

**MINUTES
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
AUDITORIUM
AUGUST 1, 2024
6:00 P.M.
RECORDED
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Members Present

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

Staff Present

David Baas, Assistant Director, Planning and Development
Angela Byington, Director, Planning and Development
Jen Swallow, Chief Assistant Law Director
Mark Papke, Engineer
Christopher Parmelee, Building Commissioner

2. APPROVE THE MINUTES OF THE JULY 9, 2024 MEETING

A motion was made by Mr. Sanderson, seconded by Mr. LaPointe to **APPROVE** the July 9, 2024 meeting minutes. Ms. Gall, Mr. LaPointe, Mr. McDermott, Mr. Sanderson voted yea, and Mr. Reisz abstained; the motion passed.

3. OPENING REMARKS

Staff read the Opening Remarks into record.

OLD BUSINESS

PLANNED DEVELOPMENT

4. Docket 06-21-24

**Irene & Donald Ave.
Donald & Thoreau 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 3)

Paul Beegan, Beegan Architectural Design, applicant was present to explain the revised request for ten townhouse units and one single-family house. Mr. Baas provided an overview of the various ordinances and requirements as they pertained to the project and administrative comments. Mr. Beegan provided details the stormwater/sewer portion of the project. Public comment was taken.

Public Comment/Questions

- Confirm the number of single-family and number of townhouses.
- Access driveway – go in both directions?

- Discussed with Engineering and Fire Department; it would be a private road with proper signage, but plan could change.
- Proof of transfer of property ownership.
 - Contingent of approval of project; normal process.
- Opposed to rear setbacks, height, road, landscaping, buffers, and flooding.
 - Proposed buffer was a fence. Landscaping was being developed.

Commissioner Comment/Questions

- Explain the setbacks.
 - Explanation was given by Mr. Baas.
- ADU ordinance was passed for an R2 district.
- Proposed use of the land was creative and appropriate.
- Had no issue with the rear yard setbacks.
- Concerned about a two-way driveway.
- Donald Ave. is a dead-end street; need to provide something to prevent vehicular traffic through to Thoreau Ave.
- Not concerned about traffic on Thoreau Ave.
- Will the sidewalk be private or public?
 - Not decided yet.
- Height was reduced from previous meeting and was appropriate.
- Thanked the applicant for modifications.
- Landscape buffer to the north.
- Corner change to the mudroom.
- Grade change effect on the elevations.
 - Front side: two steps up to the front stoop will provide separation.
 - Rear side: height of garage and second floor levels will be reduced.
- Explore flooding issue by permeable pavers, landscaping methods.
 - Will be explored on side parking spaces (safety forces prohibit methods on drive access)
- Consider an eight-foot width for walkway.
- Explain the HOA.
- If everything results in be 100% privately owned, the HOA would be responsible for maintenance of sidewalks, driveway, yard space, and trash retrieval.
- Would need an easement for public access.
- HOA cost to homeowners would be great.

The Commission wanted it on record the letters received prior to the meeting were all in opposition of the development; the Commission was sensitive to the concerns. Mr. Baas provided administrative comments and outlined the City's recommended conditions of approval. ABR review had started.

A motion was made by Mr. McDermott, seconded by Mr. Sanderson to **APPROVE Docket No. 06-21-24 for a Preliminary Planned Development Review with the following conditions:**

- 1. Continue to refine/develop the northern buffer – including communication with adjacent property owners.**
- 2. Continue to study/refine the private access drive – recommendation is for resident access to be from Thoreau with restricted access/egress (Fire Dept.) from Donald side.**
- 3. Continue to study/coordinate easement or other method to dedicate sidewalk for public use.**

All the members voted yea; the motion passed.

Mr. Baas advised all concerned at the pre-review meeting that the Docket No. 07-30-24 and Docket No. 07-31-24 were in the process of being consolidated into one ordinance and requested a deferral.

COMMUNICATION

4. Docket 07-30-24

Communication from Planning and Development Staff Complete Streets Initiative: Ordinance No. 11-2024

At the June 17, 2024 City Council meeting, this item was referred to the Planning Commission for its review.

- Ordinance No. 11-2024 to enact Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood, to address the livability and safety needs of Lakewood by building upon efforts to promote an equitable multimodal transportation system.

(Page 20)

A motion was made by Mr. Sanderson, seconded by Mr. LaPointe to **DEFER Docket No. 07-30-24**. All the members voted yea; the motion passed.

5. Docket 07-31-24

Communication from Planning and Development Staff Complete Streets Initiative: Resolution No. 2024-42

At the June 17, 2024 City Council meeting, this item was referred to the Planning Commission for its review.

- Resolution No. 2024-42 to support the Complete Streets Initiative and to address the livability and safety needs of Lakewood by building upon efforts to promote an equitable multimodal transportation system.

(Page 31)

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **DEFER Docket No. 07-31-24**. All the members voted yea; the motion passed.

NEW BUSINESS

CONDITIONAL USE

6. Docket 08-34-24

13000 Athens Ave. Screw Factory

David Ligas, Omni Lakewood Ltd., applicant requests the review and approval of a conditional use permit for a mixed-use overlay district, pursuant to chapter 1135 – mixed-use overlay. The property is in an I, Industrial district. (Page 37)

David Ligas, Omni Lakewood Ltd., applicant and Jaim "JP" Ptacek, Larsen Architects, were present to explain the request. Mr. Baas provided an analysis of the item, focused on parking, and recommended approval with conditions. City Council adopted the amended ordinance on July 15, 2024 to allow mixed-use in an industrially zoned district. Discussion ensued about square footage, the procedure for approving future tenants/businesses, and the impact on parking. Mr. Ligas stated that Nostros Rock Climbing Gym was going to be a new tenant shortly. The Commissioners said that requiring the return for each modification would become burdensome on an applicant and suggested another approach. The Commissioners wanted to know the employee count. Public comment was taken.

Public Comments/Questions

- Noise issues.
 - Mr. Baas was not aware of noise or nuisance complaints. The only comment received before the meeting was questioning the installation of some sort of property barrier.
 - Mr. Ligas said the contracts addressed excessive noise.

Commissioner Comment/Questions

- Administrative staff was to examine the applicant's requirement to return for each modification.
- Obtain a parking count and employee count.
- Was sympathetic to the neighbor.
- Asked the staff to amend the tables.

A motion was made by Mr. Reisz, seconded by Ms. Gall to **DEFER Docket No. 08-34-24**. All the members voted yea; the motion passed.

PARKING PLAN

7. Docket 08-35-24 16003 Detroit Ave. Huntington Bank

Joshua Gonsalves, Vocon, applicant requests the review and approval for a parking plan, pursuant to section 1143.09 – parking plan review. The property is in the C3, Commercial General Business district.

Joshua Gonsalves, Vocon, applicant, Fred Hawke, Huntington Bank, and Austin ?, Civil Engineer, were present to explain the request. Mr. Baas presented a synopsis of the proposal. Public comment was closed as no one addressed the item.

Commissioner Comment/Questions

- Number of parking spaces.
 - Seven.
- Has there been a discussion about shared parking spaces?
 - They were open to discussion.
- Are parking spaces assigned?
 - ADA only.
- Reduce the width of the ingress drive lane from Detroit Ave. as it was a very busy pedestrian area.
- Take in consideration the traffic flow from across the street(between Cranford and Orchard Grove Avenues).
- Asked about the Detroit Ave. knee walls.
 - They were planters and were proposed to act as barriers.
- Asked about ABR's discussion regarding internal pedestrian circulation.
- Asked about stormwater management.
 - Water flows south from the curb cut into the landscaping via use of valley Gutter.
- Commissioners did not like valley gutters used in a pedestrian area.
 - Mr. Papke said there were not any commercial developments in the city that used valley gutters. Proper drainage could be achieved by sloping the surface.
- Asked about maintenance.
 - Was responsibility of Huntington Bank.
 - Mr. Papke said anything over 8,000 square feet was required to have a maintenance plan and was reviewed annually.

- Add a parking space before the next meeting.


A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **DEFER Docket No. 08-35-24**. All the members voted yea; the motion passed.

ADJOURN

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **ADJOURN** the meeting at 8:30 p.m. All of the members voted yea; the motion passed.



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. PAUL BEEGAN
- 2. Tom Taylor
- 3. DAVID KERMODE
- 4. David Ligas
- 5. JIM PRACEK
- 6. TOM ORZECHOWSKI
- 7. JOSH GONSALVES
- 8. FRED HANK
- 9. _____
- 10. _____
- 11. _____

- 1. *[Signature]*
- 2. *[Signature]*
- 3. *[Signature]*
- 4. *[Signature]*
- 5. *[Signature]*
- 6. *[Signature]*
- 7. *[Signature]*
- 8. *[Signature]*
- 9. _____
- 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, August 1, 2024

Johanna Schwarz

From: Greg Petek <petekg237@yahoo.com>
Sent: Thursday, August 1, 2024 7:57 AM
To: Planning Dept
Subject: Docket No 08-34-24

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

My residence is 2179 Clarence Ave and my property borders the Screw Factory. I am not opposed to the proposed project, but am requesting a barrier and privacy fence be erected if it is approved. Thank you in advance for your consideration. If there are any questions please call me at (440)371-9481.

Sincerely,

Greg Petek

Johanna Schwarz

From: Andrew Moses <mosesap66@gmail.com>
Sent: Saturday, July 13, 2024 9:18 AM
To: Johanna Schwarz
Cc: David Baas
Subject: Complete Streets Initiative: Ordinance No. 11-2024

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

Hello,

I am writing in support of the Complete Streets Initiative and specifically in support of the Complete Streets Ordinance proposed by Council President Kepple, Councilperson Strebbig, and Councilperson Baker.

Having public input and a process for the Planning Commission to evaluate every transportation project is common sense. It also creates trust between Lakewood residents and their government as residents will have confidence that projects will be fully vetted in a public process.

Scare tactics about how this would stop all projects from the Administration fuels public distrust. Why is the Administration opposed to better public understanding of how tax dollars are spent on key infrastructure and transportation projects? I would urge them to reconsider and throw their support behind this Ordinance.

Sincerely,

Andrew Moses

1537 Winton Ave, Lakewood, OH 44107

Johanna Schwarz

From: Dave Kermode <dwkermode@gmail.com>
Sent: Thursday, August 1, 2024 9:19 AM
To: Planning Dept
Subject: Planning Commission Docket No. 06-21-24
Attachments: Docket No. 06-21-24 - Kermode Adjacent Property Comment (8-1-2024 Meeting).pdf

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

Good Morning,

I'm writing to submit a comment for Docket No. 06-21-24 for the upcoming August 1, 2024 meeting of the Lakewood Planning Commission. My comments and concerns regarding the updated proposal can be found in the attached pdf.

Please let me know if you have any questions.

Thanks,
Dave Kermode
1286 Thoreau Road
Lakewood, OH

Dave Kermode
1286 Thoreau Road
Lakewood, OH 44107

August 1, 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 second 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 new and remaining concerns regarding the updated conceptual plan for the proposed development:

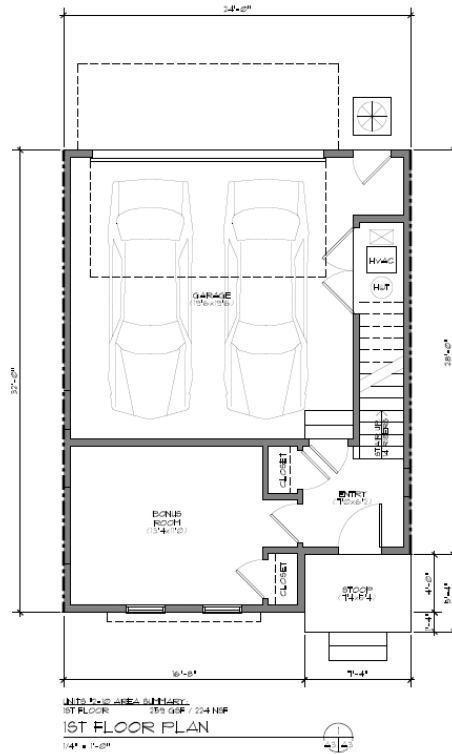
- The updated plans continue to offer no acknowledgement of the existing site topography, which slopes downward from southeast to northwest. The site plan offers no indication of any necessary retention walls to support the proposed 20' roadway, other necessary grading or planned site drainage. Lack of detail regarding necessary retention walls, site grading and drainage makes any fuller assessment of resulting impact to adjacent properties impossible as presented.

