen, Hilane Realty; Athony Fiorini, Maverick Building Co. were present to explain the request. Staff provided an overview of the proposed project. It was determined this was a working session to start the process. Public comment was taken.

Comments/Questions

- Flooding issues.
- Requests a hydrologic survey.
- Not enough room on the lot for the project.
- Too close to the railroad tracks at the rear of the townhouses.
- Concern for utilities/infrastructure that exists.
- Loss of mature trees.
- Project does not conform with the neighborhood.
- Potential traffic congestion/issues.

Discussion ensued about the purchase from Norfolk Southern, the issue of an easement, due diligence performance, front door entry, location of the pathway to Cove Park, meeting with the safety forces, width of the private road, curb cuts, flooding issues, health of the exiting trees, utilities/infrastructure, height of the townhouses.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **TABLE** the request. All of the members voted yea; the motion passed.

LOT SPLIT/LOT CONSOLIDATION

12. Docket No. 06-22-24 12534 Lake Ave. Shady Cove Townhouses

Tyler Brummett, Brookside Shady LLC, applicant requests approval for lot splits to accommodate 16 townhouses (PPN 31210017), pursuant to Section 1155.07 – lot splits. Property is located in the MH, Multi-Family, Hight Density district. (Page 99)

Tyler Brummett, Brookside Shady LLC, and Greg Soltis, RDL Architects were present to explain the request. Mr. Baas provided an overview of the request and stated that ABR and BZA approvals had been granted already. The applicant described the access for vehicles, the pedestrian walkway would be connected to Lake Ave. sidewalk via a small break in the existing stone wall, internal pedestrian circulation, parallel on-street parking, (Granicus audio and visual recording ended; separate MP3 audio recording captured all of the meeting), the need for an easement for future development. Public comment was taken.

Comments/Questions

- Will there be a barrier between the private walkway and adjacent property line?
- Unauthorized parking on adjacent property.

It was suggested that Marine Tower East personnel and the applicant meet to discuss the parking issues.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE** the plat as submitted with the following conditions:

1. The plat is submitted for City Engineer review.
2. An exclusive easement be established for access from Lake Ave. to both ingress/egress points up to the project development on the east side of the site and that easement is reviewed and approved by the City's Engineer and recorded at the time of the plat recordation.

All of the members voted yea; the motion passed.

PARKING PLAN

13. Docket 06-25-24

1562 and 1564 Winchester Ave.

Hamza Abuhamdeh, Adeeb & Brothers, applicant requests the review and approval of a parking plan, pursuant to section 1143.09 – parking plan review: Planning Commission and section 1143.10 – exceptions to required minimum. The property is in an R2 Single- and Two-Family district. (Page 190)

Hamza Abuhamdeh, Adeeb & Brothers, applicant was present to explain the request. There was not enough space between the houses when the construction equipment attempted to enter the rear yard, and damage occurred to the siding of the homes. Mr. Baas confirmed that it was a tight space between the houses, the lot size prohibited the building of a two-car garage, and there were many examples of the same condition in the area. Public comment was closed as no one addressed the matter.

A motion was made by Mr. McDermott, seconded by Mr. Lapointe to **APPROVE** the request with the following condition:

- That two sheds are constructed on the property.

All of the members voted yea, the motion passed.

COMMUNICATION

14. Docket No. 06-28-24

**Communication from Planning and Development Staff
Residential Architectural Design Guidelines**

The Department of Planning and Development staff will present a communication regarding proposed Residential Architectural Design Standards for Architectural Board of Review proposals. (Page 203)

Staff (Amanda Cramer and Jeffrey Crossman) and David Maniet, BBS/ABR Chair were present to explain the communication. Public comment was not opened as no one remained in the audience. After a brief discussion, it was determined that a deferral was appropriate due to the need to examine the document fully prior to adoption.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **DEFER** the communication to the July 9, 2024 meeting. All of the members voted yea; the motion passed.

15. Docket No. 06-29-24

**Communication from Planning and Development Staff
Mixed Use Overlay Amendment**

On May 20, 2024, City Council met to amend Chapter 1135, Mixed Use Overlay District, to allow for flexibility and inclusion of Industrial Zoning Districts. Ordinance No. 09-2024 was referred to the Planning Commission for its review. (Page 211)

Mr. Baas explained the reasoning for an amendment to the Mixed-Use Overlay district; to permit businesses at the Screw Factory specifically. Public comment was not opened as no one remained in the audience. After The Commissioners asked for a definition of entertainment. There were no additional comments or questions.

A motion was made by Mr. McDermott, seconded by Mr. Reisz to **APPROVE the communication as submitted**. All of the members voted yea; the motion passed.

ADJOURN

Mr. McDermott **ADJOURNED** the meeting at 11:20 p.m.



Signature



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. Andy Leckman
- 2. PAUL BEEGAN
- 3. John Chade
- 4. Dan Sorce
- 5. Adam Robbins
- 6. Shannon Martland
- 7. Matthew Stenberger
- 8. DAVID MANIET
- 9. DENVER BROOKER
- 10. Beth Deffler
- 11. Bill Shie

- Andy Leckman
- Paul Began
- John Chade
- Dan Sorce
- Adam Robbins
- Shannon Martland
- Matthew Stenberger
- David Maniet
- Denver Brooker
- Beth Deffler
- Bill Shie

[Signature]

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, June 6, 2024



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. Elizabeth Moran
- 2. Austin Holm
- 3. Anthony Fiorini
- 4. Adam Cover
- 5. JONATHAN LEVINE
- 6. Tan Taylor
- 7. GREG SALTIS
- 8. Tyler Brunner
- 9. Angelo DiSalvo
- 10. _____
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. Tan T/Y
- 7. [Signature]
- 8. [Signature]
- 9. R. D. S. J.
- 10. _____
- 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, June 6, 2024

Johanna Schwarz

From: Elizabeth Juran <elizabethjuran@gmail.com>
Sent: Wednesday, June 5, 2024 7:42 AM
To: Planning Dept
Subject: Docket No. 06-19-24 Public Comment

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

To whom it may concern:

I am a Lakewood citizen living on Rosewood, and I have a few comments / questions regarding the **16000 + 15801 Detroit Ave. Barry Buick development proposition.**

In general, I am in favor of the apartment complex and believe it will beautify the area. I am proud to see developers investing in the amazing city of Lakewood. However, I would like to see the following points be addressed by the Planning Commission:

- **More retail:** Though the development is categorized as "mixed-use," I was disappointed to see there is only one retail storefront in the two proposed apartment buildings. In this highly trafficked stretch of Detroit, it's a disservice to the community to not include more storefronts that *everyone* can enjoy.
- **Four stories is too high:** The proposed four-story building would be an eyesore compared to all of the surrounding buildings. It would be imposing and unsightly even compared to the large apartment building on the east side of Rosewood and Detroit, which stands at three stories. Our unencumbered views of Detroit would feel claustrophobic with a four-story complex.
- **Parking availability:** I am concerned about the available parking on Rosewood. Especially if the developer plans to require tenants to purchase a parking pass to use the new parking lots, I anticipate congestion and lack of parking on Rosewood, Orchard Grove, Cranford, and Brockley.
- **Traffic on Rosewood:** Similarly, increased traffic on Rosewood is a serious concern, especially because our street is commonly used by the pedestrians and families with small children who enjoy Wagar Park. If the influx of cars force drivers to use Rosewood as a through-street to access Madison, the extra congestion and likelihood of speeders will make our safe, quiet street unpleasant and unsafe.
- **Architectural salvage:** To accommodate the apartment complex on Rosewood, the developer plans to demolish two 100+ year-old houses. This is a travesty in a city like Lakewood that takes such pride in its rich history. The developer should make a commitment to the community to respect the history of our neighborhoods, be Earth-conscious, and promote our local circular economy by inviting local architectural salvage companies, such as [Rebuilders Xchange](#), to salvage as much historic material from these properties as possible before they're demolished.

Thank you for considering these concerns. I look forward to the public hearing on Thursday, June 6th.

Sincerely,
Elizabeth Juran
1436 Rosewood Ave.

Johanna Schwarz

From: Beth <beth.heffner@yahoo.com>
Sent: Sunday, June 2, 2024 9:13 PM
To: Planning Dept
Subject: Re: Barry Buick development

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

Sorry, the address is 1412-1414
Sent from my iPhone

> On Jun 2, 2024, at 1:35 PM, Beth <beth.heffner@yahoo.com> wrote:

>
>

> Hello. I own the house at 1412-1412 Rosewood Ave (owner occupied by my brother, husband and myself). We have owned this property for 20 years. We entered into a contract with NewBrook Partners to sell our house for this project. (Yes, my property is already zoned commercial) Over the years, we have dealt with the project at Rosewood Place and the proposed project with Solove that fell through.

> Of course, you will hear from people who don't want the new apartments and will have concerns about parking. Having attending numerous planning and ARB meetings over the years, our feeling at this point is that the proposed project has taken into account residents' concerns about parking (as much as they can), location of garbage bins, hiding the parking lots, etc.

> NewBrook already purchased the Barry properties last year and my neighbors house too. My own house will be razed for additional parking and we are ok with this. (by adding my house to the project it provides a perfect rectangle and parking) Our current view when I look out my front window is the Rosewood place parking lot, and to the back is the Barry parking lot and now to the north side is a vacant house which will turn into would be a parking lot if we didn't leave.

> I would love for this project to be approved to get the work underway. It's time to get the ball rolling to develop the Barry property so it's no longer an eyesore and to end the limbo we have been in for years.

>

> Thanks for your time. We will be in attendance on Thurs.

>

> Beth Heffner
> Robert Heffner
> Adam Cook

>

>

>

> <IMG_2466.JPG>

>

> Sent from my iPhone

Johanna Schwarz

From: Daniel Caja <Daniel.Caja.708509263@advocatesmessage.com>
Sent: Thursday, May 30, 2024 1:11 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

We are thrilled to hear that the city is evaluating the possibility of a shared use path on the entirety of Bunts Road. With the passage of the Active Transportation Plan and the Safe Streets for All plan, we have an opportunity to change our built environment to prioritize people over cars. Residents & active commuters in Lakewood deserve a better-connected Bunts Rd, and Alternative 1 would greatly benefit pedestrians, bicyclists, and other users of all ages and abilities.

As Ohio's most walkable and bikeable city, Lakewood must lead the way in prioritizing our most vulnerable road users. Please support Alternative 1 and ensure that we continue to set an example of what "Safe Streets for All" looks like.

Regards,
Daniel Caja
14924 Esther Ave
Lakewood, OH 44107

Johanna Schwarz

From: Lisa Green <Lisa.Green.542667460@grassrootsmessage.com>
Sent: Thursday, May 30, 2024 1:10 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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As Ohio's most walkable and bikeable city, Lakewood must lead the way in prioritizing our most vulnerable road users. Please support Alternative 1 and ensure that we continue to set an example of what "Safe Streets for All" looks like.

Regards,
Lisa Green
879 Sunset Ave
Sheffield Lake, OH 44054

Johanna Schwarz

From: Eric Gearhart <Eric.Gearhart.600605535@foradvocacy.com>
Sent: Thursday, May 30, 2024 11:42 AM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

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As Ohio's most walkable and bikeable city, Lakewood must lead the way in prioritizing our most vulnerable road users. Please support Alternative 1 and ensure that we continue to set an example of what "Safe Streets for All" looks like.

Regards,
Eric Gearhart
1361 Andrews Ave
Lakewood, OH 44107

Johanna Schwarz

From: Annika Johansson <Annika.Johansson.708482605@grsdelivery.com>
Sent: Thursday, May 30, 2024 11:19 AM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

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As Ohio's most walkable and bikeable city, Lakewood must lead the way in prioritizing our most vulnerable road users. Please support Alternative 1 and ensure that we continue to set an example of what "Safe Streets for All" looks like.

Regards,
Annika Johansson
11851 Lake Ave
Lakewood, OH 44107

Johanna Schwarz

From: Laura Wimbiscus <Laura.Wimbiscus.599576162@grsdelivery.com>
Sent: Thursday, May 30, 2024 8:41 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

We are thrilled to hear that the city is evaluating the possibility of a shared use path on the entirety of Bunts Road. With the passage of the Active Transportation Plan and the Safe Streets for All plan, we have an opportunity to change our built environment to prioritize people over cars. Residents & active commuters in Lakewood deserve a better-connected Bunts Rd, and Alternative 1 would greatly benefit pedestrians, bicyclists, and other users of all ages and abilities.

As Ohio's most walkable and bikeable city, Lakewood must lead the way in prioritizing our most vulnerable road users. Please support Alternative 1 and ensure that we continue to set an example of what "Safe Streets for All" looks like.

Regards,
Laura Wimbiscus
1433 W Foster Ave
Chicago, IL 60640

Johanna Schwarz

From: Thomas Benko <Thomas.Benko.423736276@foradvocacy.com>
Sent: Thursday, May 30, 2024 10:42 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Thomas Benko
1532 Lauderdale Ave
Lakewood, OH 44107

Johanna Schwarz

From: Linda Routenberg <Linda.Routenberg.548058082@sendgrassroots.com>
Sent: Friday, May 31, 2024 9:36 AM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Linda Routenberg
785 Brick Mill Run
Westlake, OH 44145

Johanna Schwarz

From: Robert Wimbiscus <Robert.Wimbiscus.599933480@foradvocacy.com>
Sent: Sunday, June 2, 2024 4:11 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

We are thrilled to hear that the city is evaluating the possibility of a shared use path on the entirety of Bunts Road. With the passage of the Active Transportation Plan and the Safe Streets for All plan, we have an opportunity to change our built environment to prioritize people over cars. Residents & active commuters in Lakewood deserve a better-connected Bunts Rd, and Alternative 1 would greatly benefit pedestrians, bicyclists, and other users of all ages and abilities.

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Regards,
Robert Wimbiscus
17433 Clifton Blvd
Lakewood, OH 44107

Johanna Schwarz

From: Planning Dept
To: David Baas
Subject: FW: We support a better connected and more equitable Bunts Rd.

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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From: Chris Cowen <Chris.Cowen.628972817@advocatefor.me>
Sent: Sunday, June 2, 2024 11:32 AM
To: Planning Dept <planning@lakewoodoh.net>
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Chris Cowen
13231 Merl Ave
Lakewood, OH 44107

Johanna Schwarz

From: Chris Cowen <Chris.Cowen.628972817@advocatefor.me>
Sent: Sunday, June 2, 2024 11:32 AM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Regards,
Chris Cowen
13231 Merl Ave
Lakewood, OH 44107

Johanna Schwarz

From: Melissa Rinehart <Melissa.Rinehart.628972268@advocacymessages.com>
Sent: Saturday, June 1, 2024 1:14 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

I ride my bike a lot, the more safe bike lanes, the better, for cyclists AND cars.

We are thrilled to hear that the city is evaluating the possibility of a shared use path on the entirety of Bunts Road. With the passage of the Active Transportation Plan and the Safe Streets for All plan, we have an opportunity to change our built environment to prioritize people over cars. Residents & active commuters in Lakewood deserve a better-connected Bunts Rd, and Alternative 1 would greatly benefit pedestrians, bicyclists, and other users of all ages and abilities.

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Regards,
Melissa Rinehart
16118 Clifton Blvd
Lakewood, OH 44107

Johanna Schwarz

From: Planning Dept
To: David Baas
Subject: FW: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Nick Luberger
1520 Cordova Ave
Lakewood, OH 44107

Johanna Schwarz

From: Abdul Altameemi <Abdul.Altameemi.709996460@grassrootsmessage.com>
Sent: Monday, June 3, 2024 5:25 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Abdul Altameemi
Halstead Ave
Lakewood, OH 44107

Johanna Schwarz

From: Jessica Spildener <Jessica.Spildener.603588091@sendgrassroots.com>
Sent: Monday, June 3, 2024 5:06 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Jessica Spildener
2090 Elmwood Ave
Lakewood, OH 44107

Johanna Schwarz

From: Maeve Greising <Maeve.Greising.688624907@advocacymessages.com>
Sent: Tuesday, June 4, 2024 6:46 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Maeve Greising
3279 Scranton Rd
Cleveland, OH 44109

Johanna Schwarz

From: Mary Viveros <Mary.Viveros.552186661@p2a.co>
Sent: Tuesday, June 4, 2024 8:16 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Mary Viveros
1269 Washington Blvd
Mayfield Heights, OH 44124

Johanna Schwarz

From: Thomas Schock <Thomas.Schock.603546303@yourconstituent.com>
Sent: Tuesday, June 4, 2024 9:53 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

although I am not a resident, my daughter is and I am a frequent bike rider with her. I am thrilled to hear that the city is evaluating the possibility of a shared use path on the entirety of Bunts Road. With the passage of the Active Transportation Plan and the Safe Streets for All plan, we have an opportunity to change our built environment to prioritize people over cars. Residents & active commuters in Lakewood deserve a better-connected Bunts Rd, and Alternative 1 would greatly benefit pedestrians, bicyclists, and other users of all ages and abilities.

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Regards,
Thomas Schock
3941 Fielding Dr
North Olmsted, OH 44070

Johanna Schwarz

From: Sam Schweikert <Sam.Schweikert.603569146@grsdelivery.com>
Sent: Wednesday, June 5, 2024 12:28 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Sam Schweikert
1536 Mars Ave
Lakewood, OH 44107

Johanna Schwarz

From: Matthew Bittner <Matthew.Bittner.708537253@grassrootsmessage.com>
Sent: Thursday, May 30, 2024 2:06 PM
To: Planning Dept
Subject: We support a better connected and more equitable Bunts Rd.

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

Dear Lakewood Planning Dept. Lakewood Planning,

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Regards,
Matthew Bittner
1311 Jackson Ave
Lakewood, OH 44107

From: [Planning Dept](#)
To: [David Baas](#)
Subject: FW: Barry Buik Lot Development Questions
Date: Thursday, June 6, 2024 9:56:07 AM
Attachments: [image002.png](#)

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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From: Stephanie Crossen <inthelovelyforest@gmail.com>
Sent: Wednesday, June 5, 2024 4:35 PM
To: Planning Dept <planning@lakewoodoh.gov>
Cc: Caleb Crossen <calebcrossen@gmail.com>
Subject: Barry Buik Lot Development Questions

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

To whom it may concern,

We are the current residents of 1418 Rosewood Ave, a property that will directly border the proposed apartment complex on the site of the old Steve Barry Buick lot, and we have the following concerns:

1. **MORE RETAIL SPACE IS NEEDED:** Though the development is categorized as "mixed-use," it's disappointing to see there is only one retail storefront in the two proposed apartment buildings. In this highly trafficked stretch of Detroit, it's a disservice to the community to not include more storefronts that everyone can enjoy.
2. **4 STORIES IS TOO HIGH:** The proposed four-story building would be an eyesore compared to the surrounding buildings. It will be imposing and unsightly compared to the large apartment building on the east side of Rosewood and Detroit, which

stands at 3 stories. Our unencumbered views of Detroit would feel claustrophobic with a four-story complex.

3. **DAMAGE TO PROPERTY DURING CONSTRUCTION:** Our home borders the developer's property and is also next to a home that will be demolished. What is the developer going to do to prevent damage to the surrounding homes, especially the ones along the construction site? We've heard that homes have been damaged (cracks in walls/foundations) due to construction at the hospital pit and along 90.
4. **CURRENT HOMEOWNER'S FENCING:** A large vinyl fence is shown along the property, however, our house borders the property and already has a wood fence that we do not want to be removed. Can the developer promise to leave it alone?
5. **PARKING AVAILABILITY:** There is already minimal parking on Rosewood Ave and we anticipate congestion and lack of parking on Rosewood, Orchard Grove, Cranford, and Brockley. What will the developer do to mitigate this?
6. **INCREASED TRAFFIC ON ROSEWOOD:** Increased traffic on Rosewood and Orchard Grove is a serious concern, especially because our street is commonly used by pedestrians and families with small children who enjoy Wagar Park. If the influx of cars forces drivers to use Rosewood or Orchard Grove as a through street to access Madison, the extra congestion and likelihood of speeders will make our safe, quiet street unpleasant and unsafe.
7. **LIGHTING CONCERNS:** Our house borders the developer's property and we are worried about increased light pollution from lights in the parking lot and the too-tall 4-story building. What is being done to ensure residents bordering the new apartments won't be blinded by increased light pollution?
8. **NOISE CONCERNS:** What steps are being taken to minimize noise from tenants of the new apartment complexes? We're worried there will be a huge increase in noise pollution from cars, dogs, and people.
9. **TRASH CONCERNS:** Trash needs to be kept away from homeowners' properties to minimize putrid smells and noise from trash collection near their property line. The Rosewood condos have trash along single-family homes and duplexes and noise from trash collection at early hours is disruptive to all.
10. **DOG CONCERNS:** Will tenants be able to own dogs, if so will the developer be providing a pet area to mitigate all the animals in the apartments defecating/urinating on the lawns of those bordering the new apartment?
11. **LANDSCAPING CONCERNS:** Lakewood is home to many beautiful gardens, many featuring native plants. It is important for all new landscaping to use native plants to protect the butterflies and other local pollinators.
12. **PROPERTY MAINTENANCE:** Who will ensure continued maintenance on the property once the project is complete? The apartments on the east side of Rosewood have been neglected and poorly maintained and the residents are sick

of living next to eye sores.

13. **CONSTRUCION TIMELINE & SCHEDULE:** Will a construction timeline and schedule be provided? What hours/days will construction be allowed, this is going to provide noise pollution for those of us bordering and close to the construction site.

Thank you,
Stephanie & Caleb Crossen

Johanna Schwarz

From: Diane Mester <diane.mester1@gmail.com>
Sent: Tuesday, June 4, 2024 1:07 PM
To: Planning Dept
Subject: Docket No. 06-26-24

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

I am writing in response to the proposed project at 18607 Detroit Ave. I would like to address a safety issue concerning the parking lot and alley located directly behind the Rise building, Harry Buffalo and a 2 story office building. This lot is used by the patrons of all these businesses. While these businesses are in the C2 Commercial Retail district, we are here as a residential neighborhood whose properties border the business parking lot. There is a constant parade of traffic through here that the area is not equipped to handle. When the lot is full, patrons are using the "No Parking" spaces on the street and parking in the fire lane. This is a major safety concern as it creates a blind spot for residents driving, walking or biking past. Note: A majority of the people never stop when exiting the lot. I am requesting that the city look into the traffic nightmare that already exists and find a safe solution as these businesses expand. Please respond to the above email. Thank you, Diane Mester, resident 1416 Gridley Ave. I appreciate the city's help in making our community a safer place to live and work side by side,

Dave Kermode
1286 Thoreau Road
Lakewood, OH 44107

June 3, 2024

City of Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

Re: Docket No: 06-21-24

Members of the Planning Commission:

I am writing in response to the upcoming conceptual review of the proposed development intended for parcel 312-26-102. I reside at 1286 Thoreau Road in Lakewood and am the owner of the adjacent parcels immediately to the north of the proposed development, 312-26-122 and 312-26-123.

Based on the submitted plans, I have several significant concerns regarding the proposed development:

- The submitted plans offer no acknowledgement of the existing site topography, which slopes downward from southeast to northwest. The site plan and renderings appear to treat the overall parcel as if it were a generally level site with no indication of any necessary grading or planned site drainage. Lack of detail regarding site grading and drainage makes any assessment of resulting impact to adjacent properties impossible as presented.
- The proposed nine foot rear setback is well below the current rear setback requirements for an R-2 district. Further, the plans as presented appear to lack any planned landscape screening, instead placing only unscreened HVAC equipment at ground level along the northern parcel boundary. The limited setback would place the onus of any landscape screening on adjacent property owners.
- The proposed maximum building height of 45 feet is 10 feet over the current height limit for an R-2 district. Further, the plans as presented would result in approximately 8,800 square feet of unarticulated building façade in a sheer wall reaching up to 45 feet in height, located only nine feet from the parcel line, with only two planned six foot breaks between the three proposed townhouse buildings. The site plan as rendered also appears to place the proposed roadway at the grade of the railroad tracks on the southern extent of the property, which would result in an additional 10 feet of height assuming the walkout garage levels are built as presented with necessary changes to site grading and topography. Further, the eight planned north-facing fourth-floor decks would fall largely above the current height limits without any additional consideration of necessary changes site grading and topography to allow for the proposed development as illustrated.

The following details the proposed 45 foot façade that would rise only nine feet from the shared property line (sample structure as presented in the plans, plans include five additional units of similar design for 197.33 total linear feet of building wall apart from two six foot gaps).



The following images detail the proposed height variance (depicted in red) when viewed from my parcels (facing south).



45' Building Height
as Proposed



The following aerial imagery, taken from the approximate fourth floor height (including north facing roof decks) of the proposed development, depicts views looking north (first three images) and west/northwest (fourth image):





- The proposed development appears to run counter to the reported intent of the Planned Development guidelines from the City of Lakewood Planning and Zoning Code, which states (emphasis mine):

*1156.01 Purpose - (a) Planned Development (PD) zoning is intended to encourage orderly development and redevelopment of property, while allowing more flexibility and creativity in design to achieve high quality, integrated site planning not otherwise possible under the constraints of normal zoning requirements **without detriment to neighboring properties.***

*1156.02 Location of Planned Developments - (c) Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged **provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.***

For the above reasons I am strongly opposed to proposed development as presented.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Dave Kermod

Johanna Schwarz

From: Brian Meng <bmeng@bialosky.com>
Sent: Wednesday, June 5, 2024 9:15 PM
To: Johanna Schwarz; Amanda L. Cramer; David Baas
Cc: Ian Andrews; amyjhaney@gmail.com
Subject: RE: Agenda: Planning Commission

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the June 6, 2024, PC meeting agenda.

- **Docket 06-18-24: Bunts Road Rehabilitation Project**

- This project has an opportunity to positively impact the Bunts Road corridor and thrilled to see it on the Agenda.
- Multi-Modal Path Option
 - Due to the amount of drop-offs/pickups and younger drivers we find the multi-modal path a very intriguing concept that has the opportunity to reduce vehicle-bicycle conflicts.
 - We understand the City will be responsible for the maintenance, repair, and clearing (snow, leaves, etc.) of the path.
 - What will the path be constructed of? Concrete or Asphalt.
 - We understand from the Bunts rehab public meeting that the multi modal path is a safer alternative to bike lanes in the street.
 - We suggest sight lines be vetted thoroughly.
 - At the Bunts / Detroit intersection, are there any traffic signal adjustments planned? I.e. north bound and south bound left turn signal that would alleviate any line-of-sight issues.
 - We understand the new traffic signals will be leading-intervals for pedestrians to cross which we believe is a great idea.
 - We are thrilled to see that there will be efforts to improve pedestrian crossings and access around the Bunts/Merl intersection, particularly with regard to accessing Merl Bunts Park.
 - We suggest additional opportunities for curb bump outs at intersections be studied.
- Dedicated Bike Lane Option
 - At the Bunts / Detroit intersection, are there any traffic signal adjustments planned? I.e. north bound and south bound left turn signal that would alleviate any line of sight issues.
 - At the Bunts / Clifton intersection is a crossing proposed on the east side of Clifton? The multi-modal section of the sidewalk appears to allude to this.

- **Docket 06-19-24: Barry Buick Development**

- Encouraged by the Project's narrative acknowledging the importance of the pedestrian experience and to create engaging storefronts and foster vibrant pedestrian corridors.
- Understanding the difficulty with incorporating retail in the current market place, were there other considerations to activate the South Building's Detroit Ave ground floor façade? Such as alternate program, residential unit entries (similar to Brockley façade), etc.
 - Relatedly we suggest the proposed landscaping in this area be studied to better blend with the surrounding context of Detroit Avenue to strengthen the pedestrian experience and streetscape, such as the addition of street trees.

- Are the clearstory windows on the ground floor units facing the parking areas fixed or operable?
 - Has consideration been given for the commercial space on the North Building to have a stronger individual architectural identity? Such as awnings or canopies.
 - Was any consideration given to provide some material variations between the North and South Building?
 - We suggest the PC inquire how move-in/move-outs will be managed and where the trucks will queue.
 - We suggest the PC ask the applicant to confirm an accessible path will be provided from the parking areas to the elevator(s).
- **Docket 06-20-24: Huntington Bank**
 - Does this drive-through meet the city's stacking requirements?
 - Can Additional landscaping in the rear grassy area including trees that can be of a significant size be added?
 - Consider increased landscaping on the façade and western entryway off of Detroit.
- **Docket 06-21-24: Residential Development**
 - Will the new roadway remain private or will it become public ROW.
 - Is it possible to get a little landscape area between Unit 03 and the driveway of Units 01 & 02?
 - Suggest the applicant coordinate with the City's plans for a potential future multi-modal path along the tracks vis-à-vis the proposed 6' sidewalk and landscape area.
- **Docket 06-22-24: Shady Cove Townhouses (lot splits):**
 - No comment assuming this project has received all other necessary approvals, and this submittal is only for the proposed Lot Splits.
- **Docket 06-23-24: Peppers Restaurant.**
 - It is unclear where and how many of the sunshades are proposed, how they will be installed, and if they will encroach on the ROW. We suggest the ARB/PC discuss this with the applicant.
- **Docket 06-24-24: 15719 Madison Ave.**
 - No comment
- **Docket 06-25-24: 1562 and 1564 Winchester**
 - The submittal appears to be missing information.
 - Are they required to have more parking than they have space for?
- **Docket 06-26-24: GTI Ohio LLC dba Rise**
 - No comment
- **Docket 06-27-24: GTI Ohio LLC dba Rise**
 - No comment
- **Docket 06-28-24: Residential Architectural Design Guidelines**
 - This helps describe the process and what an applicant must do for certain residential projects.
 - We concur with the proposed guidelines that front porch enclosures are not supported.
 - We suggest the City consider language that discourages painted brick, and/or include language of what products may be used if painting brick.
- **Docket 06-29-24**
 - No comment

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

P 216-767-2023

From: Ian Andrews <iandrews@lakewoodalive.org>
Sent: Thursday, May 30, 2024 3:15 PM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Subject: FW: Agenda: Planning Commission

Ian Andrews
Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



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Upcoming Events:

6/7 – [Front Porch Concert Series: Jacob Johnson](#)

6/8 – [10th Annual Birdtown Picnic](#)

6/14 – [Front Porch Concert Series: Alla Boara Quartet](#)

6/21 – [Front Porch Concert Series: Liz Bullock](#)

6/28 – [Front Porch Concert Series: Bassel & the Supernaturals](#)

7/5 – [Front Porch Concert Series: Big Hoke](#)

7/12 – [Front Porch Concert Series: The Labra Brothers](#)

7/19 – [Front Porch Concert Series: Cats on Holiday](#)

7/20 – [16th Annual Lakewood Summer Meltdown](#)

7/26 – [Front Porch Concert Series: S.Y.S.](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Sent: Thursday, May 30, 2024 3:02 PM

To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Subject: Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the agenda for the June 6, 2024 PC meeting. The pre-review meeting begins at 5:30 p.m. in the auditorium, followed by the 6:00 p.m. review meeting.

https://www.lakewoodoh.gov/wp-content/uploads/2024/05/PCAgenda_060624.pdf

Johanna Schwarz

Administrative Assistant II

City of Lakewood

Department of Planning and Development

12650 Detroit Avenue

Lakewood, Ohio 44107

(216)529-6630 main

(216)529-6631 office

www.lakewoodoh.gov

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OMNI™ Lakewood Holdings LLC.

To Whom It May Concern,

I am writing to express my sincere appreciation for your consideration of the proposal to rezone the area with a mixed-use overlay. This change is crucial for the advancement of our vision for the building and its potential to become a vibrant community hub.

The rezoning will enable us to establish several key amenities, including a coffee shop, a commercial kitchen/cafeteria, a nonprofit rock climbing gym, and an art gallery. Additionally, it will allow us to attract a diverse range of artists, creating a dynamic and creative environment that is not possible under the current zoning regulations.

Looking ahead, we have plans to host monthly art shows and to expand our common areas to accommodate more community members and participants. These initiatives will significantly enhance the cultural and social fabric of our community.

Your support in this rezoning effort is greatly appreciated and will have a lasting positive impact on our ability to realize these ambitious goals.

Thank you for your consideration.

Sincerely,

David Ligas

Johanna Schwarz

From: Joy Anzalone <joyanzalone@burtoncarol.com>
Sent: Tuesday, June 4, 2024 1:08 PM
To: Planning Dept
Cc: Kim
Subject: Docket No 06-22-24 (12534 Lake Ave)

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Dear Planning Commissioner,

We own Marine Towers West and have been aware of meetings regarding Shady Cove Townhomes. It is our understanding that these are "for sale" residences. We would like to confirm that is correct and that they are not rental homes. Any info is appreciated. Thank you!

Joy Anzalone
Chief Operating Officer

burtoncarol
MANAGEMENT, LLC
4832 Richmond Road, Suite 200
Cleveland, Ohio 44128

(216) 464-5130 ext.120
(216) 464-0525 fax
joyanzalone@burtoncarol.com

visit us at: www.burtoncarol.com

Johanna Schwarz

From: Michael Pascoe <mpascoe@hahnlaw.com>
Sent: Thursday, June 6, 2024 8:59 AM
To: Planning Dept
Subject: June 6 Hearing - Shady Cove Townhomes
Attachments: 2024.05.16 Notice of Appeal.pdf; Receipt for Filing Pascoe v. City of Lakewood Notice of Appeal.pdf

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I've appealed the decision of the zoning board granting this project variances. A copy of the appeal is attached. This matter should not move forward.

In addition, cramming 16 townhomes onto a lot that could support three single family homes and not violate any zoning ordinances is inconsistent with the Vision for the City of Lakewood.

If this is granted I will appeal the decision.



Michael Pascoe | Partner
Hahn Loeser & Parks LLP | MORE THAN A CENTURY OF CLIENT SERVICE
Tel: (216) 274-2397 | Cell: (216) 338-6564 | Fax: (216) 274-2597
mpascoe@hahnlaw.com | hahnlaw.com
200 Public Square, Suite 2800 | Cleveland, OH 44114 | [Download my V-Card](#)



Hahn Loeser & Parks LLP is a full-service law firm with a national footprint and international reach, with offices in Cleveland, Columbus, Naples, Fort Myers, San Diego, and Chicago.

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**IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO**

Michael and Molly Pascoe)
 12543 Lake Ave)
 Lakewood, Ohio 44107)

JUDGE:

Appellant,)

CASE NO:

v.)

City of Lakewood)
 12650 Detroit Ave.)
 Lakewood, Ohio 44107)

**NOTICE OF APPEAL FROM
DECISION OF BOARD
OF ZONING APPEALS
LAKEWOOD**

And)

City of Lakewood Board of Zoning Appeals)
 12650 Detroit Ave.)
 Lakewood, Ohio 44107)

Appellees.)

Pursuant to Revised Code Chapter 2506, Appellants Michael and Molly Pascoe (collectively “Appellants”), give notice of their appeal from the Lakewood Board of Zoning Appeals’ April 18, 2024 decision granting **126 variances** to Brookside Shady, LLC on a parcel of land that Brookside Shady, LLC does not even own. This amounts to zoning by variance. The Lakewood Board of Zoning Appeals' decision to grant the requested variances is unconstitutional, illegal, arbitrary, capricious, unreasonable, and/or unsupported by the preponderance of substantial, reliable, and probative evidence on the whole record. A copy of the Board of Zoning Appeals’ Docket No. 10-16-23 from which this Appeal is taken is attached as Exhibit A and outlines the 126 variances granted to Brookside Shady, LLC.

Respectfully submitted,

/s/ Michael B. Pascoe

Michael B. Pascoe (0080899)

Aaron S. Evenchik (0073809)

HAHN LOESER & PARKS LLP

200 Public Square, Suite 2800

Cleveland, Ohio 44114

(216) 274-2397; Fax (216) 297-4160

mpascoe@hahnlaw.com

aevenchik@hahnlaw.com

Attorneys for Appellants Michael and Molly Pascoe

Exhibit A
(see attached)

**AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
APRIL 18, 2024**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

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

1. ROLL CALL
2. APPROVE MINUTES OF THE MARCH 21, 2024 MEETING
3. OPENING REMARKS

OLD BUSINESS

4. **Docket No. 10-16-23
12534 Lake Ave.
Shady Cove Townhouses**

Applicant Tyler Brummett of Brookside Shady LLC proposes the construction of 16 townhouses. The proposal has been approved at ABR and is now before the Planning Commission for a lot split to create 16 for sale townhomes on individual parcels, and one remainder parcel for a common driveway or private drive and other common areas. The parcels are smaller than the minimum lot size and frontage guidelines, and the proposed townhomes do not meet the required front, two side and rear setback requirements. Additionally, each townhome has a proposed uncovered rooftop patio which requires a variance because these patios are uncovered. Due to the number of variances being requested it is important to refer to the drawing, as proposed. The property is located in the MH, Multi-Family High Density District. (Page 4)

- Variances for Building A: Proposed Building A will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in size from 1152.11 to 1370.93 square feet, and range in frontage from 21.20- 28.87 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks requirements. Additionally, each townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).
- Variances for Building B: Proposed Building B will be split into 6 parcels with 6 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel

is 60 feet. The parcels range in area from 994.55 to 1,010.05 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or two side setbacks, Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 36 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).

- Variances for Building C: Proposed Building C will be split into 5 parcels with 5 townhomes that will be sold. The required minimum lot size is 10,000 square feet, minimum frontage for each parcel is 60 feet. The parcels range in area from 994.55 to 1,187.27 square feet, and range in frontage on the new private drive from 20.13- 20.44 feet. Ten variances are required for the parcels, as proposed. The buildings on each parcel exceed maximum permitted lot coverage, and do not have the required front, rear or side setbacks Additionally, each proposed townhome has an uncovered rooftop patio with an area of 150 square feet and a height of 34 feet 6 inches. The buildings require 30 variances, as proposed. Pursuant to all applicable sections of Chapter 1127 including sections 1127.03,(91-95.Passed 10-7-1996)1127.06(91-95.Passed 10-7-1996),1127.07(91-95.Passed 10-7-1996),1127.09(91-95.Passed 10-7-1996) and 1127.10(39-16. Passed 9-6-2016).

The remainder lot of approx. 17,181.38 square feet will be used for the creation of a private drive and common areas, and because it meets the requirements for minimum area and frontage does not require any variances. Ownership, easements, and maintenance responsibilities will be established by deed, and mailing address and contact information of the common areas/private drive will be provided to all applicable city departments and updated regularly.

NEW BUSINESS

5. Docket No. 04-07-24 1246 Manor Park Ave.

Applicant Charles McGettrick of C.A. McGettrick LLC, for homeowner Charles Essi, proposes the demolition of the existing single car detached garage and the construction of a two-story addition to the primary structure including an attached two car garage. The proposal does not meet the minimum side yard requirement of 5 ft nor the combined side yard requirement of 15 feet. The property is located in the R1H, Single Family High-Density Zoning District. (Page 22)

- Variance 1: Propose the construction of an attached two car garage which will reduce the side setback on the south side of the property to 2 feet, minimum required is 5 ft.. Request a variance of 3 ft. to construct the addition at 2 ft. from the side lot line, as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)
- Variance 2: Propose the construction of an attached two garage which will reduce the combined side yard setback to 7.3 ft., required combined side yard setback is 15 feet. Request a variance of 7.7 ft. to construct the addition at 2 ft from the south side lot line, as proposed. Pursuant to Schedule 1121.07 Minimum Yard Requirements (Ord. 91-95. Passed 10-7-1996.)

6. Docket No. 04-08-24

1047 Kirtland Ln.

Applicant Brandon Young of Young Design Studio LLC, for homeowners Meredith Ross and Trevor Dasch, proposes a modification to an approved plan. The addition on the rear of their home has been modified to include an unroofed patio deck that is 257 sq. feet on the third story at an elevation of 27 feet 4 3/8 inches, in addition to the previously approved second story unroofed patio deck. The property is located in the R1M Single Family Medium Density District. (Page 37)

- Variance 1: Addition proposed on rear of house, with the addition of a third story unroofed patio deck that is 257 sq ft in area and at an elevation of 27 ft. 4 3/8 inches. The maximum height permitted is 42 inches and the maximum area is 300 sq ft. Request a variance of 286 inches to build a 257 sq. ft unroofed patio deck is proposed. Pursuant to section 1121.03(d) Permitted Accessory Uses (Ord. 24-98 Passed 5-18-1998)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochtka at (216) 529-5906 michelle.nochtka@lakewoodoh.gov."



BOARD OF ZONING APPEALS

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

Application Cover Page

Docket No.: 10-16-23

Reference No.: BZA23-000034, BZA23-000040, BZA23-000041

Applicant Name: Tyler Brummett, Brookside Shady, LLC

Project Address: 12534 Lake Ave.

Project Name: Shady Cove Townhouses

Proposal: The construction of 16 townhouses. The proposal has been approved at ABR and is now before the Planning Commission for a lot split to create 16 for sale townhomes on individual parcels, and one remainder parcel for a common driveway or private drive and other common areas. The parcels are smaller than the minimum lot size and frontage guidelines, and the proposed townhomes do not meet the required front, two side and rear setback requirements. Additionally, each townhome has a proposed uncovered rooftop patio which requires a variance because these patios are uncovered. Due to the number of variances being requested it is important to refer to the drawing, as proposed. The property is located in the MH, Multi-Family High Density District.

PRAECIPE

Pursuant to Revised Code Section 2506.02, within forty (40) days after the date hereof, the City of Lakewood and the City of Lakewood Board of Zoning Appeals are directed to file with the Cuyahoga County Court of Common Pleas a complete transcript of all original papers, testimony, and evidence offered, heard, and taken into consideration in issuing the decision appealed herein.

/s/ Michael B. Pascoe _____
Michael B. Pascoe
One of the Attorneys for Appellant

FILING CONFIRMATION

Your filing has been submitted. Below is a summary of this transaction you may [Print] or copy for your records.

Efile ID: 3169069
Date/Time Submitted: 5/15/2024 10:01:32 PM
Court: CIVIL
Type of Filing: ADMIN. APPEALS OTHER
Filing Attorney: PASCOE/MICHAEL/B
Plaintiff Title: Michael and Molly Pascoe
Defendant Title: City of Lakewood, et al.
Number Foreign: 0
Public Notice: Y
Poverty Affidavit: N
Refiled/Transferred Case: N
Prayer Amount: 0

IF THE DOCUMENT(S) IS ACCEPTED FOR FILING, THE DATE AND TIME REFLECTED ABOVE SHALL SERVE AS THE DATE AND TIME OF FILING, UNLESS THE DOCUMENT(S) WAS SUBMITTED FOR FILING AFTER 11:59 P.M. ON A FRIDAY OR AFTER 11:59 P.M. ON A BUSINESS DAY BEFORE A COURT HOLIDAY. IN THAT CASE, THE DOCUMENT WILL BE DEEMED FILED ON THE FOLLOWING COURT BUSINESS DAY.