Examples of the lack of grading consideration as presented in the developer's own conceptual plans:

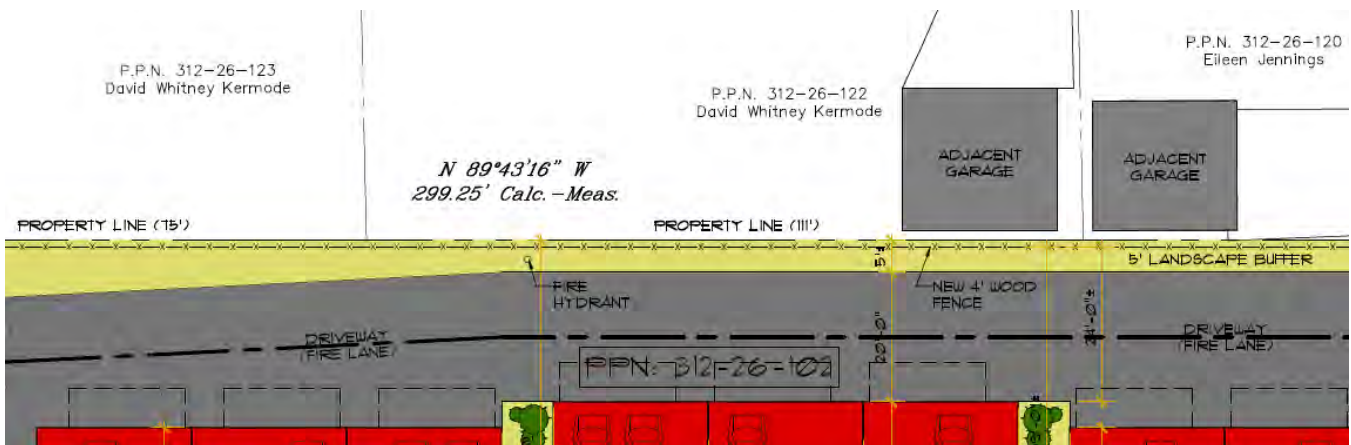


Per the following developer-submitted townhouse floor plan, the south-facing entry door would be on the same level as the garage bay on the northern side. As rendered, the view from the west shows a

meaningful site drop off at what would be the level of the garage bay with no indication of planned grading or retention walls to make this feasible. A sample of the proposed ground floor townhouse plan is below.



- The proposed five foot grass strip along the northern property line adjacent to the proposed 20' wide through roadway is wholly inadequate for any meaningful screening. Further, the plans as presented appear to lack any planned landscaping apart from a four foot fence and grass seed for the strip between the proposed roadway and the northern property line. A four foot fence won't serve as any impactful screening from north facing building lighting, HVAC units located outside the ground floor doors on the north, headlights and taillights from the 11 north facing garage bays, and general vehicle traffic from a new east/west 20' wide through roadway from Donald Avenue to Thoreau Road.



The limited setback and close proximity of the proposed roadway needlessly places the onus of any required screening on adjacent property owners. With the introduction of vehicle access for 11 new residences, including waste removal and service/seasonal plowing vehicles, introduces wintertime road salt to already installed landscaping by adjacent owners that would require seasonal protection such as burlap wrapping to protect against detrimental impacts of road salt not currently necessary.

- The proposed maximum building height of 40' 8" feet is 5' 8" feet over the current height limit for an R-2 district. Further, without acknowledgement of necessary grading or retention walls the full impact of the proposed height variance request is likely meaningfully greater for property owners along the northern parcel boundary.
- 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.***

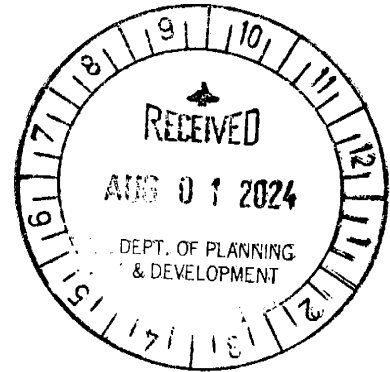
For the above reasons I remain strongly opposed to the second conceptual plan for the proposed development as presented.

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

Sincerely,
Dave Kermode

July 31, 2024

From: David Griffiths
1311 Donald Ave.
Lakewood, Oh 44107



To:; Docket 06-21-24
Irene & Donald Ave.
Donald & Thoreau Development

Dear Planning,

I had dropped these off the project plans on local houses on Merl Ave.

Apparently, somebody copied It and sent it further.

The community was unaware of such a large project. The objections could easily

Include more of Donald Ave and Thoreau Ave.

There was no attempt on Thoreau Ave. The attempt on Donald Ave was feeble.

I had previously sent in 6 objections (email).

Enclosed is 14 more with a total of 20.

Handwritten notes: 15, 20, TOTAL, +1, 21

Sincerely,

Handwritten signature of David Griffiths

David Griffiths
216.255.8198 Anytime.

Handwritten note: 14 more objections to 06-21-24

July 29, 2024

Dear Neighbor,

The proposal for development of **10 townhomes, 1 house, and a road** , is being proposed in front of the Lakewood Review Board THURSDAY NIGHT.

The development would be at the end of Donald Ave all the way to Thoreau Ave.

WE believe this will be overwhelming to the local community.

See pic.

Your objection can be easily heard whether you're a tenant or homeowner.

Could you fill out and sign the last page and drop it off in my mailbox at 1311 mailbox. (Yellow house)

OR TEXT ME 216-255-8198 – leave it your mailbox address and we will pick them up. Simple.

Your small effort would be extremely appreciated.

PLEASE.

David 1311 Donald Ave.

TEXT: 216-255-8198

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



PAUL R. BEGAN LICENSE # 12574
EXPIRES 06/30/25

BEGAN

ARCHITECTURAL DESIGN

15750 JACKSON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEGAN-AD.COM

216.571.8000 PHONE
216.571.8497 FAX
PAUL@BEGAN-AD.COM

Project No. 23-075

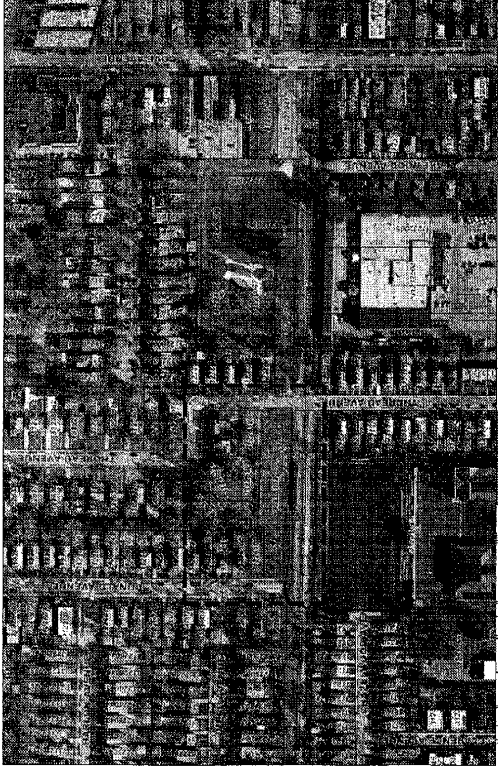
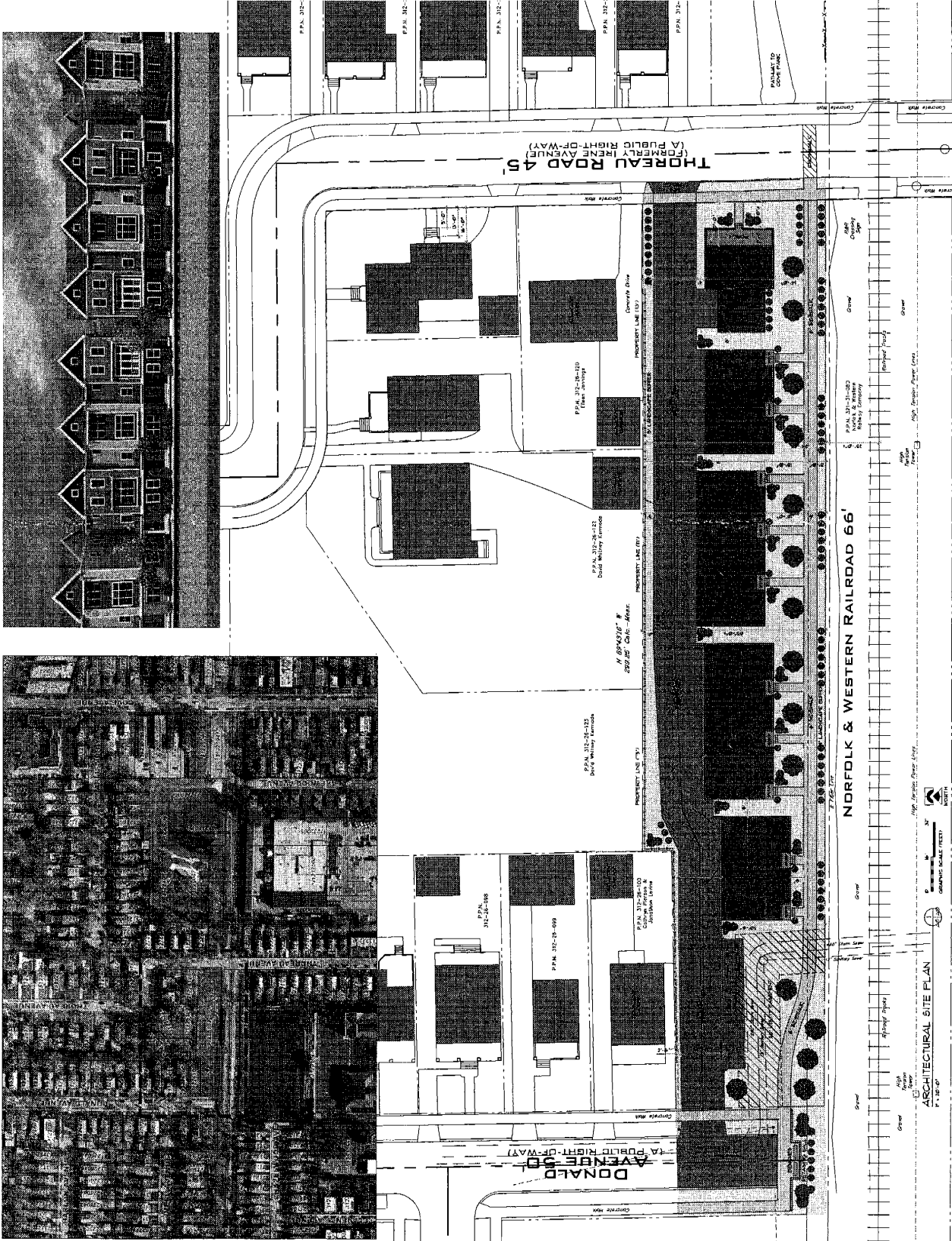
Hilane Realty Donald & Thoreau Development

Box 312-26-102
Bakerwood, OH 44107

Architectural Site Plan

A1

© BEGAN ARCHITECTURAL DESIGN, LLC



July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Peter S. Finerty

Signature

Paul D. Finerty PhD

Address

13309 Merl Ave.

Printed Name

Lynn C Finerty

Signature

[Handwritten Signature]

Address

13309 Merl Ave

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

JAMES BOWEN

James Bowen

Address

1309 Nicholson

Printed Name

Signature

DEBORAH M. BOWEN

Deborah M Bowen

Address

1307 Nicholson Ave.

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Julian Lee

Signature



Address

1264 Donald Ave
Lakewood OH 44107

Printed Name

Erin Kirven

Signature



Address

1264 Donald Ave
Lakewood, OH 44107

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Becky Gardner

Signature

Becky Gardner

Address

13221 Merl Ave

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

Kathleen M. O'Shea

Kathleen M. O'Shea

Address

1296 Donald Ave

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

TIMOTHY G. POPELY



Address

1260 DONALD AVE
LAKEWOOD, OH 44107

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

Christine Cowen

Christie Cowen 7/29/24

Address

13231 Mare Avenue

Printed Name

Signature

Address

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Patricia Rand

Signature



Address

1298 Donald Ave

Printed Name

Ed Rand

Signature



Address

1298 Donald Ave

NO
FF

July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Gail Contron Root

Signature

Gail Root

Address

13218 Merl Ave.

Printed Name

Signature

Address



July 29, 2024

Dear Architectural Review Board,

We object to the plans to develop Docket No. 06-58-24* / Irene and Donald.