PLAINTIFF INFORMATION

PLAINTIFF 1: Michael Pascoe
12543 Lake Road
Lakewood, OH 44107
USA

PLAINTIFF 2: Molly Pascoe
12543 Lake Road
Lakewood, OH 44107
USA

DEFENDANT INFORMATION

DEFENDANT 1: City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107
USA

DEFENDANT 2: City of Lakewood Board of Zoning Appeals
12650 Detroit Ave.

Lakewood, OH 44107
USA

DOCUMENT INFORMATION

File Type

NOTICE OF APPEAL ADMIN APPEAL

File Name

2024.05.16 Notice of Appeal.pdf

ADDITIONAL ATTORNEY INFORMATION

Attorney Name

EVENCHIK/AARON/S

Attorney ID

0073809

PAYMENT

Filing Cost: \$250.00

Convenience Fee: \$8.95

Total Pending: **\$258.95**

Payment Type: Credit Card

Credit Card Number: *****8390

From: [Brian Meng](#)
To: [Johanna Schwarz](#); [Amanda L. Cramer](#); [David Baas](#)
Cc: [Ian Andrews](#); amyjhane@gmail.com
Subject: RE: Agenda: Planning Commission
Date: Wednesday, June 5, 2024 9:15:14 PM
Attachments: [image001.png](#)
[image005.png](#)

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

Johanna, Amanda, and Dave,

On behalf of LakewoodAlive we wanted to provide comments and observations to the projects on the June 6, 2024, PC meeting agenda.

- **Docket 06-18-24: Bunts Road Rehabilitation Project**

- This project has an opportunity to positively impact the Bunts Road corridor and thrilled to see it on the Agenda.
- Multi-Modal Path Option
 - Due to the amount of drop-offs/pickups and younger drivers we find the multi-modal path a very intriguing concept that has the opportunity to reduce vehicle-bicycle conflicts.
 - We understand the City will be responsible for the maintenance, repair, and clearing (snow, leaves, etc.) of the path.
 - What will the path be constructed of? Concrete or Asphalt.
 - We understand from the Bunts rehab public meeting that the multi modal path is a safer alternative to bike lanes in the street.
 - We suggest sight lines be vetted thoroughly.
 - At the Bunts / Detroit intersection, are there any traffic signal adjustments planned? I.e. north bound and south bound left turn signal that would alleviate any line-of-sight issues.
 - We understand the new traffic signals will be leading-intervals for pedestrians to cross which we believe is a great idea.
 - We are thrilled to see that there will be efforts to improve pedestrian crossings and access around the Bunts/Merl intersection, particularly with regard to accessing Merl Bunts Park.
 - We suggest additional opportunities for curb bump outs at intersections be studied.
- Dedicated Bike Lane Option
 - At the Bunts / Detroit intersection, are there any traffic signal adjustments planned? I.e. north bound and south bound left turn signal that would alleviate

any line of sight issues.

- At the Bunts / Clifton intersection is a crossing proposed on the east side of Clifton? The multi-modal section of the sidewalk appears to allude to this.

- **Docket 06-19-24: Barry Buick Development**

- Encouraged by the Project's narrative acknowledging the importance of the pedestrian experience and to create engaging storefronts and foster vibrant pedestrian corridors.
- Understanding the difficulty with incorporating retail in the current market place, were there other considerations to activate the South Building's Detroit Ave ground floor façade? Such as alternate program, residential unit entries (similar to Brockley façade), etc.
 - Relatedly we suggest the proposed landscaping in this area be studied to better blend with the surrounding context of Detroit Avenue to strengthen the pedestrian experience and streetscape, such as the addition of street trees.
- Are the clearstory windows on the ground floor units facing the parking areas fixed or operable?
- Has consideration been given for the commercial space on the North Building to have a stronger individual architectural identity? Such as awnings or canopies.
- Was any consideration given to provide some material variations between the North and South Building?
- We suggest the PC inquire how move-in/move-outs will be managed and where the trucks will queue.
- We suggest the PC ask the applicant to confirm an accessible path will be provided from the parking areas to the elevator(s).

- **Docket 06-20-24: Huntington Bank**

- Does this drive-through meet the city's stacking requirements?
- Can Additional landscaping in the rear grassy area including trees that can be of a significant size be added?
- Consider increased landscaping on the façade and western entryway off of Detroit.

- **Docket 06-21-24: Residential Development**

- Will the new roadway remain private or will it become public ROW.
- Is it possible to get a little landscape area between Unit 03 and the driveway of Units 01 & 02?
- Suggest the applicant coordinate with the City's plans for a potential future multi-modal path along the tracks vis-à-vis the proposed 6' sidewalk and landscape area.

- **Docket 06-22-24: Shady Cove Townhouses (lot splits):**

- No comment assuming this project has received all other necessary approvals, and this

submittal is only for the proposed Lot Splits.

- **Docket 06-23-24: Peppers Restaurant.**
 - It is unclear where and how many of the sunshades are proposed, how they will be installed, and if they will encroach on the ROW. We suggest the ARB/PC discuss this with the applicant.

- **Docket 06-24-24: 15719 Madison Ave.**
 - No comment

- **Docket 06-25-24: 1562 and 1564 Winchester**
 - The submittal appears to be missing information.
 - Are they required to have more parking than they have space for?

- **Docket 06-26-24: GTI Ohio LLC dba Rise**
 - No comment

- **Docket 06-27-24: GTI Ohio LLC dba Rise**
 - No comment

- **Docket 06-28-24: Residential Architectural Design Guidelines**
 - This helps describe the process and what an applicant must do for certain residential projects.
 - We concur with the proposed guidelines that front porch enclosures are not supported.
 - We suggest the City consider language that discourages painted brick, and/or include language of what products may be used if painting brick.

- **Docket 06-29-24**
 - No comment

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood.

Thank you,

BRIAN MENG RA, LEED AP
Principal | Architect

BIALOSKY Always By Design.

From: Ian Andrews <ianandrews@lakewoodalive.org>
Sent: Thursday, May 30, 2024 3:15 PM
To: Amy Haney <amyjhaney@gmail.com>; Brian Meng <bmeng@bialosky.com>
Subject: FW: Agenda: Planning Commission

Ian Andrews

Executive Director
LakewoodAlive
12815 Detroit Avenue
Lakewood, OH 44107
216-521-0655



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- 7/19 – [Front Porch Concert Series: Cats on Holiday](#)
- 7/20 – [16th Annual Lakewood Summer Meltdown](#)
- 7/26 – [Front Porch Concert Series: S.Y.S.](#)



From: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Sent: Thursday, May 30, 2024 3:02 PM

To: Johanna Schwarz <Johanna.Schwarz@lakewoodoh.gov>

Subject: Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the agenda for the June 6, 2024 PC meeting. The pre-review meeting begins at 5:30 p.m. in the auditorium, followed by the 6:00 p.m. review meeting.

https://www.lakewoodoh.gov/wp-content/uploads/2024/05/PCAgenda_060624.pdf

Johanna Schwarz

Administrative Assistant II

City of Lakewood
Department of Planning and Development
12650 Detroit Avenue
Lakewood, Ohio 44107

(216)529-6630 main
(216)529-6631 office

www.lakewoodoh.gov

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Johanna Schwarz

From: Angelo <angelo.mteboard@gmail.com>
Sent: Thursday, June 6, 2024 2:07 PM
To: Planning Dept
Subject: Docket No. 06-22-24, Shady Cove Townhomes

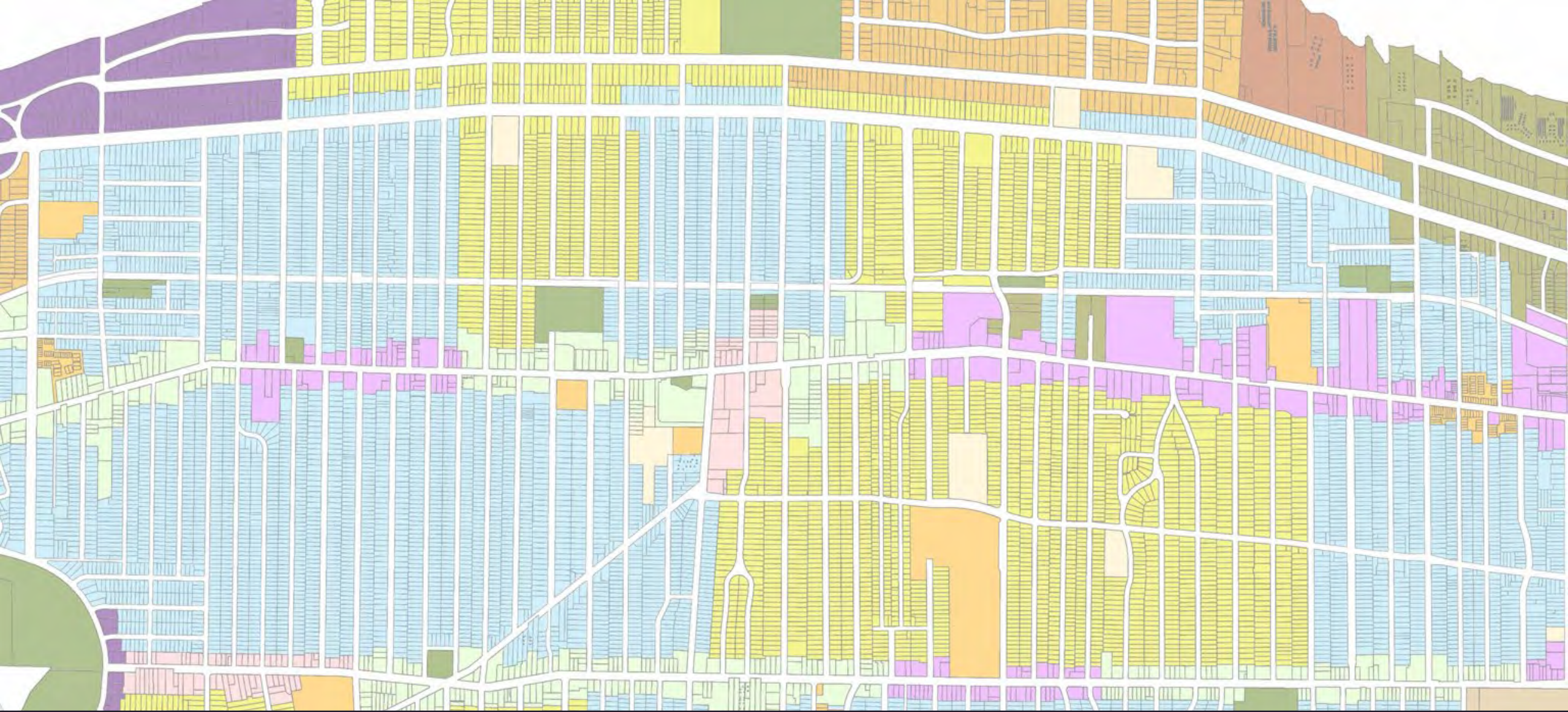
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

Regarding the proposed project for Shady Cove townhouses the Board Members of the Marine Towers condominium association would like to inquire about the plans along the west side of the Shady Cove Townhomes project. Specifically along the west property line of parcel 312-10-017.

Will there be any barrier natural or fixed between the property lines adjoining Shady Cove townhomes, and Marine Towers East Condominium Association?

Kind Regards,
Angelo
MTE Board of Managers



Planning Commission

June 2024





Planning Commission
June 2024 Agenda

1. Roll call
2. Adoption of minutes – May 2024 meeting
3. Opening Remarks
4. *06-23-24: 12405 Detroit (Peppers – Outdoor Dining)
5. *06-24-24: 15719 Madison (The Blue Café – Outdoor Dining)
6. *06-26-24: 18607 Detroit (GTI Ohio – Adult Use)
7. *06-27-24: 11818 Madison (GTI Ohio – Adult Use)
8. 06-18-24: Bunts Road Rehabilitation Project (Communication)
9. 06-19-24: Barry Buick Development (Mixed Use Overlay)
10. 06-20-24: Huntington Bank (Conditional Use – Drive-through)
11. 06-21-24: Irene & Donald Ave (Planned Development)
12. 06-22-24: 12534 Lake (Lot Split)
13. 06-25-24: 1562/1564 Winchester (Parking Plan)
14. 06-28-24: Residential Architectural Guidelines (Communication)
15. 06-29-24: Mixed Use Overlay Amendment (Communication)
16. Adjourn



Docket 06-23-24 – 12405 Detroit
Outdoor Dining (Peppers)



Request (06-23-24)

To review and approve a **Conditional Use (Outdoor Dining)** pursuant to:

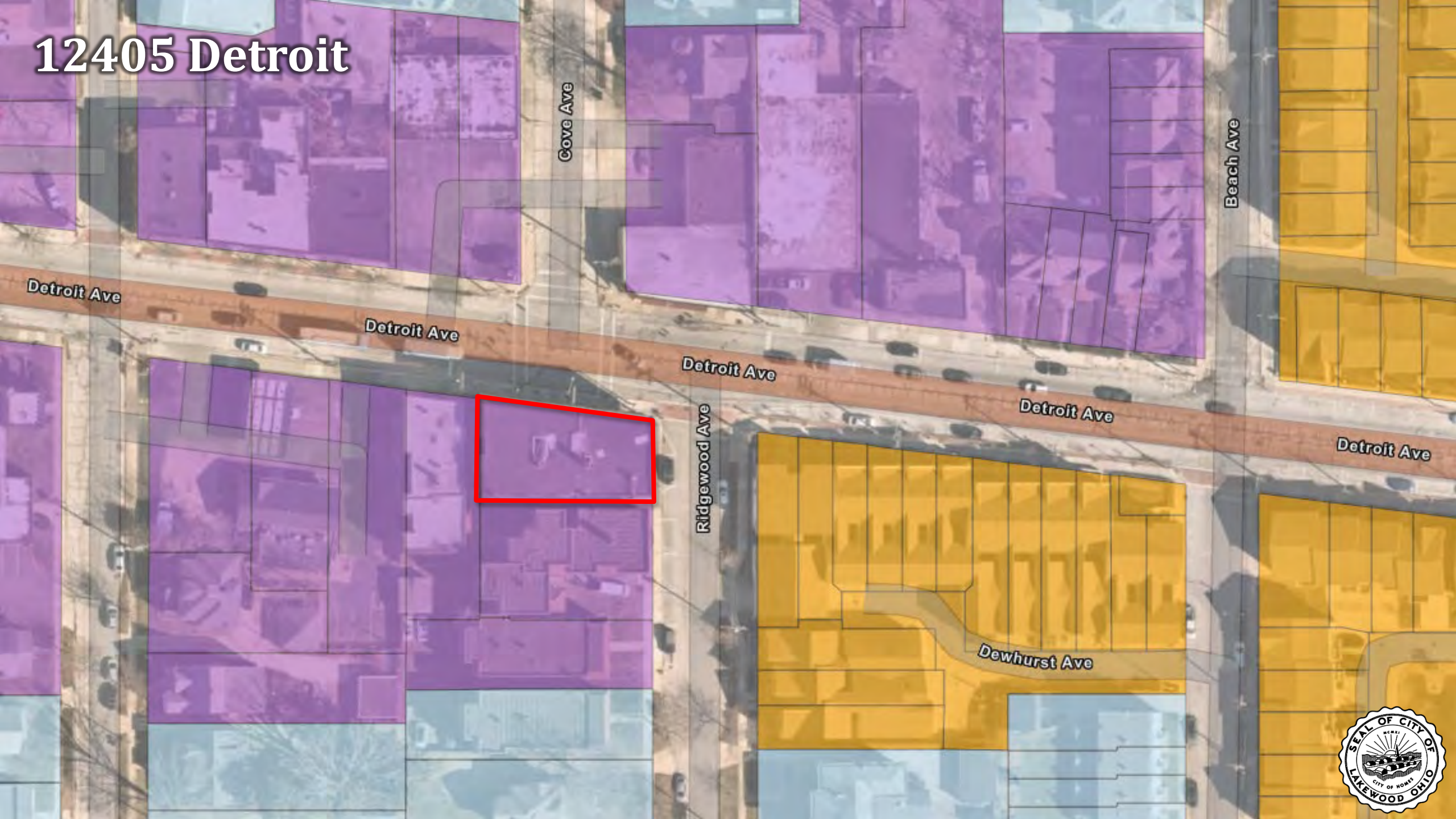
- Chapter 1161 – Condition Uses.

Proposal is in the C3 – Commercial (General) District.

12405 Detroit Ave

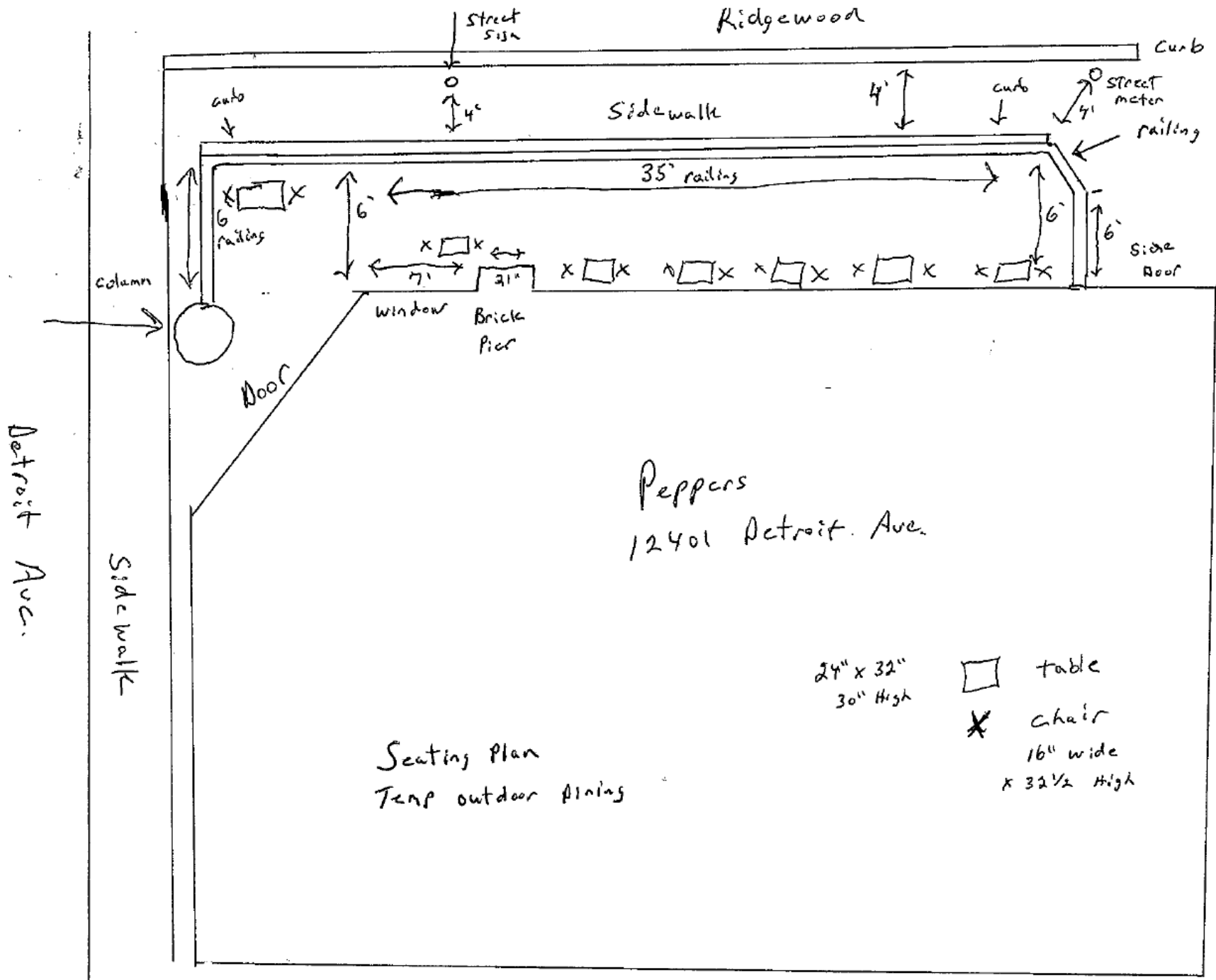


12405 Detroit

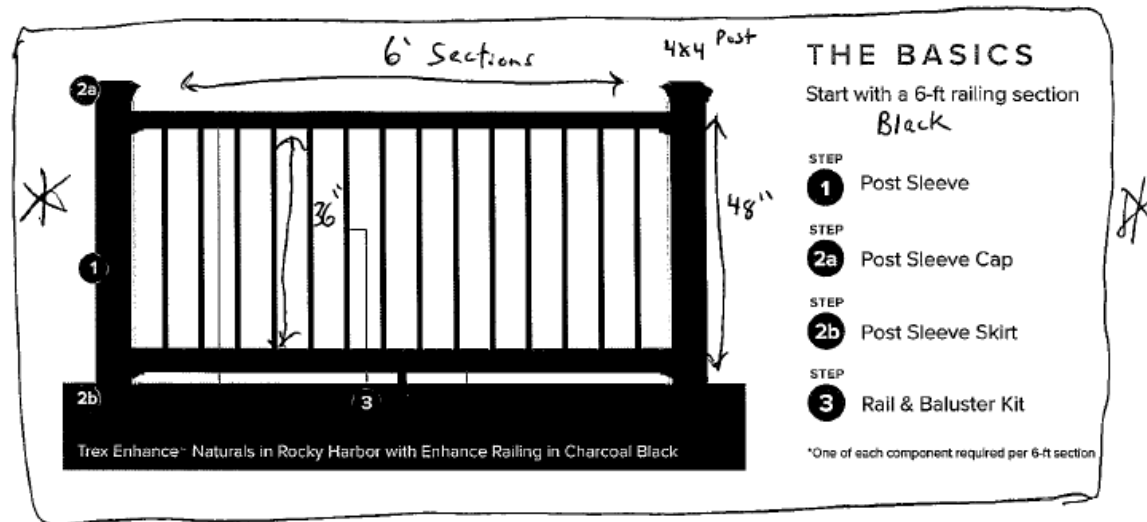


Peppers Rest.
12401 Detroit Rd.

- 1) Install Trax Railings Black
- 2) Install Sun shades Red
- 3) Install LED String Lights
- 4) Install table & chairs gray
- 5) Certificate of Insurance
- 6) Site Drawings



THE SIMPLE WAY TO BUILD YOUR DUO



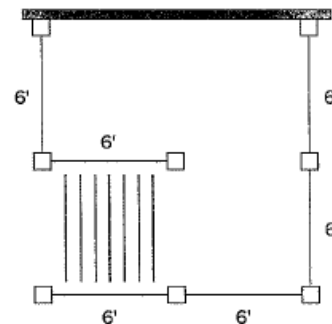
HOW MUCH RAILING WILL YOU NEED?

- Divide a deck's perimeter by 6 feet to determine how many sections are needed
- Posts fit between sections and on each end of the deck
- Stair kits are available, so be sure to consider stairways when calculating

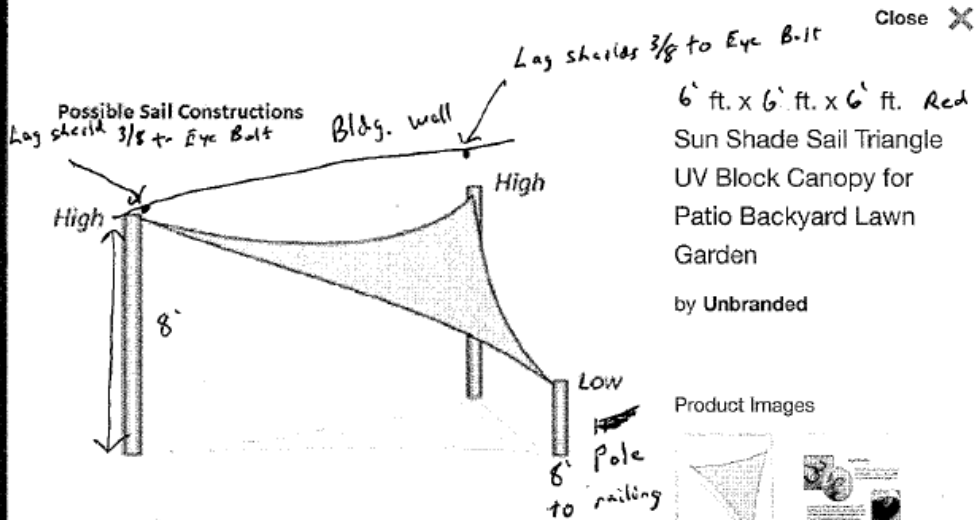
SOPHISTICATION, SIMPLIFIED

Trex Enhance® Rail & Baluster Kits offer easy installation. They contain a top rail, bottom rail, balusters, adjustable foot block and hardware pack.

12' x 12' sample deck with stairs
8 posts, 6 railing sections



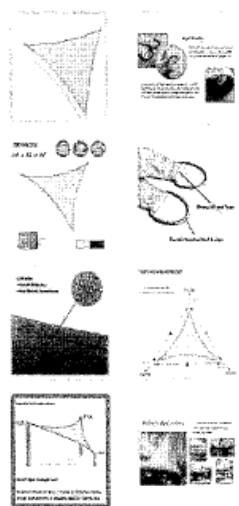
Visit [homedepot.trex.com](https://www.homedepot.trex.com)



6' ft. x 6' ft. x 6' ft. Red Sun Shade Sail Triangle UV Block Canopy for Patio Backyard Lawn Garden

by Unbranded

Product Images



Resort Style (Triangle Sails)

As shown, the Resort style is created by fixing two corners at high posts and one at low posts. Ideal for Triangle Sails.

Tap and Hold to Zoom

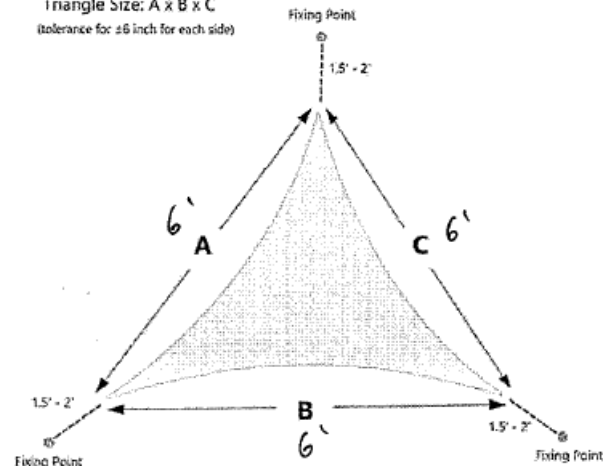
Close X

Feedback

Chat

SIZE MEASUREMENT

Triangle Size: A x B x C (tolerance for ±6 inch for each side)



Tap and Hold to Zoom

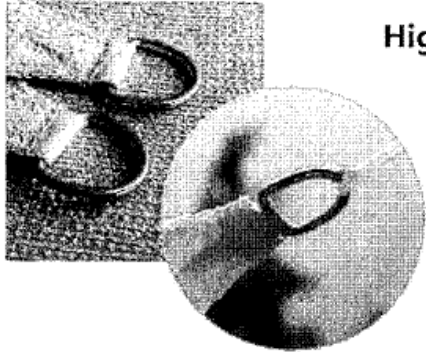
6' ft. x 6' ft. x 6' ft. Red Sun Shade Sail Triangle UV Block Canopy for Patio Backyard Lawn Garden

by Unbranded

Product Images

Feedback

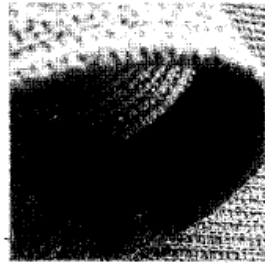
Chat



High Quality

With with durable stitched seam and stainless steel D-rings in each corner, your shade sail will serve longer life

Constructed of high-density permeable 185GSM HDPE fabric, the shade sail is breathable and 95% UV block, allows cooling breezes and light to pass through for better airy and comfortable space



Feedback

Color: Red



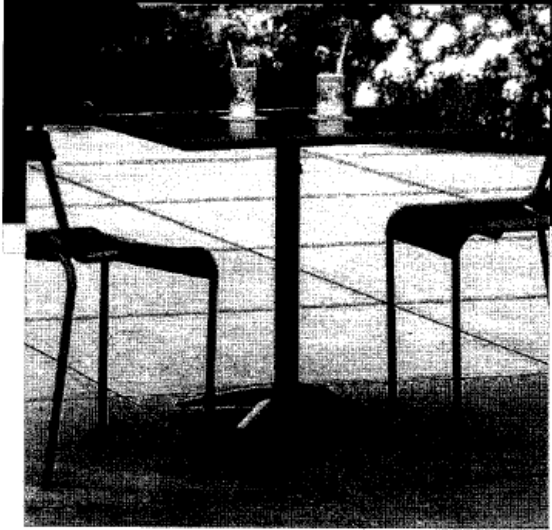
Andy Lechman

From: Andy Lechman <alechman38@gmail.com>
Sent: Friday, June 23, 2023 9:41 AM
To: Andy Lechman

Installed under the shade sails



Sent from my iPhone



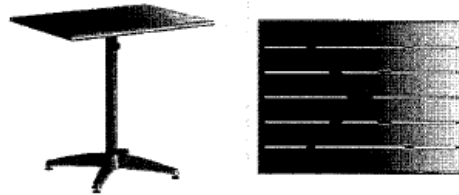
Lancaster Table & Seating 24" x 32" Gray Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole

#427CAU2432GY

Item #: 427CAU2432GY 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 matte gray color creates a neutral atmosphere sure to match outdoor decor
- UV-resistant finished so that color will not fade over time
- Entire table is easy to assemble for convenience

Certifications



Technical Data	
Length	32 Inches
Width	24 Inches
Height	30 Inches
Umbrella Hole Diameter	2 Inches
Color	Gray
Features	Umbrella Hole
Installation Type	Freestanding
Material	Powder Coated Aluminum
Shape	Square



Lancaster Table & Seating Black Powder Coated Aluminum Outdoor Side Chair

#427CALUSDBK

Item #: 427CALUSDBK 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, black surface that's sure to match any decor
- UV-resistant finished so that color will not fade over time
- Has a seating capacity of up to 300 lb.

Certifications



Technical Data	
Length	17 Inches
Width	16 Inches
Height	32 1/2 Inches
Seat Height	19 Inches
Arms	Without Arms
Back	With Back
Back Color	Black
Capacity	300 lb.
Features	Stackable UV Fade-Resistant







1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

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

- (a) ...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) ...will be designed, constructed, operated and maintained so as **not to be detrimental to or endanger the public health, safety, or general welfare.**
- (c) **...will not change the essential character of the general vicinity** in which it is located.
- (d) **...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) **...will not impede the normal and orderly development of uses permitted by right** in the immediate vicinity.
- (f) ...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) ...adequate measures have been taken to minimize traffic congestion on public streets.
- (h) ...will not suffer substantial hardship in future due to conditional use being surrounded by uses permitted by right, which are incompatible...
- (i) ...shall, in all other respects, conform to 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.
- (k) N/A (Mixed Use Overlay development)

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section has remained in compliance with the conditions of said permit, the Commissioner may issue such renewal.



(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 (48")** 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 (06-23-24) – Outdoor Dining

Approval – contingent on:

- Clarify #/Installation of Sun Shades.
- Must maintain four feet of continuous pedestrian access width along the public sidewalk free from all obstruction.

12405 Detroit Ave



Docket 06-24-24 – 15719 Madison
Outdoor Dining (The Blue Café)



Request (06-24-24)

To review and approve a **Conditional Use (Outdoor Dining)** pursuant to:

- Chapter 1161 – Condition Uses.

Proposal is in the C3 – Commercial (General) District.



15719 Madison



Wagar Park

Orchard Grove

Hilliard Rd

Westwood Ave

Madison Ave

Hilliard Rd

Madison Ave

Madison Ave

Madison Ave

Hilliard Rd

Carabel Ave

Morrison Ave

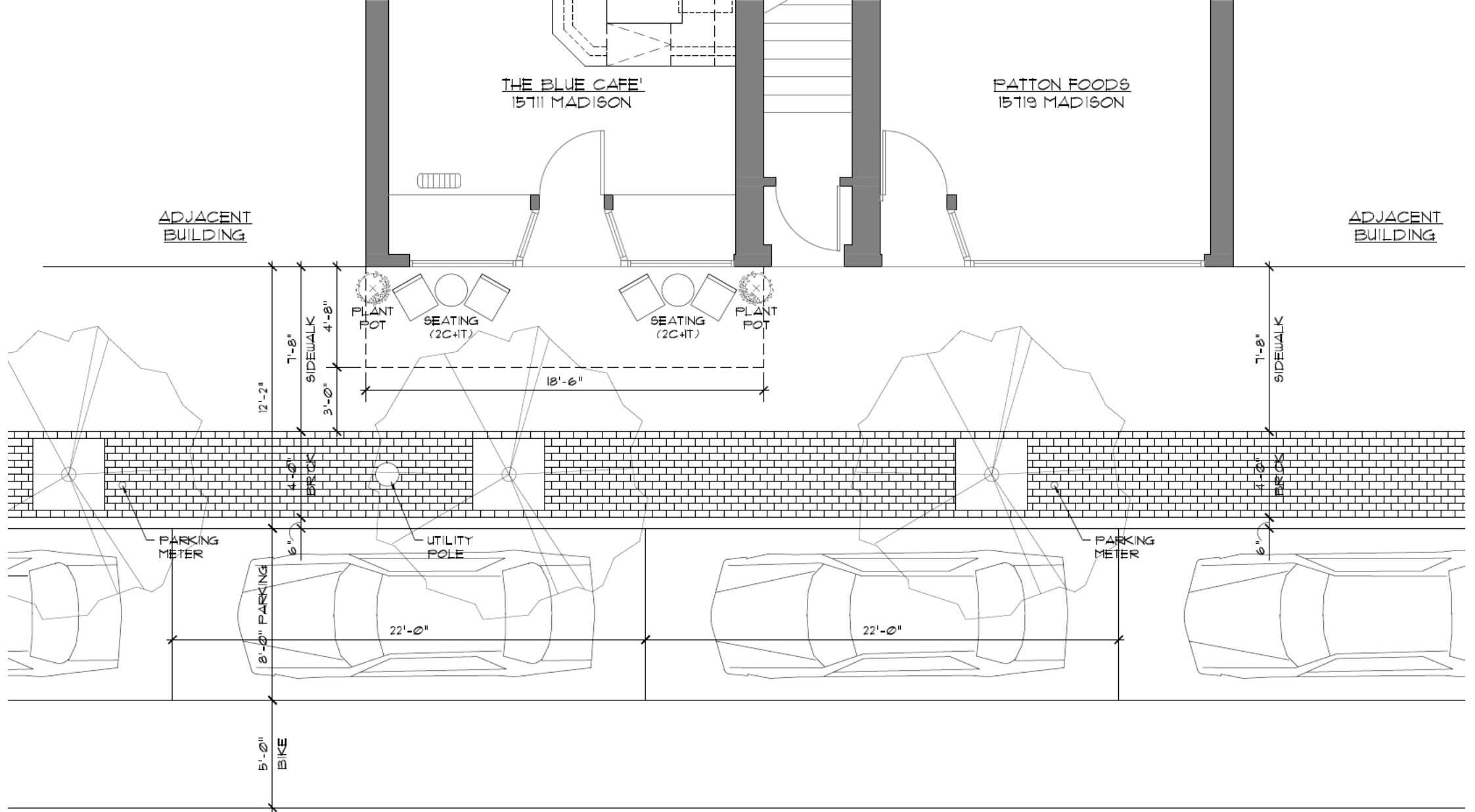
d Rd

Olive Ave

Carabel Ave



60ft



MADISON AVENUE

STREETFRONT PLAN

1/4" = 1'-0"





Open
Mic
Night
FRIDAYS
7pm - 9pm

The Blue Café

hello
SUNSHINE

LKW dental Co.

COSMETIC AND FAMILY
DENTISTRY

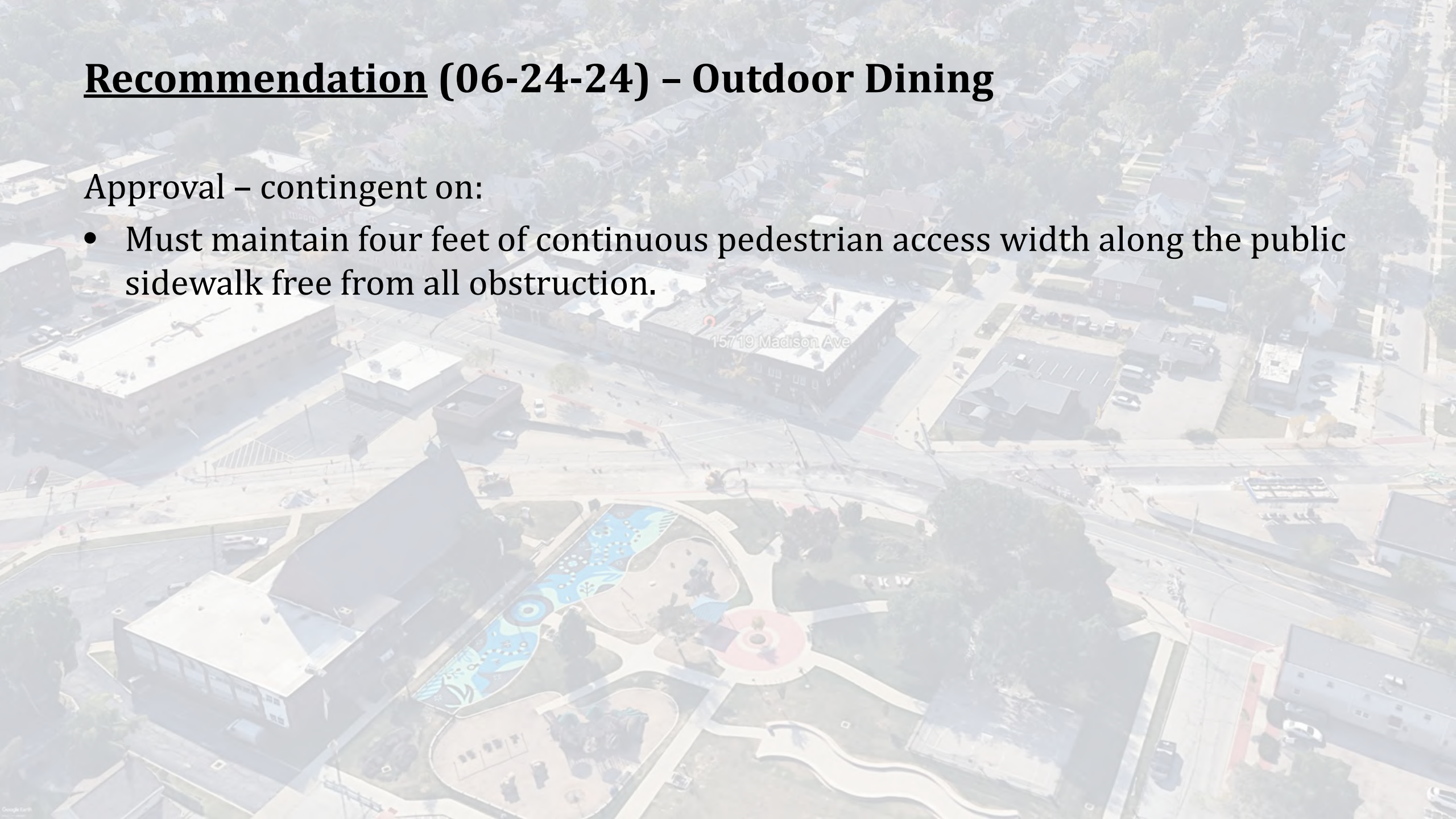


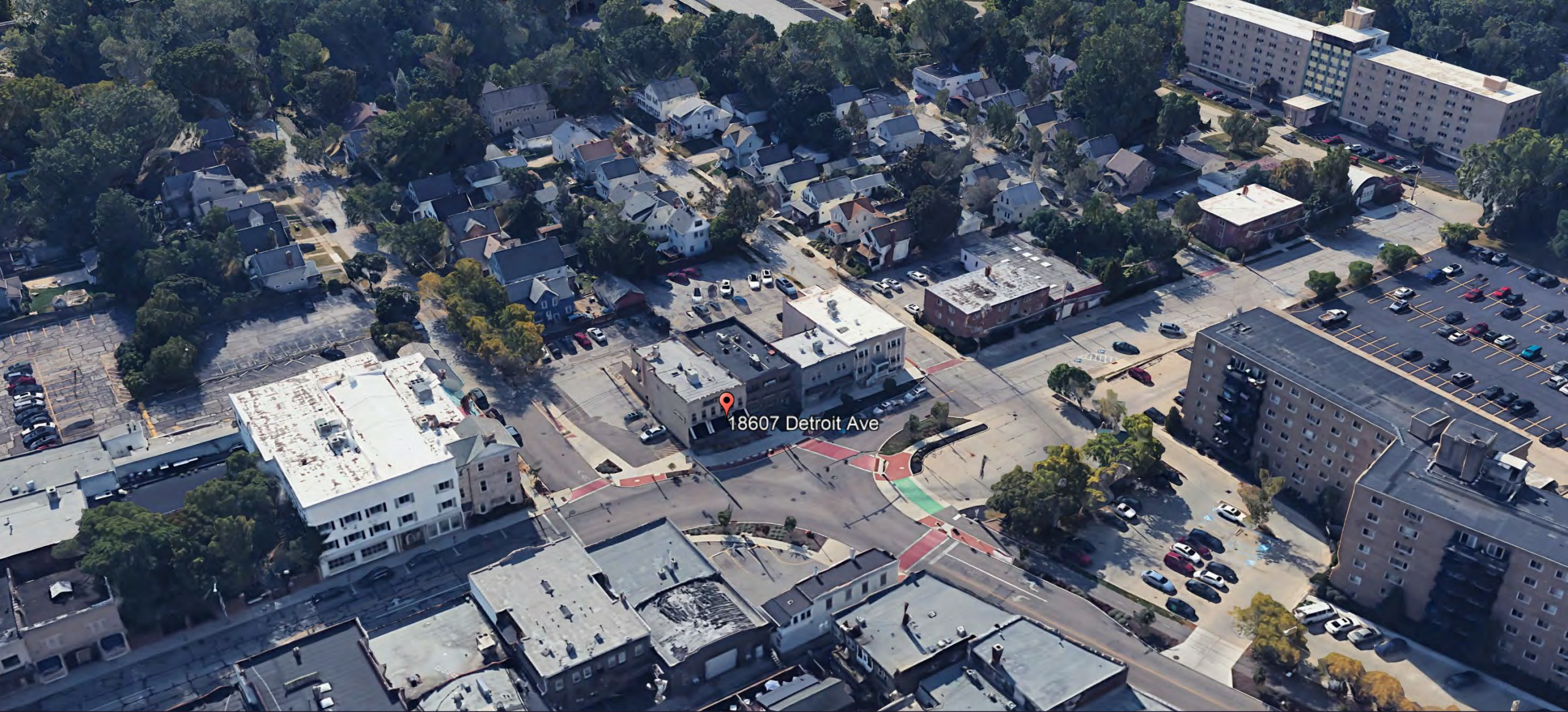


Recommendation (06-24-24) – Outdoor Dining

Approval – contingent on:

- Must maintain four feet of continuous pedestrian access width along the public sidewalk free from all obstruction.