Printed Name

Signature

THOMAS DE ALEXANDRO

T. De A 7/31/24

Address

13230 MERL AVE.

Printed Name

Signature

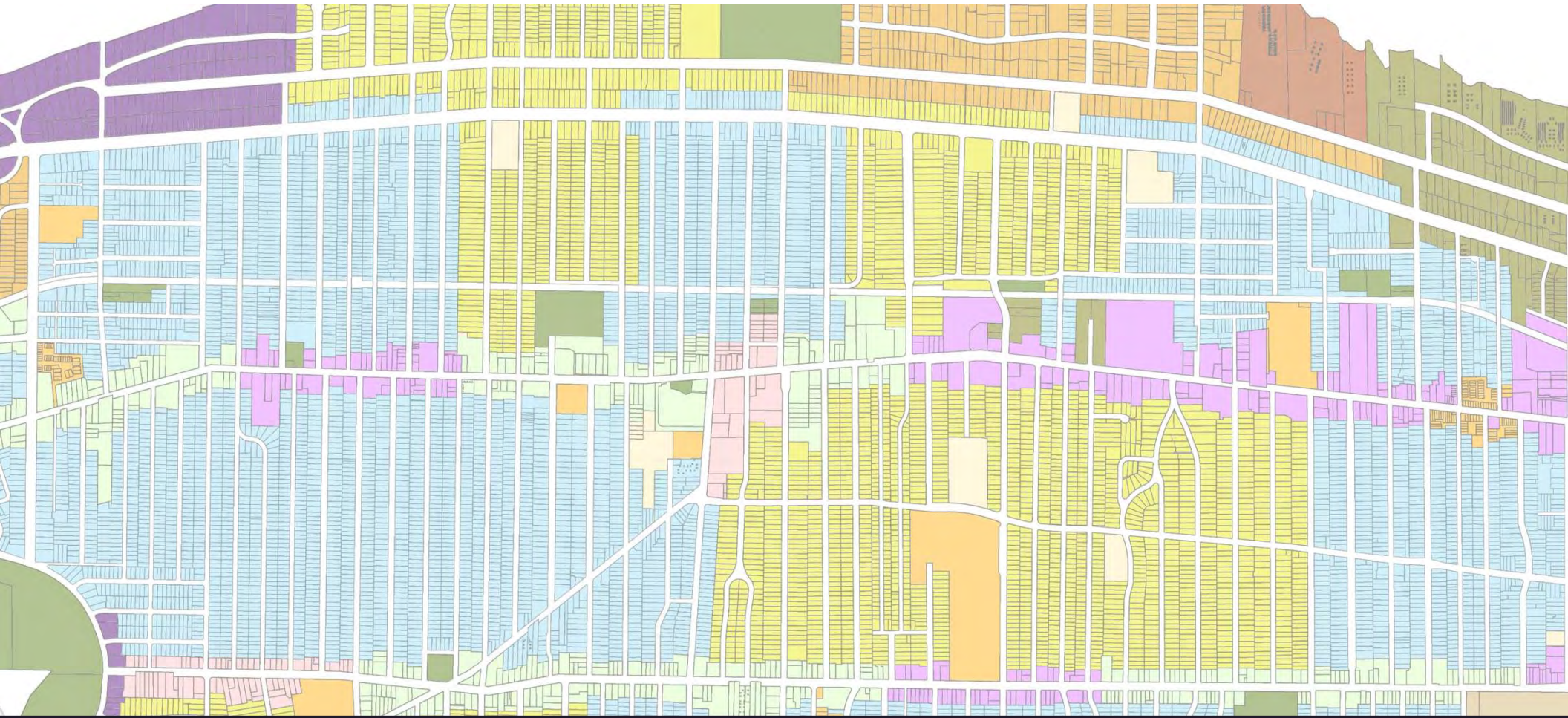
MICHAELA DE ALEXANDRO

M. De A 7/31/24

Address

13230 MERL AVE

+1



Planning Commission

August 2024





Planning Commission
August 2024 Agenda

1. Roll call
2. Adoption of minutes – July 2024 meeting
3. Opening Remarks
4. 06-21-24: Donald & Thoreau (Planned Development)
5. 07-30-24: Complete Streets Initiative: Ordinance No. 11-2024
6. 07-31-24: Complete Streets Initiative: Resolution 2024-42
7. 08-34-24: 13000 Athens (Screw Factory; Mixed-Use Overlay)
8. 08-35-24: 16003 Detroit (Huntington Bank; Parking Plan Review)
9. Adjourn



Docket 06-21-24 – Donald & Thoreau
Planned Development - Residential

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**





ENLARGED AERIAL
NTS



THOREAU TO SOUTH
NTS



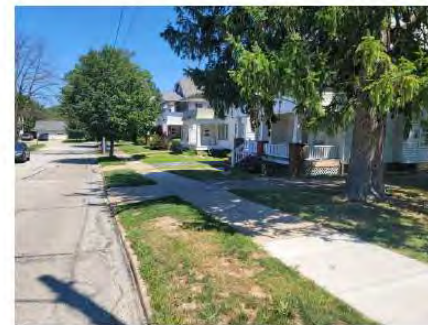
THOREAU FROM NORTH
NTS



VIEW TO WEST
NTS



THOREAU TO NORTH
NTS



ACROSS THOREAU
NTS

ISSUE	DATE	DESCRIPTION
1	07.18.24	site & planning review



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

BEEGAN
ARCHITECTURAL DESIGN

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

216.521.1900 PHONE
216.516.4919 FAX
PAUL.BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Site Context

A0

© BEEGAN ARCHITECTURAL DESIGN LLC



VIEW TO WEST

N.T.S.



THOREAU TO NORTH

N.T.S.



ACROSS THOREAU

N.T.S.



THOREAU FROM NORTH

N.T.S.



THOREAU TO SOUTH

N.T.S.



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

BEEGAN

ARCHITECTURAL DESIGN

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

216.521.9000 PHONE
216.516.4511 FAX
PAUL.BEEGAN@AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A1

© BEEGAN ARCHITECTURAL DESIGN LLC

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



THOREAU ROAD 45'
(FORMERLY IRENE AVENUE)
(A PUBLIC RIGHT-OF-WAY)

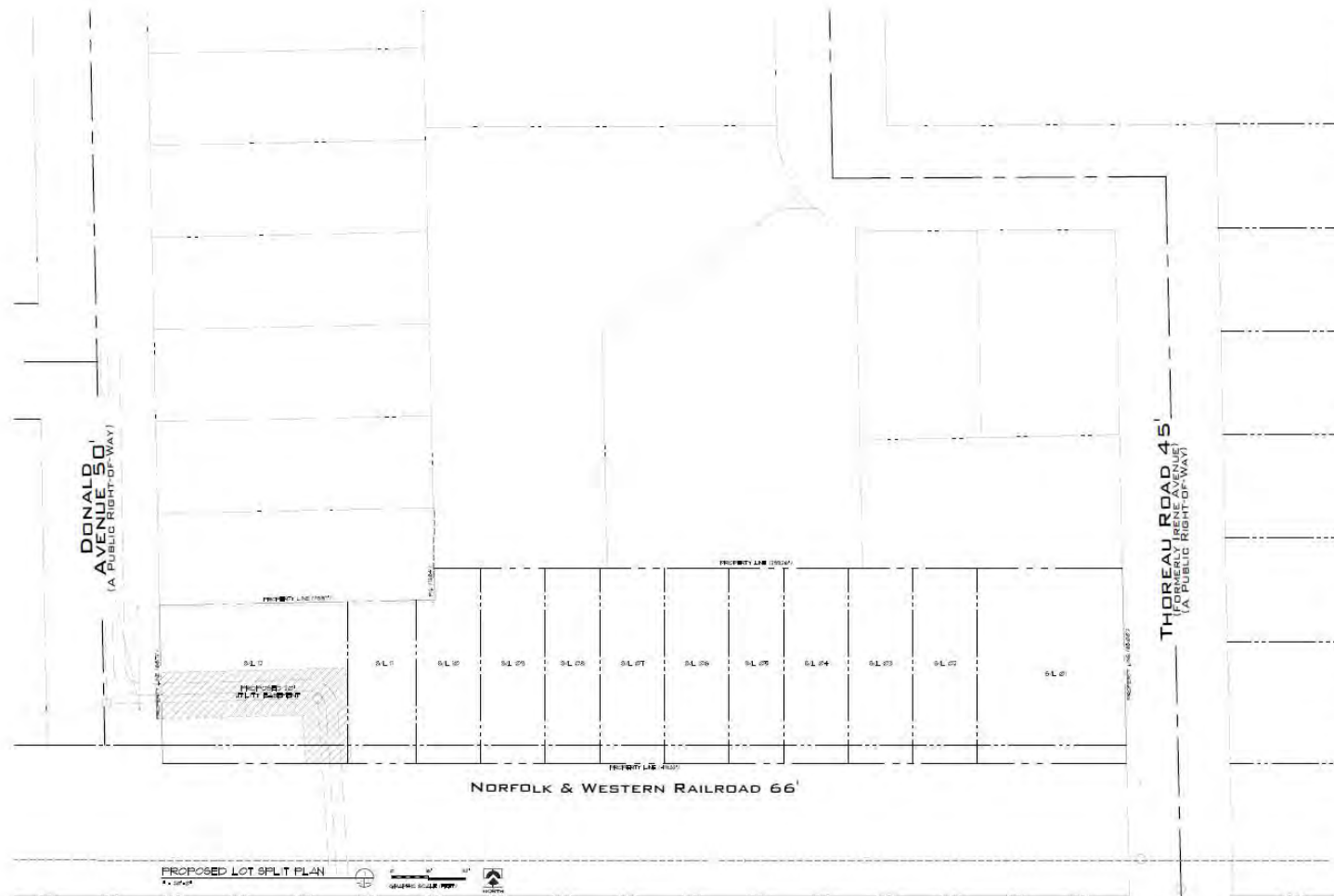
ARCHITECTURAL SITE PLAN

1" = 20'-0"



GRAPHIC SCALE (FEET)
0 16' 32'





ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review



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

BEEGAN
ARCHITECTURAL DESIGN

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

216.521.9000 PHONE
216.516.6914 FAX
PAUL.BEEGAN@AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Preliminary Lot Split Plan

A2

© BEEGAN ARCHITECTURAL DESIGN LLC



VIEW AT EAST END

N.T.S.



VIEW TO WEST

N.T.S.



VIEW AT WEST END

N.T.S.



VIEW ACROSS CENTER

NT.9.

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)

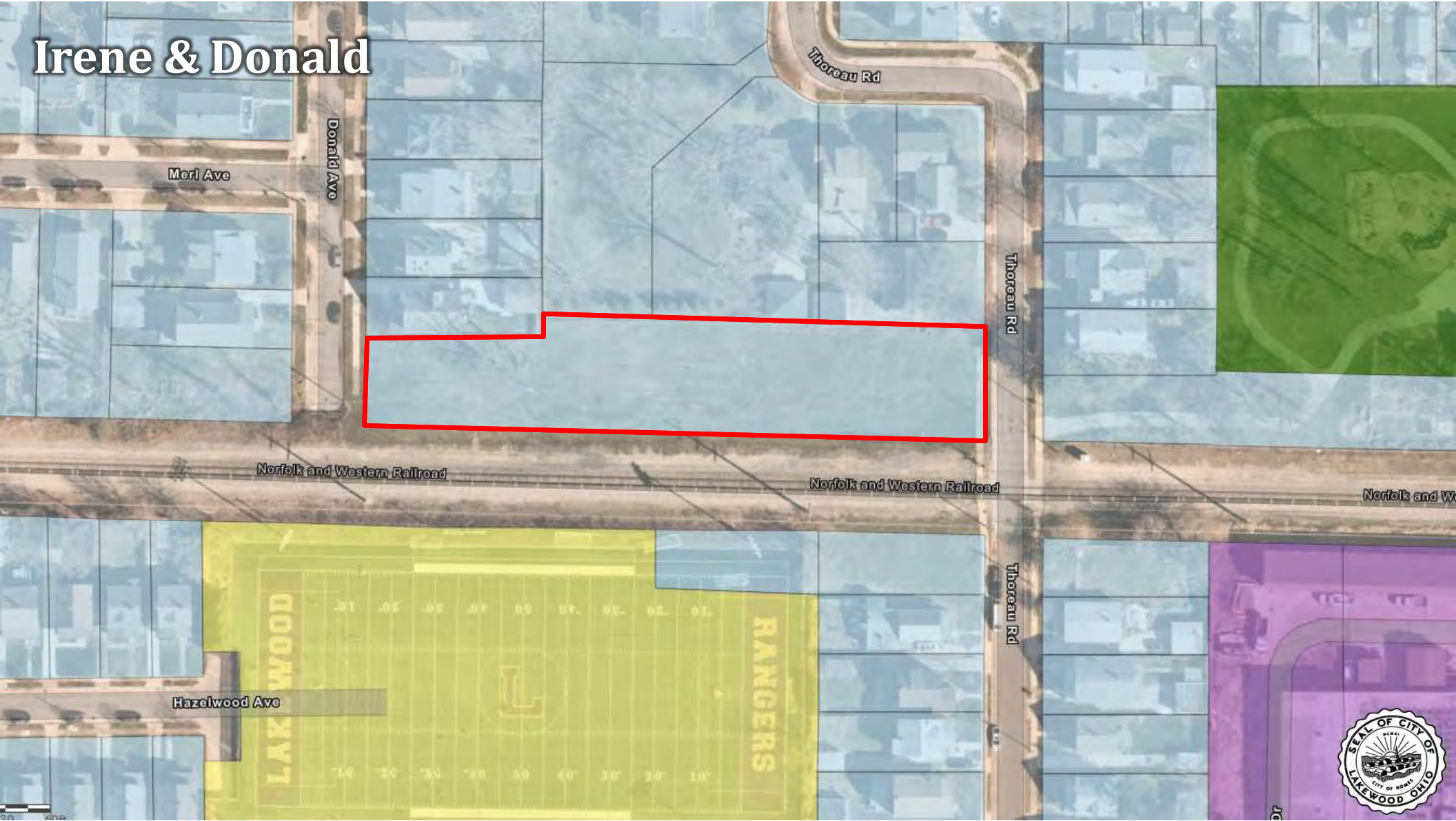
(l) Urban Open Space.

- (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.

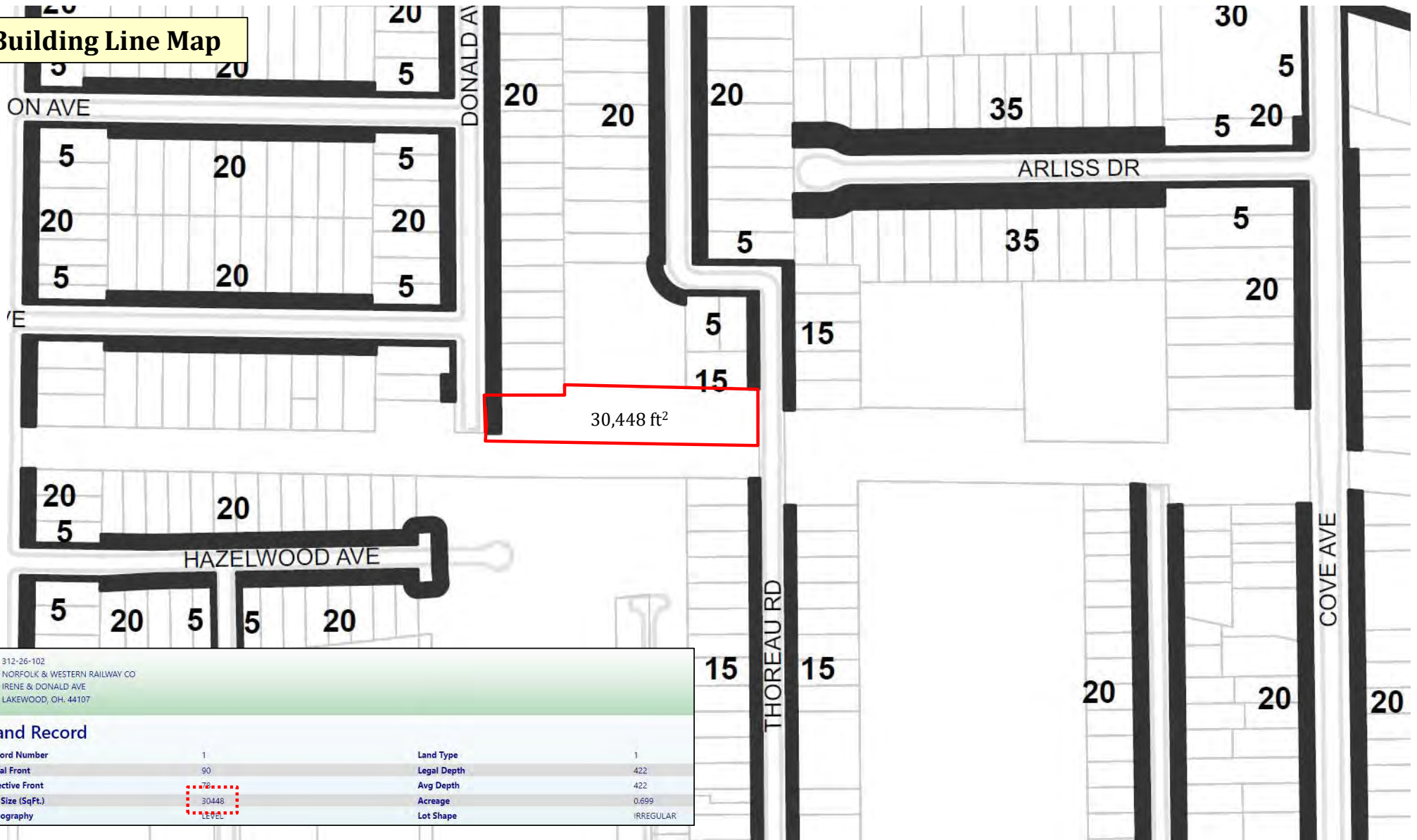
(m) Amenities. All PD's with residential uses should provide on-site amenities within the site which contribute to the open space. These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities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



Irene & Donald



Building Line Map



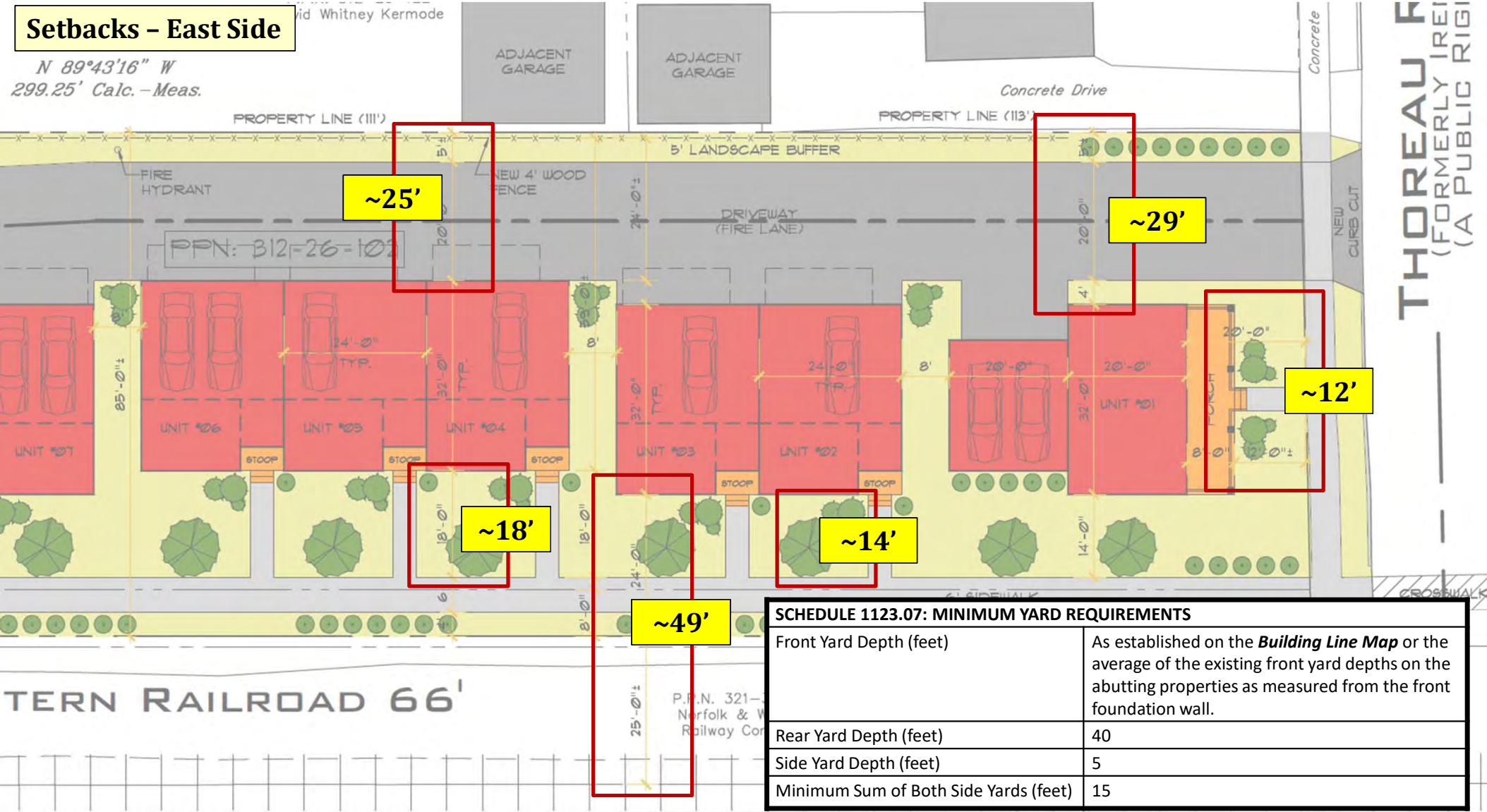
312-26-102
 NORFOLK & WESTERN RAILWAY CO
 IRENE & DONALD AVE
 LAKEWOOD, OH, 44107