18607 Detroit Ave



Docket 06-26-24 – 18607 Detroit
GTI Ohio (Adult Use – Marijuana)

Request (06-26-24)

To review and approve a **Conditional Use (Adult Use – Marijuana)** pursuant to:

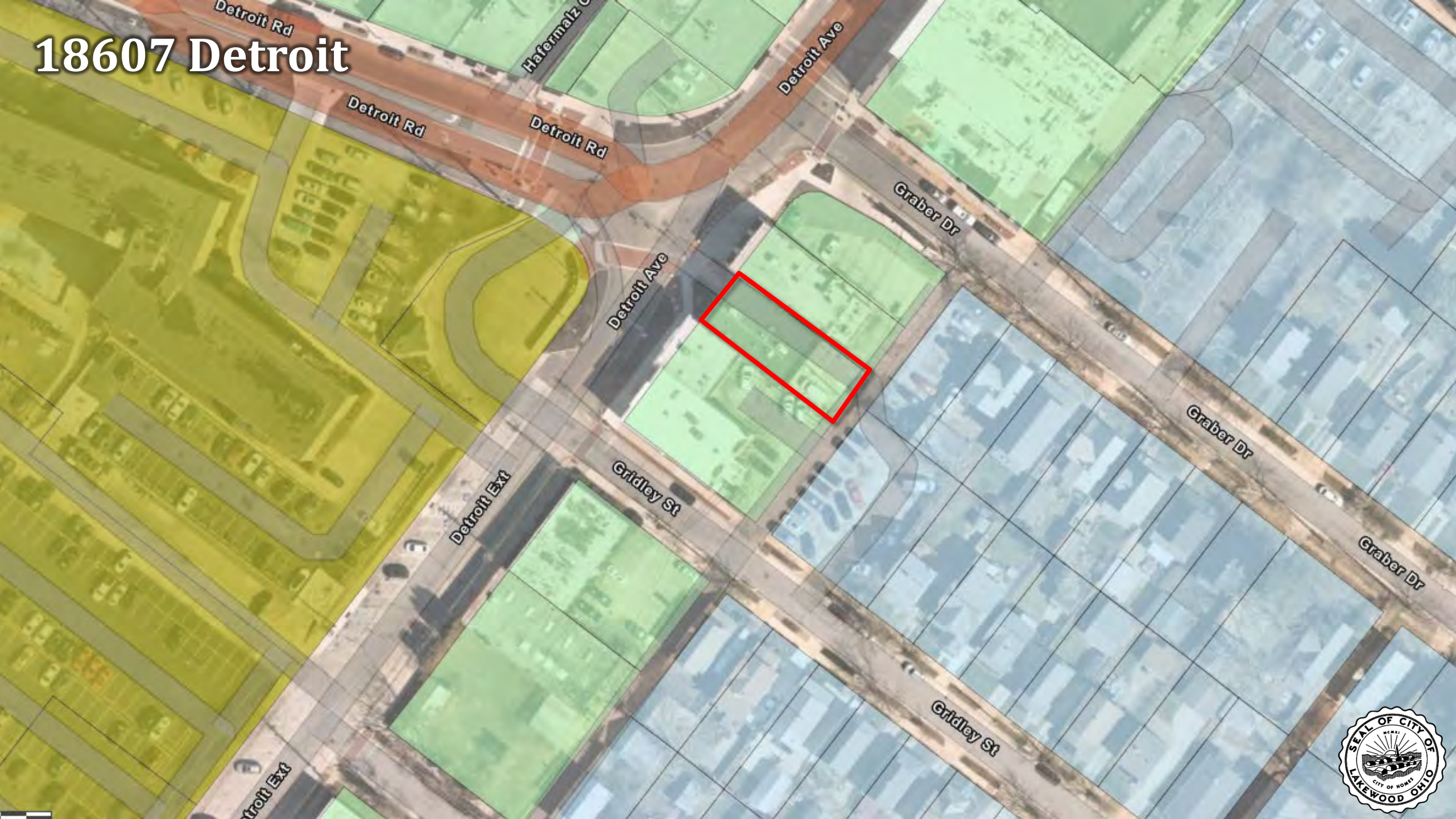
- Chapter 1165 – Medical Marijuana Dispensaries.

Proposal is in the C2 – Commercial (Retail) District.

18607 Detroit Ave



18607 Detroit





FALO

Rise

WE ARE
OPEN!

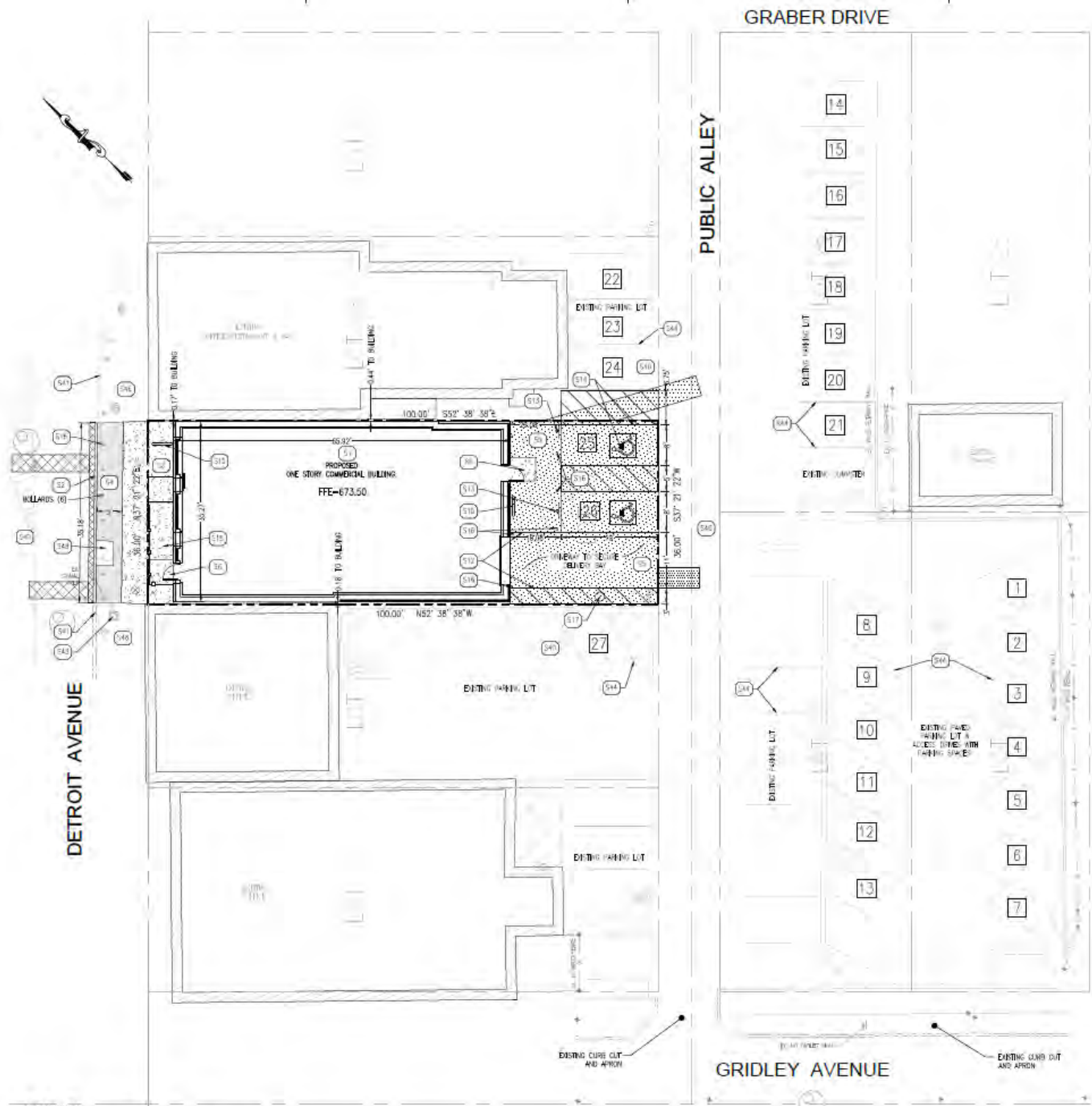
SERVICIOS
DE
INMIGRACION
248-175-4111

ALT
6
←

18605

18607

FAMILY DENTAL
MICHAEL'S TOP



SITE PLAN NOTES:
 1. SEE CONSTRUCTION DETAILS SHEET C7.2 FOR PAVEMENT SECTION DETAILS.
 2. SEE GENERAL NOTES SHEET C1.0 FOR EXISTING LEGEND.

Recommendation (06-26-24) – Conditional Use (Adult Use)

Approval – with consideration towards the following conditions:

- Initiate and enforce a **no loitering policy** within the external boundaries of the real property upon which the dispensary is located;
- Post conspicuous **signs** stating that no loitering is permitted on such property;
- **Monitor the activities of persons** on such property by visually inspecting such property or inspecting such property by use of video cameras and monitors; and
- **Provide adequate lighting** of the exterior premises to provide for visual inspection or video monitoring and to prohibit loitering. The video cameras and monitors shall operate continuously at all times that the premises is open for business.



11818 Madison Ave

Docket 06-27-24 – 11818 Madison
GTI Ohio (Adult Use – Marijuana)



Request (06-27-24)

To review and approve a **Conditional Use (Adult Use – Marijuana)** pursuant to:

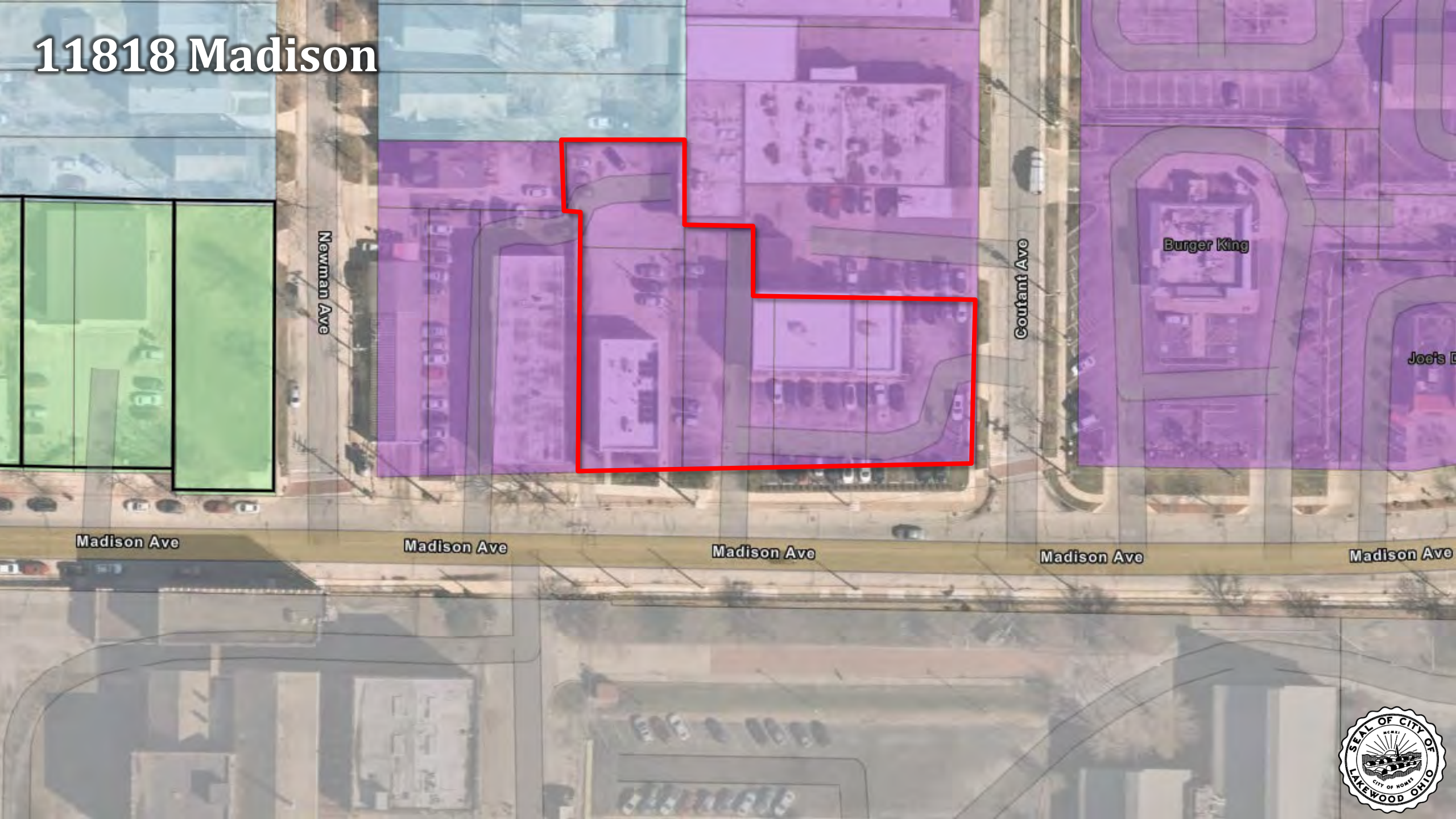
- Chapter 1165 – Medical Marijuana Dispensaries.

Proposal is in the C3 – Commercial (General) District.

11818 Madison Ave



11818 Madison



Newman Ave

Coutant Ave

Burger King

Joe's D

Madison Ave

Madison Ave

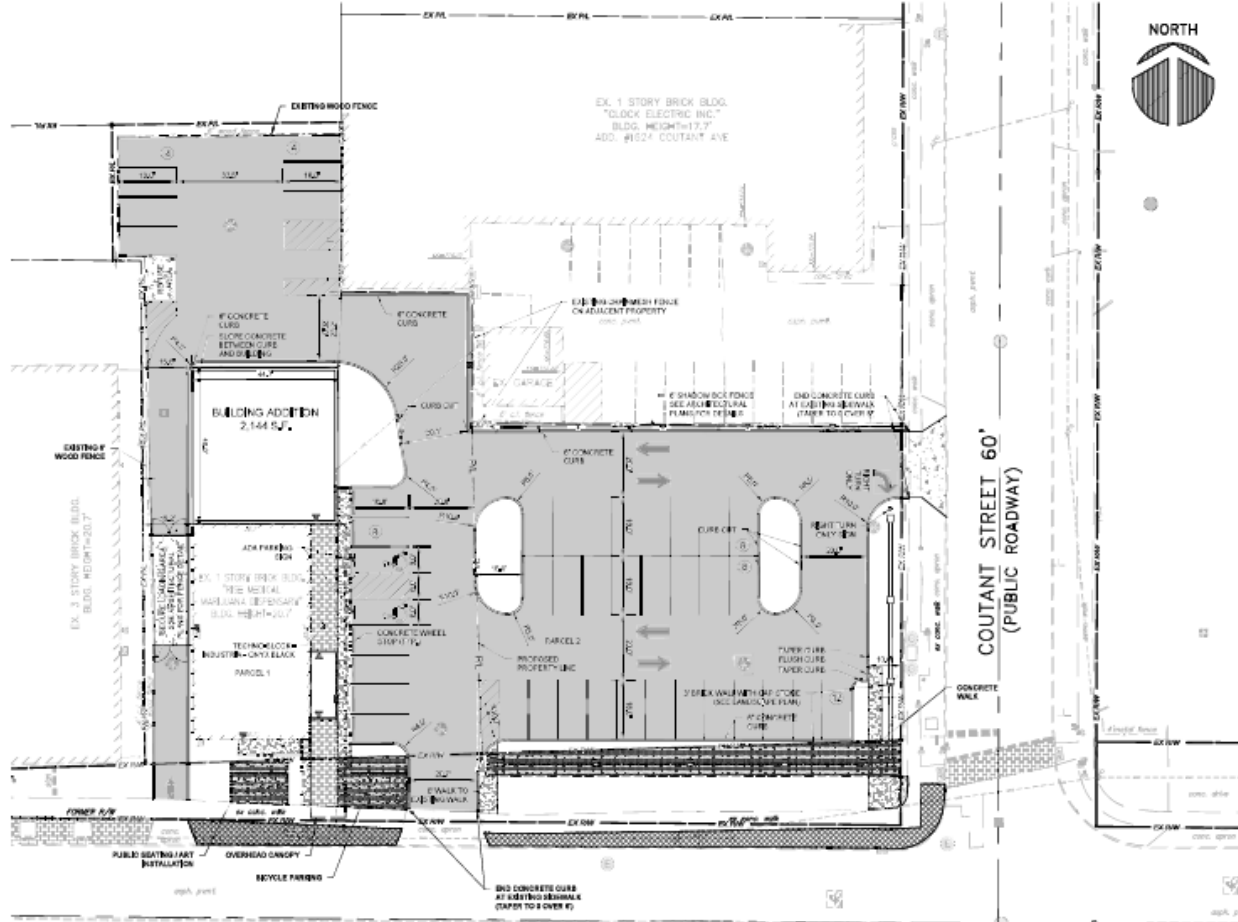
Madison Ave

Madison Ave

Madison Ave







PARCEL 1 SUMMARY

FEATURE	CURRENT	REQUIRED	PROPOSED
JOB #	C/COMMERCIAL - GENERAL		C/COMMERCIAL - GENERAL
JOB CATEGORY	MEDICAL WAREHOUSE (DEPENDENT)		MEDICAL WAREHOUSE (DEPENDENT)
USE CATEGORY	COMMERCIAL USE	COMMERCIAL USE	COMMERCIAL USE
PARCEL AREA	28,322 SQ. FT.	15,000 SQ. FT.	18,180 SQ. FT.
DEVELOPABLE AREA	2,328 SQ. FT.		4,100 SQ. FT.
PARKING COUNT	14	130 2A SPACE / 100 SQ. FT. TO 11	3
ACCESSIBLE PARKING COUNT	1	1	2
VEHICLE PARKING COUNT	8	2	3
FRONT SETBACK	62 FT	5 FT MAX	61 FT
REAR SETBACK	847 FT (TO FL BY REMOVAL)	> 10 FT (BY ADD +8 FT)	39.2 FT
SIDE SETBACK	14.2 FT	+8 FT	14.2 FT

PARCEL 2 SUMMARY (EXISTING BUILDING DEMOLISHED WITH NO PROPOSED BUILDINGS)

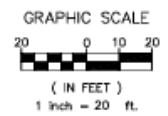
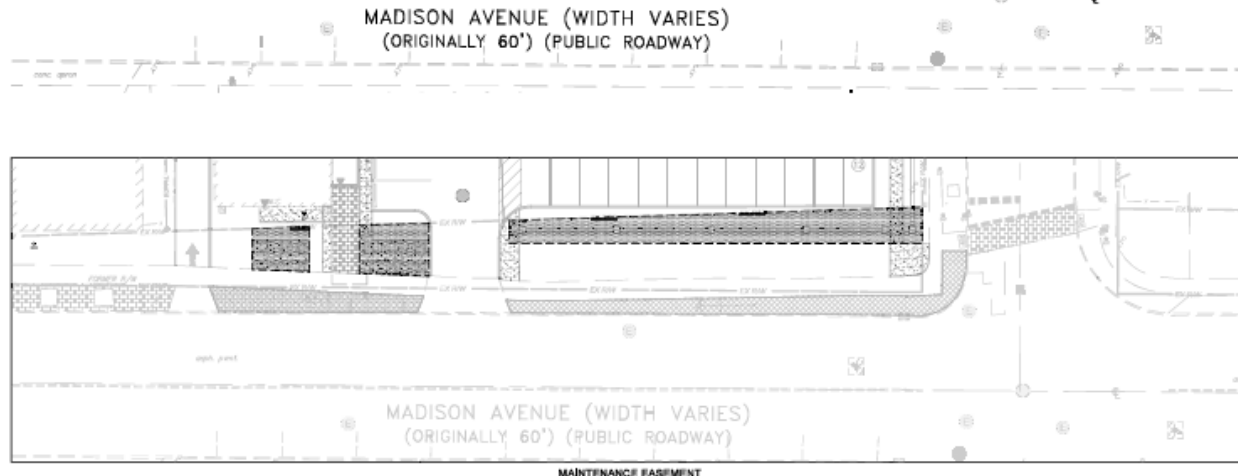
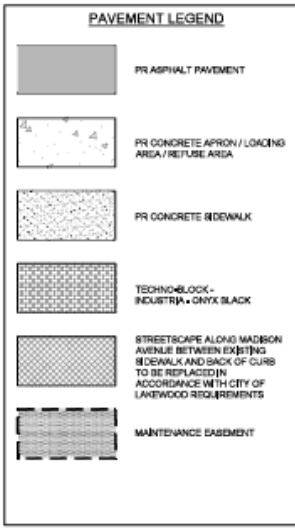
FEATURE	CURRENT	REQUIRED	PROPOSED
JOB #	C/COMMERCIAL - GENERAL		C/COMMERCIAL - GENERAL
JOB CATEGORY	MOTOR VEHICLE RENTAL		ACCESSORY PARKING
USE CATEGORY	COMMERCIAL USE		PARKING
PARCEL AREA	30,352 SQ. FT.		11,176 SQ. FT.
DEVELOPABLE AREA	8,801 SQUARE SPACE (44 FEET COUNTRY)		38
PARKING COUNT	32		38
ACCESSIBLE PARKING COUNT	0	0	3
VEHICLE PARKING COUNT	0	0	3
FRONT SETBACK	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
REAR SETBACK	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
SIDE SETBACK	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

MADISON AVENUE PARKING

NOTE: POSSIBLE EMPLOYEE ONLY PARKING ON MADISON AVENUE.

LANDSCAPE PLAN NOTE:

SEE THE LANDSCAPE PLAN BY DENZI LANDSCAPE ARCHITECTURE FOR DETAILS OF THE LANDSCAPE, FOLIAGE, AND SITE FURNISHINGS.



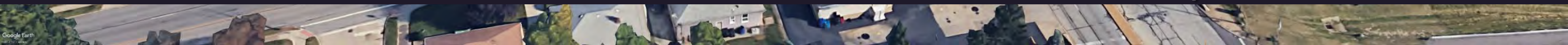
Recommendation (06-27-24) – Conditional Use (Adult Use)

Approval – with consideration towards the following conditions:

- Initiate and enforce a **no loitering policy** within the external boundaries of the real property upon which the dispensary is located;
- Post conspicuous **signs** stating that no loitering is permitted on such property;
- **Monitor the activities of persons** on such property by visually inspecting such property or inspecting such property by use of video cameras and monitors; and
- **Provide adequate lighting** of the exterior premises to provide for visual inspection or video monitoring and to prohibit loitering. The video cameras and monitors shall operate continuously at all times that the premises is open for business.



Docket 06-18-24 – Bunts Road Rehabilitation
Communication for Review/Recommendation

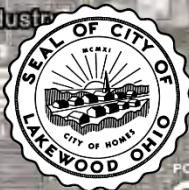
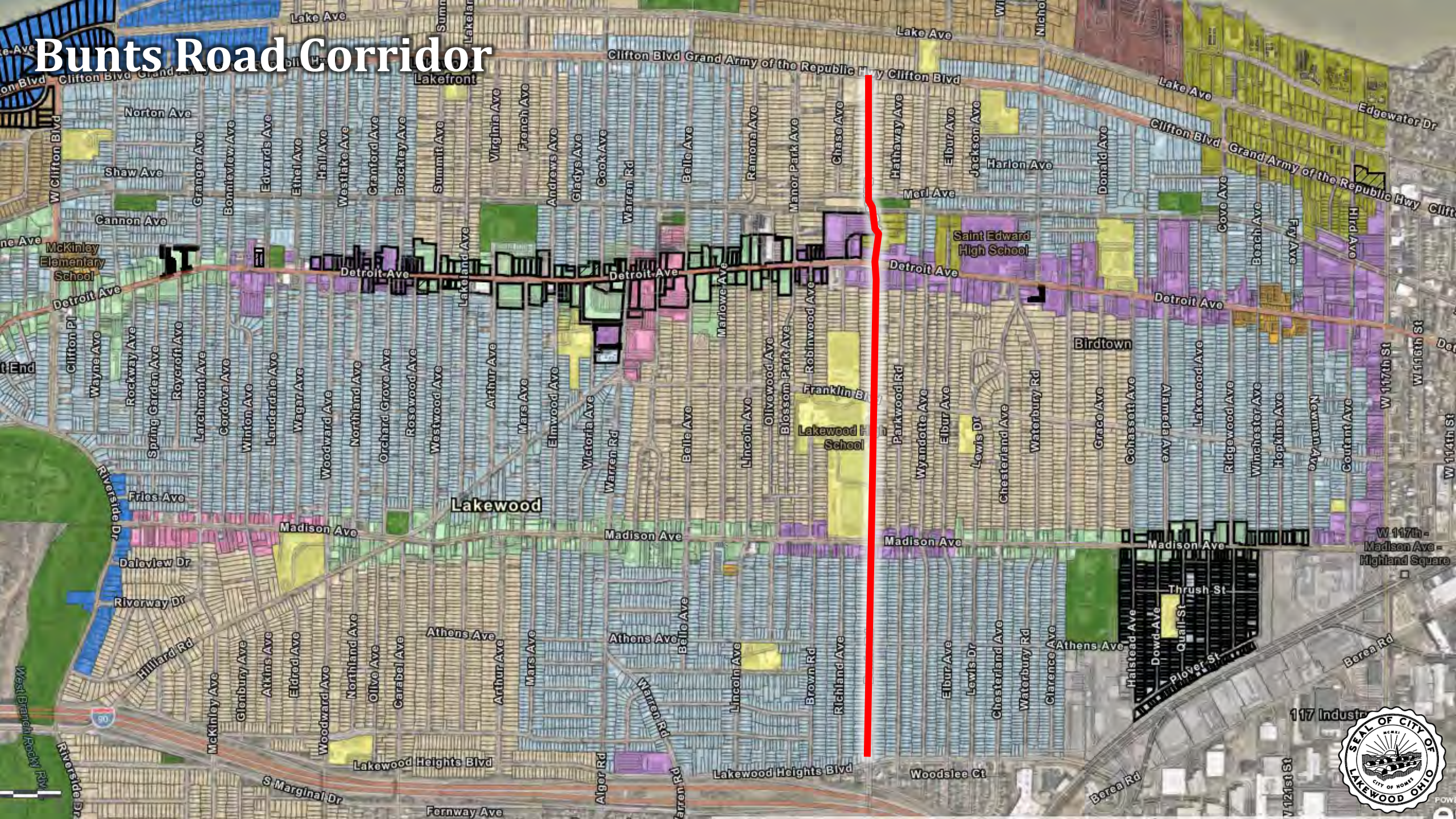


Request (06-18-24)

Per Charter, to review and provide recommendations for the **Bunts Road project**.



Bunts Road Corridor



CUY-BUNTS REHAB

PID 120703

PUBLIC MEETING

MAY 7, 2024

LAKEWOOD HIGH SCHOOL

SCHOOL CAFETERIA

INTRODUCTION & WELCOME

- CHRIS GORDON – PUBLIC WORKS DIRECTOR

PRESENTERS

- MARK PAPKE, PE, CPESC – CITY ENGINEER

- DAVID BAAS – ASSISTANT DIRECTOR OF PLANNING

- CHARLIE LEWIS, PE – OSBORN ENGINEERING



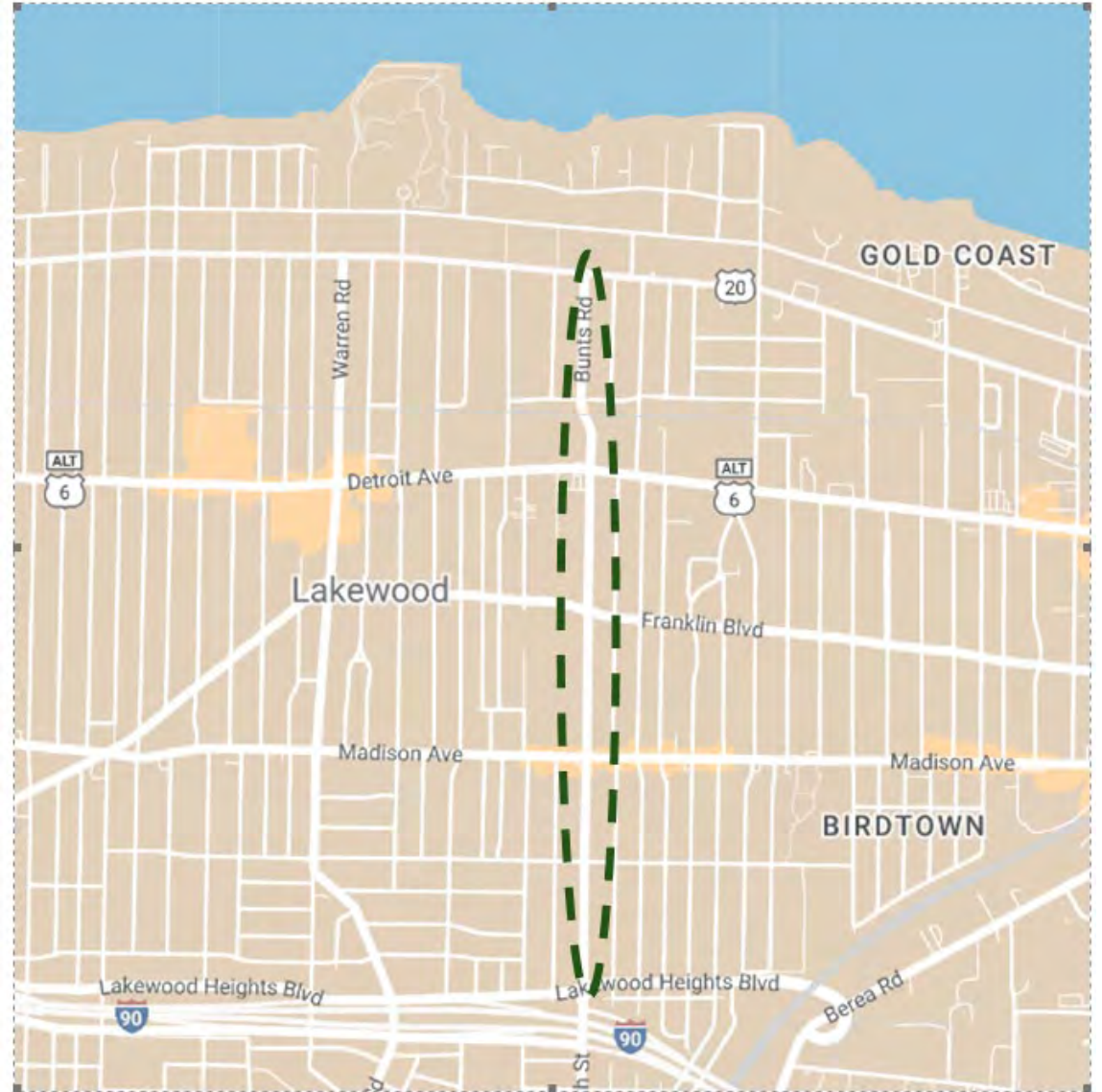
Department of
Transportation



AGENDA

- PROJECT LOCATION
- PROJECT GOALS
- CONCEPTS & ALTERNATIVES
- IMPACT ALTERNATIVES ANALYSIS
- TRAFFIC & PARKING IMPACTS
- PRIVATE PROPERTY FIELD WORK NEEDS
- GENERAL QUESTIONS
- OPEN HOUSE & PUBLIC COMMENT OPPORTUNITIES

PROJECT LOCATION



PROJECT GOALS

- TRAVEL EASIER & SAFER FOR VEHICLES, PEDESTRIANS, & BICYCLISTS OF ALL AGES AND ABILITIES
- PROVIDING UNIFORM ROADWAY SECTION WITH PARKING, SIDEWALKS, AND BIKE LANES
- SHORTENING CROSSWALK DISTANCES
- REPLACE AGING INFRASTRUCTURE
 - PAVEMENT, CURBS, SIDEWALKS, STRIPING
 - CONSENT DECREE SEWER IMPROVEMENTS
 - REPLACING 100-YR+ WATERMAINS
 - INITIATE ACTIVE TRANSPORTATION PLAN GOALS (SHARED USE PATH/BICYCLE LANES)
 - TRAFFIC SIGNAL AT ATHENS & CROSSWALK AT MERL
 - AUDIBLE PEDESTRIAN SIGNALS (APS) AT ALL INTERSECTIONS
 - NEW SIGNAGE
 - NEW DECORATIVE STREETLIGHTING
 - NEW LANDSCAPE WITH TREES



Safe Streets for Lakewood

Active Transportation Plan



Community Vision Statement

Lakewood envisions a complete and connected network for people walking and biking that provides year-round access to local amenities, resources, and the regional bicycle and pedestrian network. Lakewood envisions a culture of respect for all roadway users, and bicycle and pedestrian infrastructure that is safe and comfortable for people of all ages and people with disabilities.

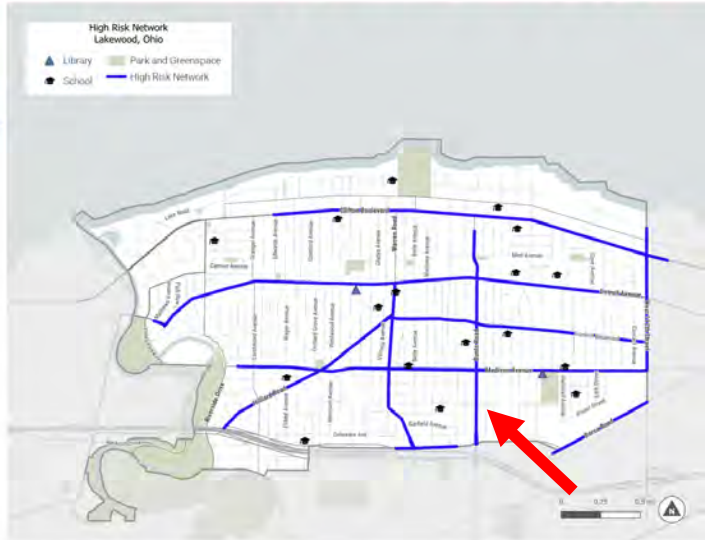


High-Risk Network for Walking and Biking

The outcome of this analysis is a visualization of the corridors with the highest potential risk for bicycle and pedestrian crashes to occur in the future informed by both historical crash data and a statistical model based on roadway characteristics.

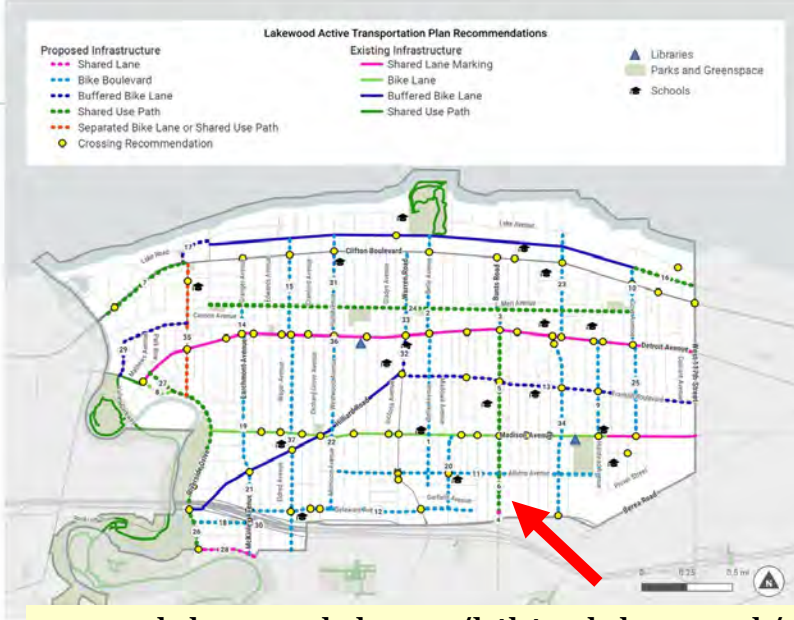
Corridors on the HRN include:

- Clifton Boulevard
- Bunts Road
- Detroit Avenue
- Franklin Boulevard
- Madison Avenue
- Hilliard Road
- Warren Rad
- West 117th Street
- Berea Road
- Lakewood Heights Boulevard



Infrastructure Projects

- 17 miles of on-street bikeway
- 70 crossing improvements
- 7 miles of shared use path



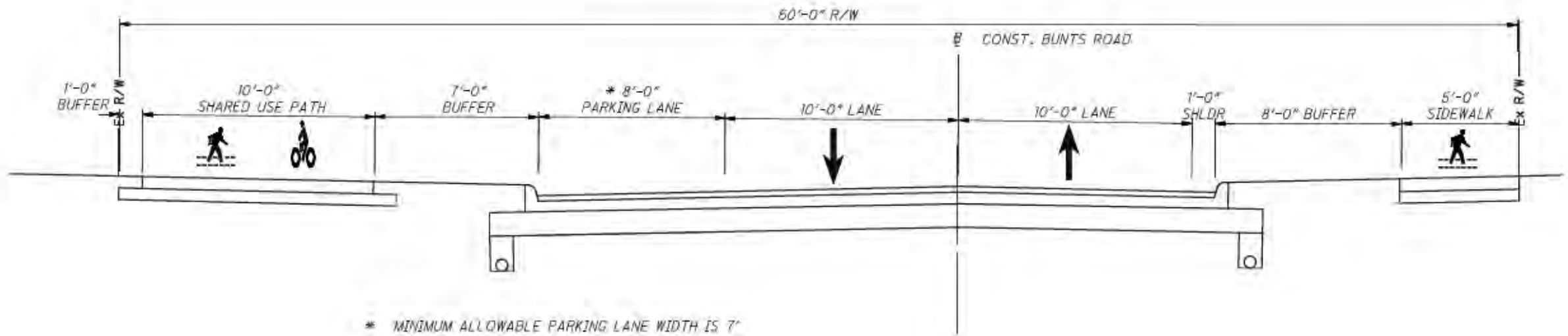


CONCEPTS & ALTERNATIVES

Alternative #1 – Shared Use Path

Alternative #2 – Unbuffered Bicycle Lanes

Alternative 1 – Typical Section



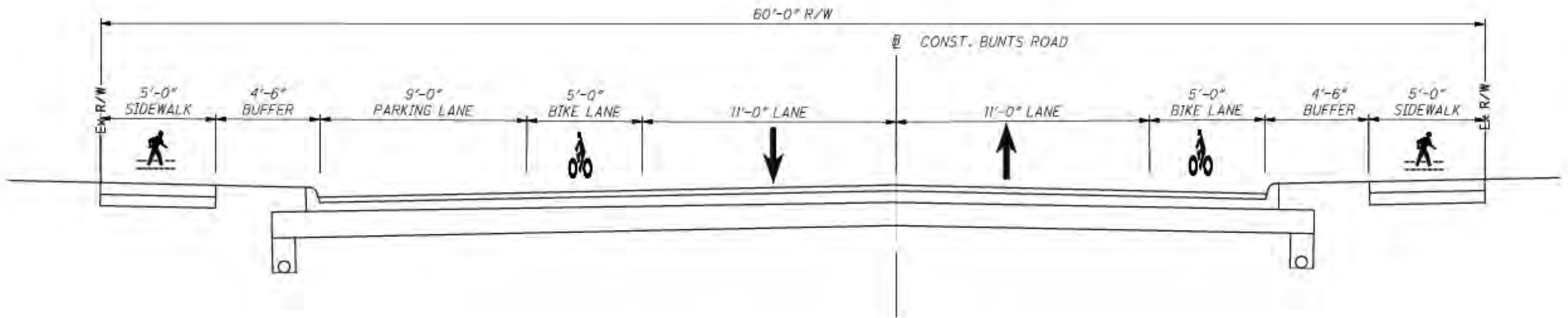


Alternative #1 near Lakewood HS



Alternative #1 near Athens

Alternative 2 – Typical Section





Alternative #2 near Lakewood HS



Alternative #2 near Athens

Install crosswalk with Rectangular Rapid Flashing Beacon (RRFB) at Merl Ave.



Alternative #1



Alternative #2

IMPACT ALTERNATIVES ANALYSIS

Existing Bunts Features

- Parking Spots - 194
- Trees - 224
- Impervious Pavement Area – 44,377 SY

Alternative #1 – Shared Use Path

- Proposed Parking Spots - 199
- Probable No. Trees Impacted - 111 Est. No. of New Trees to be planted - 125
- Impervious Pavement Area – 41,531 SY
- Shared Use Path Maintenance Plan – Snow Plowing and Sweeping by City and LCSD

Alternative #2 – Unbuffered Bicycle Lanes

- Proposed Parking Spots - 207
- Probably No. Trees Impacted - 179 Est. No. of New Trees to be planted - 180
- Impervious Pavement Area – 47,066 SY

NOTE: At this early point in the design process, these numbers are preliminary and may adjust up and down based on impacts from sewer and water infrastructure work. The goal is to increase the tree canopy, maximize parking spaces and lower environmental impacts.