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

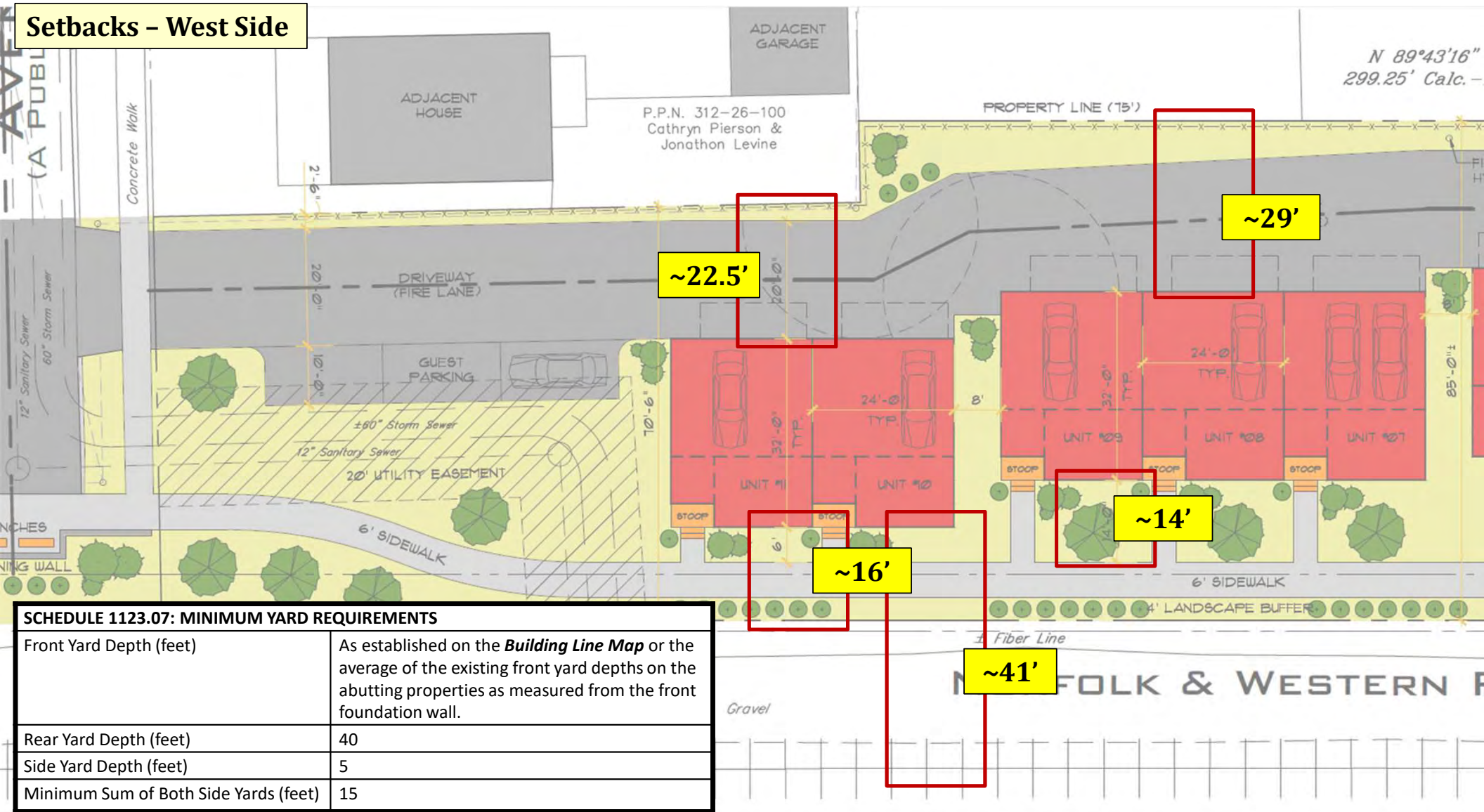
Setbacks - East Side

N 89°43'16" W
299.25' Calc. - Meas.

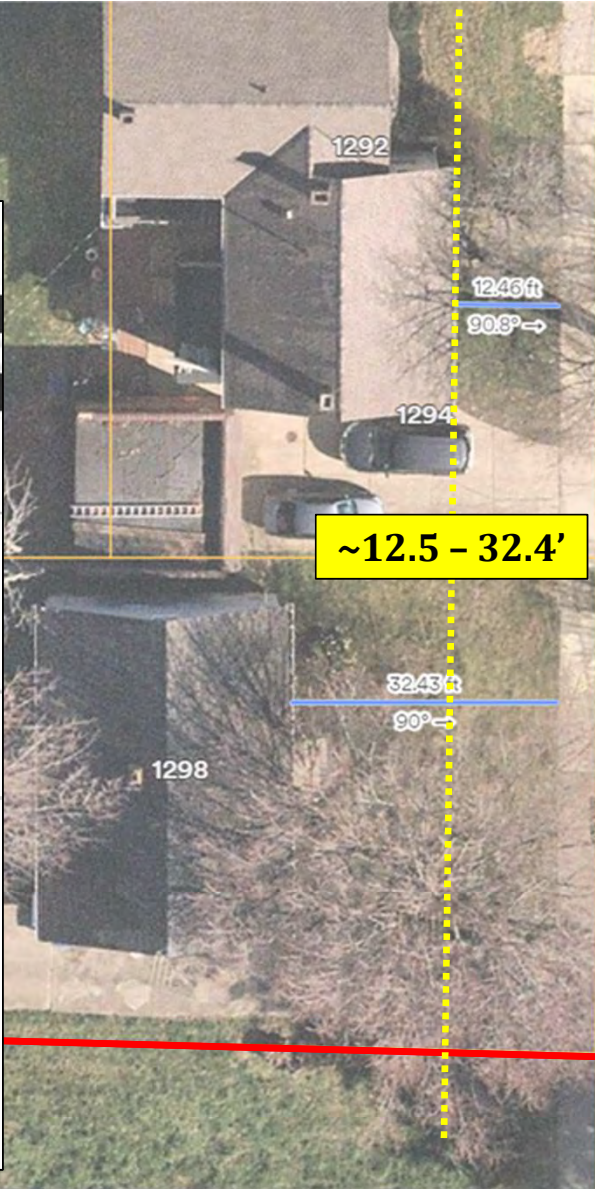
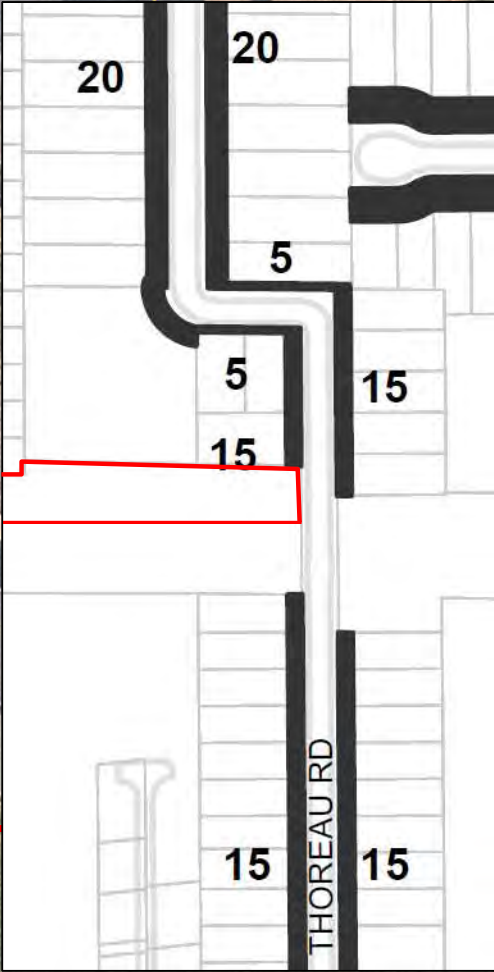


SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS	
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.
Rear Yard Depth (feet)	40
Side Yard Depth (feet)	5
Minimum Sum of Both Side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

Setbacks - West Side

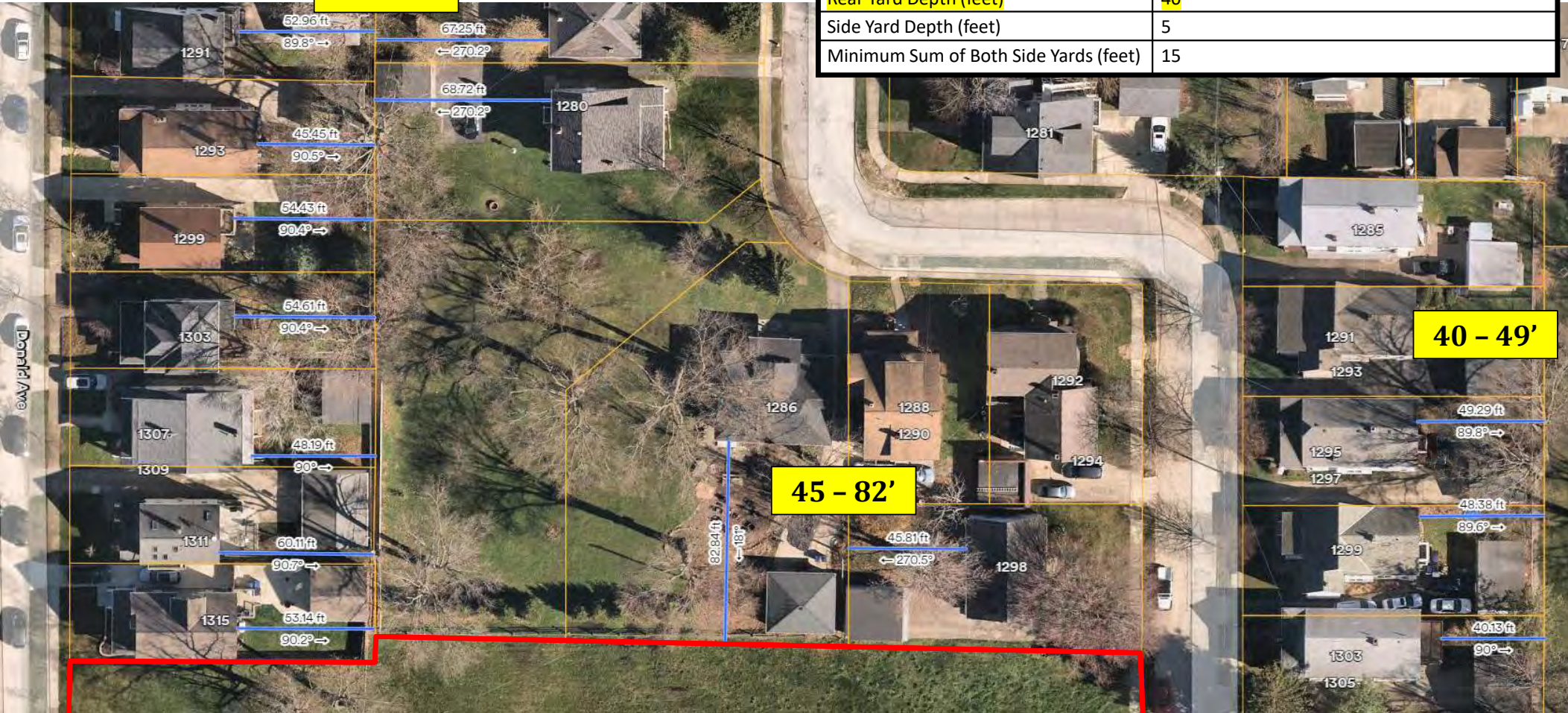


**Front Yard Setback
(Thoreau Comparison)**



Rear Yard Setback (Area Comparison)

45 - 68'



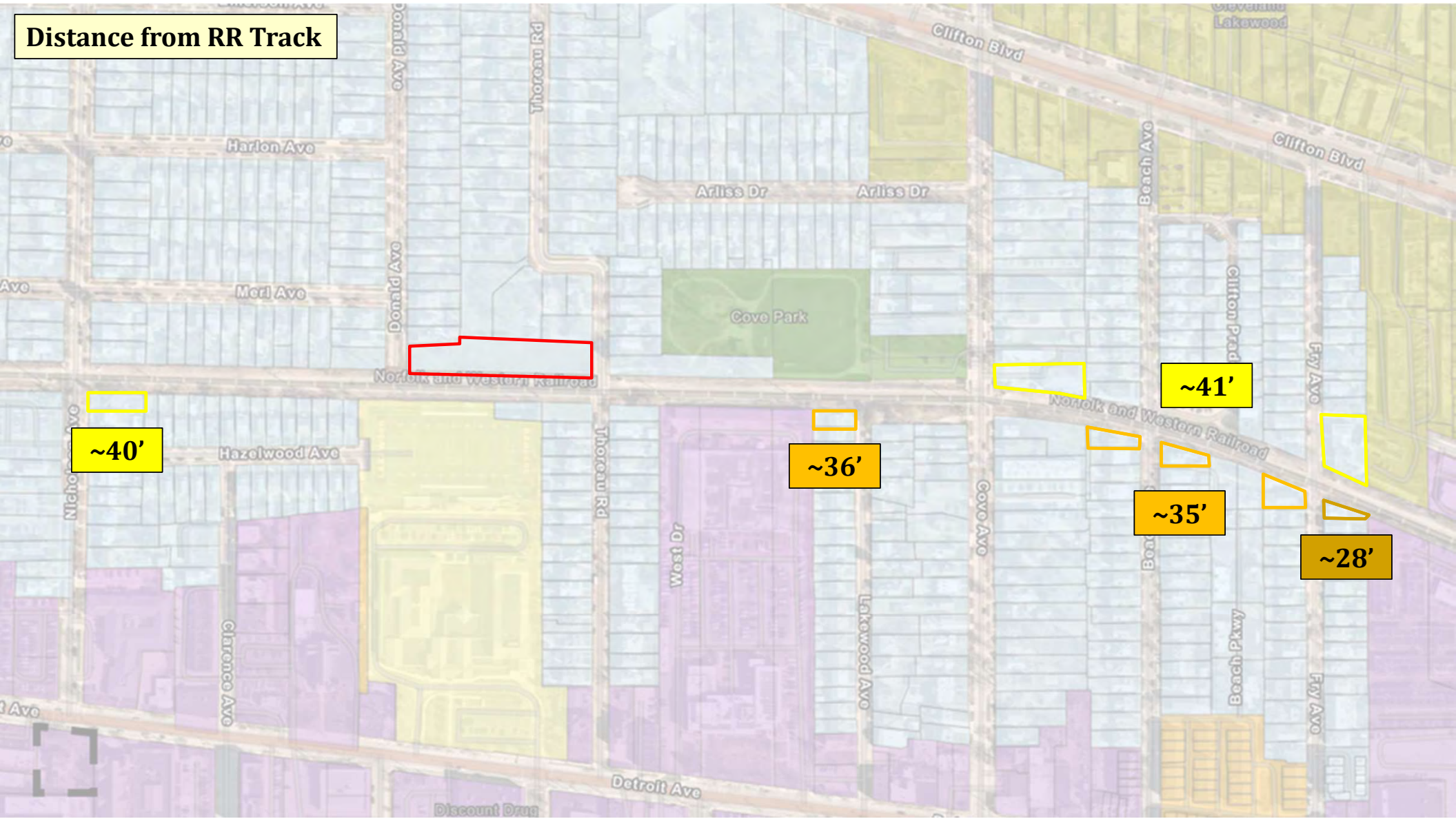
SCHEDULE 1123.07: MINIMUM YARD REQUIREMENTS

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

40 - 49'

45 - 82'

Distance from RR Track



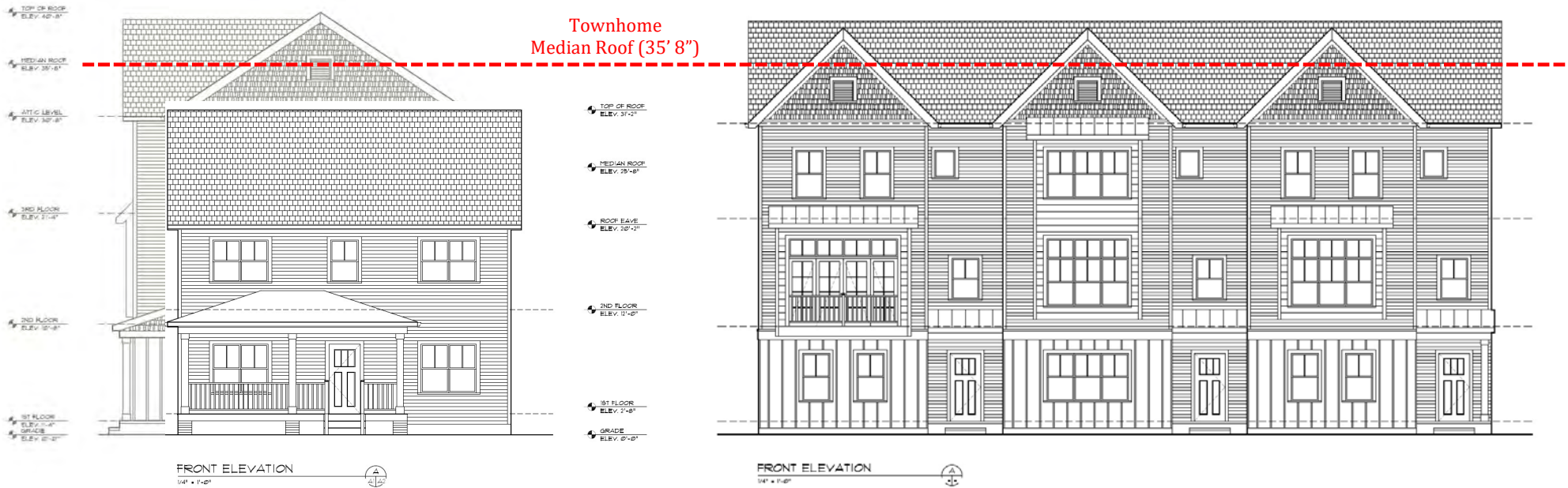
CHAPTER 1123 - Single- and Two-Family Residential Districts

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.



TOP OF ROOF
ELEV. 40'-8"

MEDIAN ROOF
ELEV. 35'-8"

ATTIC LEVEL
ELEV. 30'-8"

3RD FLOOR
ELEV. 21'-4"

2ND FLOOR
ELEV. 10'-8"

1ST FLOOR
ELEV. 1'-4"
GRADE
ELEV. 0'-0"

Townhome
Median Roof (35' 8")

Single Family Home
Median Roof (25' 8")

TOP OF ROOF
ELEV. 31'-2"

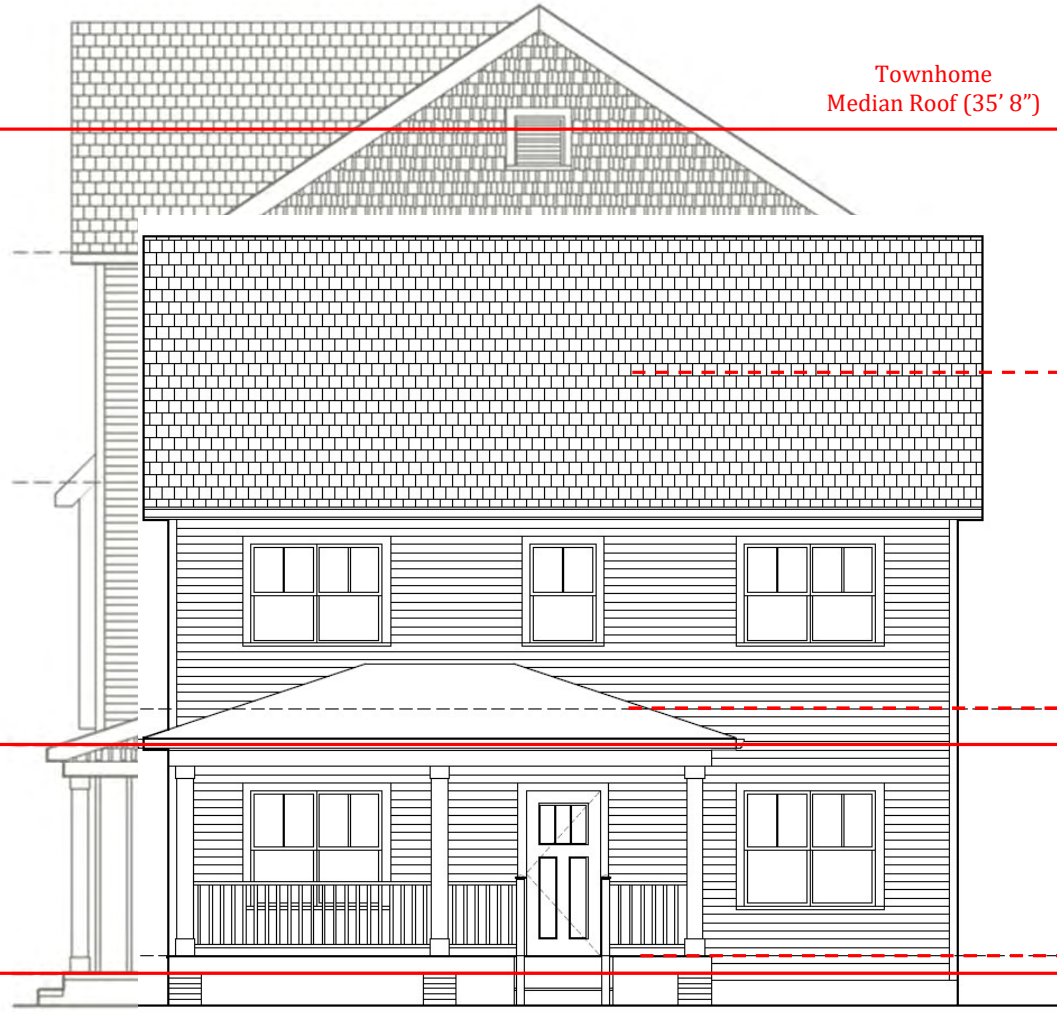
MEDIAN ROOF
ELEV. 25'-8"

ROOF EAVE
ELEV. 20'-2"

2ND FLOOR
ELEV. 12'-0"

1ST FLOOR
ELEV. 2'-8"

GRADE
ELEV. 0'-0"



FRONT ELEVATION

1/4" = 1'-0"



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;
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- (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**.
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 - (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**.
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 - (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.