TRAFFIC & PARKING IMPACTS

- PRIMARILY BUNTS PAVEMENT WIDTH IS 28' WHICH PROHIBITS TWO WAY TRAFFIC DURING CONSTRUCTION
- SAFETY OF WORKERS AND PUBLIC IS PARAMOUNT
- BUNTS WILL BE ONE-WAY SOUTHBOUND WITHIN EACH PHASE
- PROJECT BEING BROKEN INTO TWO – 1-YEAR PHASES
 - PHASE 1 – LAKEWOOD HTS BLVD TO FRANKLIN
 - PHASE 2 – FRANKLIN TO CLIFTON
 - REQUIRE CONTRACTOR TO COMPLETE WORK ADJACENT TO LHS DURING SUMMER BREAK
- OFFICIAL DETOUR ROUTE IS WARREN ROAD

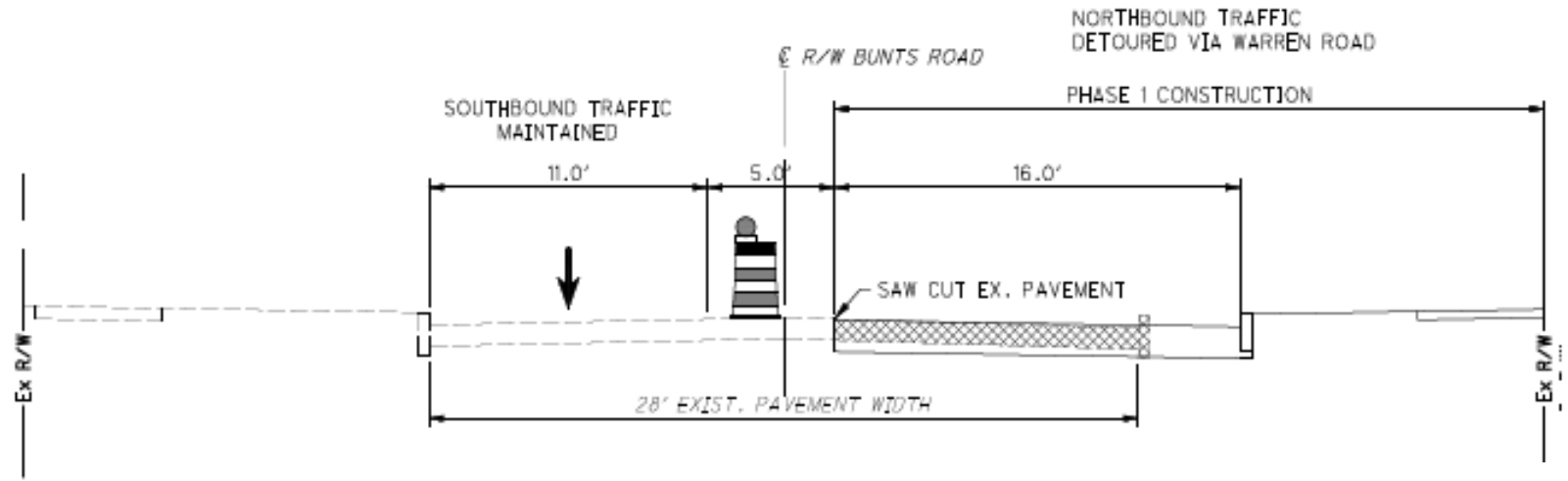


TRAFFIC & PARKING IMPACTS CONT'D

- ACCESS TO LAKEWOOD HIGH SCHOOL FIELDS AND BUNTS-MERL PARK WILL BE PROVIDED AT ALL TIMES
- PROVIDE LIMITED PARKING IN CONSTRUCTION ZONES DURING NON-WORKING HOURS
- CITY WILL WORK WITH NEARBY LOCAL PROPERTY OWNERS TO OBTAIN PARKING AGREEMENTS
- LAKEWOOD CITY SCHOOLS HAS OFFERED TO PROVIDE LIMITED PARKING SPOTS DURING CONSTRUCTION

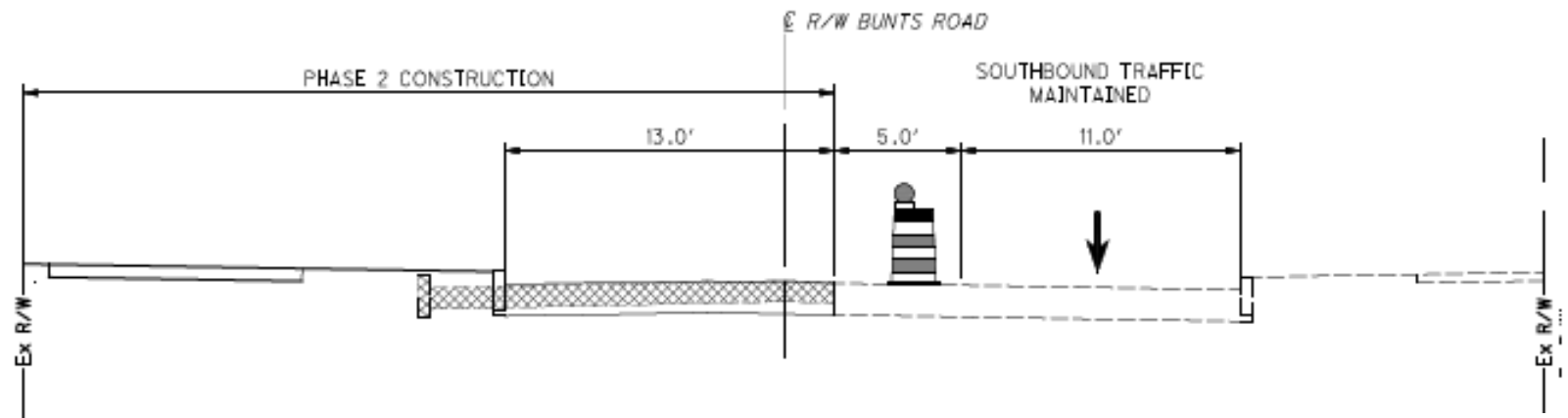
DETOUR ROUTE – PHASE 1 (LAKEWOOD HTS TO FRANKLIN)





TYPICAL SECTION – PHASE 1A SOUTHBOUND TRAFFIC EAST CURB LANE

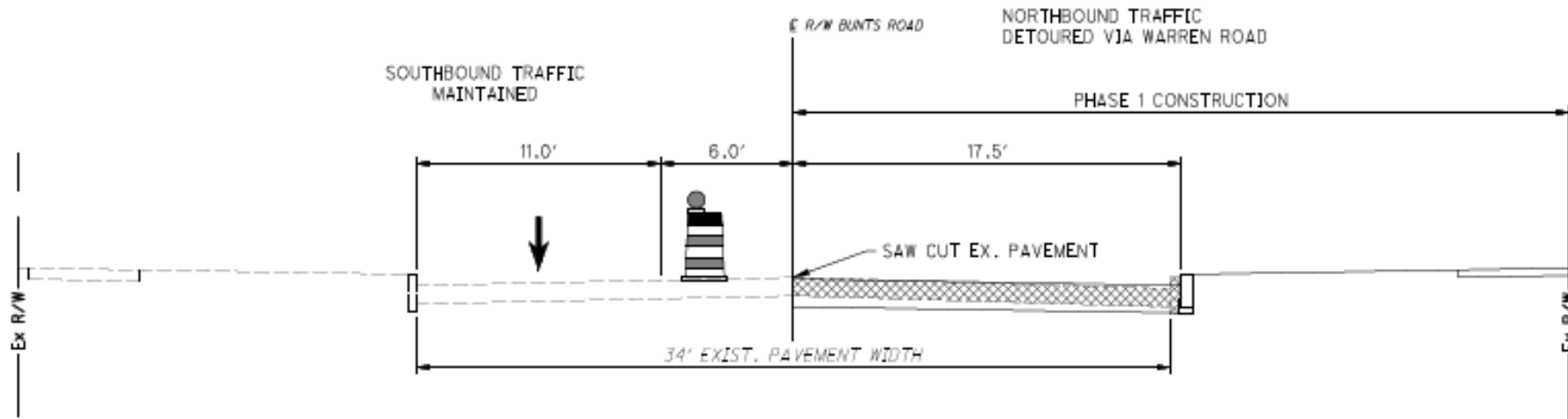
ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES USING TRAFFIC COMPACTED STONE PLACED IN THE EXCAVATED AREA, EXCEPT FOR THE TIME NEEDED TO REMOVE AND INSTALL THE CONCRETE APRONS.



TYPICAL SECTION – PHASE 1B SOUTHBOUND TRAFFIC WEST CURB LANE

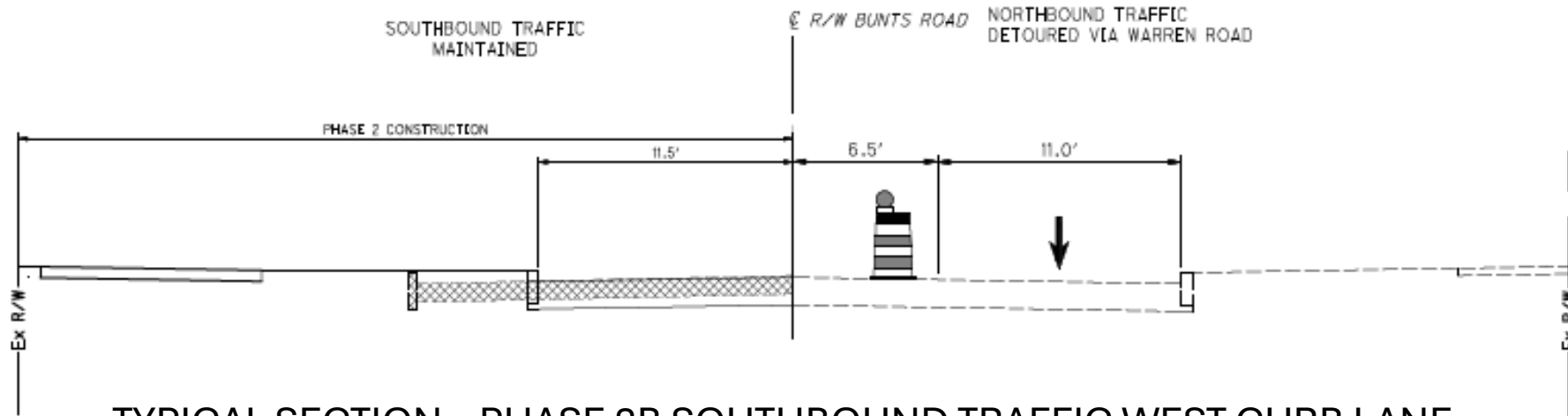
DETOUR ROUTE – PHASE 2 (FRANKLIN TO CLIFTON)





TYPICAL SECTION – PHASE 2A SOUTHBOUND TRAFFIC EAST CURB LANE

ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES USING TRAFFIC COMPACTED STONE PLACED IN THE EXCAVATED AREA, EXCEPT FOR THE TIME NEEDED TO REMOVE AND INSTALL THE CONCRETE APRONS.



TYPICAL SECTION – PHASE 2B SOUTHBOUND TRAFFIC WEST CURB LANE

PRIVATE PROPERTY FIELD WORK NEEDS

TO COMPLY WITH THE CITY'S CONSENT DECREE THIS PROJECT INCLUDES SEWER IMPROVEMENTS & INCLUDES WATERLINES

PROPERTIES FROM MADISON AVENUE TO CLIFTON

- THE PROJECT TEAM WILL NEED ACCESS TO YOUR PROPERTY IN THE NEXT SEVERAL MONTHS TO OBTAIN A BASEMENT ELEVATION AND TO VERIFY WATER SERVICE LINE TYPE
- EXPECT DOOR HANGER NOTICES
- OUR PROJECT TEAM WILL HAVE IDENTIFICATION
- UNSURE BEFORE ALLOWING ANYONE IN YOUR HOUSE YOU CAN VERIFY BY CALLING ENGINEERING AT 216.529.6692





PUBLIC COMMENTS & OPPORTUNITIES

WE WANT YOUR FEEDBACK AND ENCOURAGE YOUR COMMENTS. FEEL FREE TO COMMENT ON POSITIVES AND NEGATIVES TO EACH ALTERNATIVE, THE PROJECT, TRAFFIC & PARKING IMPACTS, SOCIAL, ENVIRONMENTAL, ECONOMIC IMPACTS, ETC.

WE WILL BE COLLECTING COMMENTS BETWEEN NOW AND JUNE 9, 2024

WE HAVE MULTIPLE WAYS TO ENGAGE

OPEN HOUSE TODAY

- VIEW THE CONCEPTUAL PLANS AT VARIOUS STATIONS THROUGHOUT THE CAFETERIA
- UTILIZE THE HARD COPY COMMENT FORMS

AFTER TODAY'S MEETING AND UNTIL JUNE 9, 2024

1) VISIT WWW.LAKEWOODOH.GOV/BUNTS-REHAB

- VIEW THIS PRESENTATION
- VIEW PLAN CONCEPTS & ALTERNATIVES
- VIEW TRAFFIC IMPACT PLAN
- SUBMIT COMMENTS VIA WEBSITE

2) VIEW PLANS AT CITY HALL – ENGINEERING DEPARTMENT 2ND FLOOR (M-F 9am to 4 pm)

- SUBMIT PAPER COPY COMMENTS OR EMAIL

3) CONTACT MARK PAPKE, PE (216) 529.6807 OR EMAIL: MARK.PAPKE@LAKEWOODOH.GOV

GENERAL PROJECT QUESTIONS

- INDIVIDUAL PROPERTY QUESTIONS/CONCERNS VISIT WITH

BRIAN SHIELDS, PE

LAKWOOD ENGINEERING PROJECT
MANAGER

or

MARK PAPKE, PE

CITY ENGINEER

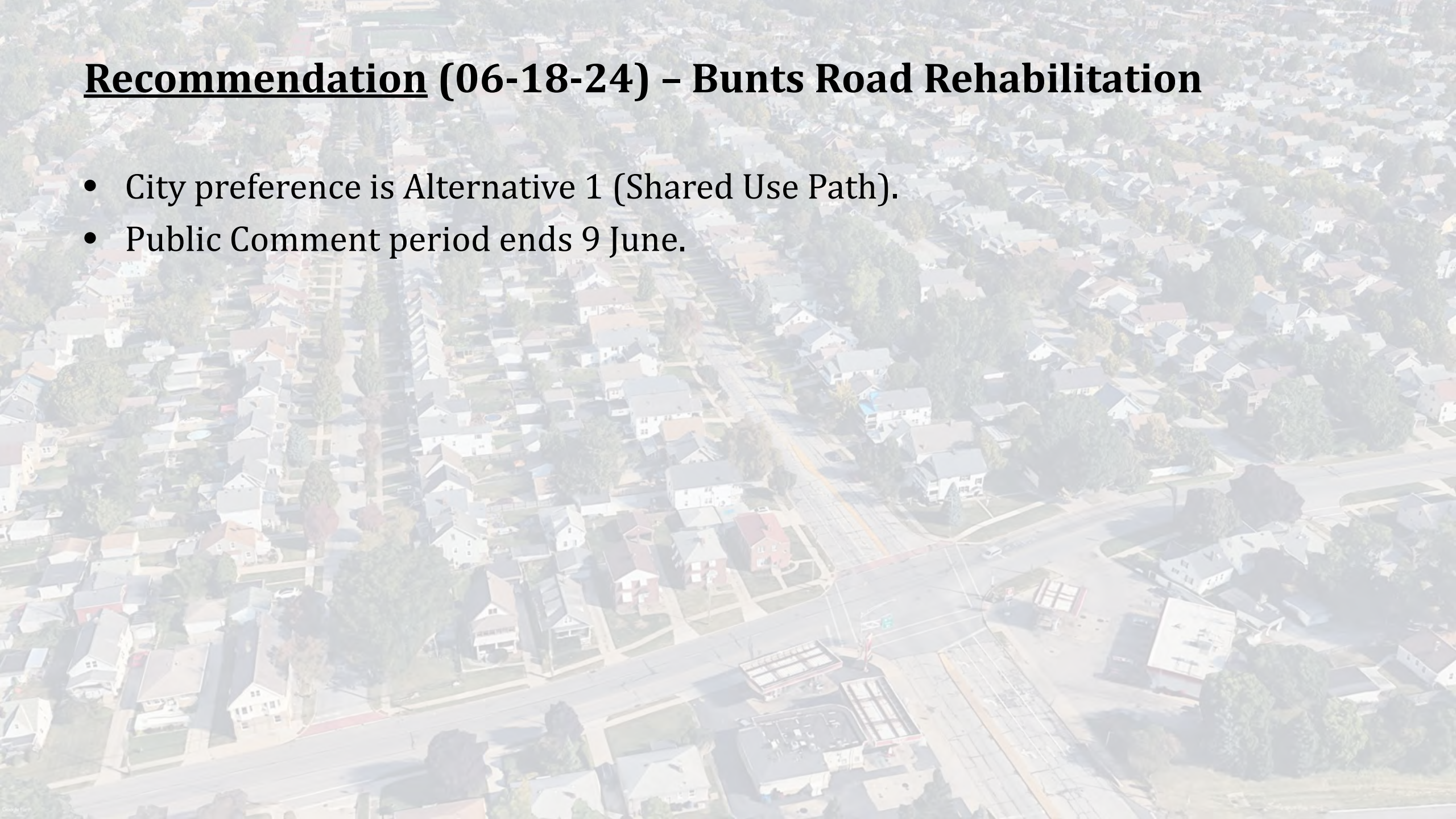
THANK YOU FOR ATTENDING!!!



WWW.LAKEWOODOH.GOV/BUNTS-REHAB

Recommendation (06-18-24) – Bunts Road Rehabilitation

- City preference is Alternative 1 (Shared Use Path).
- Public Comment period ends 9 June.





16000 Detroit Ave



Docket 06-19-24 - 16000/15801 Detroit
Barry Buick Development/Mixed Use Overlay

Request (06-19-24)

To review and approve a **Mixed Use Overlay** pursuant to:

- Chapter 1135 – Mixed Use Overlay.

Proposal is in the C3 - Commercial (General) District.



- 1. Introduction**
- 2. Developer Presentation**
- 3. City Analysis**
- 4. Planning Commission questions & feedback**
- 5. Public comment & questions**
- 6. Discussion on comments & questions**



vocon.

CITY OF LAKEWOOD ARB PLANNING SUBMISSION

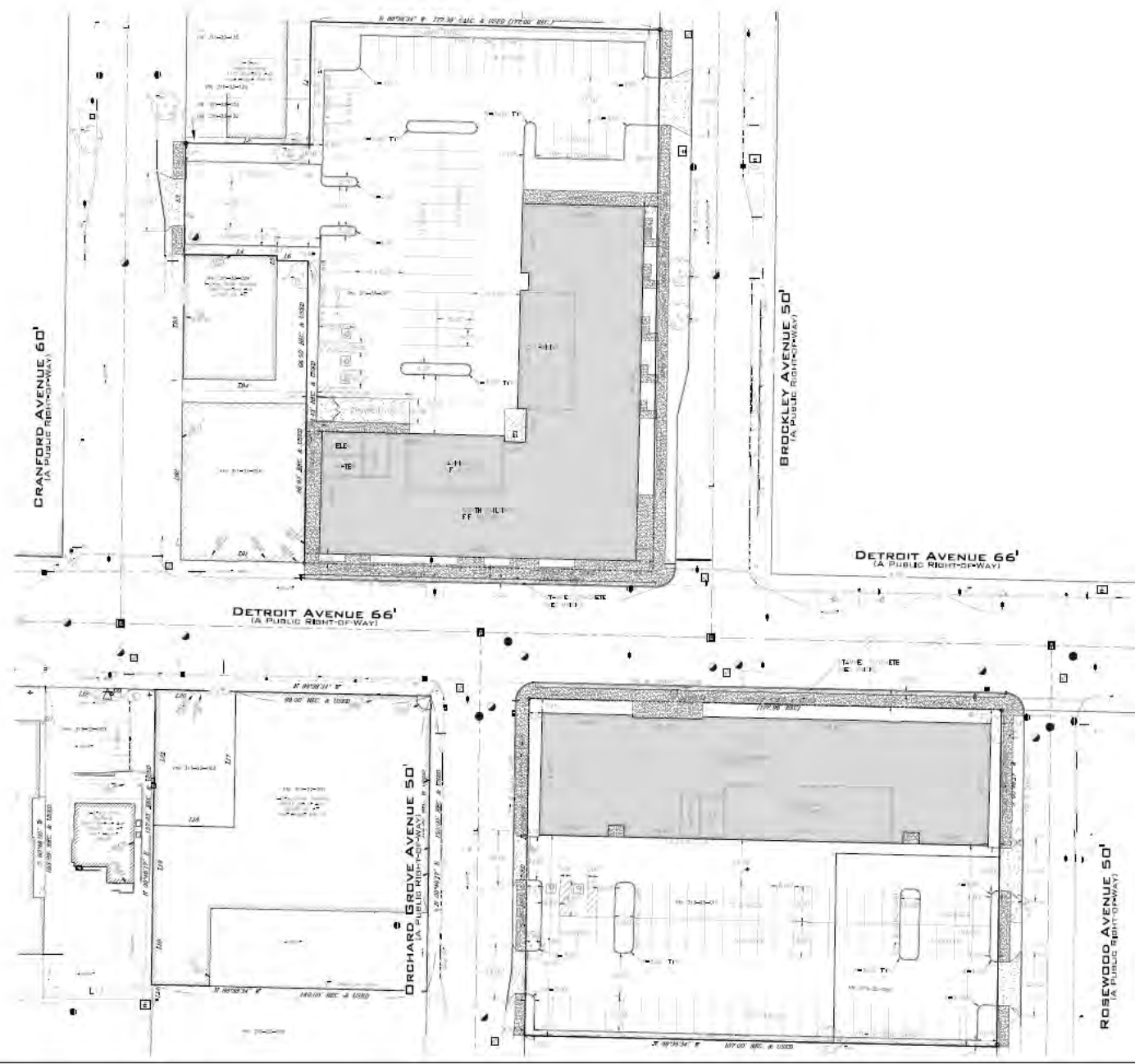
newbrook
PARTNERS



THE KRUEGER GROUP

LAKEWOOD DETROIT LLC

16000 & 15801 DETROIT AVENUE | LAKEWOOD, OH



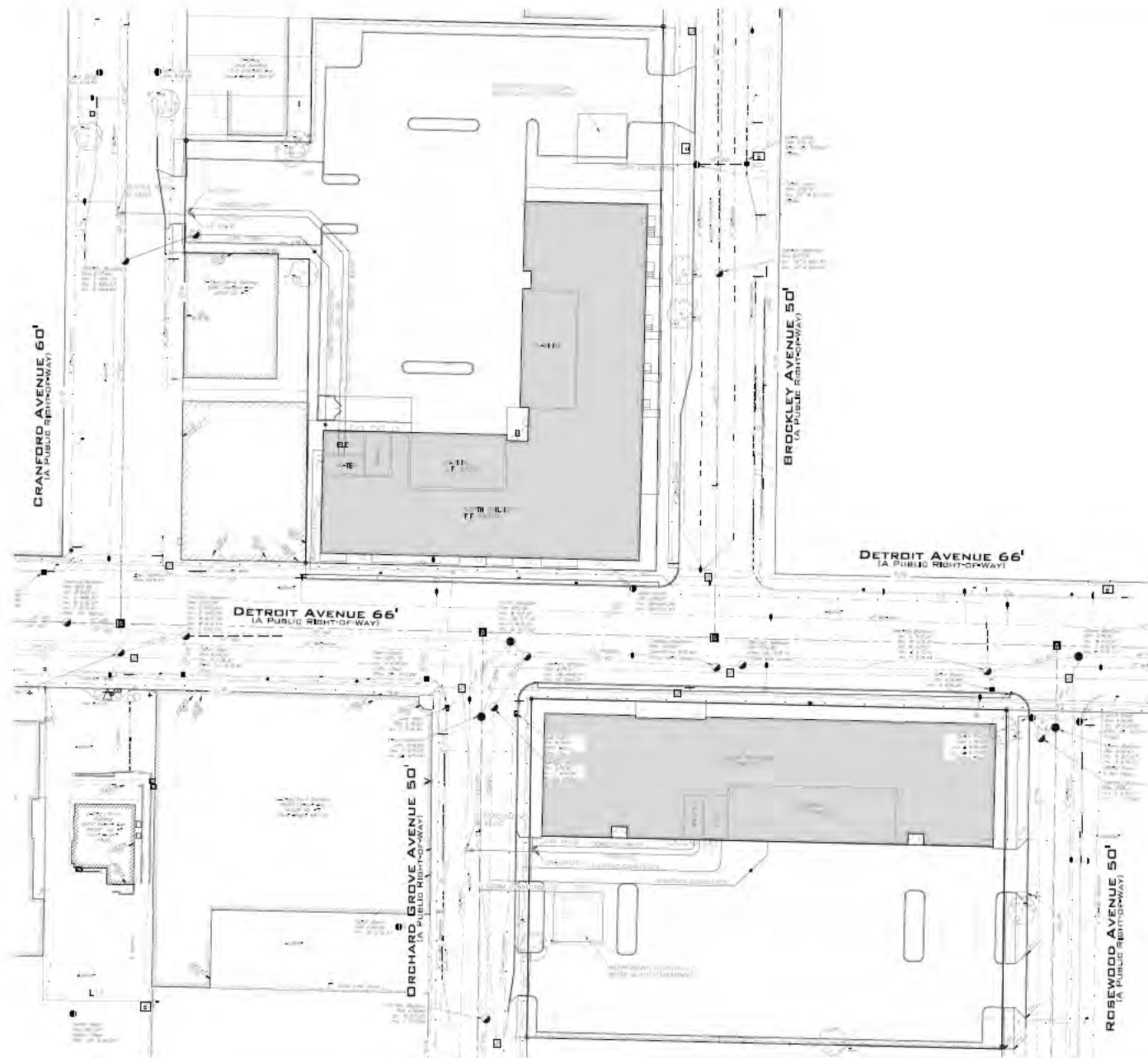
LEGEND

<ul style="list-style-type: none"> Proposed Building Footprint Proposed Parking Proposed Driveway Proposed Walkway Proposed Utility Proposed Easement Proposed Right-of-Way Proposed Street Proposed Sidewalk Proposed Stormwater Proposed Sewer Proposed Water Proposed Gas Proposed Electric Proposed Telephone Proposed Cable Proposed Fiber Optic Proposed Irrigation Proposed Landscaping Proposed Tree Proposed Shrub Proposed Grass Proposed Soil Proposed Rock Proposed Concrete Proposed Asphalt Proposed Gravel Proposed Sand Proposed Silt Proposed Clay Proposed Limestone Proposed Granite Proposed Marble Proposed Quartzite Proposed Slate Proposed Schist Proposed Gneiss Proposed Amphibolite Proposed Basalt Proposed Andesite Proposed Diorite Proposed Gabbro Proposed Granite Proposed Quartzite Proposed Schist Proposed Gneiss Proposed Amphibolite Proposed Basalt Proposed Andesite Proposed Diorite Proposed Gabbro 	<ul style="list-style-type: none"> Proposed Building Footprint Proposed Parking Proposed Driveway Proposed Walkway Proposed Utility Proposed Easement Proposed Right-of-Way Proposed Street Proposed Sidewalk Proposed Stormwater Proposed Sewer Proposed Water Proposed Gas Proposed Electric Proposed Telephone Proposed Cable Proposed Fiber Optic Proposed Irrigation Proposed Landscaping Proposed Tree Proposed Shrub Proposed Grass Proposed Soil Proposed Rock Proposed Concrete Proposed Asphalt Proposed Gravel Proposed Sand Proposed Silt Proposed Clay Proposed Limestone Proposed Granite Proposed Marble Proposed Quartzite Proposed Slate Proposed Schist Proposed Gneiss Proposed Amphibolite Proposed Basalt Proposed Andesite Proposed Diorite Proposed Gabbro Proposed Granite Proposed Quartzite Proposed Schist Proposed Gneiss Proposed Amphibolite Proposed Basalt Proposed Andesite Proposed Diorite Proposed Gabbro
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RIVERSTONE
 LANDSCAPING ENGINEERING DESIGN
 10000 RIVERSTONE DRIVE
 DETROIT, MI 48202
 PHONE: (313) 487-0000
 WWW.RIVERSTONEDESIGN.COM



LEGEND

<ul style="list-style-type: none"> Water Main Water Service Sewer Main Sewer Service Gas Main Gas Service Electric Main Electric Service Telephone Cable Storm Sewer Proposed Existing 	<ul style="list-style-type: none"> Proposed Existing Proposed Existing Proposed Existing Proposed Existing Proposed Existing Proposed Existing
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GRADED PATH

1" = 100'

RIVERSTONE

LANDSCAPE ARCHITECTURE & DESIGN
 3800 SANDUSKY AVENUE, SUITE 100
 CLEVELAND, OHIO 44114
 PHONE: (216) 431-0000 FAX: (216) 431-0040
 WWW.RIVERSTONEPA.COM

LAKEWOOD- SITE CONTEXT



1. Brockley Avenue Looking South



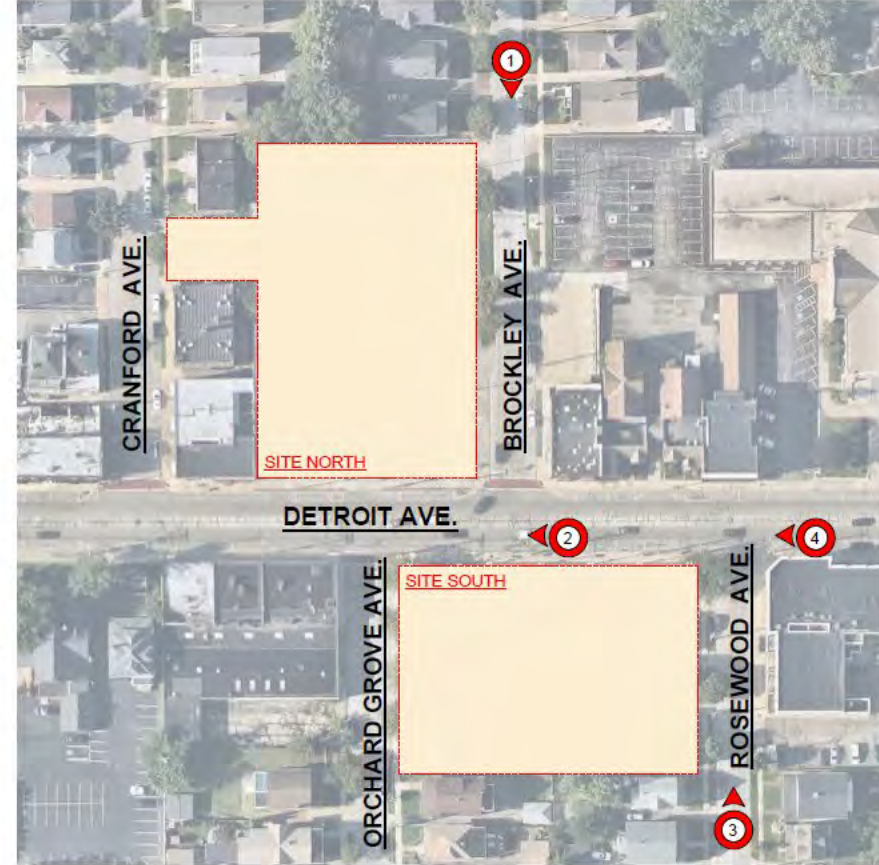
2. Brockley Avenue & Detroit Avenue Intersection



3. Rosewood Avenue Looking North



4. Rosewood Avenue & Detroit Avenue Looking West on Detroit Avenue



1 EXISTING CONTEXT LOCATION MAP
SCALE 1" = 10'

LAKWOOD- SITE CONTEXT



5. Cranford Avenue Looking South



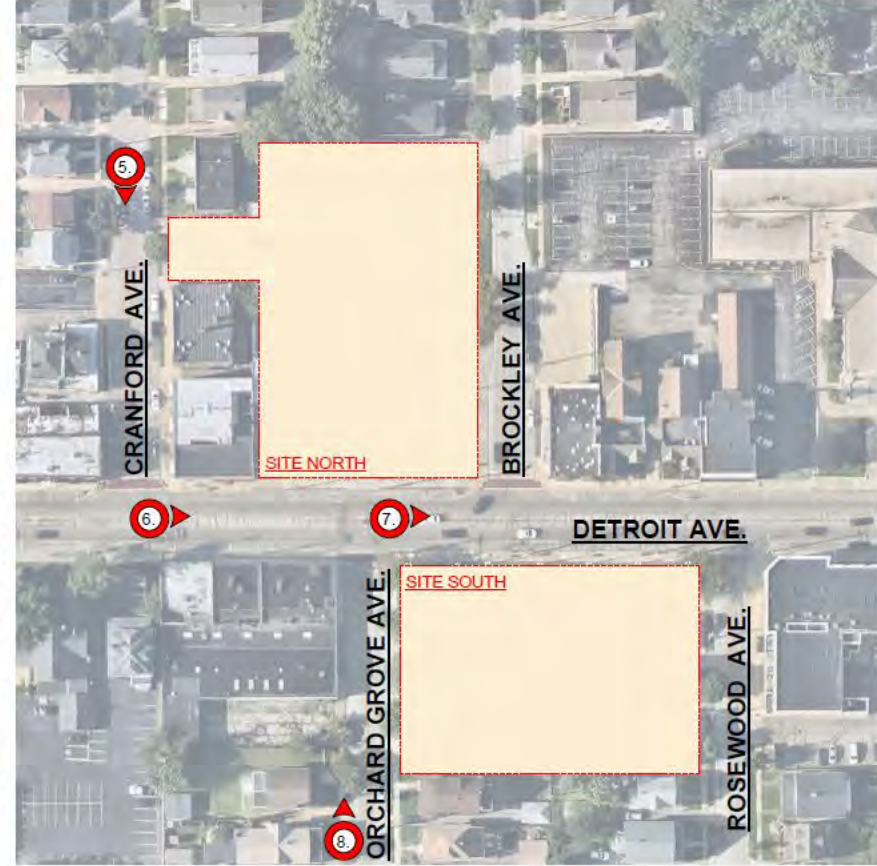
6. Cranford Avenue & Detroit Avenue Intersection Looking East on Detroit Avenue



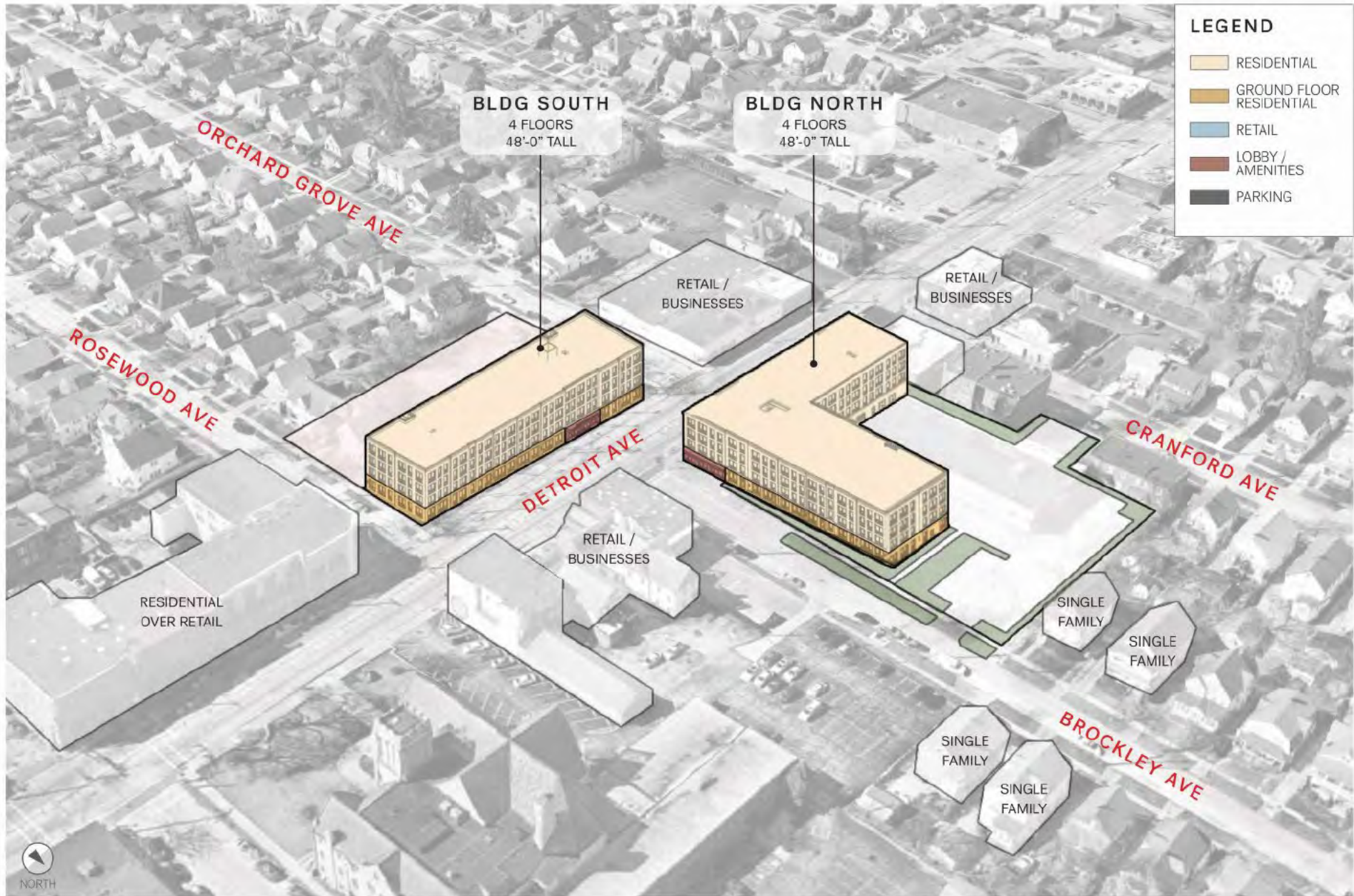
7. Orchard Grove Avenue & Detroit Avenue Looking East

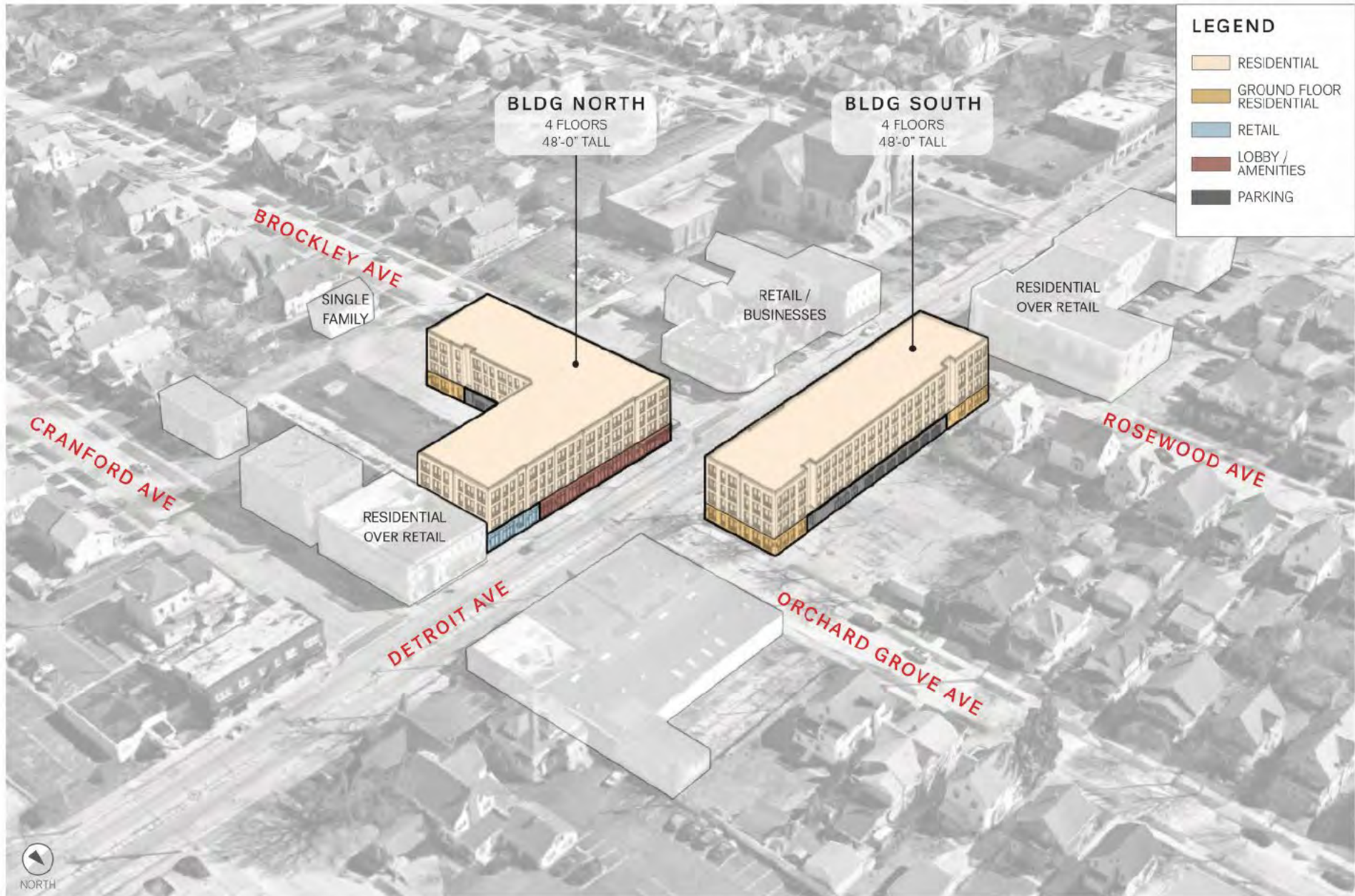


8. Orchard Grove Avenue Looking North



1. EXISTING CONTEXT LOCATION MAP
SCALE 1" = 100'







GROSS BUILDING AREA

BUILDING - NORTH	LEVEL 01 + 02	17,149 SF
LEVEL 02	17,267 SF	
LEVEL 03	17,267 SF	
LEVEL 04	17,267 SF	
TOTAL	69,950 SF	
BUILDING - SOUTH	LEVEL 01 + 02	13,611 SF
LEVEL 02	13,988 SF	
LEVEL 03	13,988 SF	
LEVEL 04	13,988 SF	
TOTAL	55,575 SF	
TOTAL GROSS AREA	124,824 SF	

BUILDING UNIT MIX

UNIT TYPE	UNIT SIZE	COUNT
BUILDING - NORTH		
1 BR	695-700 sf +/-	20
1 BR + DEN	760 sf +/-	4
1 BR + JLR	600 sf +/-	16
2 BR + B1	1,000 - 1,100sf +/-	13
TOTAL		53
BUILDING - SOUTH		
1 BR	695-700 sf +/-	26
1 BR + DEN	760 sf +/-	11
1 BR + JLR	600sf +/-	4
2 BR + B1	1,000 - 1,100sf +/-	11
TOTAL # OF UNITS		124

RESIDENTIAL LEASEABLE

BUILDING - NORTH	LEVEL 01 + 02	4,613 SF
LEVEL 02	14,954 SF	
LEVEL 03	14,954 SF	
LEVEL 04	14,954 SF	
TOTAL	49,374 SF	
BUILDING - SOUTH	LEVEL 01 + 02	2,456 SF
LEVEL 02	12,292 SF	
LEVEL 03	12,292 SF	
LEVEL 04	12,292 SF	
TOTAL LEASEABLE AREA	86,348 SF	

UNIT MIX BY PERCENTAGE

UNIT TYPE	UNIT SIZE	PERCENTAGE	COUNT
1 BR	695-700 sf +/-	42%	27
1 BR + DEN	760 sf +/-	16%	15
1 BR + JLR	600sf +/-	19%	24
2 BR + B1	1,000 - 1,100sf +/-	10%	24
TOTAL # OF UNITS			124

AMENITIES & BLDG SERVICES

BUILDING - NORTH	AMENITIES	2,116 SF
BUILDING SERVICES	1,387 SF	
LOBBY	2,390 SF	
PARKING	2,061 SF	
RETAIL	1,573 SF	
BUILDING - SOUTH	BUILDING SERVICES	1,240 SF
LOBBY	770 SF	
PARKING	2,460 SF	

PARKING COUNTS

BUILDING - NORTH PARKING	Accessible Parking - 0x15'	3
Covered Parking - 0x200'	4	
Standard Parking - 0x200'	4	
Standard Parking - 0x15'	58	
Building - North Total	78	
BUILDING - SOUTH PARKING	Accessible Parking - 0x15'	2
Covered Parking - 0x200'	7	
Standard Parking - 0x15'	68	
Building - South Total	77	
TOTAL PARKING PROVIDED	155	

ZONING NOTES:

The C3 General Business District is established to provide for commercial uses that generally require independent, freestanding buildings, larger parking areas, and may have unique traffic patterns because of such factors as drive-in facilities.

SCHEDULE 1129.05: LOT AREA AND FRONTAGE REGULATIONS

RETAIL C3 GENERAL BUSINESS
 Minimum Lot Area: 10,000 SF
 Minimum Lot Frontage: 80 FT.

SCHEDULE 1129.06: YARD REQUIREMENTS: RETAIL C3 GENERAL BUSINESS

Front Yard Depth: MAX. 5 feet
 Rear Yard Depth: One-half (1/2) the height of the building, but in no case less than five (5) feet 3
 Side Yard Width: 5 feet 1.5
 1. On a corner lot the side street yard shall be five (5) feet.
 2. Roof exhausts must be ten (10) feet from property line.

1129.07 HEIGHT REGULATIONS

IN THE C1 OFFICE, C2 RETAIL, C3 GENERAL BUSINESS, AND C4 PUBLIC SCHOOL DISTRICT THE HEIGHT OF A PRINCIPAL STRUCTURE SHALL NOT EXCEED 120 FEET, THE HEIGHT OF AN ACCESSORY STRUCTURE SHALL NOT EXCEED TWENTY (20) FEET, UNLESS OTHERWISE SPECIFIED IN THIS CODE.

1129.12 SUPPLEMENTAL REGULATIONS FOR MIXED-USE STRUCTURES.

- (a) No dwelling units shall be on the ground floor.
- (b) No dwelling units shall be on the same floor as another permitted use.
- (c) In a building having dwelling units and other permitted uses, the other permitted uses shall be limited to the ground floor and consecutive floors.

PARKING SUMMARY:

RETAIL*
 *NO OFF-STREET PARKING IS REQUIRED FOR RETAIL SPACES UNDER 2,500SF (LAKEWOOD ZONING 1143.05)

RESIDENTIAL: MINIMUM 1 SPACE PER DWELLING UNIT (124).

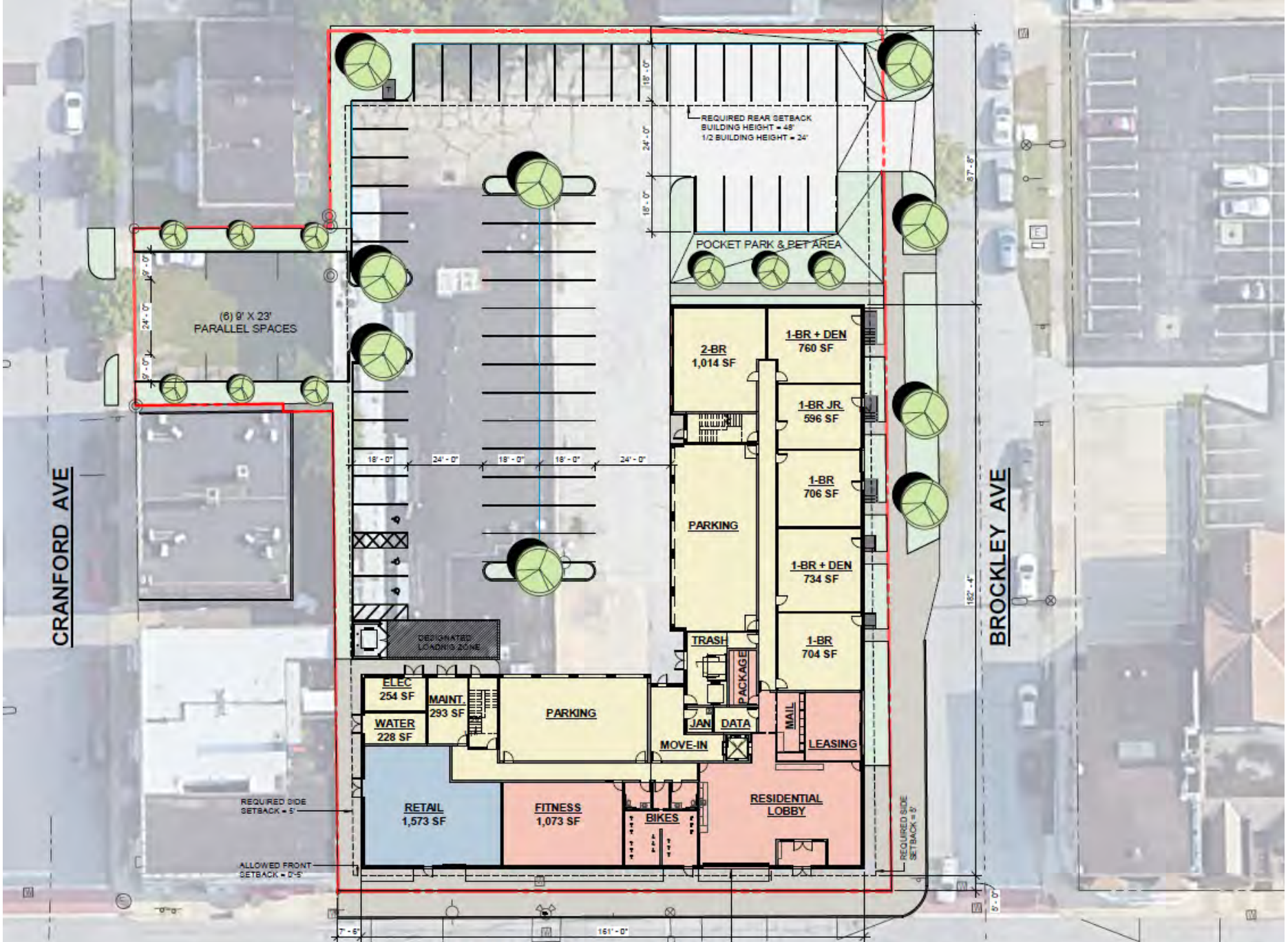
ZONING REQUIRED 124 SPACES

LANDSCAPE NOTES:

1141.02 REQUIRED LOCATIONS AND EXCEPTIONS.
 (a) Any multi-family, commercial, or industrial use located on a lot having a rear or side lot line abutting a residential use, or a rear or side lot line abutting a public right-of-way, shall install landscaping and screening along such lot line(s), consistent with this Chapter.

1141.04 LANDSCAPING AND SCREENING MATERIALS.

- (a) Screening, approved by the Architectural Board of Review, may take the form of:
 - (1) A landscaped earthen berm a minimum of two (2) feet high plus plantings a minimum of two (2) feet high (a total of four (4) feet high) at all points



CRANFORD AVE

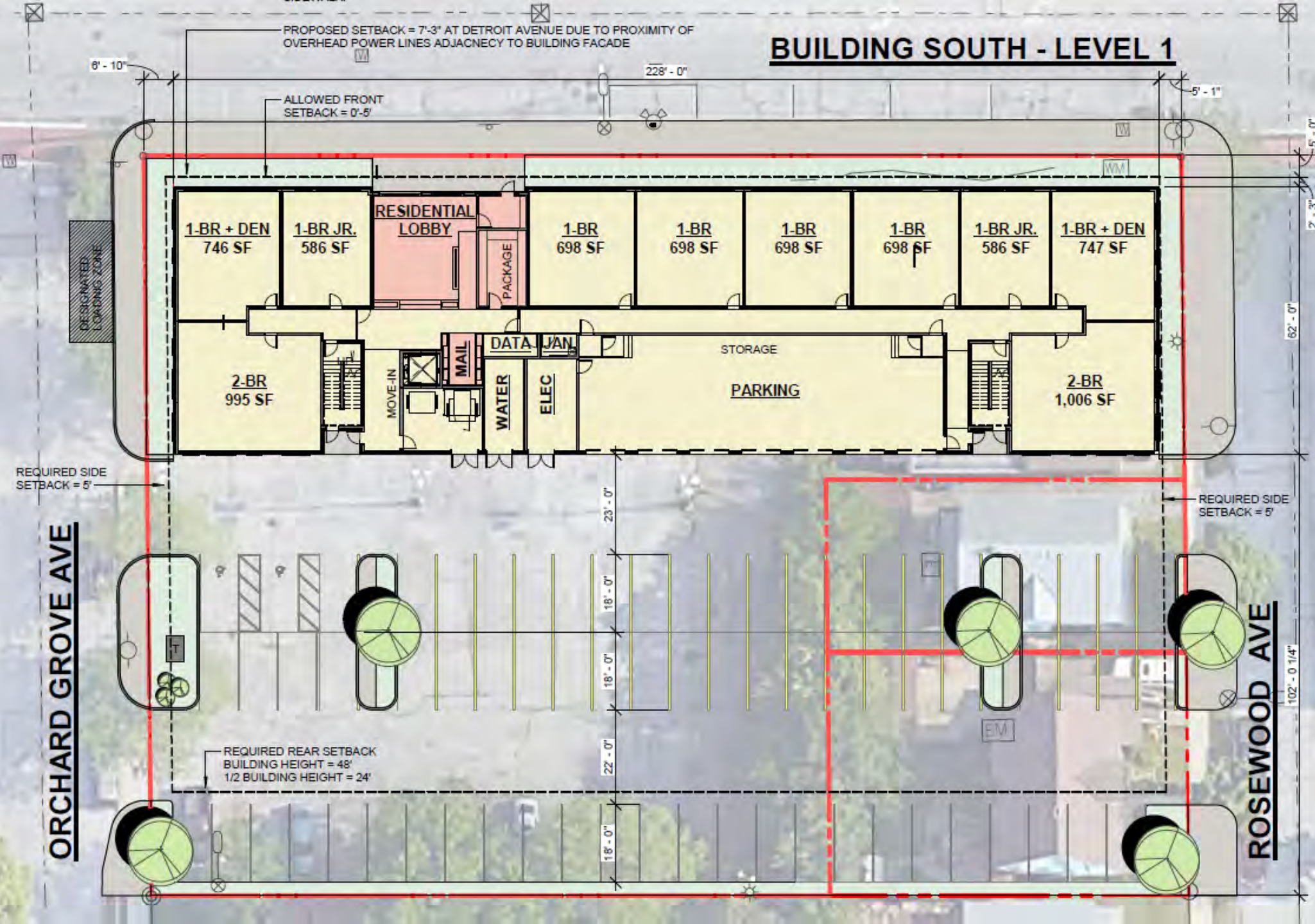
BROCKLEY AVE



BUILDING NORTH - LEVELS 2-4

- | | |
|-------------------|----------------------|
| 2-BR
1,014 SF | 1-BR + DEN
760 SF |
| 1-BR
706 SF | 1-BR JR
593 SF |
| 1-BR
706 SF | 1-BR
706 SF |
| 1-BR
699 SF | 1-BR + DEN
763 SF |
| 2-BR
1,008 SF | 1-BR JR
593 SF |
| 1-BR JR
593 SF | 1-BR
706 SF |
| 1-BR JR
593 SF | 1-BR JR
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1,095 SF |
| 1-BR
706 SF | |
| 1-BR
706 SF | |
| 1-BR
706 SF | |
| 1-BR JR
593 SF | |

BUILDING SOUTH - LEVEL 1



BUILDING SOUTH - LEVELS 2-4

ORCHARD GROVE AVE.





CA KF - Calamagrostis acutiflora 'Kat Foerster'
Kat Foerster Reed Grass



Vinyl fence



IL GL - Ilex Glabra 'Densa'
Dense Inkberry Holly



PA VI - Panicum virgatum 'Heavy Metal'
Heavy Metal Switchgrass



CL AL - Clethra alnifolia 'Ruby Spice'
Ruby Spice Summersweet



LIS T - Liquidambar styraciflua 'Slender Silhouette'
Slender Silhouettes Sweetgum



PH SU - Phlox subulata 'Candy Stripe'
Candy Stripe Moss Phlox



CA MO - Carex nortoni 'Ice Dance'
Ice Dance Sedge



GL TR - Gleditsia triacanthos 'Styline'
Boyline Honeylocust



TI AM - Tilia americana
American Linden



SY RE - Syringa reticulata 'Ivory Silk'
Ivory Silk Tree Lilac



AM LA - Amelanchier laevis 'Lustris'
Lustris Allegheny Serviceberry



LI SP - Liatris spicata
Blazing Star



PA PR - Pachysandra procumbens
Allegheny Spurge

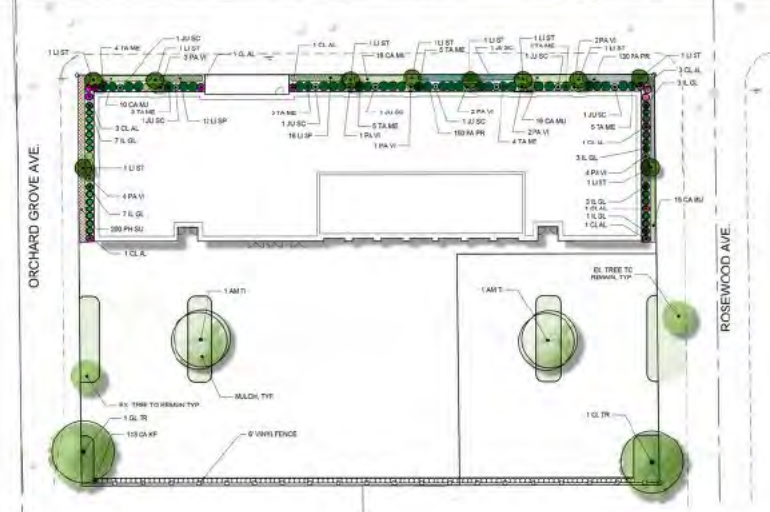


JU SC - Juriperus scopulorum 'Blue Arrow'
Blue Arrow Juniper



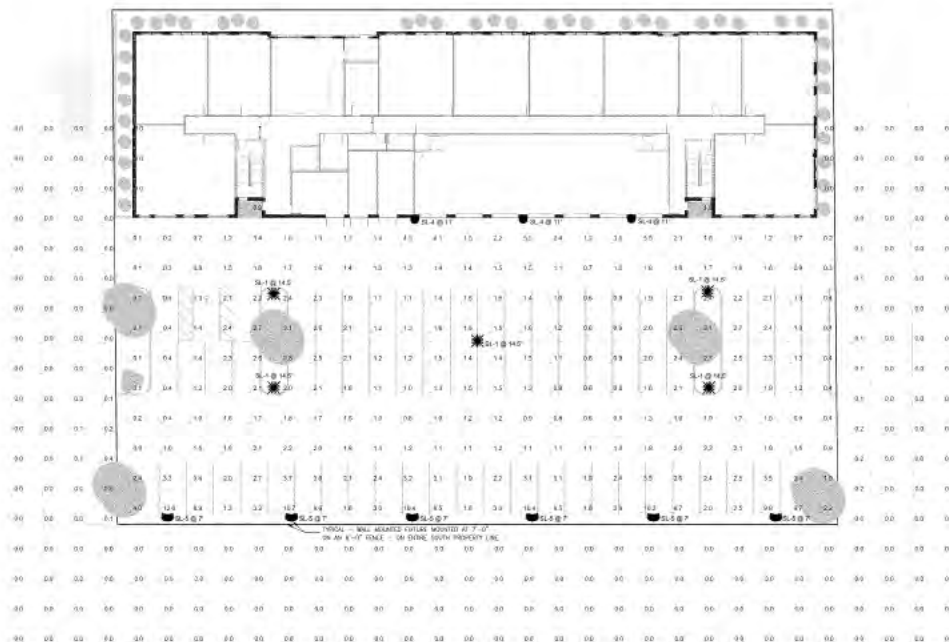
TA ME - Taxus x media 'Hickor'
Hick's Yew

CODE ANALYSIS - LANDSCAPE		
PARAGRAPH	LANDSCAPE REQUIREMENT	REMARKS
191.02	LANDSCAPE LOCATIONS AND EXCEPTIONS: (a) Any multi-family, commercial, or industrial use located on a lot having a rear or side lot line abutting a residential use, or a rear or side lot line abutting a public PCOV, shall install landscaping and screening along such lot line(s).	Fence and landscaping provided at north and south property lines; landscape provided at right-of-way.
191.04	LANDSCAPING AND SCREENING MATERIALS: (a) Screening approved by the AEC shall take the form of: (3) A wood, wrought iron, tubular steel, or similar fence compatible with the character of the area in which the fence is to be placed.	0' opaque fence to be provided

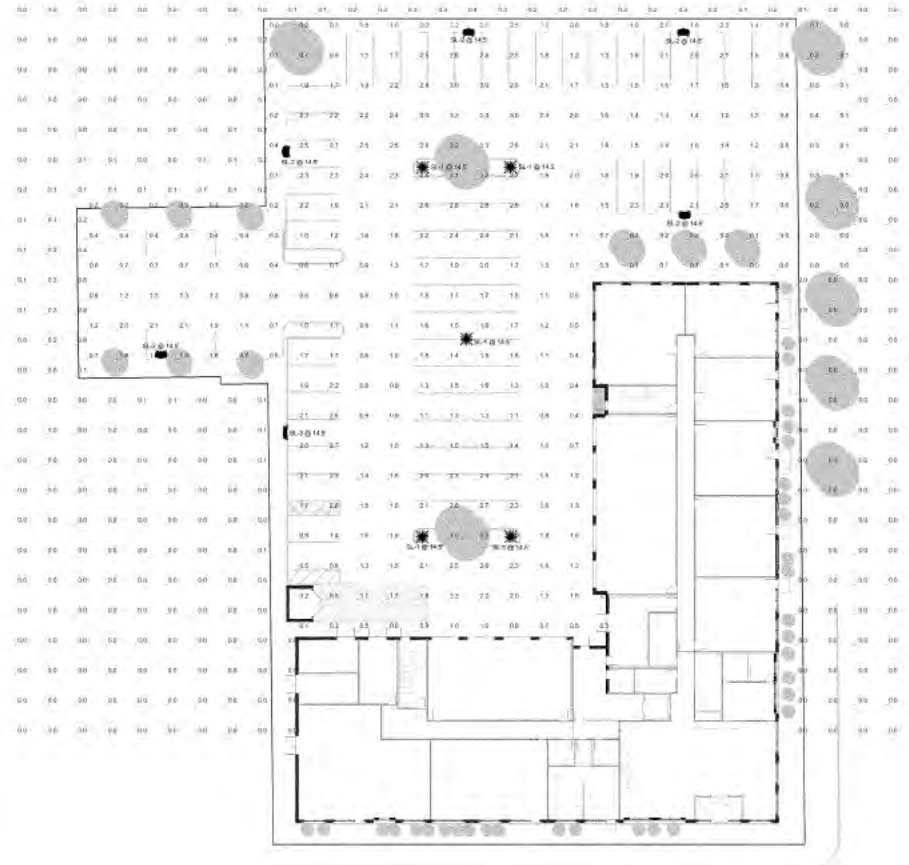


PREPARED BY:

BOULEVARD STUDIOS LLC
 LANDSCAPE ARCHITECTURE + LAND PLANNING
 862 VALLEY BROOK LANE MAUDESDALE, OH 44889
 TEL: 440.521.7074 WWW.BOULEVARDSTUDIOS.COM



2 SOUTH BUILDING PARKING LOT PHOTOMETRY PLAN
 SCALE: 1/16" = 1' - 0"



1 NORTH BUILDING PARKING LOT PHOTOMETRY PLAN
 SCALE: 1/16" = 1' - 0"



1. BUILDING NORTH & SOUTH - CORNER OF DETROIT AVENUE & CRANFORD AVENUE



1. EXISTING CONTEXT LOCATION MAP
SCALE: 1/4" = 1'-0"



2. BUILDING NORTH & SOUTH - ORCHARD GROVE AVENUE LOOKING NORTH



1 EXISTING CONTEXT LOCATION MAP



3. BUILDING NORTH & SOUTH - BROCKLEY AVENUE LOOKING NORTH



1 EXISTING CONTEXT LOCATION MAP
SCALE: 1/2" = 1'-0"



4. BUILDING SOUTH - ROSEWOOD AVENUE LOOKING NORTH



1 EXISTING CONTEXT LOCATION MAP
SCALE: 1/2" = 1'-0"



6. BUILDING NORTH - CRANFORD AVENUE LOOKING SOUTH



1 EXISTING CONTEXT LOCATION MAP
SCALE 1/2" = 1'-0"



5. BUILDING NORTH & SOUTH - INTERSECTION OF ROSEWOOD AVENUE & DETROIT AVENUE



1 EXISTING CONTEXT LOCATION MAP
SCALE: 1/4" = 1'-0"

1135.01 PURPOSE.

(a) The purpose of the Mixed Use Overlay District is to provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code . A Mixed Use Overlay District may overlay several base districts. However, the **uses permitted in each underlying district are limited to the boundaries of that district, and the regulations of the underlying district shall govern, except where additional uses are expressly allowed under this Chapter.**

(b) The Mixed Use Overlay District **requirements and regulations allow for more flexibility than those pertaining to other uses within the Code** . A Mixed Use Overlay District may be mapped in an area where the proposed use changes certain character and features otherwise limited by the underlying zoning only if it has been determined that the current and anticipated future uses in the immediate vicinity will be compatible with the mixed uses proposed and that such uses are consistent with the Development Plan. Therefore, the Commission shall consider Mixed Use Overlay developments on a case-by-case basis.



1135.01 PURPOSE. (Continued)

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

- (1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision .
- (2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by **allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.**
- (3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that **reflects human scale and emphasizes pedestrian orientation**, taking advantage of the vitality that mixed uses can bring to the community.
- (4) Designs which provide substantial **buffers and transitions between areas of different land uses and development densities.**
- (5) Designs which enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
- (6) Designs which provide a choice in the type of environment available to the public by **allowing development that would not be possible under the strict application of other sections of this Code.**
- (7) Development and/or permanent reservation of open space, recreational areas and facilities.
- (8) A creative approach to the use of land and related physical facilities that result in **better urban design, higher quality construction and the provision of aesthetic amenities.**
- (9) The efficient use of land, so as to promote certain **economies in the provision of utilities, streets, schools, public grounds and buildings, and other facilities.**



1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(a) Relationship to Base Districts. The Mixed Use Overlay District is an overlay zone, which may be applied to existing zoning districts as described in Section [1135.04](#), Location of Mixed Use Overlay District. When such a district is established, the Mixed Use Overlay District shall be shown as an overlay to the underlying districts by the designation of MUOD on the Zoning Map. A Mixed Use Overlay District may overlay several base districts, however, the uses permitted in each base district are limited to the boundaries of that base district, except as otherwise provided herein.

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

(1) Signage.

A. In a commercial district base zone, signage standards are set by the base zone.

B. In a residential district base zone, the following additional signage regulations apply:

1. Signs must be non-illuminated.

2. Gooseneck fixtures or indirect spotlights concentrated on an area of a sign may be used to create illumination.

3. Only one sign per frontage, not to exceed 20 square feet per sign, shall be allowed.

4. Signs must be either projecting signs, erected on the outside wall of a building and projecting at an angle therefrom; or wall signs, integral with the exterior face of an exterior wall of a building, or attached to the wall or parallel with the wall and projecting not more than twelve inches therefrom.

The Commission may relax such standards if a creative and innovative design is submitted and the sign does not adversely affect neighboring properties.



1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. (Continued)

(2) **Parking.**

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

B. All residential uses must comply with parking requirements or maintain existing parking conditions.

(3) **Structural Requirements.**

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

B. Maintain form and scale of building being re-purposed.

C. **The primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.**

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

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

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Multi-Family...Min. of 1/dwelling unit; max. of 2/dwelling unit.
- *Businesses occupying...spaces under 2,500 sq. ft. are not required to provide off-street parking.



1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

(a) Permitted Uses. Uses listed as permitted in the underlying “base” zone.

(b) Conditional Uses for a Commercial District Base Zone.

(1) Conditional Uses are those uses having some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine the desirability of permitting their establishment on any given site. A Conditional Use may be granted pursuant to the requirements of Section [1129.02](#), Principal and Conditional Permitted Uses. Standards for specific Conditional Uses may be found in Chapter [1161](#), Conditional Uses, or elsewhere as referenced herein.

(2) In keeping with the desire for flexibility in this district, the following may be permitted as additional Conditional Uses in the Mixed Use Overlay District:

- A. Dwelling units, single-family residence attached.
- B. Live-work units where base zoning permits non-residential uses.
- C. Uses listed as conditional in the underlying base zone.

(3) **Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**



1135.08 MINIMUM LOT AREA, WIDTH, COVERAGE, AND HEIGHT.

Standards related to minimum lot area, lot width, lot coverage and maximum heights shall be **as required in the base zone for each lot.** However, **such standards may be relaxed without triggering the requirement to apply for a variance if the proposed standard is determined by the Commission to be consistent with the surrounding properties,** both within and outside of limits of the Mixed Used Overlay District.

1135.09 MINIMUM YARDS.

In addition to the required yard, a landscaped buffer of at least ten (10) feet shall also be provided, pursuant to Section 1141.03, Landscaping Plan. However, the **Commission may relax such standards if the proposed standard is determined to be consistent with the surrounding properties,** both within and outside the limits of the Mixed Use Overlay District.





City of Lakewood

Commercial District Design Guidelines

Architectural Board of Review

Adopted December 2010

Revised March 2011



Created through a partnership with
The City of Lakewood's
Architectural Board of Review
Department of Planning and Development
and
Lakewood Alive's Downtown Design Committee

Introduction

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

The Prime Directive – Fundamental Goals for Design and Development

Create Places for People

Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.

Enhance Existing Assets

Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.

Create Connections

Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

The Commercial Design Principles

The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- _ Think Pedestrian First
- _ Place Activity at the Street
- _ Minimize the Impact of Parking and Vehicles
- _ Compatibility with the Historic Context
- _ Quality of Design



I. Think Pedestrian First

Lakewood's commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.

A comfortable, safe and attractive pedestrian experience is the key to the success of Lakewood's commercial districts. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation. The principle of Pedestrian First requires business entrances to engage the street and provide a clear entry sequence. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas, and refuse containers.

Fundamental Concepts

Building Entrance on the Street
Active Uses: Dining, Retail, Business
Consistent Setbacks to sidewalk
Human scale design

Design Elements

Windows at street level
Encourage planters
Appropriate scale signage (blade & pendant)
No blank walls or blank windows
Promote window displays
Provide 4-season activity
Inviting entrances
No head-in parking
Limit curb cuts & vehicle access
Parking in the rear
Scale of buildings in context with adjacent buildings
Lighted building facades
Consistent Setbacks to Sidewalks
Promote outdoor dining
Promote mixed-use
 No residential at street level (doors only for access to 2nd floor and up)
 Residential OK at transitions/connections to residential on side streets
Prioritize Uses: Dining, Retail, Business
Provide for day and evening activity
Promote business and retail uses
Provide public market place

II. Place Activity at the Street

Lakewood's commercial districts shall have buildings that place active uses on the first floor and program elements at the street level.

The ground floor of buildings shall promote transparency by addressing the sidewalk and engaging both users of the building and casual pedestrians. Retail, dining, and active business uses with both day and evening programming are strongly encouraged at the ground floor. Building entrances, storefronts, and windows shall interact with the street with appropriate scale signage and window displays for pedestrians. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. Blank walls and obscured or blocked windows, as well as curb cuts, and parking lots on main streets are strongly discouraged.

Fundamental Concepts

Building entrance on the street
Street Wall - Infill gaps in street wall with compatible new construction.
Windows at street level (transparency/permeability)
Appropriate scale signage (blade & pendant)
No blank walls or obscured of blank windows
Provide benches or public seating

Design Elements

Promote mixed-use
Residential at 2nd floors and up
No street level dwelling units on main streets
Residential doors only at street level
Residential OK at transitions/connections to residential on side streets
Provide for day and evening activity
Promote business and retail uses
Parking garages behind primary structures
Public Wi-Fi
Promote window displays
Encourage public art
Provide for 4-season activity
Bike racks
Inviting Entrances
Re-design bus shelters
Provide public marketplace
Consistent setbacks to sidewalk
No angled parking
Limit curb-cuts & vehicle access
Parking in the rear
Maintain appropriate sidewalk width to building height ratio
Scale of buildings in context with adjacent buildings
Infill gaps in street wall
Unique architectural detailing
Lighted building facades



III. Minimize the Impact of Parking and Vehicles

Lakewood's commercial districts shall locate parking to the rear of the building and eliminate curb cuts along main avenues.

Parking areas and entrances to parking areas should be at the rear of commercial buildings and accessed from secondary streets. Curb cuts within blocks should be eliminated to mitigate the impact to primary pedestrian routes and to promote an uninterrupted public realm on the sidewalk and other pedestrian routes.

Fundamental Concepts

Parking in Rear

Minimize/eliminate mid-block curb cuts

No visible parking areas from the street

Design Elements

- Access to parking from side streets
- Pedestrian access through rear parking area
- Parking areas landscaped and defined with appropriate scale fencing
- Pedestrian scale lighting
- Minimize heat-island effect with landscaped islands
- Promote public parking areas with signage
- Enhance crosswalks
- Trees/landscaping
- Bike racks
- Wayfinding in parking lots to commercial district
- Design for rear entrances from parking
- Utilize environmentally friendly design including permeable pavements and bio-swales

IV. Compatibility with the Historic Context

Lakewood's commercial districts shall have a physical character that relates well to the adjacent buildings both along the corridor and in transition to residential neighborhoods.

Respect the buildings and streetscape as a whole - the mass and scale, the architectural elements and details, the rhythm of those elements, and the building materials should guide project development. Buildings should be designed to respect adjacent existing buildings and streetscape fabric. Lakewood has an active commercial district with immediate adjacency to dense residential areas. Connections from and transitions into the residential district from the commercial core must be respected.

Fundamental Concepts

Appropriate mass and scale to commercial surroundings

Design that enhances or highlights contributing architecture

Retain and preserve the historic building stock

Locate buildings to the street wall

Respect connections & transitions adjacent to residential areas

Buffer to residential with appropriate design elements

Design Elements

- Four sided architecture
- Engage corner conditions
- Appropriate buffers to residential districts
- Cohesive streetscape elements
- Hierarchy of buildings
- Background buildings are important – not all buildings should be designed to call attention
- Designs should not compete with significant civic and historic buildings
- Parking located behind buildings
- Four season landscape design
- Appropriate attention to architectural detail
- Use of compatible and quality materials



V. Quality of Design

Lakewood's commercial districts shall have well designed buildings of high quality materials, thoughtful detailing and have the potential to be effectively reused. The existing historic building stock should be retained, re-used, and rehabilitated.

Four-sided design is encouraged to utilize and make aesthetically pleasing all building elevations. Building rehabilitation and new construction shall include the appropriate high quality treatment of all visible elevations. The design, construction methods, and materials used in rehabilitation work should be appropriate to the period of construction of a building.

Fundamental Concepts

Building materials for new and rehabilitated structures should compliment and be compatible with existing historic buildings. Inappropriate building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding. Design that is contextual and brings visual interest to the streetscape should be encouraged. The Secretary of the Interior's *Standards for Rehabilitation* shall be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.

Design Elements

Maintain or reinstate bulkheads, storefronts, transoms, doors, windows, cornices and parapets. Maintain or reinstate ratio and rhythm of doors and windows along visible elevations. Maintain unused secondary door locations in storefronts.

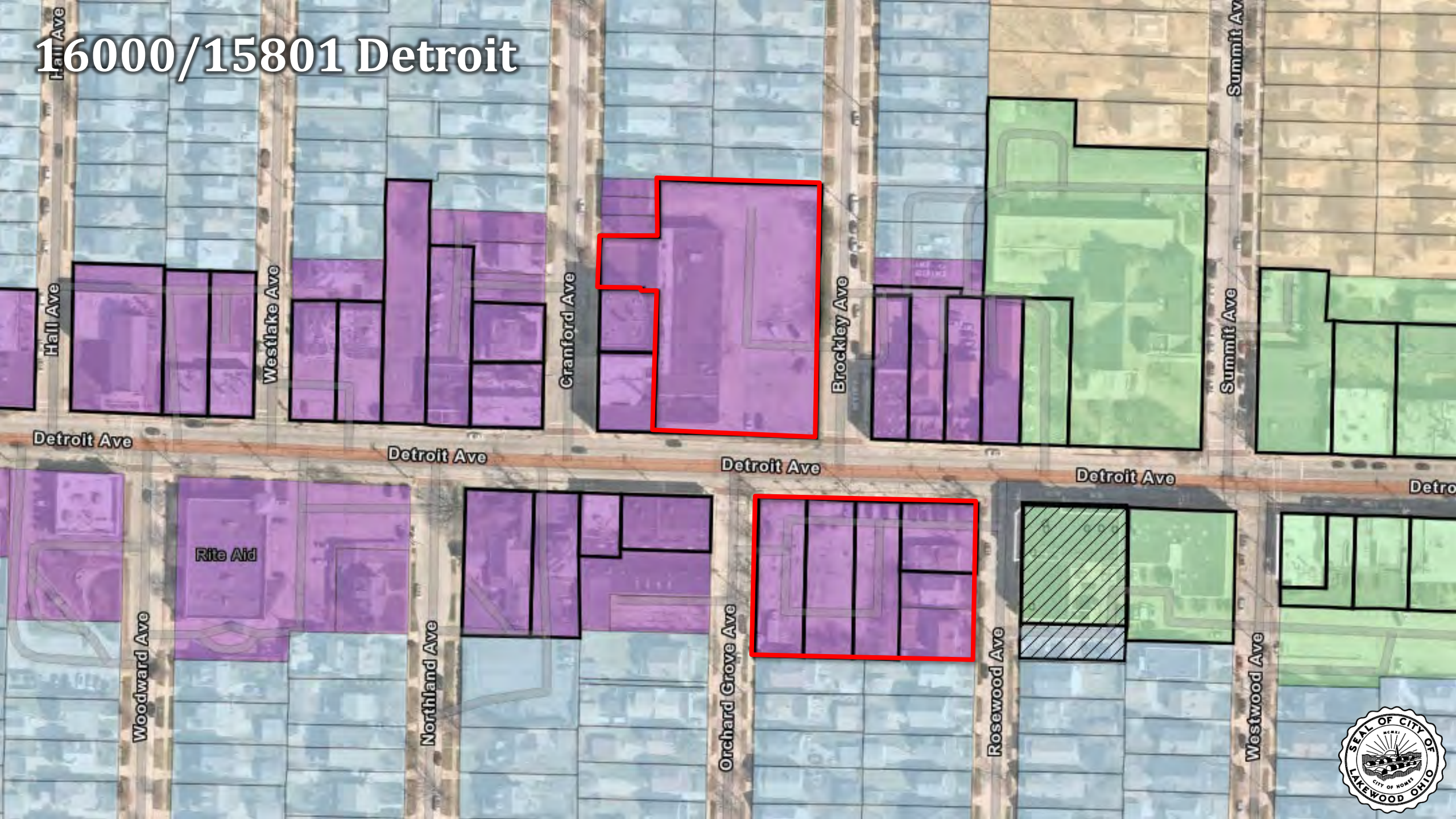
Maintain or reinstate original interior ceiling heights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.

Where appropriate, new construction and additions shall provide a transition, such as a setback or graduated height increase, to buffer visual effect and feeling when adjacent to an historic building.

Appropriate, traditional, quality building materials shall be used for repair, rehabilitation and new construction.