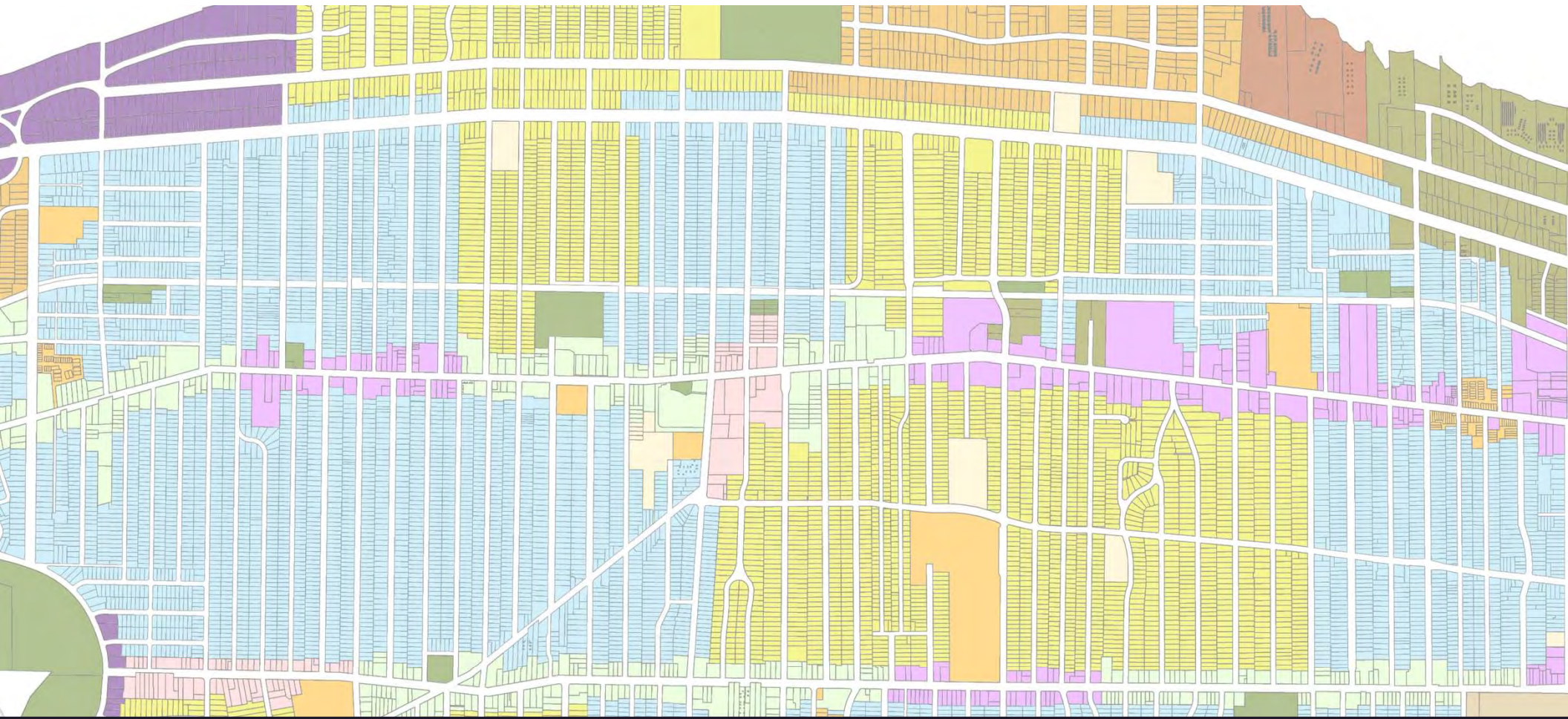
Recommendation (06-21-24) – Planned Development (Preliminary)

Review for qualification – 1156.03 (Preliminary Standards)

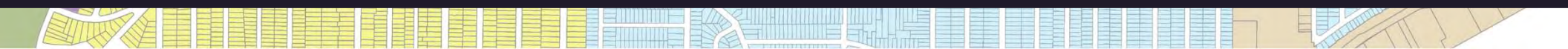
Confirm:

- Maintenance of driveway, sidewalk/landscaping (Private)
- Emergency Response:
 - Driveway entrances must accommodate fire equipment.
 - Fire lane marked on driveway.
 - Add hydrant.





Docket 07-30-24 – Complete Streets Initiative: Ordinance No. 11-2024
Communication for Review



Request (07-30-24)

The review/amend of **Ord. 11-2024 (Complete Streets Initiative)** pursuant to:

- Chapter 901 – Streets and Sewers

Legislation (Ordinance) being collectively combined/ revised - DEFER



12650 DETROIT AVENUE 44107 216-529-6055
www.lakewoodoh.gov
Lakewood City Council
SARAH KEPPLER, PRESIDENT
JASON SHACHNER, VICE PRESIDENT

Council at Large
THOMAS R. BULLOCK III
TRISTAN RADER
SARAH KEPPLER

Ward Council
KYLE BAKER, WARD 1
JASON SHACHNER, WARD 2
CINDY STREBIG, WARD 3
CINDY MARK, WARD 4

June 3, 2024

Re: Ordinance to Enact Section 901.23 Complete Streets of the Lakewood Codified Ordinances

Dear Colleagues,

On April 15, 2024, City Council adopted Resolution 2023-73 that adopted the Active Transportation Plan and accompanying Safe Streets for All Plan (collectively, the "Active Transportation Plan") which called for the adoption of a Complete Streets policies and legislation to ensure accountability measures for implementation. The Active Transportation Plan had the following 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.

It is in line with the Active Transportation Plan and its bold Community Vision Statement that we bring forward this Ordinance to enact Section 901.23 Complete Streets of the Lakewood Codified Ordinances, to address the livability and safety needs of Lakewood by building upon efforts to promote an equitable multimodal transportation system. The Complete Streets Ordinance sets up an accountability structure to ensure that the City is meeting the laudable goals outlined in the Active Transportation Plan.

Moreover, the City and our School District are unique in that we do not provide school buses to bring students to school because we have neighborhood schools where most elementary and middle school students live within walking and/or biking distance to their respective school. It has proudly been called a "Walking School District." The Active Transportation Plan provided data that the key issues impacting caregiver decisions to let a child walk or bike to school included "safety of intersections and crossings" at 61%, "speed of traffic along route" at 45%, and "convenience of driving" at only 13%. As such, the convenience of driving is not driving those decisions. Safety is. Moreover, 67% of fatal or serious injury pedestrian crashes and 40% of fatal or serious injury bicycle crashes happened within 1/4 miles of schools and over 83% and 90% occurred within a 1/2 mile of schools. To be blunt, we owe it to the most vulnerable among us to do all we can to implement the safety infrastructure improvements outlined in the Active Transportation Plan, the Americans with Disabilities Act Transition Plan (adopted


November 20, 2023), and the Climate Action Plan (adopted May 1, 2023). Achieving the goals of these rich and complex documents will require a long-term intersectional approach designed to last beyond any one Council or Administration.

While many communities that enact Complete Streets Ordinances create a new volunteer committee or task force to oversee its implementation, the City already has a qualified body in the Planning Commission to take on the work. Section 7.2 of Lakewood's Third Amended Charter ("Charter") creates and provides structure to Lakewood's Planning Commission. The Planning Commission is entrusted with many responsibilities under the Charter, but Section 7.2(g) outlines items that require "mandatory referral" to the Planning Commission. That section outlines that "nor shall any street be opened, widened, narrowed, relocated or vacated, or its use changed for any purpose whatsoever ... unless it has first been submitted to [Planning Commission] for report and recommendation." Considering the Planning Commission's Charter-bound duty to be consulted on any changes to our public rights of way and the goals of the Complete Streets Ordinance, they are well-suited and pre-positioned to fill this role. Moreover, besides having the expertise to do the work, the Planning Commission also has the capacity as they have gone from a high of 85 agenda items in 2017 to only having 37 in 2022 and 25 in 2023. See Planning & Development Department FY 2024 Budget Proposal.

The Complete Streets Ordinances seeks to have the City, before embarking on any transportation project, to come before Planning Commission and show the treatments called for in the Active Transportation Plan for each transportation project. If those treatments are not feasible, then the City must explain why in a public meeting before Planning Commission. This process will increase public participation, safety, and ensure that the City meets the lofty goals outlined in the Active Transportation Plan. We understand that this proposal creates a process that was not traditionally included in the City's process of embarking on transportation projects and will require established protocols to be modified to accommodate the public input and accountability structure of the Active Transportation Plan, but we could think of no better reason than the safety of our most vulnerable users of our public rights of way to endeavor to make those changes. We look forward to working with the Administration, our colleagues, and the public on the Complete Streets Ordinance to create a safer and more equitable Lakewood.

We respectfully ask that this correspondence and the accompanying Complete Streets Ordinance be simultaneously referred to Planning Commission and the Committee that Council deems most advisable.

Sincerely,


Kyle G. Baker
Councilmember Ward 1


Sarah Kepple
City Council President


Cindy Strebig
Councilmember Ward 3

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to enact Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood, to address the livability and safety needs of Lakewood by building upon efforts to promote an equitable multimodal transportation system;

WHEREAS, the main objectives of Complete Streets are to design, build, and maintain roads, including multi-use trails, that safely and comfortably accommodate all users of roadways of all ages and abilities, including pedestrians, bicyclists, shared mobility device users, motorcyclists, public transit and school bus riders, motorists, delivery and service personnel, freight haulers, and emergency responders;

WHEREAS, on April 15, 2024, City Council adopted Resolution 2023-73 that adopted the Active Transportation Plan and accompanying Safe Streets for All Plan which called for the adoption of a Complete Streets policies and legislation to ensure accountability measures for implementation;

WHEREAS, integrating sidewalks, low stress bicycle facilities, public transit amenities, and safe crossings in the initial design of a project spares the expense and complications of retrofits later;

WHEREAS, the City of Lakewood is committed to the creation of a network of Complete Streets that will encourage economic growth, increase property values, eliminate serious and fatal crashes through safety improvements, improve public health and fitness, reduce harmful emissions, and reduce the overall demand on or roadways by allowing people to replace motor vehicle trips with sustainable transportation options while also improving the environmental and social well-being of citizens;

WHEREAS, the desired outcome of the Complete Streets Ordinance is to create an equitable, balanced, and effective transportation system that prioritizes access and safety for the most vulnerable road users, where every roadway user can travel safely and comfortably, and where sustainable transportation options are available to everyone;

WHEREAS, the desired outcome of Complete Streets Ordinance will enable access to destinations such as schools, parks, healthy food retail establishments, public transit, and other destinations that are critical for health equity;

WHEREAS, the goals of this Complete Streets Ordinance is to create a comprehensive, integrated, and connected transportation network that supports dense, sustainable development and provides livable communities; to ensure safety, ease of use, and ease of transfer between modes for all users of the transportation system; and to provide context sensitive design flexibility for different types of streets, areas and users;

WHEREAS, the Complete Streets Ordinance is critical to achieving the goals of the Vision Zero commitment, which seeks to eliminate deaths and serious injuries from traffic crashes (City Council passed Resolution 19-9063 in 2019 in favor of achieving Vision Zero);

WHEREAS, the Complete Streets Ordinance is integral to achieving the goals of Lakewood's Climate Action Plan, which seeks to reduce harmful air emissions from the transportation sector, among other measures;

WHEREAS, other cities nationwide, including Cleveland, Pittsburgh, Baltimore, Phoenix, and Baton Rouge, have adopted Complete Streets policies and legislation in furtherance of these guiding principles; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety; now, therefore

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. That new Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood is hereby enacted, reading as follows:

Section 1. That new Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood is hereby enacted, reading as follows:

Section 1. Definitions

For purposes of this ordinance, the following terms, not defined in the Codified Ordinances of the City of Lakewood, shall mean:

- (a) “Active Transportation” means being physically active for the purpose of transportation (typically biking or walking), and is distinct from being physically active for recreation.
- (b) “Active Transportation Plan” shall mean the Safe Streets for Lakewood Active Transportation Plan and Safe Streets for Lakewood Safety Action Plan adopted by Lakewood City Council on April 15, 2024 pursuant to Resolution Number 2023-73. The Active Transportation Plan shall be updated at least once every 10 years.
- (c) “Complete Streets” means the City’s commitment to ensure that, when possible:
 - a. Roads safely and comfortably accommodate users including pedestrians, bicyclists, mobility device users, motorcyclists, public transit users and motorists; and
 - b. Roadway projects add to the prevalence of trees and vegetation across Lakewood, as well as best practices for stormwater management; and
 - c. Roadway projects use sustainable and recycled materials.
- (d) “Complete Streets Policy” means the guidance and procedures developed by the Director of Public Works and the Director of Planning and Development (or their respective designees) that address the inclusion of Complete Streets elements in all types of projects within in the public right-of-way, including new construction, reconstruction, rehabilitation, repair, restriping, and maintenance of transportation facilities and development projects and can include the Active Transportation Plan (and any further update to the Active Transportation Plan approved by City Council).