16000/15801 Detroit



Hall Ave

Westlake Ave

Cranford Ave

Brockley Ave

Summit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Woodward Ave

Rite Aid

Northland Ave

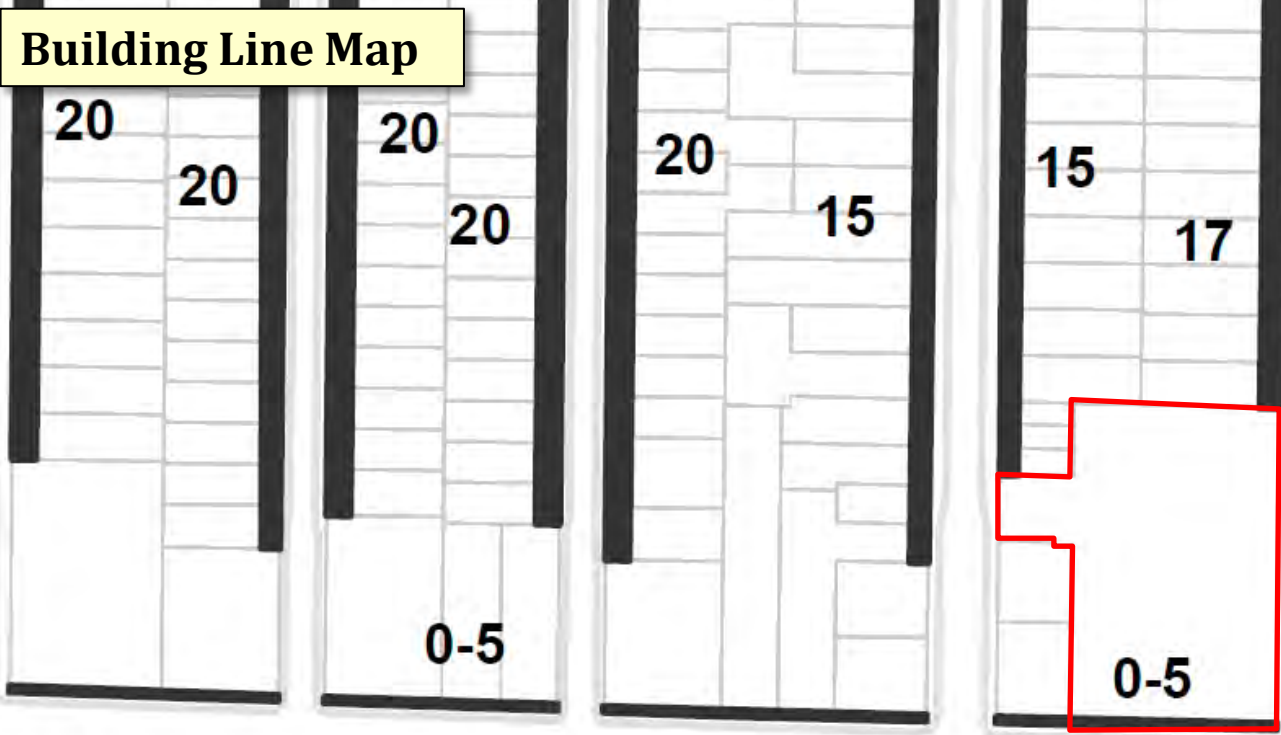
Orchard Grove Ave

Rosewood Ave

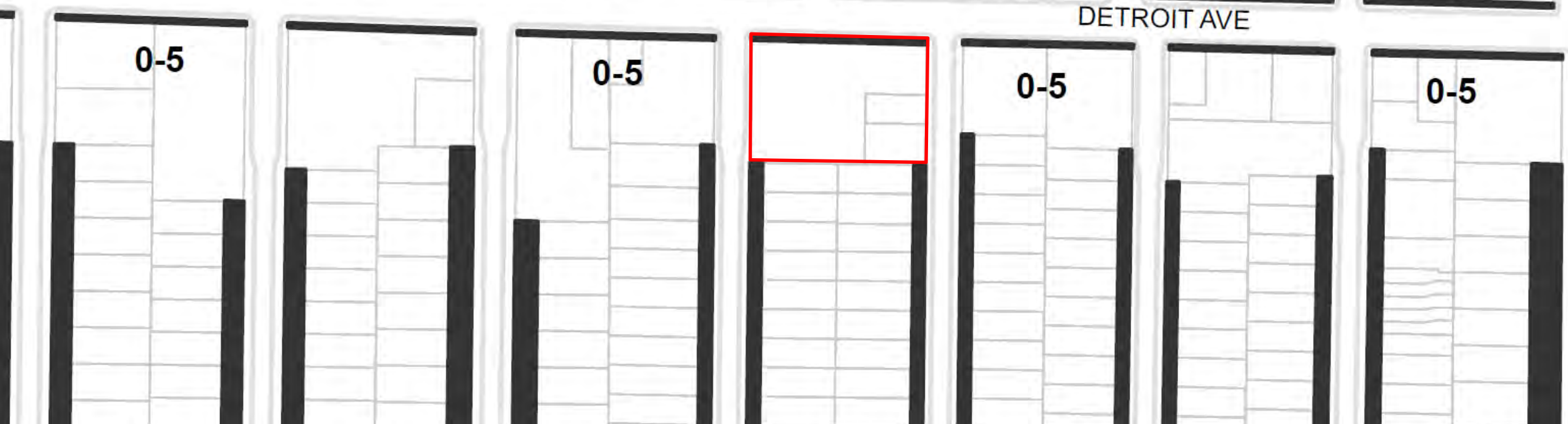
Westwood Ave



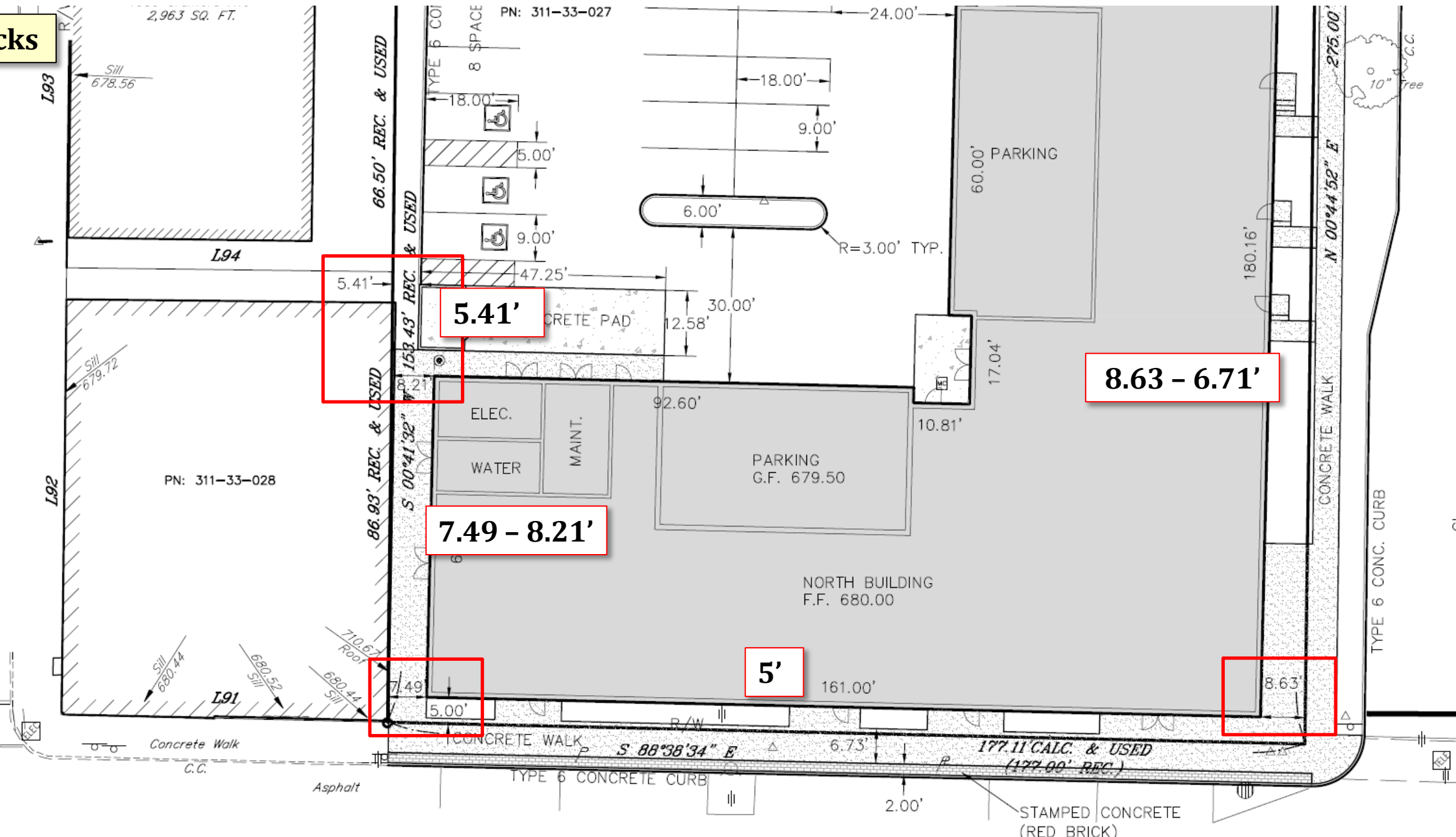
Building Line Map



SCHEDULE 1129.06: YARD REQUIREMENTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
Front Yard Depth	As established on the <i>Building Line Map</i>			
Rear Yard Depth	One-half (½) the height ³ of the building, but in no case less than five (5) feet ³			
Side Yard Width	none ^{1,3}	none ^{1,3}	5 feet ^{1,3}	5 feet ^{1,3}
Side/Rear Yard Depth where adjacent to a residential use or district	10 feet ^{2,3}	5 feet ³	10 feet	10 feet
Front Yard Depth, Madison and Detroit	Maximum 5 feet			



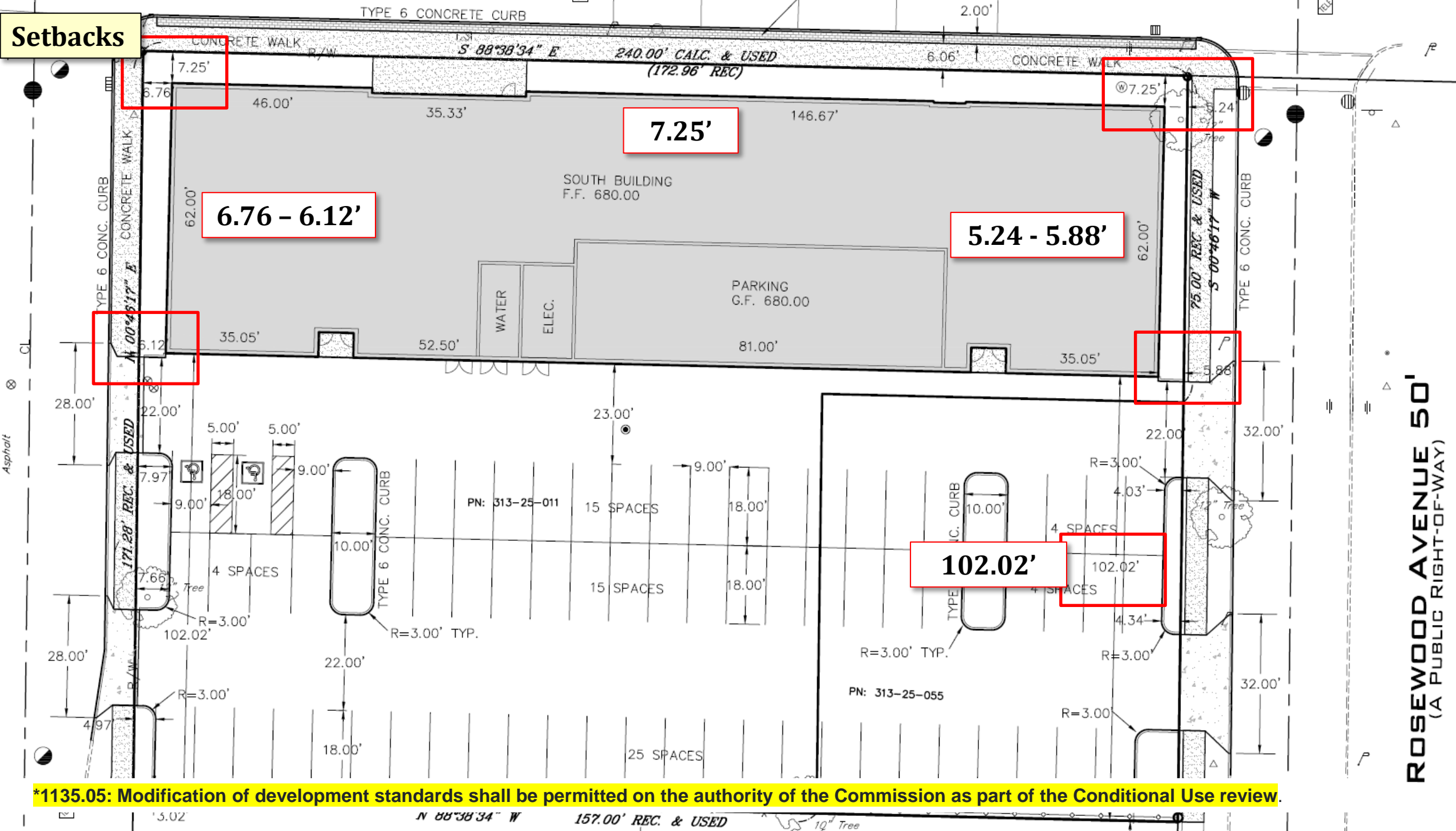
Setbacks



***1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

(A PUBLIC RIGHT-OF-WAY)

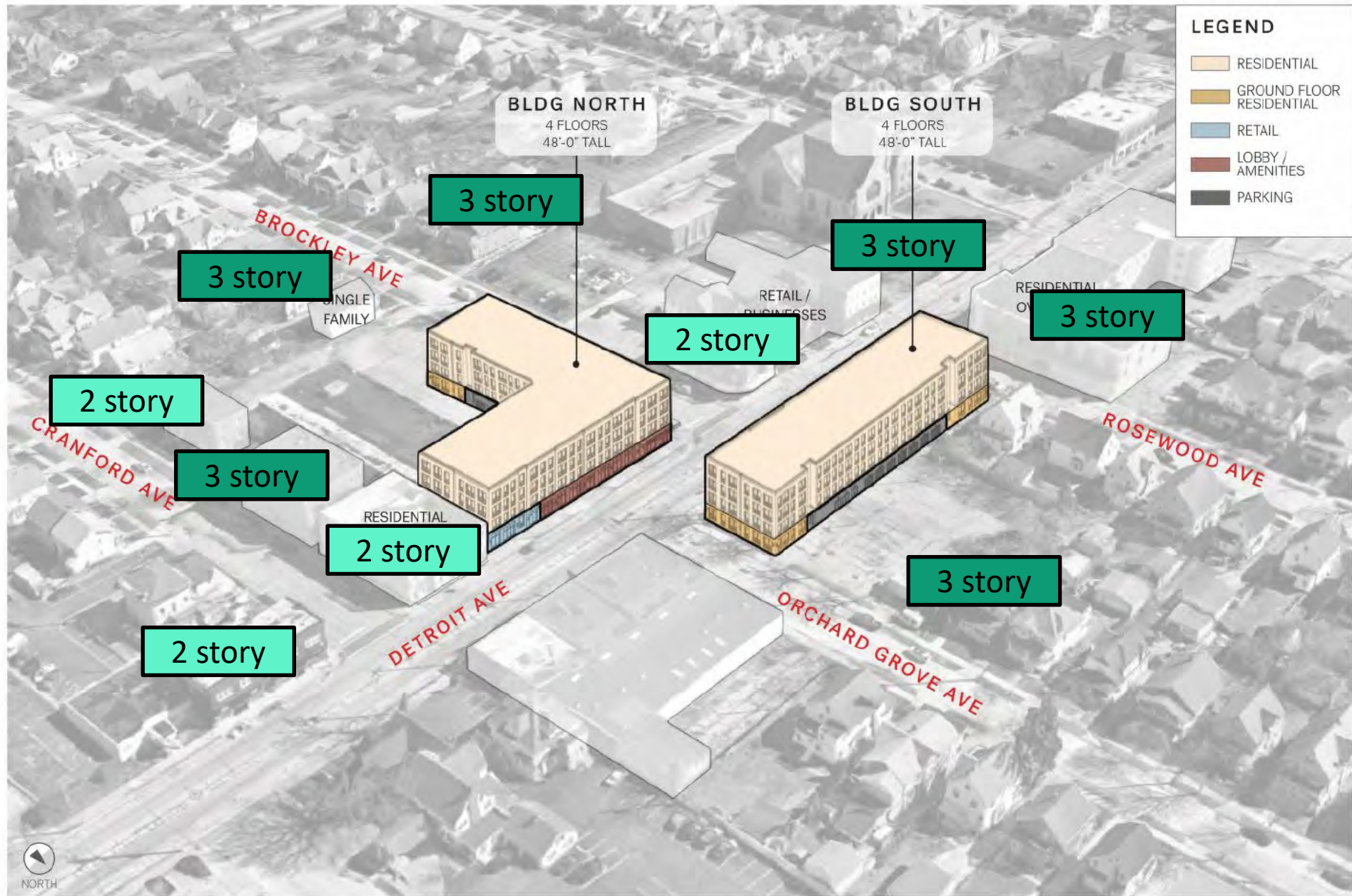
Setbacks



ROSEWOOD AVENUE 50'
(A PUBLIC RIGHT-OF-WAY)

***1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

Height

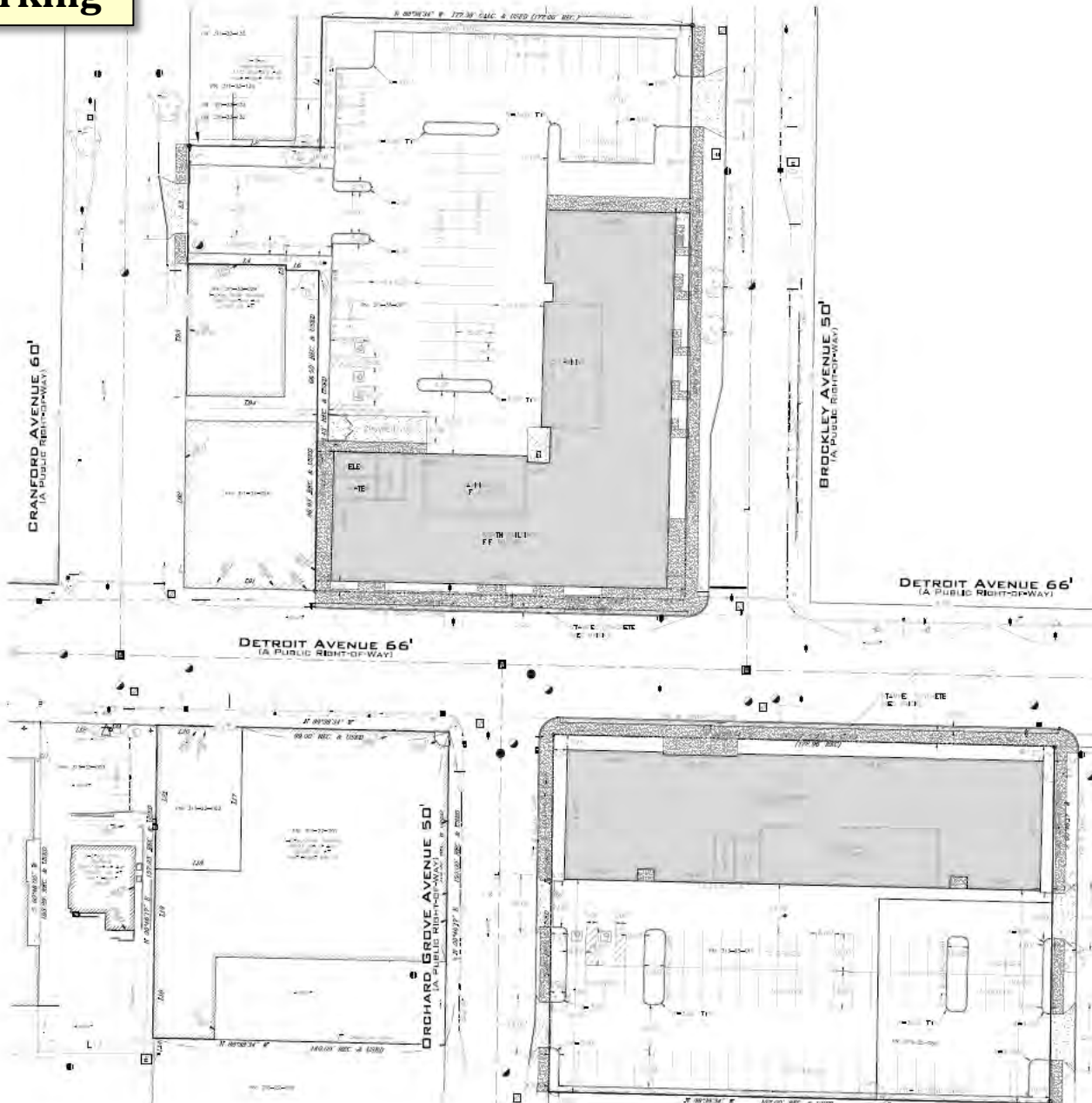


***1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

Parking

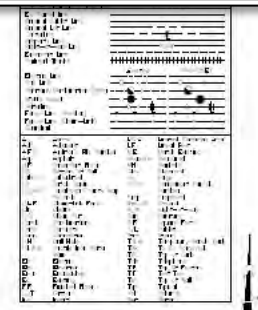
1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Multi-Family...Min. of 1/dwelling unit; max. of 2/dwelling unit.
- **North Building (66 Units)** = Min of 66, Max of 132
 - 76 Spaces provided
- **South Building (58 Units)** = Min of 58, Max of 116
 - 77 Spaces provided



BUILDING UNIT MIX		
UNIT TYPE	UNIT SIZE	COUNT
BUILDING - NORTH		
1 BR	665-700 sf +/-	29
1 BR - DEN	760 sf +/-	8
1 BR - JR.	600 sf +/-	16
2 BR - #1	1,000 -1,100sf +/-	13
		66
BUILDING - SOUTH		
1 BR	665-700 sf +/-	28
1 BR - DEN	760 sf +/-	11
1 BR - JR.	<varies>	8
2 BR - #1	1,000 -1,100sf +/-	11
		58
TOTAL # OF UNITS		124

PARKING COUNTS	
BUILDING - NORTH PARKING	
Accessible Parking - 9'x18'	3
Covered Parking - 12'x20'	9
Parallel Parking - 23'x9'	6
Standard Parking - 9'x18'	58
Building - North Total	76
BUILDING - SOUTH PARKING	
Accessible Parking - 9'x18'	2
Covered Parking - 12'x20'	7
Standard Parking - 9'x18'	68
Building - South Total	77
TOTAL PARKING PROVIDED	153



RIVERSTONE

***1135.05: Modification of development standards shall be permitted on the authority of the Commission as part of the Conditional Use review.**

Recommendation (06-19-24) – Mixed Use Overlay

Review/provide recommendations – Chapter 1135 (Mixed Use)

- Deferral to address recommendations.





16003 Detroit Ave



**Docket 06-20-24 – 16003 Detroit
Huntington Bank/Conditional Use (Drive-through)**

Request (06-20-24)

To review and approve a **Conditional Use (Drive-through)** pursuant to:

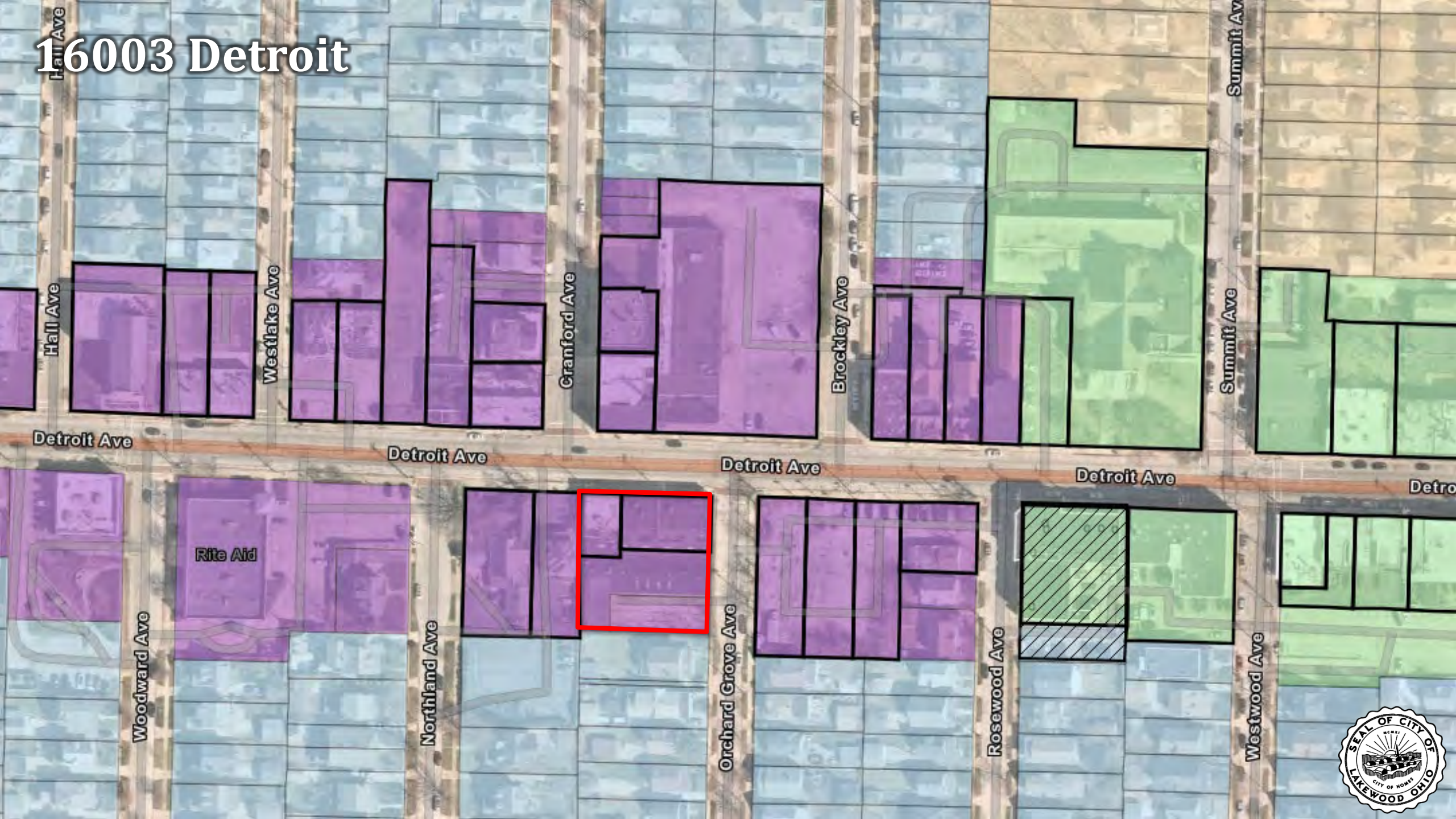
- Chapter 1161 – Conditional Uses.

Proposal is in the C3 - Commercial (General) District.

16003 Detroit Ave



16003 Detroit



Hall Ave

Westlake Ave

Cranford Ave

Brockley Ave

Summit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Detroit Ave

Woodward Ave

Rite Aid

Northland Ave

Orchard Grove Ave

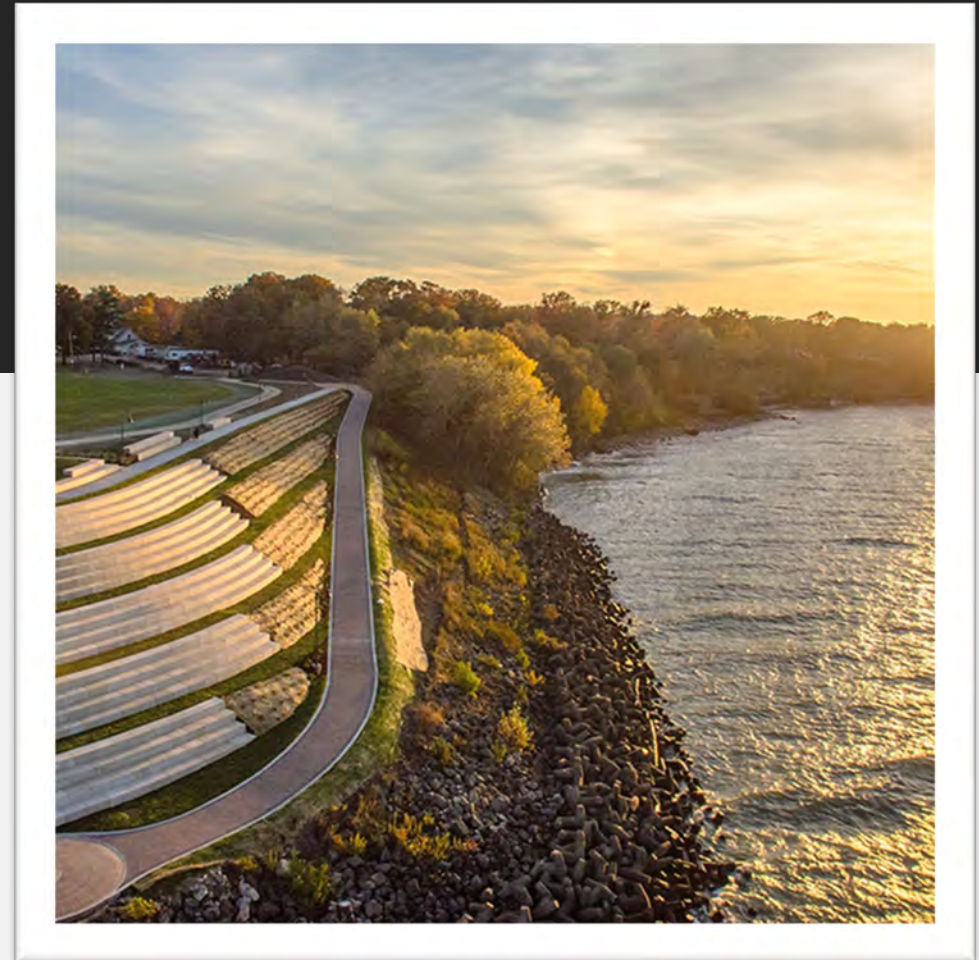
Rosewood Ave

Westwood Ave



Huntington National Bank Lakewood, Ohio

16003 Detroit Avenue



Section 1161.03.y Drive-through facility (CUP)

In a **C-3 General Business District** a drive-through facility may be conditionally permitted as an accessory use provided that:

- 1) Equipment installed for the operation of the drive-through facility including, but not limited to point of service speakers, service windows, menu boards, vacuums, and washing bays shall not be located within 50 feet of the nearest point of a dwelling regardless of the permitted use of the property;
- 2) Subject to Section 112916(d), no drive-through facility shall be operated between the hours of 12:00 a.m. and 6:00 a.m., and no drive-through facility abutting residentially zoned or residentially used property shall be operated between the hours of 10:00 p.m. and 6:00 a.m.;
- 3) Any drive-through equipment used in the drive-through facility including but not limited to point-of-sale speakers, vacuums, and windows shall be designed and oriented to minimize the effect on abutting residential properties; sound attenuation walls, landscaping or other materials shall be used, as approved by the ABR where necessary;
- 4) A traffic impact analysis shall be submitted by the applicant for the streets, signalized intersections and unsignalized intersections in the vicinity of the development to illustrate the pre-development and post-development traffic volumes and delay per vehicle at intersections, which analysis may be waived at the discretion of the Director with the agreement of the City Engineer but may, notwithstanding a waiver, be required by the Commission;
- 5) Adequate measures will be taken by the applicant to ensure that an acceptable flow of traffic will be maintained;
- 6) A photometric study shall be required, and the lighting design shall be approved by the ABR pursuant to Chapter 1325 of the Building Code, all lights shall be full cutoff fixtures and spotlights shall be projected down; all lighting shall be designed in a manner to minimize the intrusive effect of glare and illumination upon abutting properties, especially residential properties pursuant to Section 1306.311;
- 7) Landscaping and screening pursuant to Chapter 1141, as approved by the ABR, shall be provided; where such abuts a residential district or use, said landscaped area shall not be less than 10 feet wide.
- 8) The drive-through stacking lane shall be situated so that any overflow from the stacking lane shall not spill out onto public streets;
- 9) The drive-through stacking lane shall be clearly delineated from the user's parking lot and shall have a capacity as stated in Schedule 1143.05 in this Code;
- 10) Each staking space shall be a minimum of 20 feet in length; stacking requirements shall be measured from the first point of contact with the drive-through facility.
- 11) No ingress or egress points shall conflict with turning movements of street intersections;
- 12) Pedestrian crossing of the drive-through lane shall be clearly delineated by crosswalks; and
- 13) Drive-through banking facilities should also feature a walk-up window or self-service automatic teller.

Existing
Conditions –
Vacant Buick
Body Shop





East side
fronting
Orchard
Grove
Street



South
side/ rear
yard
fronting
Orchard
Grove
Street

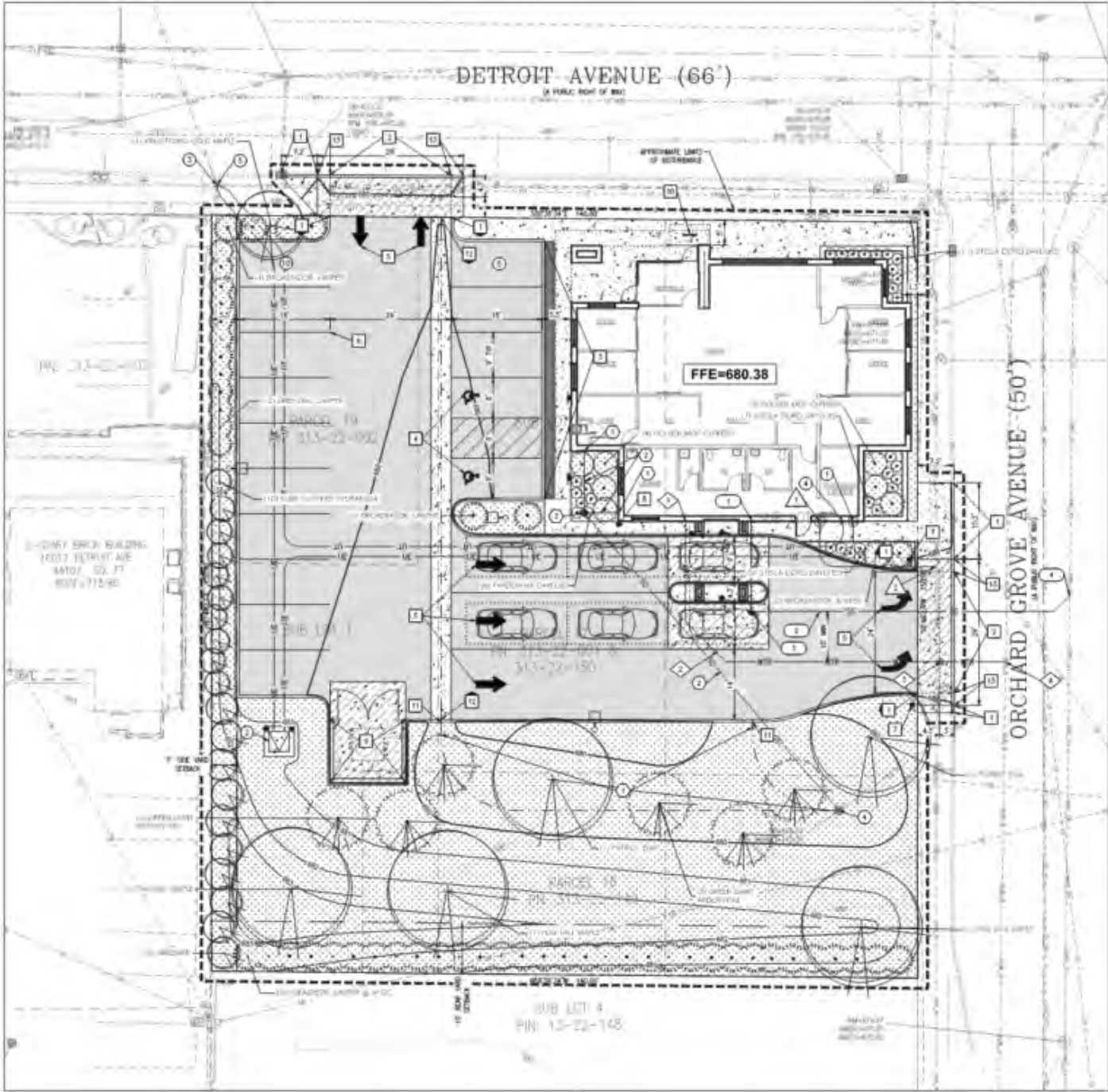


North
side
fronting
Detroit
Avenue
(facing
west)



North
side
fronting
Detroit
Avenue
(facing
east)

Site Plan



Architectural Elevations Drive- through



WEST ELEVATION - PARKING LOT



SOUTH ELEVATION - DRIVE-UP

Architectural
Rendering
Drive-through
on Orchard
heading
towards
Detroit Ave



Section 1143.11 Exemptions to Required Maximums

- Minimum parking spaces: 2 spaces per 1,000 Sq Ft of GFA. Proposed GFA: 2,900 would equate to a minimum of 6 parking spaces.
- Maximum parking spaces: 3.5 spaces per 1,000 Sq Ft of GFA. Proposed GFA: 2,900 would equate to a maximum of 11 parking spaces.
- Proposing: 15 parking spaces
- Section 1143.11 allows for exemptions to the required parking maximums. We will comply with the exemption listed in Section 1143.11.b.1 by:
 - Reducing the impervious cover on the site pre-project versus post-project;
 - Installing a grassed swale upstream of the proposed storm inlet, and a stormwater filter in the proposed storm inlet; and
 - The project will result in cleaner stormwater effluent and lower flows and volumes.

Next Steps

- Approval of the Conditional Use, drive-through use, by the Planning Commission
- Variance from the Board of Zoning Appeals regarding the front yard setback along Orchard Grove Street.
- Certificate of Appropriateness – Demolition and New Build from the Architectural Board of Review.
- Site Plan Review (Landscape, Screening & Lighting review by ABR) & Lot Consolidation (City Engineer & Director of Planning & Development)

Thank You!

Huntington National Bank
Applicant



Austin Hahn

Allegro Civil Engineers – Engineer of Record

aj@allegroeng.com



Josh Gonsalves

VOCON – Architect of Record

Joshua.Gonsalves@vocon.com

vocon.

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.



1161.03 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES..

(y) Drive-Through Facility. In a C1 Office, C2 Retail, C3 General Business or PD Planned Development District, a drive-through facility may be conditionally permitted as an accessory use provided that:

(1) Equipment installed for the operation of the drive-through facility including, but not limited to point of service speakers, service windows, menu boards, vacuums, and washing bays **shall not be located within fifty (50) feet of the nearest point of a dwelling** regardless of the permitted use of the property;

(2) Subject to Section [1129.16\(d\)](#), **no drive-through facility shall be operated between the hours of 12:00 a.m. and 6:00 a.m., and no drive-through facility abutting residentially zoned or residentially used property shall be operated between the hours of 10:00 p.m. and 6:00 a.m.;**

(3) Any drive-through equipment used in the drive-through facility including but not limited to point of sale speakers, vacuums, and windows shall be designed and oriented to **minimize the effect on abutting residential properties**; sound attenuation walls, landscaping or other materials shall be used, as approved by the Architectural Board of Review where necessary;

(4) A **traffic impact analysis** shall be submitted by the applicant for the streets, signalized intersections and unsignalized intersections in the vicinity of the development to illustrate the pre-development and post-development traffic volumes and delay per vehicle at intersections, which analysis may be waived at the discretion of the Director with the agreement of the City Engineer but may, notwithstanding a waiver, be required by the Commission;

(5) Adequate measures will be taken by the applicant to ensure that an acceptable flow of traffic will be maintained;

(6) A photometric study shall be required and the lighting design shall be approved by the Architectural Board of Review pursuant to Chapter [1325](#) of the Building Code, all lights shall be full cutoff fixtures and spotlights shall be projected down; all lighting shall be designed in a manner to minimize the intrusive effect of glare and illumination upon abutting properties, especially residential properties pursuant to Section [1306.311](#);

(7) Landscaping and screening pursuant to Chapter [1141](#), as approved by the Architectural Board of Review, shall be provided; where such use abuts a residential district or use, said **landscaped area shall not be less than ten (10) feet wide**.

(8) The **drive-through stacking lane shall be situated so that any overflow from the stacking lane shall not spill out onto public streets;**

(9) The **drive-through stacking lane shall be clearly delineated from the user's parking lot** and shall have a capacity as stated in Schedule [1143.05](#) of this Code;

(10) **Each stacking space shall be a minimum of twenty (20) feet in length**; stacking requirements shall be measured from the first point of contact with the drive-through facility;

(11) No ingress or egress points shall conflict with turning movements of street intersections;

(12) Pedestrian crossing of the drive-through lane shall be clearly delineated by crosswalks; and

(13) **Drive-through banking facilities should also feature a walk-up window or self-service automatic teller.**



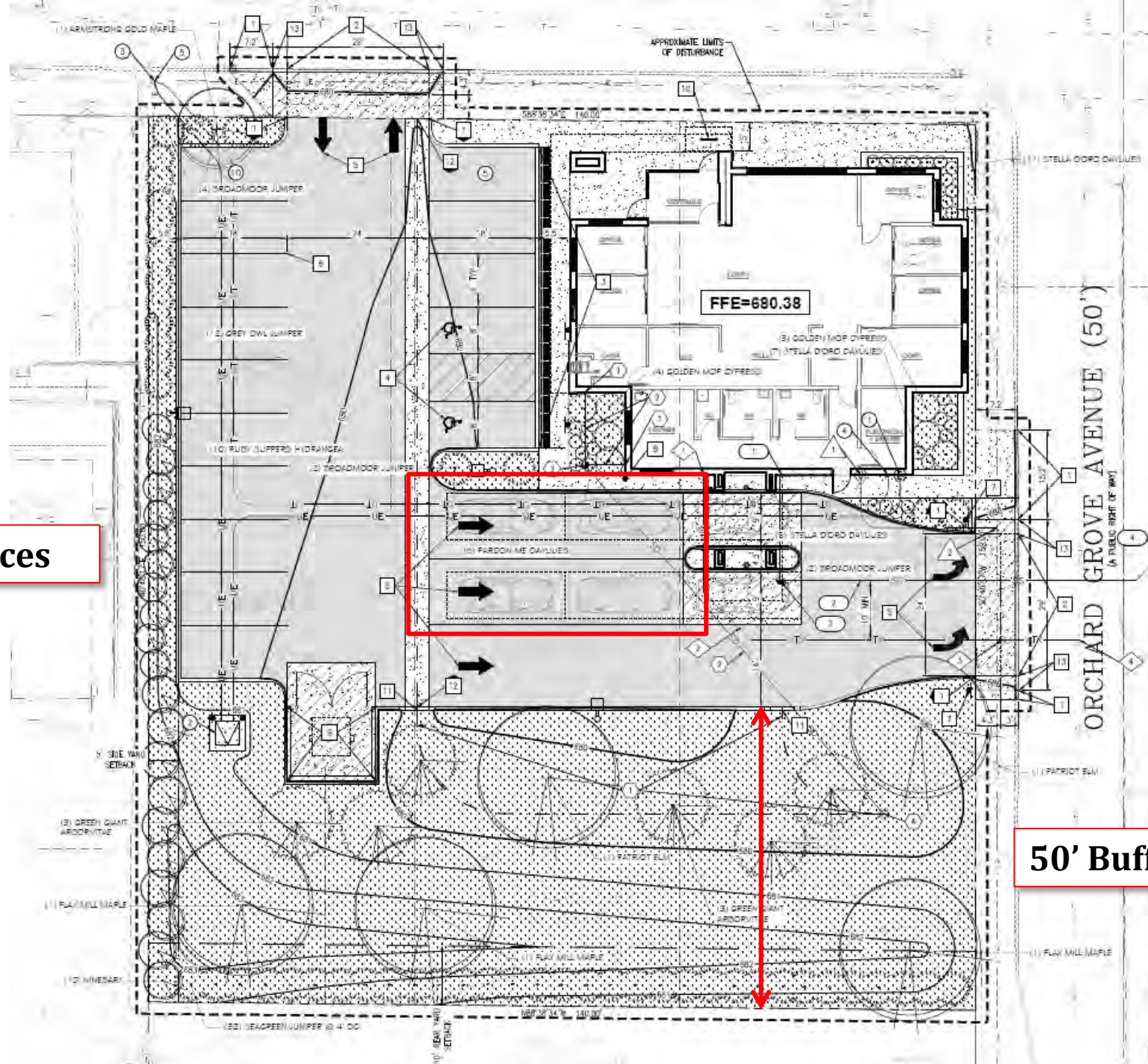
1143.13 STACKING SPACE REQUIREMENTS.

Stacking spaces not specified shall be determined on an individual basis by the Commission. The following business uses shall be subject to the following tacking requirements:

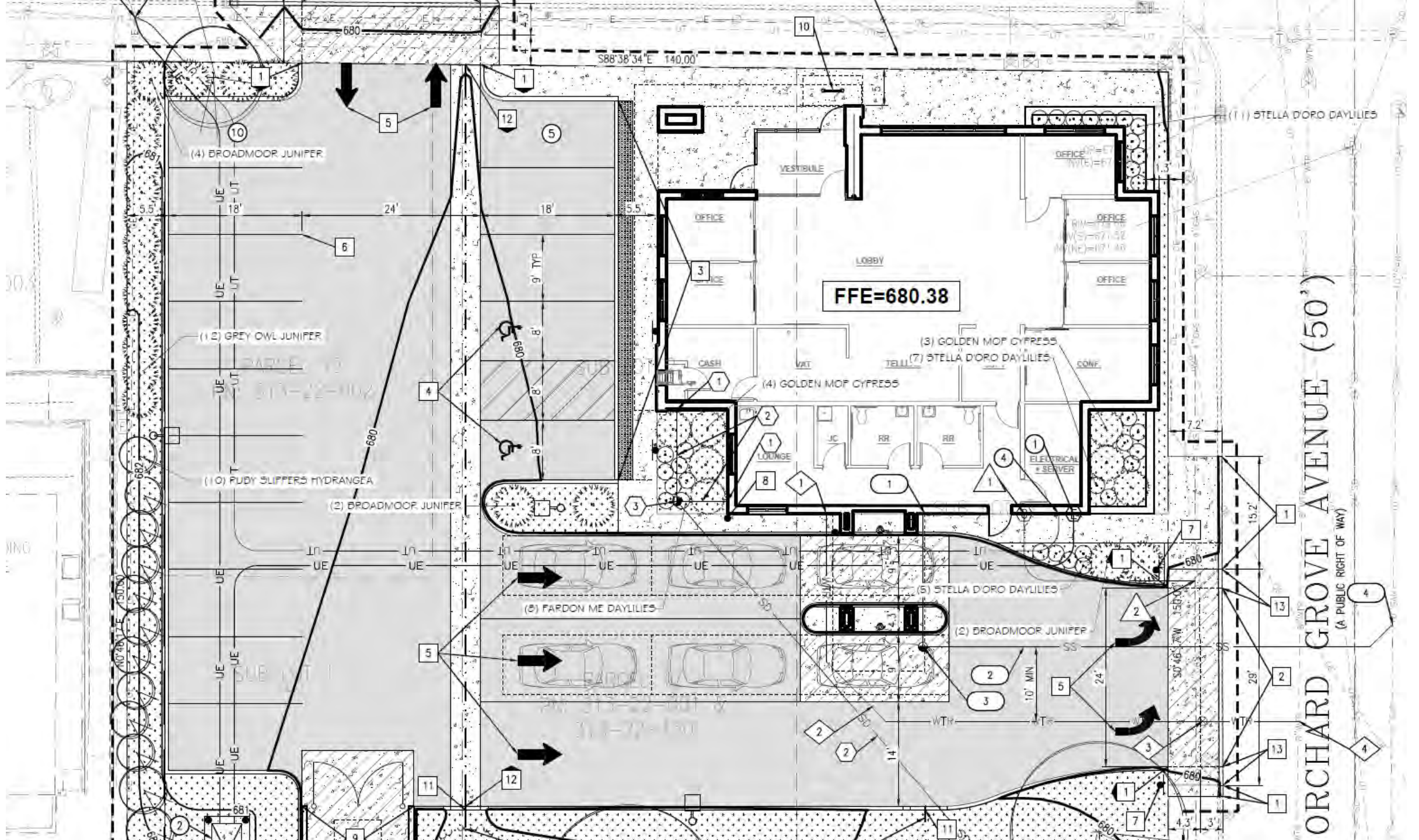
- (a) Banks, pharmacies or other low to moderate uses: **two stacking spaces per lane:**
- (b) Gas stations: two stacking spaces per gas pump island;
- (c) Car washes: five stacking spaces per car wash lane;
- (d) All other uses defined as commercial with a drive-through lane: 10 stacking spaces per drive-through lane.



2 X Stacking Spaces



50' Buffer to drive lane



ORCHARD GROVE AVENUE (50')
(A PUBLIC RIGHT OF WAY)

FFE=680.38

(11) STELLA D'ORO DAYLILIES

(4) BROADMOOR JUNIFER

(12) GREY OWL JUNIFER

(10) PUDY SLIPPERS HYDRANGEA

(2) BROADMOOR JUNIFER

(5) FARDON ME DAYLILIES

(5) STELLA D'ORO DAYLILIES

(2) BROADMOOR JUNIFER

OFFICE

VESTIBULE

LOBBY

CASH

LOUNGE

RR

RR

CONF.

OFFICE
RM=67.32
W/S=67.32
M/H=107.40

OFFICE

TELL

ELECTRICAL
SERVER

S88°38'34" E 140.00

30' AG. RW

30' AG. RW

30' AG. RW

30' AG. RW

30' AG. RW

30' AG. RW

30' AG. RW

30' AG. RW

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PN: 313-22-003

2-STORY BRICK BUILDING
16017 DETROIT AVE
44107 SQ. FT.
ROOF=718.96

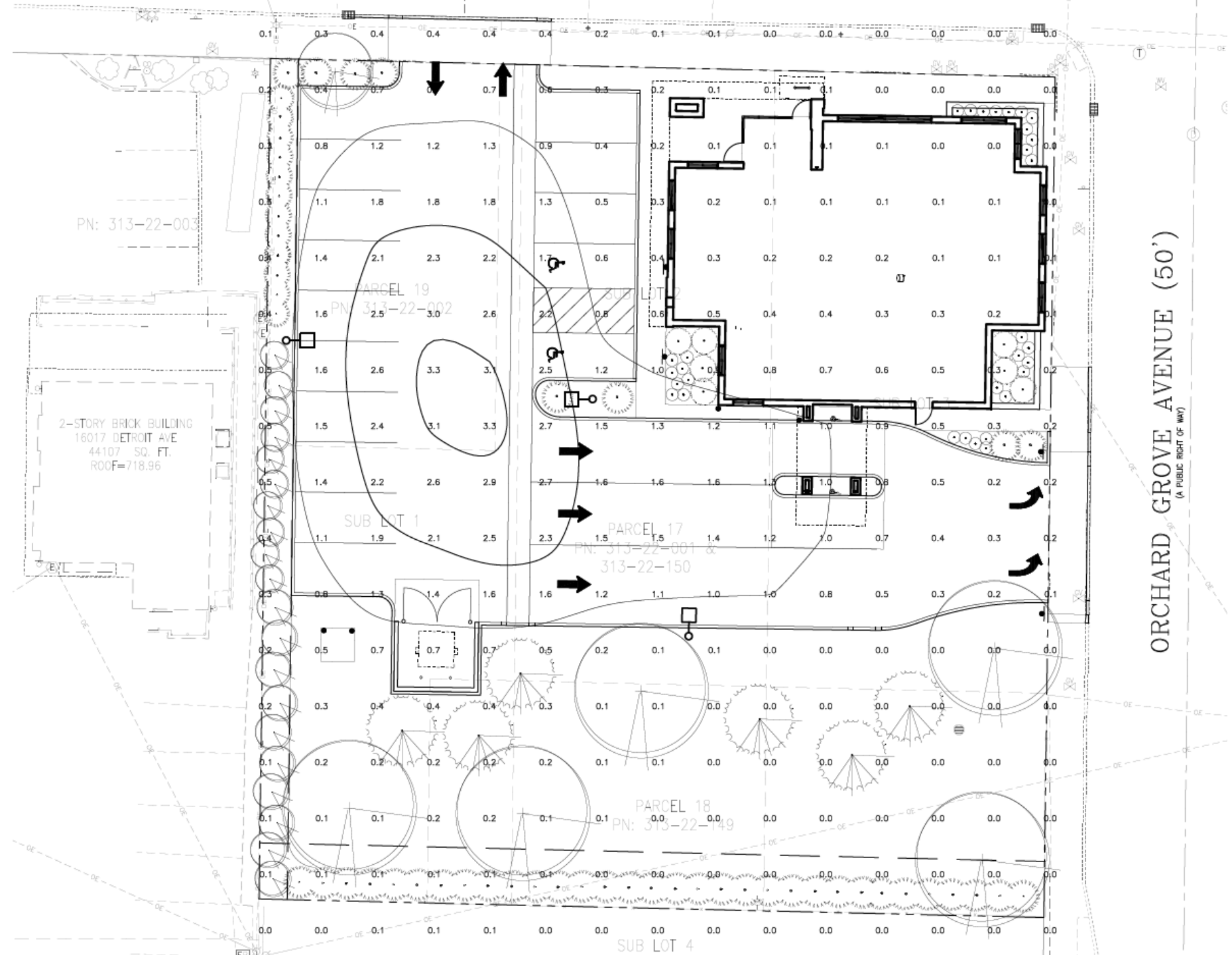
PARCEL 19
PN: 313-22-002

PARCEL 17
PN: 313-22-001 &
313-22-150

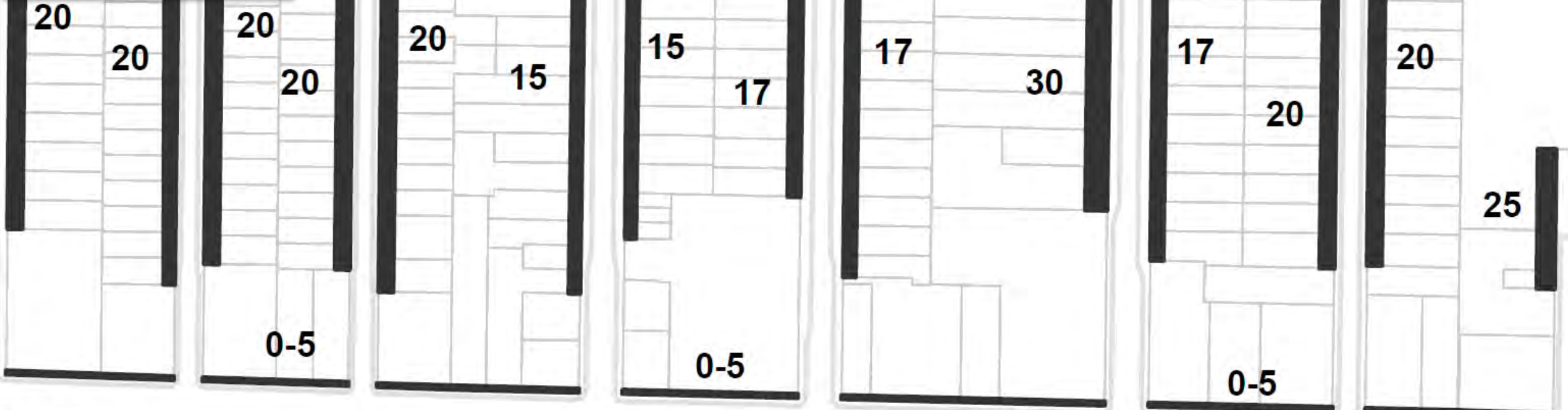
PARCEL 18
PN: 313-22-149

SUB LOT 4

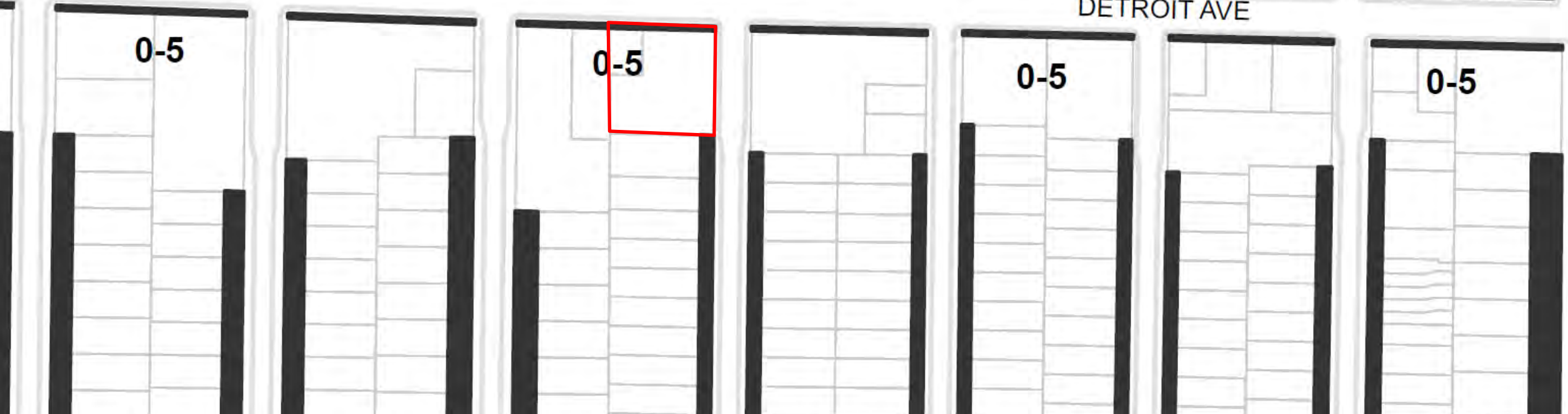
ORCHARD GROVE AVENUE (50')
(A PUBLIC RIGHT OF WAY)



Building Line Map



DETROIT AVE



Recommendation (06-20-24) – Conditional Use (Drive-Through)

Deferral – contingent on:

- Commission Recommendations.
- Consideration of operating hours.
- Submission for Parking Plan Review (Exception to Max)
- Submission to BZA for Side Yard Variance.



Donald Ave

RANGERS

L



Docket 06-21-24 – Irene & Donald Ave Planned Development

Request (06-21-24)

To review and approve a **Planned Development (Preliminary Plan)** pursuant to:

- Chapter 1156 – Planned Development.

Proposal is in the R2 - Residential, Single and Two Family, District.



- 1. Introduction**
- 2. Developer Presentation**
- 3. City Analysis**
- 4. Planning Commission questions & feedback**
- 5. Public comment & questions**
- 6. Discussion on comments & questions**





ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A0



RENDERING FROM WEST
NTS



RENDERING TO EAST
NTS



RENDERING TO WEST
NTS



RENDERING FROM EAST
NTS

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Project Renderings

A5



RENDERING FROM WEST

N.T.S.



RENDERING TO EAST

N.T.S.



RENDERING TO WEST

N.T.S.



RENDERING FROM EAST

N.T.S.



P.P.N. 312-26-098

P.P.N. 312-26-099

P.P.N. 312-26-123
David Whitney Kermode

P.P.N. 312-26-122
David Whitney Kermode

P.P.N. 312-26-120
Eileen Jennings

P.P.N. 312-26-100
Cathryn Pierson &
Jonathon Levine

*N 89°43'16" W
299.25' Calc.-Meas.*

PROPERTY LINE (15')

PROPERTY LINE (111')

PROPERTY LINE (113')

UNIT #01

UNIT #02

UNIT #03

UNIT #04

UNIT #05

UNIT #06

UNIT #07

UNIT #08

UNIT #09

UNIT #10

UNIT #11

UNIT #12

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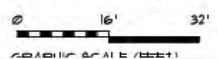
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PRE-DEVELOPMENT SITE PLAN

1" = 20'-0"



NORFOLK & WESTERN RAILROAD 66'

P.P.N. 321-31-080
Norfolk & Western
Railway Company

R&R
Crossing
Sign

High Tension Power Lines

High
Tension
Tower

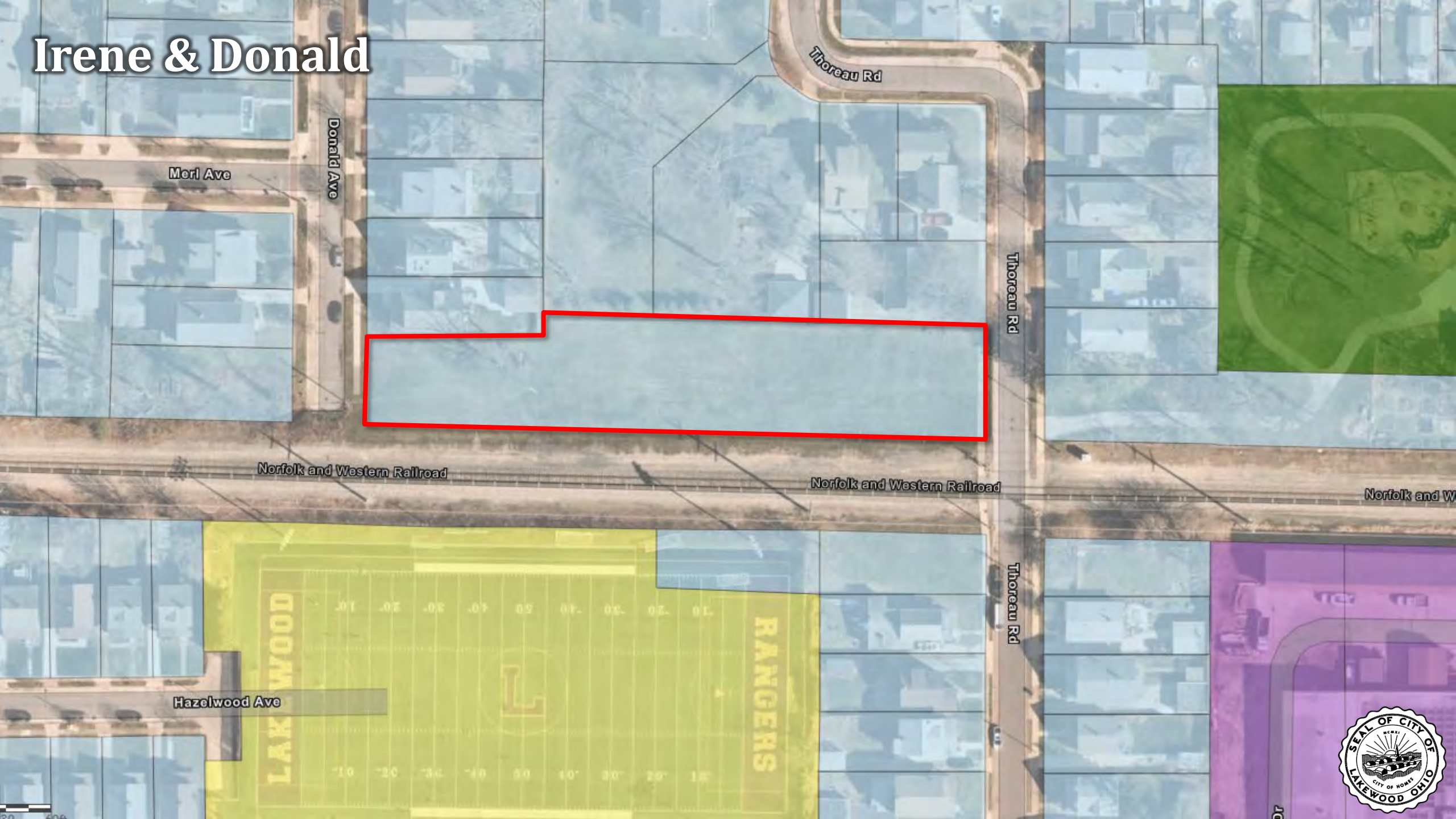
High Tension Power Lines

Railroad Tracks

Railroad Tracks

Gravel

Irene & Donald



Merl Ave

Donald Ave

Thoreau Rd

Thoreau Rd

Norfolk and Western Railroad

Norfolk and Western Railroad

Norfolk and W

Thoreau Rd

Hazelwood Ave

LAKWOOD

RANGERS



1156.01 PURPOSE.

(a) Planned Development (PD) zoning is intended to encourage orderly development and redevelopment of property, while **allowing more flexibility and creativity in design** to achieve **high quality, integrated site planning** not otherwise possible under the constraints of normal zoning requirements without detriment to neighboring properties.

PDs are intended to permit a more flexible approach to land use control and to promote development that is innovative, integrated with surrounding uses, and shows sensitivity to cultural, environmental, and economic considerations

(b) Planned Development Zoning is intended to **encourage development which is consistent with the Community Vision** including more compact development, pedestrian-friendly site design, urban street character, energy-efficient design, industry best practices, and accommodation of a range of compatible land uses through appropriate site design. PDs are intended to permit a more flexible approach to land use control and to promote a variety of housing types.

(c) A PD encourages the **development of compact, pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure**. It is intended to help advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.

PD zoning is intended to **work in conjunction with the proactive development** of pocket parks, open spaces, and the creation of public spaces within the districts. PD Zoning specifically discourages those uses that: promote a strip center development pattern, promote idle land and over parking, and detract from the image enhancement intentions of this district.

(Ord. 17-17. Passed 3-20-17.)



1156.03 STANDARDS FOR REVIEW OF A PRELIMINARY PD PLAN.

An application for approval of a Preliminary PD Plan, together with submitted plans and reports, shall be reviewed for its conformance with the following standards:

- (a) ...**sensitive to the abutting land uses and to the zoning designation which the PD is replacing. Mixed use within the planned development or within the same structure located in the PD is encouraged** where appropriate;
- (b) ...comply with the subdivision requirements as set forth in Chapter [1155](#) of this Code, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to paragraph (e) below;
- (c) **Adverse impacts on adjacent properties**, including but not limited to increased traffic or noise, as described in Chapter [515](#) of the Ordinances, and visual impacts, shall be mitigated to the maximum extent feasible;
- (d) ...**integrated with adjacent development through street connections, sidewalks, trails**, and similar features;
- (e) All district, development, and subdivision standards...may be modified or varied upon a finding that the proposed PD **incorporates creative site design which represents an improvement in quality and service of the purposes set forth in Section [1156.01](#)**...including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;
- (f) ...**shall comply with the following requirements**, which shall not be modified or varied except as expressly set forth below **or as permitted by the Commission.**
 - (1) Minimum area requirement. All Planned Developments shall have a **minimum size of 10,000 square feet.**
 - (2) Setbacks from adjoining residential uses. A Planned Development shall comply with any applicable zone district standards that require **minimum setbacks from adjoining residential uses or properties** as set forth in Chapter [1121](#) and [1123](#).
 - (3) Environmental protection standards. All Planned Developments shall comply with Ohio Environmental Protection Agency regulations and local ordinances.
 - (4) Architectural and design standards. All Planned Developments shall comply with all architectural and design standards, including those set forth in Section [1156.05](#), Design Principles, of this Code and Chapter [1325](#) of the Building Code.



1156.02 LOCATION OF PLANNED DEVELOPMENTS.

(e) A PD should utilize the **following characteristics to the greatest possible extent which shall be considered in the approval process:**

- (1) Designs that reflect the Vision and that offer types or densities of development that are not available under the other Sections of this Code.
- (2) Designs that utilize a creative approach to achieve better urban design, efficiencies in use of land and infrastructure, and the provision of aesthetic amenities.
- (3) Designs that provide appropriate buffers and transitions between areas with different land uses and development densities.
- (4) Designs that maintain or enhance the appearance of neighborhoods by complementing neighborhood architectural character.
- (5) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification of variation from otherwise applicable zone district and development standards.
- (6) Designs that conserve areas of natural beauty and green spaces to the greatest degree possible consistent with accommodating new development.
- (7) Designs that incorporate "green architecture" pursuant to Resolution 7746-03...City...Green Building Policy.

(Ord. 17-17. Passed 3-20-17.)



1156.05 DESIGN PRINCIPLES. (1 OF 6)

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

(a) **Building and Site Design.**

- (1) Wherever feasible, buildings shall be designed to provide massing configurations with a variety of different wall planes. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.
- (2) Building facades should incorporate design elements such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.
- (3) Commercial Building facades shall have highly visible customer entrances that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.
- (4) Buildings shall have well defined rooflines with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.
- (5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.

(b) **Building Materials.** Building materials shall be limited to brick, masonry, stucco, wood, fiber, cement siding, wood shingle, wood siding, cultured stone, or other similar materials. Prohibited materials include aluminum or vinyl siding, dryvit-type products on the lowest eight (8) feet of any structure, split faced block, and other similar materials.



1156.05 DESIGN PRINCIPLES. (2 OF 6)

(c) Vehicular Circulation and Access.

- (1) Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to incorporate traffic calming devices and techniques.
- (3) Common or shared access points are encouraged.
- (4) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and adequate site distances shall be provided at all intersections.
- (6) Transit stops should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide traffic impact studies.

(d) Pedestrian Access and Circulation.

- (1) A coordinated pedestrian system shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be connected to adjacent properties and pedestrian facilities to the maximum extent feasible.
- (3) Continuous sidewalks or other pedestrian facilities shall be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) Decorative sidewalks, such as brick pavers, are encouraged at key intersections or streets.
- (5) Street furniture or other amenities are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) Open and public areas should be provided as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.



1156.05 DESIGN PRINCIPLES. (3 OF 6)

(e) Parking.

(1) Adequate parking shall be provided, but excessive parking is discouraged. The standards contained in Chapter [1143](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the Code and the intent of the PD.

(2) The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.

(3) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.

(4) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. No garage openings shall be permitted onto public streets.

(f) Landscaping and Screening.

(1) It shall be the duty of the Commission to determine whether a reasonable percentage of the area within a PD shall be maintained in a combination of landscaped and urban open space. The project must adhere to the spirit of the City's landscape values. The standards contained in Chapter [1141](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(2) Pedestrian access from adjacent residential streets is encouraged. The owners of residential property directly abutting rear yards, parking and loading areas of a PD shall be contacted and offered masonry screening and/or appropriately designed alternatives. PD applicants shall document meetings with abutting residential owners and the results of such meetings. The intent of this provision is for the applicant to involve nearby residents in the PD project. City staff shall assist in this process.

(3) Where required, screening fences and walls shall be erected. The standards of Chapter [1141](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Commission that such considerations would comply with the provisions of the Code and the intent of the PD.

(4) If used, the owner of the property on which the fence is required to be erected shall permanently and adequately maintain screening fences or walls. The following types of walls or fences shall qualify, Chapter [1141](#) notwithstanding.



1156.05 DESIGN PRINCIPLES. (4 OF 6)

(f) Landscaping and Screening. (CONTINUED)

- (5) Masonry wall or fence. Masonry fences or walls shall be constructed with the finish side out and of any of the following materials:
- A. Native stone
 - B. Brick
 - C. Precast concrete panels with decorative finish or decorative concrete masonry units
 - D. In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.
- (6) Ribbed metal panel fence. Suitably finished to blend with the primary structure and supported by structurally sound metal frame.
- (7) Vegetative screening. Using plants and fence materials, vegetative screens may be proposed.
- (8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure

(g) Streetscape Improvements.

- (1) A Streetscape Plan shall be submitted for the entire site. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, street furniture, trash receptacles, and transit stops.
- (2) The design of streets, pedestrian ways, landscaping, lighting, and street furniture shall be coordinated/integrated throughout the site.
- (3) Vehicular streets and driveways shall be designed to be compatible with pedestrian ways to encourage a pedestrian friendly environment. The width of streets shall be sensitive to pedestrian scale, and shall be minimized to avoid overwhelming that pedestrian scale while allowing for efficient vehicular traffic flow.
- (4) Site furnishings such as benches, seating, trash receptacles, bike racks, lighting fixtures, and tree grates shall be addressed in the Streetscape Plan.

(h) Service Area and Mechanical Screening.

- (1) The location of service areas and mechanical equipment shall be considered as part of the overall site design.
- (2) Service areas and mechanical equipment shall be screened from public view.



1156.05 DESIGN PRINCIPLES. (5 OF 6)

(i) Signage.

- (1) A master sign plan shall be prepared illustrating the location, type, size, and materials of all signage, pursuant to Chapter [1329](#) of the Building Code.
- (2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the sign proposal. The standards contained in Chapter [1329](#) of the Building Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD. Generally, the standard will be landscaped monument signs and multi-tenant signs.

(j) Lighting.

- (1) A lighting plan shall be prepared, including a photometric illustration.
- (2) It shall be the duty of the Board of Building Standards/Architectural Board of Review to review the lighting proposal. The standards contained in Chapter [1306](#) of the Property Maintenance Code shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations determined by the Board of Building Standards/Architectural Board of Review that such considerations would comply with the provisions of the Building Code and the intent of the PD.
- (3) Lighting shall be designed to avoid spillover onto adjacent properties through the use of cutoff shields or other similar features.

(k) Fences. It shall be the duty of the Architectural Board of Review to review the fence requirements pursuant to Chapter [1153](#) to determine whether said plan is consistent with the provisions of the Code and the intent of the PD.



1156.05 DESIGN PRINCIPLES. (6 OF 6)

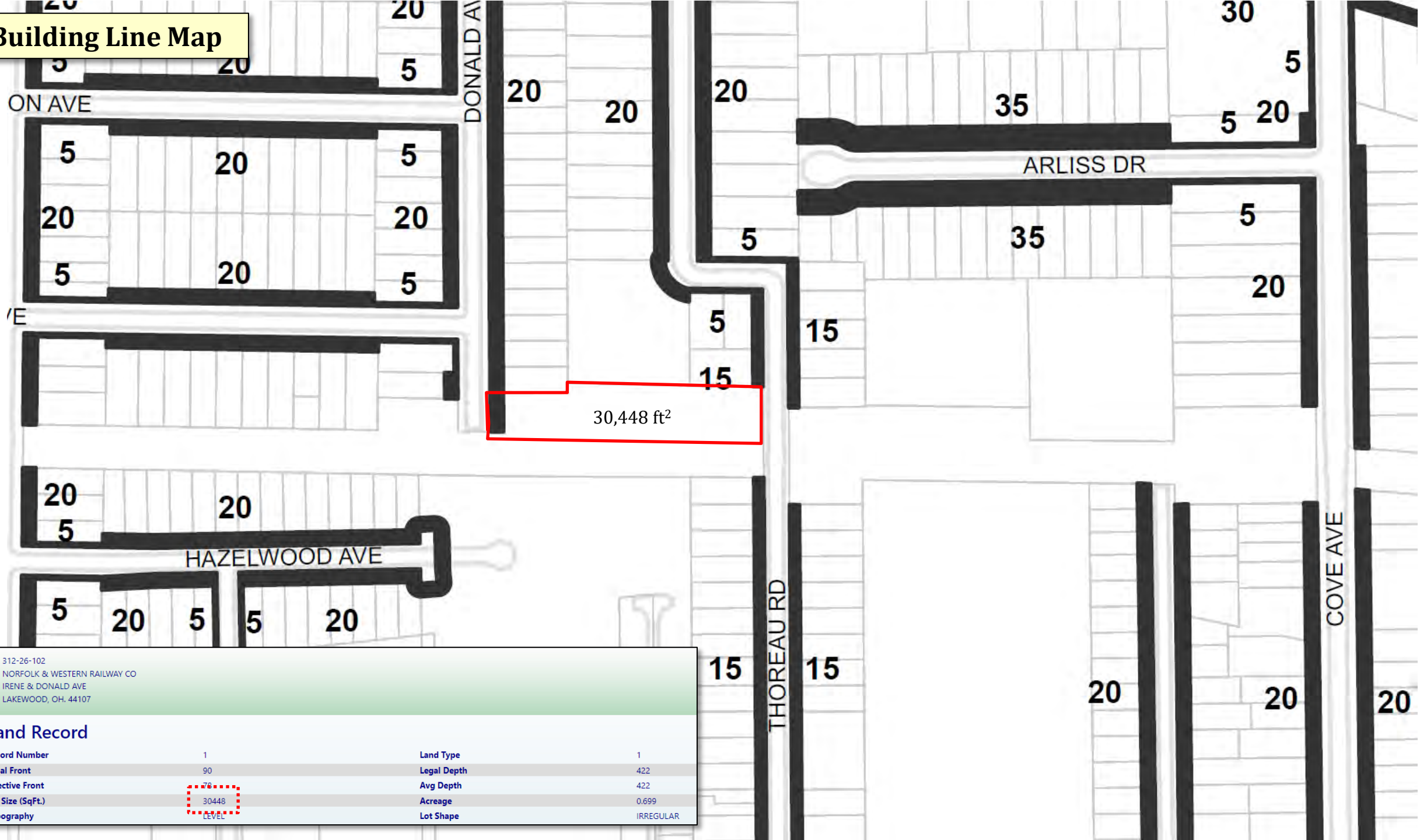
(l) Urban Open Space.

- (1) Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.
- (2) The guideline for PD open space is twenty percent (20%) of the project area.
- (3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).
- (4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.
- (5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.
- (6) Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with residential uses should provide on-site amenities within the site which contribute to the open space. These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities.



Building Line Map



30,448 ft²

312-26-102
 NORFOLK & WESTERN RAILWAY CO
 IRENE & DONALD AVE
 LAKEWOOD, OH, 44107

Land Record

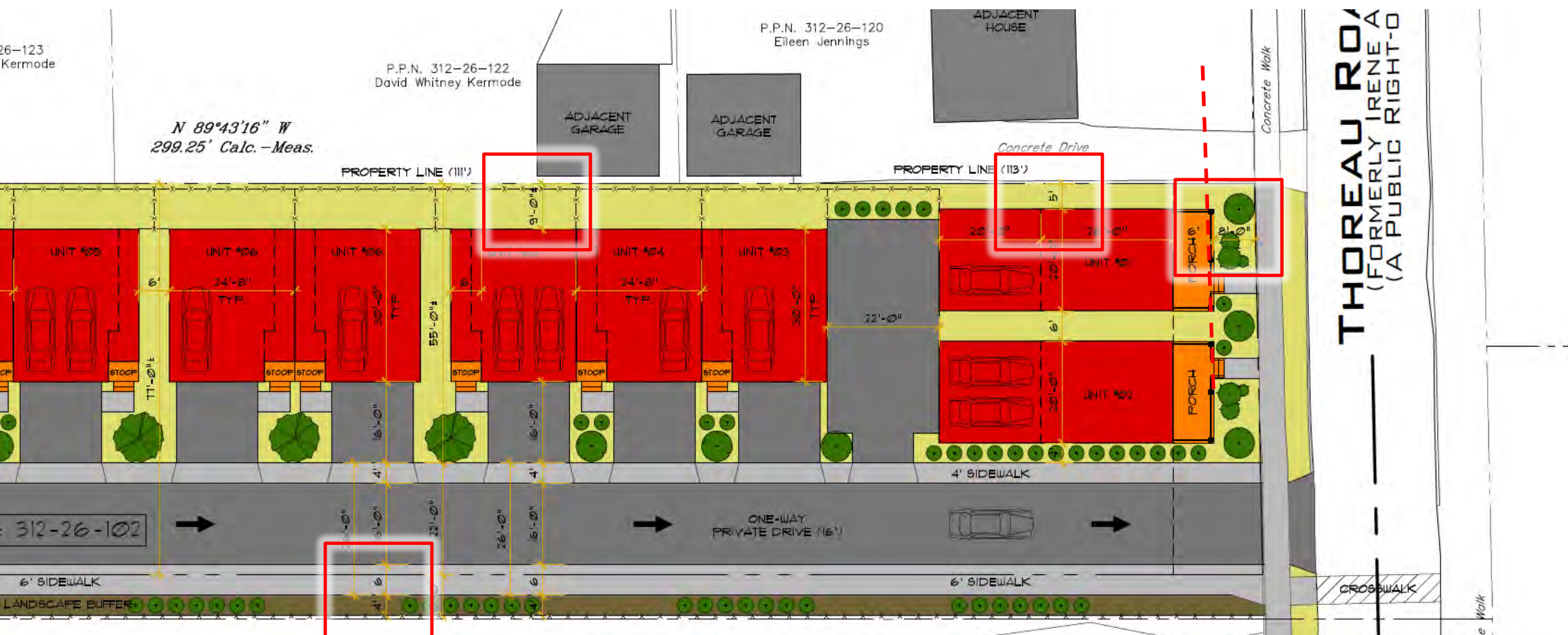
Record Number	1	Land Type	1
Legal Front	90	Legal Depth	422
Effective Front	76	Avg Depth	422
Lot Size (SqFt.)	30448	Acreage	0.699
Topography	LEVEL	Lot Shape	IRREGULAR

26-123
Kermode

P.P.N. 312-26-122
David Whitney Kermode

P.P.N. 312-26-120
Eileen Jennings

$N 89^{\circ}43'16'' W$
 $299.25'$ Calc. - Meas.



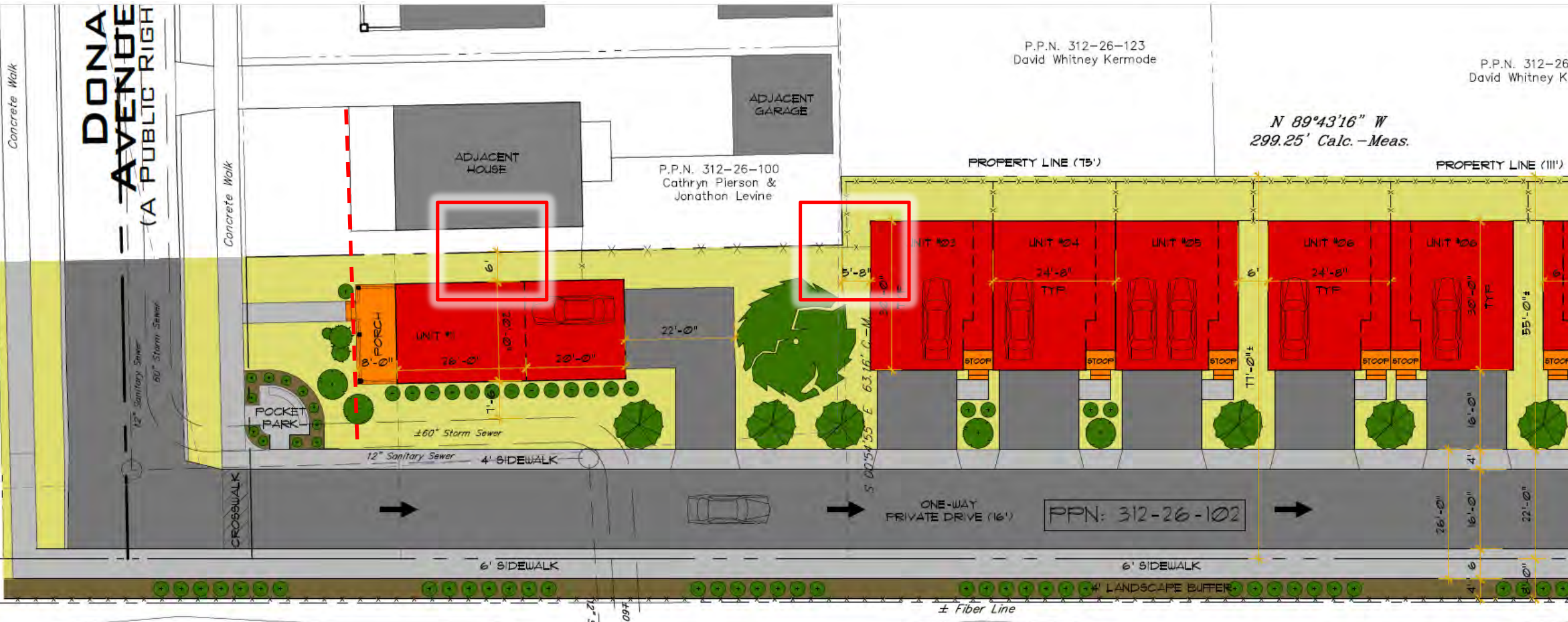
THOREAU ROAD
(FORMERLY IRENE A)
(A PUBLIC RIGHT-OF-WAY)

NORFOLK & WESTERN RAILROAD 66'

P.P.N. 321-31-080
Norfolk & Western
Railway Company

High
Tension
Tower

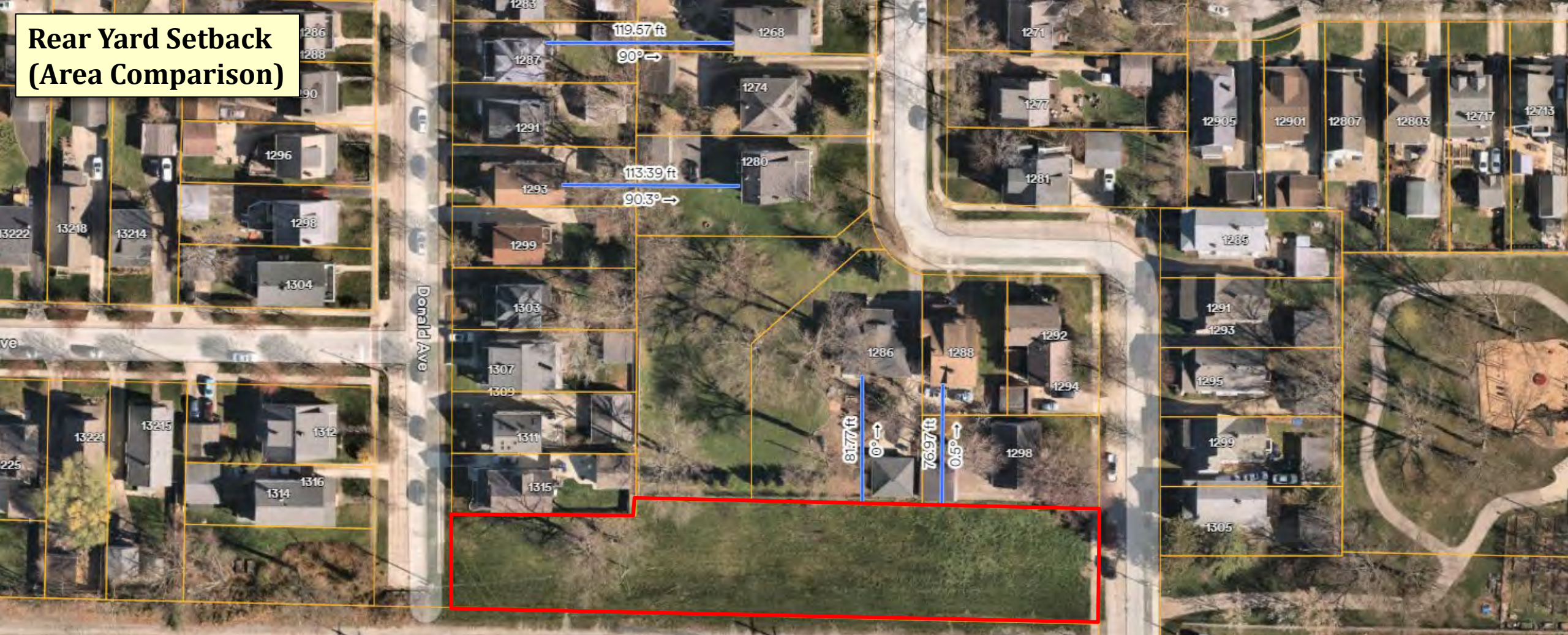
SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS	
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.
Rear Yard Depth (feet)	40
Side Yard Depth (feet)	5
Minimum Sum of Both Side Yards (feet)	15



PRE-DEVELOPMENT SITE PLAN

SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS	
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.
Rear Yard Depth (feet)	40
Side Yard Depth (feet)	5
Minimum Sum of Both Side Yards (feet)	15

Rear Yard Setback (Area Comparison)



SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS	
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.
Rear Yard Depth (feet)	40
Side Yard Depth (feet)	5
Minimum Sum of Both Side Yards (feet)	15

CHAPTER 1123 - Single- and Two-Family Residential Districts

1123.05 HEIGHT REGULATIONS.

(a) The principal structure shall not exceed thirty-five (35) feet in height above grade as determined by the Commissioner.

1103.01 GENERAL TERMS; INTERPRETATION.

(q) BUILDING HEIGHT means the vertical distance measured from the average elevation of the proposed finished grade at the front of the building as determined by the Commissioner to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the **mean height between the bottom of the eaves and the top of the ridge for gable**, hip and gambrel roofs, exclusive of the building's mechanical systems, chimneys, antennas, or structures necessary to access the roof including but not limited to elevated walkways, stair enclosures and ladders.



1156.03 STANDARDS FOR REVIEW OF A PRELIMINARY PD PLAN.

An application for approval of a Preliminary PD Plan, together with submitted plans and reports, shall be reviewed for its conformance with the following standards:

- (a) ...**sensitive to the abutting land uses and to the zoning designation which the PD is replacing. Mixed use within the planned development or within the same structure located in the PD is encouraged** where appropriate;
- (b) ...comply with the subdivision requirements as set forth in Chapter [1155](#) of this Code, except to the extent modifications, variances, or waivers have been expressly allowed pursuant to paragraph (e) below;
- (c) **Adverse impacts on adjacent properties**, including but not limited to increased traffic or noise, as described in Chapter [515](#) of the Ordinances, and visual impacts, shall be mitigated to the maximum extent feasible;
- (d) ...**integrated with adjacent development through street connections, sidewalks, trails**, and similar features;
- (e) All district, development, and subdivision standards...may be modified or varied upon a finding that the proposed PD **incorporates creative site design which represents an improvement in quality and service of the purposes set forth in Section [1156.01](#)...** including but not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or choice of living and housing environments;
- (f) ...**shall comply with the following requirements**, which shall not be modified or varied except as expressly set forth below **or as permitted by the Commission.**
 - (1) Minimum area requirement. All Planned Developments shall have a **minimum size of 10,000 square feet.**
 - (2) Setbacks from adjoining residential uses. A Planned Development shall comply with any applicable zone district standards that require **minimum setbacks from adjoining residential uses or properties** as set forth in Chapter [1121](#) and [1123](#).
 - (3) Environmental protection standards. All Planned Developments shall comply with Ohio Environmental Protection Agency regulations and local ordinances.
 - (4) Architectural and design standards. All Planned Developments shall comply with all architectural and design standards, including those set forth in Section [1156.05](#), Design Principles, of this Code and Chapter [1325](#) of the Building Code.



Recommendation (06-21-24) – Planned Development (Preliminary)

Review for qualification – 1156.03 (Preliminary Standards)

- Deferral with recommendations.
- Preliminary Plat required for approval.

Donald Ave





12534 Lake Ave

Docket 06-22-24 – 12534 Lake
Lot Split



Request (06-22-24)

To review and approve a **Lot Split** pursuant to:

- Chapter 1155 – Subdivision Regulations.

Proposal is in the MH - Residential, Multi-Family (High Density) District.

12534 Lake Ave



12534 Lake



Marine Towers Dr

Shady Cove Ln

Edgewater Dr

Edgewater Dr

Lake Ave

Cove Ave

Lake Ave

Cove Ave

Lake Ave



1155.03 GENERAL REQUIREMENTS.

(a) Plat Drawing. The plat drawing shall be prepared in accordance with Ohio Administrative Code Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) by a professional surveyor registered in Ohio. It shall be drawn on polyester drafting film (mylar) with India ink to an appropriate scale. It shall be not smaller than eighteen (18) inches by twenty-four (24) inches or larger than twenty-four (24) inches by thirty-six (36) inches and shall contain the following:

- (1) Overall dimensions of the existing parcel(s) and the length and direction of each new lot line, street or easement.
- (2) Monuments set along the subdivision boundaries and street center line control points within the subdivision.
- (3) Sublot or parcel numbers/letters in progressive order, utilities and drainage easements and building lines.
- (4) Surveyor's certification and reproducible seal.
- (5) Permanent parcel number, owner's name and current deed volume and page for all adjoining parcels.
- (6) Owner's acceptance of plat and subdivision and (where necessary) statement offering dedication of streets, rights-of-way and any sites reserved by deed covenants for common use.
- (7) Approval clauses for Commission (Chairman and Secretary), Engineer and **City** Council (Clerk), where applicable.



1155.07 PROCEDURES FOR LOT SPLITS.

(a) Application. A lot split map based on field survey prepared by a professional surveyor registered in the State of Ohio showing existing structure(s) on the parcel(s) involved and the proposed lot line change shall be submitted to the Director prior to the deadline established by the Commission by rule.

(b) Review by Engineer. The Director shall submit the preliminary plan and plat to the Engineer for review and if it is satisfactory, the Engineer shall so certify the approval thereon.

(c) Approval. The Commission shall review all required maps and the report of the Engineer for compliance with the applicable sections of this Chapter and the **Code**. The Chairman and Secretary of the Commission shall make an approval notation on the preliminary plan and the plat.

(1) If any proposed lot or parcel does not fully conform with the provisions of the **Code**, the Commission shall refer the application to the Board with the request that the Board determine whether the applicant should be entitled to a variance from strict compliance with the provisions of the **Code** which the proposed lot split violates. Upon review and the decision of the Board, the proposed lot split shall be returned to the Commission for its final review and approval, disapproval or modification.

(2) The Commission may disapprove the plan where it finds that the proposed use is not consistent with the **Vision**; findings supporting such disapproval shall be stated on the record and forwarded to the applicant within fourteen (14) calendar days.

(3) Upon approval by the Commission, the applicant has 180 days to provide a final plat to the Engineer. Failure to provide the aforementioned plat will cause the decision of the Commission to be null and void. The Commission for good cause may extend the aforesaid 180 day period.

(d) Recording. The approved plat shall be filed and recorded in the offices of the County Auditor and County Recorder by an authorized representative of the **City** with thirty (30) days after final approval.

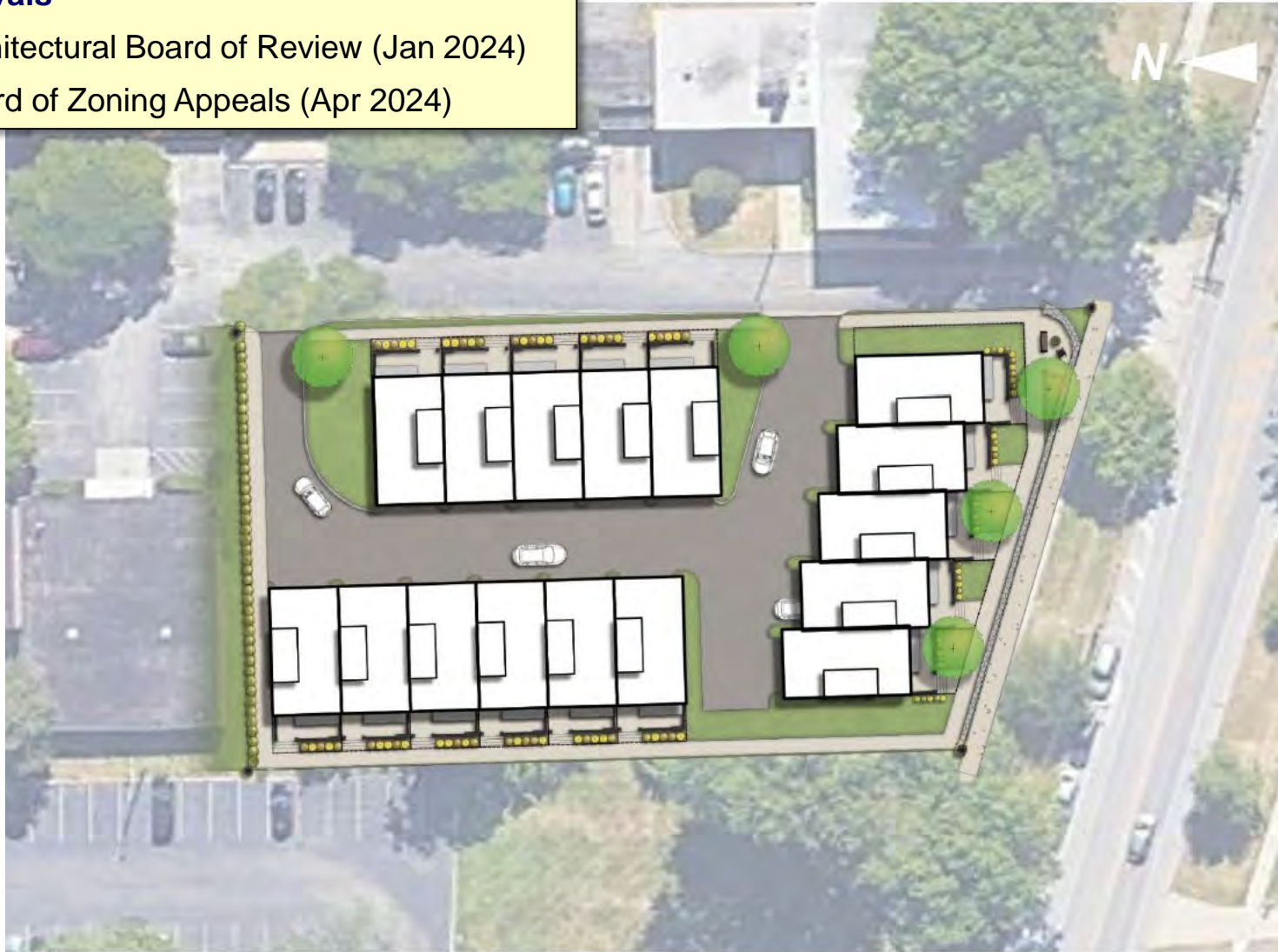
(e) Fees. A review and recording fee, established pursuant to Section [1173.06](#) shall be included with the application.

(Ord. 24-98. Passed 5-18-1998.)



Approvals

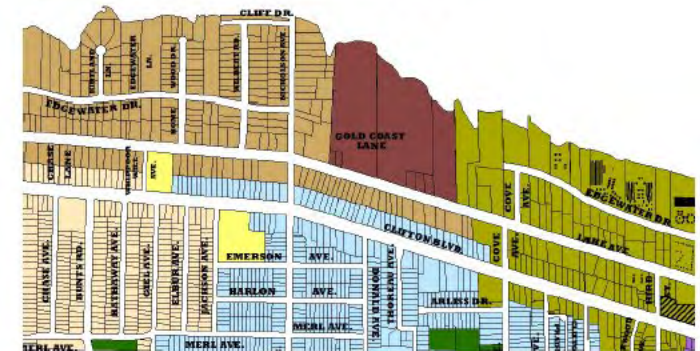
- Architectural Board of Review (Jan 2024)
- Board of Zoning Appeals (Apr 2024)



SITE DATA

ZONING	MH -RESIDENTIAL, MULTI-FAMILY (HIGH DENSITY)
ACREAGE	+/- 0.70-AC (30,315-SF)
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
BUILDING FOOTPRINT	+/- 800 SF
BUILDING TOTAL SF	+/- 2,000 SF
BUILDING HEIGHT	36' (3 STORIES) 43' (ROOF ACCESS)
PARKING	2 SPACES / DU
FRONT YARD SETBACK	R. 50'-0" P. 20'-0"
SIDE YARD SETBACK	R. 20'-0" P. 13'-2"W, 11'-6" E
REAR YARD SETBACK	R. 50'-0" P. 7'-6"

- Mixed Use Overlay
- MH - Residential, Multi-Family (High Density)
- ML - Residential, Multi-Family (Low Density)
- R1H - Residential, Single Family (High Density)
- R1M - Residential, Single Family (Medium Density)
- R1L - Residential, Single Family (Low Density)
- R2 - Residential, Single and Two Family



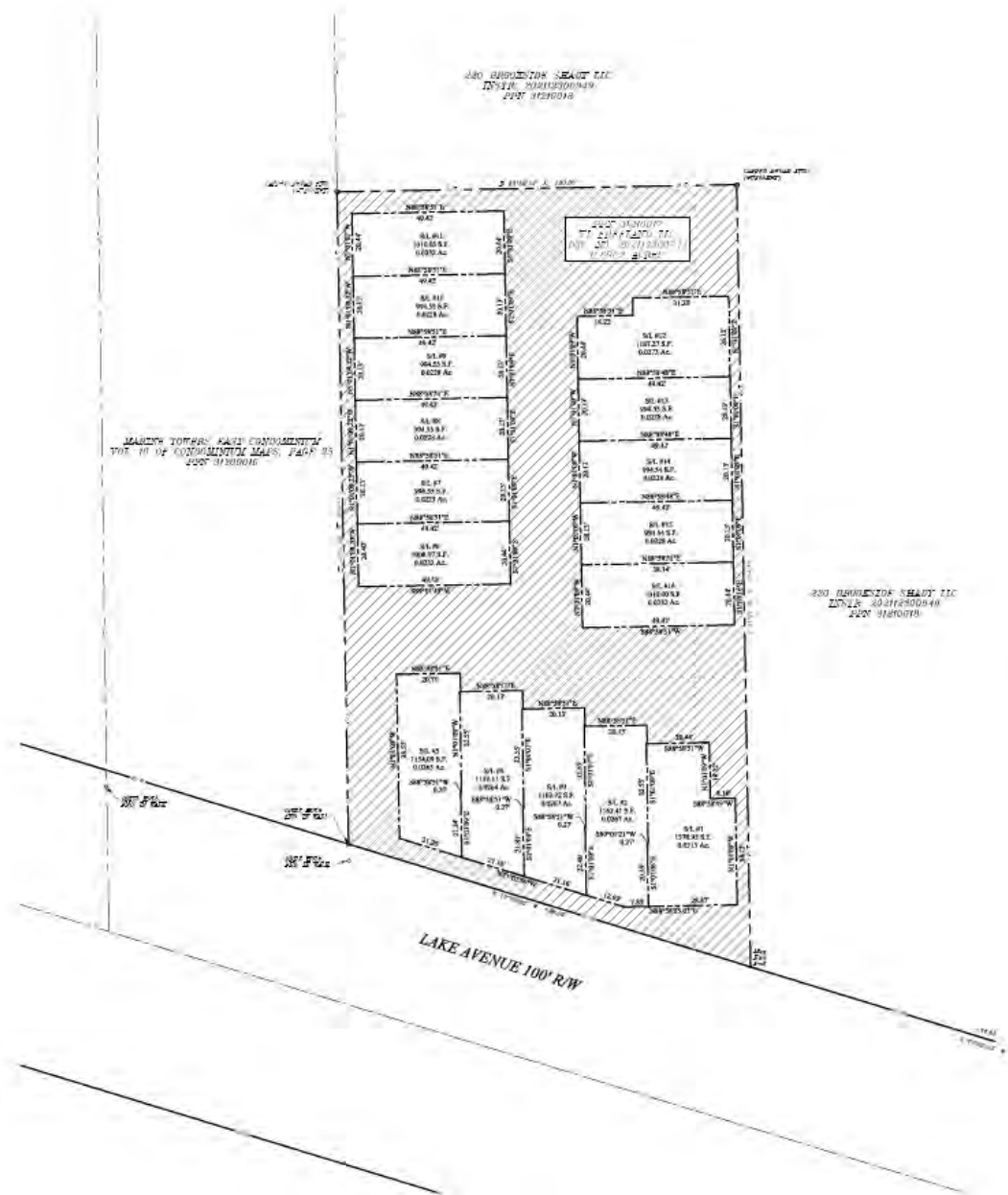
23138S 01.11.24

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | PR. SITE PLAN & DATA

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



SITE BENCH MARK
 BENCH MARK #1
 DISCREPANCY
 THIS WAS SET UP ON SOUTH SIDE OF WEST SIDE
 LOCATED NORTH OF THE NW 1/4 CORNER
 STATION # 444.63



OWNERS CERTIFICATION

BEING IN THE CITY OF LAKEWOOD COUNTY OF MISSOURI, AMBROSIA OF THE BROADVIEW APARTMENT PARCEL NUMBER 210001.

THE UNDERSIGNED, V.L. FREELAND LLC, THROUGH ITS AGENT, _____, HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS THE READY COVE DEVELOPMENT, AS SHOWN HEREON, IN LOTS 55 THRU 61 THROUGH 100 ACRES AND THE SAME WAS PREPARED AT OUR INDUSTRY.

V.L. FREELAND LLC, HEREBY GRANTS UPON THE READY COVE DEVELOPMENT ASSOCIATION, INC. AN "ACCESS, UTILITY AND MAINTENANCE EASEMENT" AS SHOWN HEREON.

SAID "ACCESS, UTILITY AND MAINTENANCE EASEMENT" IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE FORMATION, USE AND IMPROVEMENT OF THE HOA DEVELOPMENT WITHIN READY COVE DEVELOPMENT AND IS TO BE MAINTAINED BY THE READY COVE DEVELOPMENT ASSOCIATION, INC.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THE LAND SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ZONING, PLANNING, HEALTH OR OTHER LAWS, ORDINANCES AND REGULATIONS INCLUDING THE APPLICABLE CITY STREET PARKING AND LOADING REGULATIONS OF THE CITY OF LAKEWOOD MISSOURI FOR THE BENEFIT OF THE PUBLIC AND ALL OTHER PURPOSES NOT OTHERWISE EXPRESSLY SET FORTH IN ORDER OF THE CITY OF LAKEWOOD.

BY _____ (AGENT) HAS BEING SET BY HIS HAND

AT _____ MISSOURI
 THIS _____ DAY OF _____ 2024

BY _____ (AGENT)

RELATE PUBLIC:

STATE OF MISSOURI
 COUNTY OF LAKEWOOD
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
 PERSONALLY APPEARED THE ABOVE NAMED, V.L. FREELAND LLC, THROUGH ITS AGENT,
 WHO ACKNOWLEDGED THAT HE OR SHE (THE FORGONE) INSTRUMENT AND THAT THE NAMED
 VOLUNTARILY SET AND SIGNED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ MISSOURI,
 THIS _____ DAY OF _____ 2024.

RELATE PUBLIC:

APPROVALS

CITY ENGINEER
 THE PLAT HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____ 2024.

CITY CLERK
 THE PLAT HEREBY APPROVED BY THE CITY CLERK OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____ 2024.

PLANNING COMMISSION CHAIRMAN
 THE PLAT HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____ 2024.

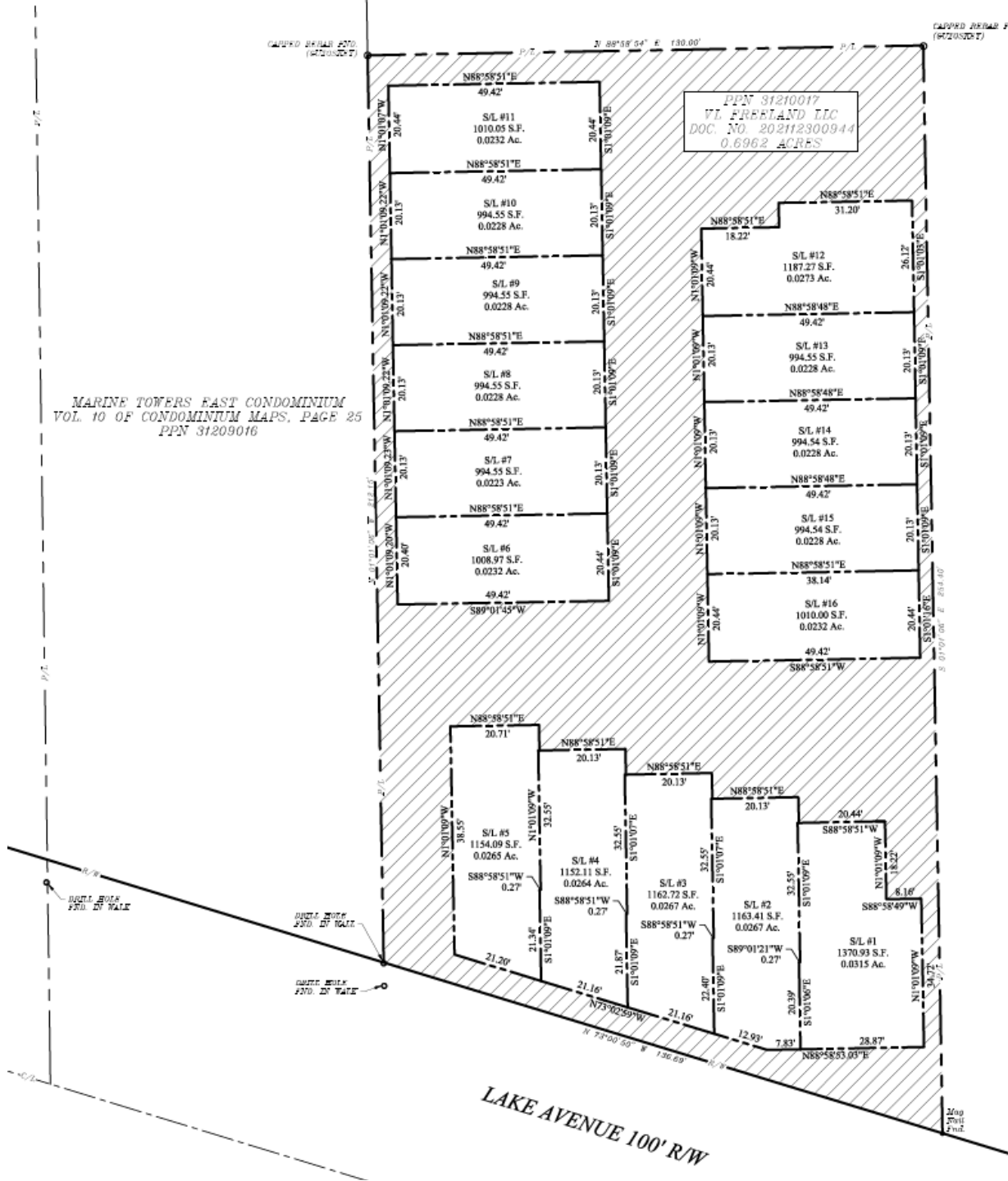
PLANNING COMMISSION BOARD



LEGEND

_____ (Symbol) _____ (Description)





Recommendation (06-22-24) – Lot Split

Approval – contingent on:

- City Engineer Review.

12534 Lake Ave

An aerial photograph of a city block. The image shows a mix of residential and commercial buildings, including several multi-story apartment complexes and smaller brick buildings. There are numerous trees and green spaces interspersed among the buildings. A red pin is placed on a large green lawn area, with the text '12534 Lake Ave' next to it. The overall scene is a dense urban environment with significant greenery.



1562 Winchester Ave

**Docket 06-25-24 – 1562/1564 Winchester
Parking Plan (Exception to Minimum)**



Request (06-25-24)

To review and approve a **Parking Plan (Exception to Minimum)** pursuant to:

- Chapter 1143 – Parking.

Properties are in the R2 – Residential, Single and Two Family, District.

1562 Winchester Ave



1562/1564 Winchester

Franklin Blvd

Franklin Blvd

Hopkins Ave

Franklin Blvd

Ridgewood Ave

Winchester Ave

Hopkins Ave

Hopkins Ave









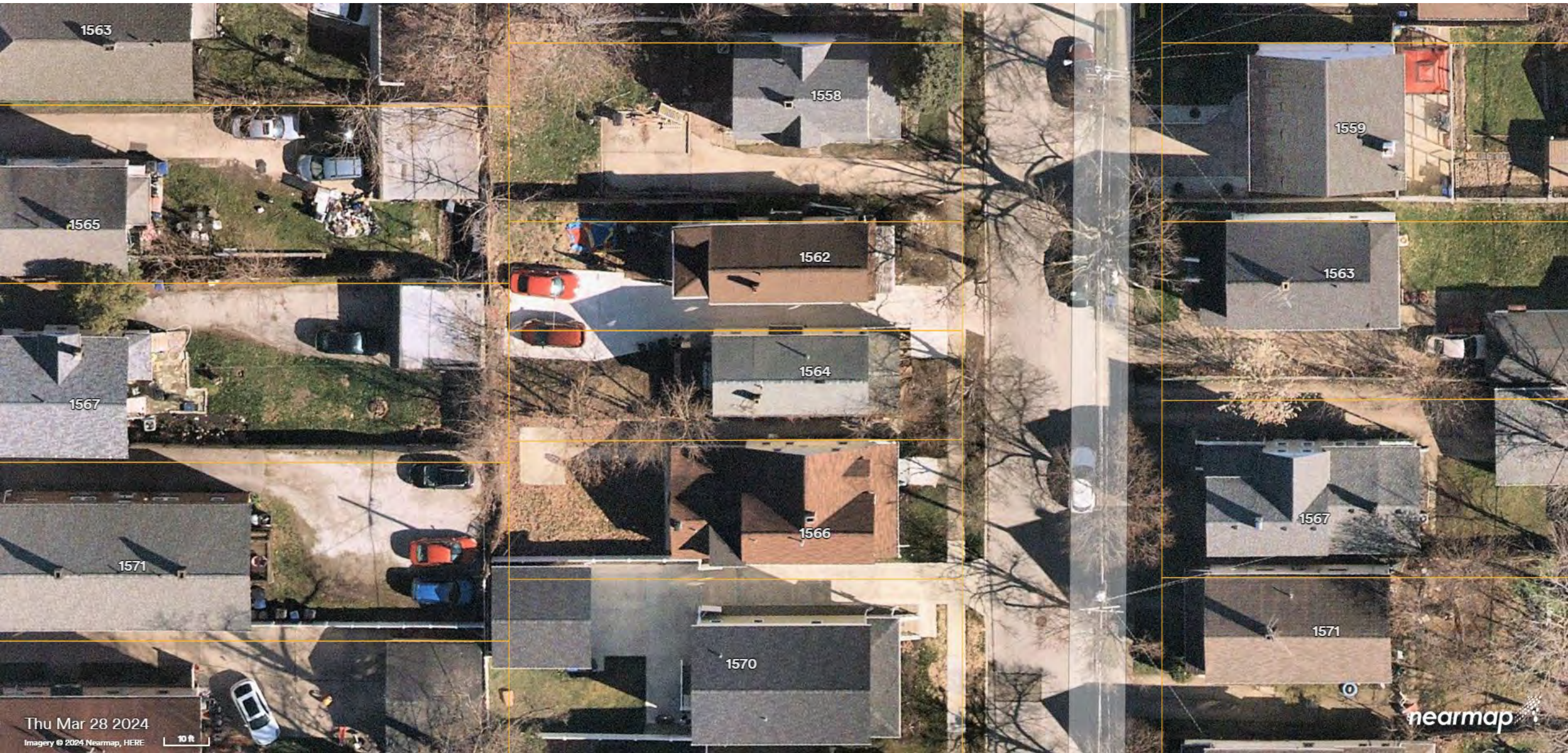






March 2021 (No record of garage demolition)





Thu Mar 28 2024

Imagery © 2024 Nearmap, HERE

10 ft

nearmap



1563

1558

1559

1565

36.65 ft

2448 ft²

1563

241.9 ft

886.63 ft²

1562

36.47 ft

2448 ft²

1567

249.2 ft

908.99 ft²

1564

36.47 ft

1566

1567

1571

1570

1571

Thu Mar 28 2024

Imagery © 2024 Nearmap, HERE

10 ft

nearmap

1143.05 - SCHEDULE OF USES AND SPACE REQUIREMENTS

<u>Uses</u>	<u>Parking Space Requirement</u>
<u>Residential</u>	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.

1123.06 LOT AREA AND FRONTAGE REGULATIONS.

No lot shall be less than 5,000 square feet in area and less than forty (40) feet in width at the building line.

1149.05 NON-CONFORMING LOTS.

(b) Where **two (2) more lots or any combination of lots and portions of lots with continuous frontage are in single ownership, and such lots do not meet the area or frontage requirements of the district in which they are located, such lots shall be considered a single zoning lot for purposes of this Code.**





DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930
Website: www.lakewoodoh.gov

CHRISTOPHER S. PARMELEE
BUILDING COMMISSIONER
216/529-6286

MARK D. JEWITT
PROPERTY MAINTENANCE SUPERVISOR
216/529-6291

CERTIFICATE OF PLAN APPROVAL PHASED APPROVAL-**GARAGE PAD**

APPLICATION NUMBER: RAS23-000001

Property Address 1562 WINCHESTER AVE
Parcel Number 31511064
Project Description Install new garage pad per plans.
Approval Date January 31, 2023

OWNER

ADEEB & BROTHERS, LLC
P.O. BOX 110224
CLEVELAND, OH 44111-0224
440-773-1251

Conditions of Approval

1. **Reference Jessica Braun, Lakewood Property Maintenance Inspector Correction Notice 4/13/22. Provide drawings for replacement garage. Lakewood's Garage Planning Packet posted at https://www.lakewoodoh.gov/wp-content/uploads/2016/02/GaragePlanningPacket_rev042122.pdf has information including fill-in-the-blank drawings you might find helpful.**
2. **Charles Huber, Lakewood Residential Plans Examiner e-mail 1/24/23 directed you provide a signed copy of Lakewood's Concrete Cold Weather Waiver posted at <https://www.lakewoodoh.gov/wp-content/uploads/2019/01/Concrete-Cold-Weather-Waiver.pdf> The permit for the driveway and sidewalk (PV23-000002) and the permit for the garage pad (RAS23-000001) will be held in abeyance pending receipt of this form.**
3. **Under the garage pad unless existing to remain provide 4" minimum base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2" sieve (RCO 506.2.2).**
4. **Garage pad concrete shall be: (a) 3 1/2" minimum thick (RCO 506.1). (b) Sloped towards a drain or the vehicle door (RCO 309.1). (c) Have compressive strength 3,500 psi minimum (RCO 402.2).**

This approval certifies that submitted construction documents are approved in conformance with Section 105 of the Residential Code of Ohio, subject to the conditions specified above.

Christopher Parmelee
Building Commissioner

City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107-2832
216-529-6284
william.wagner@lakewoodoh.net

This certificate and one set of approved drawings, manufacturers' installation instructions and product information shall be kept at the work site and available for use by inspectors.

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...

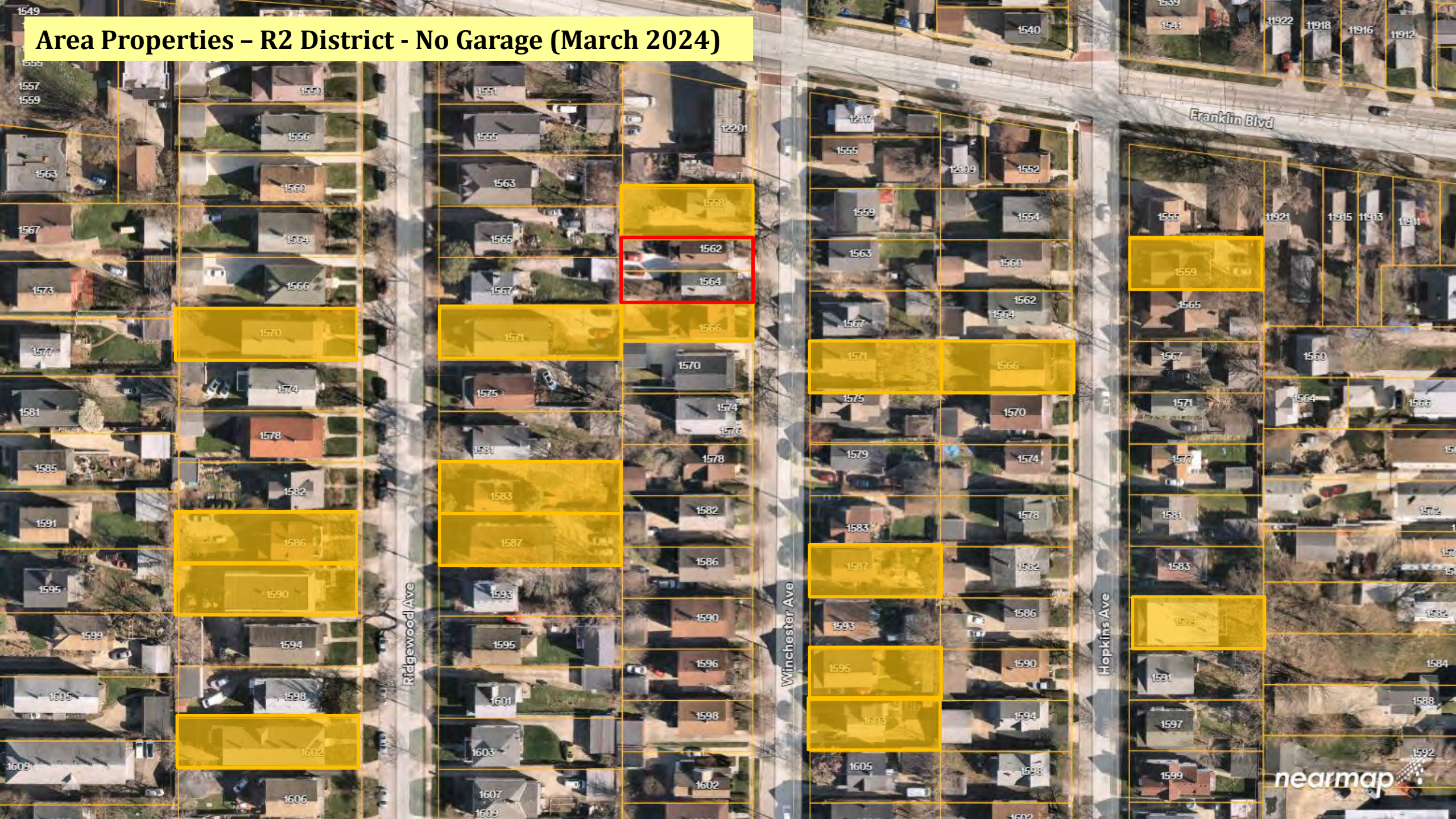
1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

(b) For uses defined as Residential in Section [1143.04](#), the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

- (1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;
- (2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements;
- (3) **A shed or storage building on site for landscaping equipment and additional storage;**
- (4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;



Area Properties - R2 District - No Garage (March 2024)



Recommendation (06-25-24) – Parking Plan (Exception to Min.)

Approval – contingent on:

- Provision of a shed or storage building on site for landscaping equipment and additional storage.

1562 Winchester Ave



Docket 06-28-24 – Residential Architectural Design Guidelines
Communication for Review/Recommendation

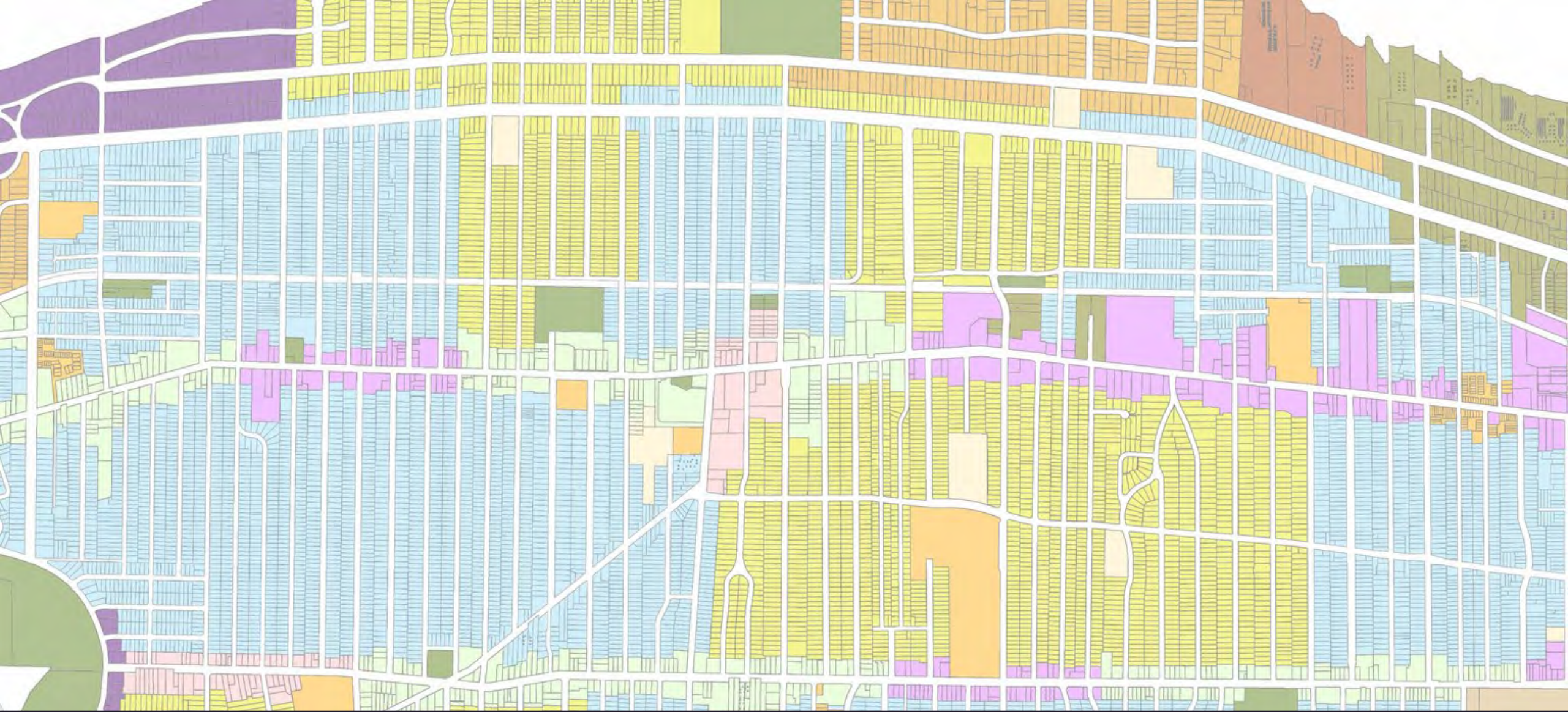


Request (06-28-24)

The review/amend of **Residential Architectural Design Guidelines** pursuant to:

- Chapter 1325 – Architectural Board of Review





Docket 06-29-24 – Mixed-Use Overlay Amendment
Communication for Review/Recommendation

Request (06-29-24)

The review/amend of **Ord. 09-2024 (Mixed Use Overlay Amendment)** pursuant to:

- Chapter 1135 – Mixed Use Overlay





PLANNING &
DEVELOPMENT
DEPARTMENT

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

May 20, 2024

City Council
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

RE: Amendments to Chapter 1135 (Mixed Use Overlay)

Dear Council President Kepple & Members of City Council,

Over the past months, in response to inquiries about what is (or could be) permitted within our existing industrial district we have researched potential methods to increase flexibility towards conditionally allowing select compatible commercial uses across these parcels.

Under Chapter 1131, our code currently allows for traditionally permitted uses in our industrial parcels such as research and development, manufacturing, wholesaling, and storage. In 2006, the code was amended to also allow professional, clerical, and administrative office uses.

Our community vision's economic development focus area includes guidance to maintain "a Zoning Code that is nimble enough to address evolving markets and commercial opportunities..." In keeping with the vision and in responding to the expressed desire for more flexibility with the current and future potential uses of our industrial parcels – including the adaptive reuse of existing structures – we submit this amendment to Chapter 1135 to expand the application of select conditional commercial uses via the mixed use overlay to the industrial district.

The select commercial use categories proposed for conditional consideration in the industrial district, as part of a mixed use overlay include:

- Institutional (Trade/Vocational Schools only).
- Entertainment.
- Food and Beverage (Restaurant seated table service and Bar, Tavern, or Nightclub only).
- Professional Services (Radio/TV/Video/Audio Production only).
- Service Retail.
- Hard Goods Retail.

It is recommended that this amendment be referred to the Planning Commission and appropriate committee for further discussion, refinement (as needed), and adoption.

Sincerely,

David Baas, AICP
Assistant Director, Planning & Development

ENTERTAINMENT

Indoor Commercial Recreation

Theaters, Banquet Hall, Party Center

Studios for Instruction

Fraternal Organizations

Museum/Art Gallery

Auditorium

Service Retail, Including:

Printing Services,

Shoe Repair,

Photographic Studios,

Tailoring, Dress Making and

Dry Cleaning,

Upholstery.

Body Art Establishment.

Hard Goods Retail Including:

Automotive Part and Supplies,

Furniture Sales,

Hardware and Locksmith Services,

Garden Supplies, Nurseries,

Lumber and Building Supplies,

Appliance Repair and Sales, and

Display and Showrooms for any

Building Product.



Madison Ave

Madison Ave

Madison Ave

Madison Park

Harrison Elementary School

W 117th - Madison Ave - Highland Square

B. Riley House

Athens Ave

117 Industry

Lakewood Heights Blvd

Conrail

Berea Rd

Conrail Railr

Conrail

W 115th St

W 114th St

W 121st St

W 116th St

W 115th St

W 114th St

Western A

Woodslee Ct

ights Blvd

Elbur Ave

Lewis Dr

Chesterland Ave

Waterbury Rd

Clarence Ave

Waterbury Rd

Clarence Ave

Halstead Ave

Dowd Ave

Thrush St

Prover St

Quail St

Robin St

Robin St

Lark St

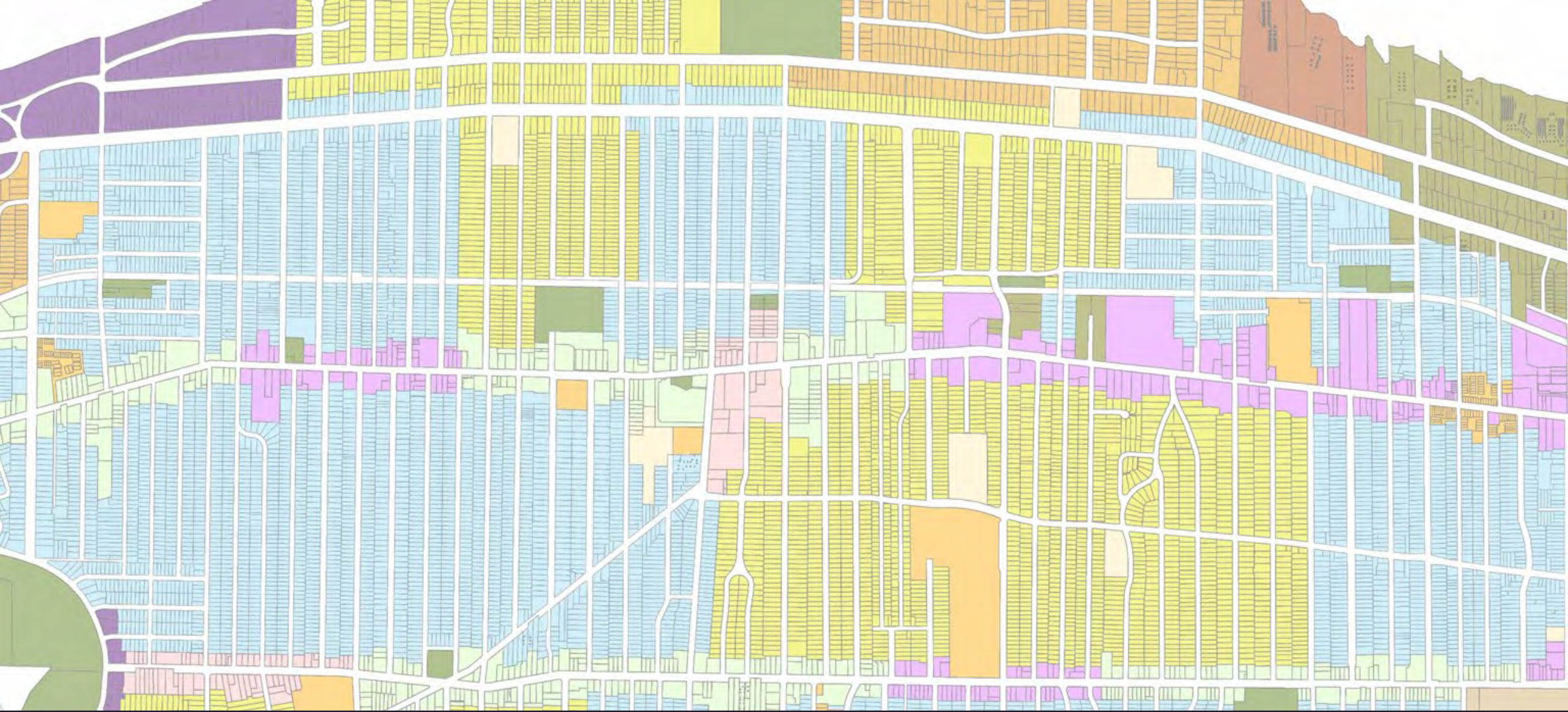
Magee St

Elbur Ave

Lewis Dr

Wyandotte Ave

Wyandotte Ave



Planning Commission

June 2024