(e) “Connectivity” means the level to which travel routes are safe, accessible, and convenient for road users to use across varying distances without gaps.

(f) “Planning Commission” means the Lakewood Planning Commission as defined and authorized in Section 7.2 of the Third Amended Charter of the City of Lakewood.

(g) “Safe design” means with the intent of protecting all road users from death or injury.

(h) “Transportation Projects” mean any project for which the City is the project sponsor and is responsible for providing the scope of work including new construction, reconstruction, rehabilitation, repair, resurfacing, restriping and maintenance of transportation facilities and development projects.

(i) “Vision Zero” means a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all

(j) “Vulnerable road users” means road users at risk due to lack of external protections, including pedestrians, cyclists, scooter riders, motorcyclists, and those with mobility, vision, and/or hearing challenges.

Section 2. That the Director of Public Works and the Director of Planning and Development (or their designees) shall plan, prioritize, implement, and enforce policies and guidelines related to Complete Streets in all types of Transportation Projects within the public right-of-way. Unless plans to individually construct new Complete Streets elements exist, the implementation of Complete Street elements shall be evaluated for all types of Transportation Projects within the public right-of-way.

Section 3. That the design of capital investments and Transportation Projects shall prioritize the most vulnerable road users and follow transportation standards and guidelines as adopted by the Director of Public Works and Director of Planning and Development to align with the intent of Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood. The standards and guidelines shall be made publicly available on the City's website and can include the current City Council approved version of the Active Transportation Plan. The City shall use the best and latest design guidelines, standards, and recommendations available when considering methods or providing development flexibility within safe design parameters and balanced design solutions between user and modal needs. A balanced approach considers aspects such as street design and width, curb bump outs, raised crosswalks, desired operating speed, hierarchy of streets, connectivity, wayfinding signs and signal variation from a human scale for the needs and comforts of all users.

The City shall consider innovative or non-traditional design options where accepted design standards allow flexibility. Design criteria shall be based on the thoughtful application of engineering, architectural, and urban principles in addition to prescriptive guidelines. Best practices related to street design, construction, and operations can be found in, but are not limited to: Standards, including the following: The Ohio Manual of Uniform Traffic Control Devices (OMUTCD), The Policy on Geometric Design of Highways and Streets ("Green Book"), and the Americans with Disabilities Act (ADA) Standards for Accessible Design; Guidelines, including the following: Publications from ODOT, including the Location and Design Manual, Publications from the American Association of Highway Transportation Officials (AASHTO), Publications from the National Association of Transportation Officials (NACTO), including the Urban Street design guides, publications from the Transportation Research Board, including the Highway Capacity Manual, NOACA's Street Design Guidelines and Trail Crossing Typology Guidance, Cuyahoga County Complete Streets Toolkit, and processes, policies, and guidance adopted through the Vision Zero Taskforce; and Plans adopted by the Lakewood Planning Commission, including the following: the 2019 Community Vision (updated with recommendations from the Resiliency Task Force), the Climate Action Plan, the ADA Transition Plan, and Active Transportation Plan, as well as in-progress and future planning efforts.

Section 4. That Complete Streets elements on Transportation Projects conducted by the City that do not affect sub base, curbs and sidewalks shall be limited to minimal impact elements if it has been determined through the advisory process outlined in Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood that additional elements are unnecessary or infeasible. Minimal impact elements that may be included are pavement markings and lane reconfiguration to accommodate bicycle facilities and/or public transit lanes, signage for cyclists or pedestrians and the use of sustainable materials. The Planning Commission shall be the body that oversees and provides advisory guidance on the Complete Streets Policy.

Section 5. By January 1, 2025, the Public Works Department and Planning and Development Department shall coordinate with the Planning Commission to adopt a process for capital improvement prioritization and project review based on the Vision Zero Guidelines and the Active Transportation Plan, and guided by values established in 2019 Community Vision (updated with recommendations from the Resiliency Task Force), and other road-way specific plans adopted by the City. The Planning Commission shall use said process to maintain a corridor-specific Complete Streets implementation list that identifies applicable Complete Street elements for priority corridors to transmit to the Department of Public Works to integrate into project scopes and to City Council for review prior to the final authorization of funding for said Transportation Project. This implementation list can include the current list outlined in the most current version of the Active Transportation Plan. This timeline shall be incorporated in the early stages of street design as not to hinder project timeline. Projects that are not able to accommodate the Complete Streets elements specified by the Planning Commission shall follow the formal exemption process outlined in Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood.

The Planning Commission shall review and provide feedback on project scope and design for all Transportation Projects in the City and consider exemption requests as outlined in Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood.

The Planning Commission shall conduct a post-construction evaluation of completed Transportation Projects to assess effectiveness and collect community feedback for the annual report.

The Planning Commission shall review this Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood regularly and propose any necessary revisions (if revisions are deemed necessary).

Section 6. That exemptions for Transportation Projects to be considered include, but are not limited to, the following:

- (a) The Transportation Project involves a roadway on which non-motorized use is prohibited by law. In this case, an effort shall be made to accommodate active transportation users elsewhere;
- (b) Where the cost of accommodation is excessively disproportionate to the need or probable use. Financial hardship exists when compliance with Complete Streets policies and guidelines constitutes a minimum of twenty (20) percent of the total project cost;
- (c) Severe topographic or natural resource constraints;
- (d) There is documentation that there is an absence of use by all except motorized users now and in the future even if the street were a Complete Street;
- (e) Public transit enhancements when the street is not on a public transit route; and
- (f) The project scope and/or design does not meet the Complete Streets elements identified as relevant by the Planning Commission in the Complete Streets implementation list.

The Director of Public Works and Director of Planning and Development shall provide notice of all exemption requests to the Planning Commission and City Council. The Public Works and Planning and Development Departments must submit documentation to the Planning Commission indicating why the Transportation Project should be exempt. The documentation shall include how the Transportation Project will accommodate roadway users who will be adversely impacted by the exemption request.

Within 60 days of receiving an exemption request, the Planning Commission will review the exemption request, and provide comments to the Director of Public Works and Director of Planning and Development for determination, and the exemption request shall be made publicly available on the City's website. The Planning Commission shall hold at least one public hearing to receive and consider public input, which public hearing may be held as part of a regular monthly Planning Commission meeting. If the Planning Commission rejects the exemption request, it shall go to City Council with 30 days for a final determination. If the Planning Commission accepts the exemption request by a majority vote of the present members, it is formally accepted.

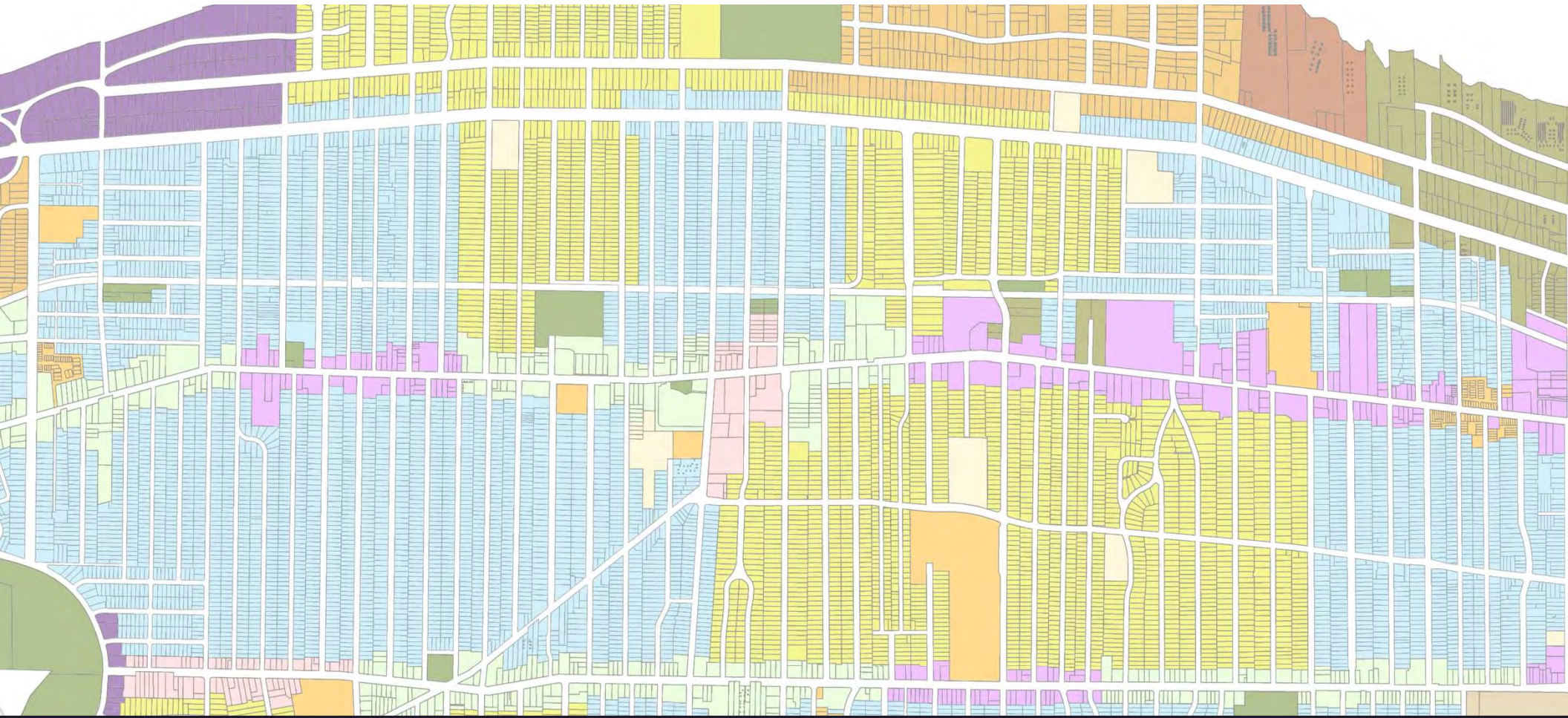
Section 8. That all Transportation Projects approved under the Complete Streets Policy include provisions for an ongoing maintenance plan of the improvements. Alternative maintenance arrangements may be utilized to reduce the costs to the City for ongoing maintenance, such as maintenance agreements with adjacent property owners.

Section 9. That the Director of Public Works, and the Director of Planning and Development, with the advice and input from the Planning Commission shall provide an annual progress report to City Council, made readily available to the public, on the implementation of the Complete Streets Policy. The initial annual progress report shall be presented before Council on or about June 30, 2026. Thereafter, the annual report shall be prepared by the end of the second quarter of the following year and outline the previous year's accomplishments and list expected projects for the upcoming year. The annual report shall also serve to evaluate the performance and execution of the Complete Streets Policy. Evaluation of performance may be described by and shall include the following performance measures, if available:

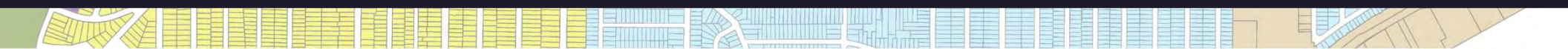
- (a) Use data by transportation mode;
- (b) Pre- and post-project speed/crash data;
- (c) Feedback from the community;
- (d) Linear feet of sidewalks built and repaired;
- (e) Number of ADA accessible curb ramps built;
- (f) Miles of bicycle facilities built;
- (g) Number of bicycle amenities built by type;
- (h) Number of public transit accessibility accommodations built by type;
- (i) Number of curb bump outs installed;
- (j) Number and type of crosswalk and intersections improvements;
- (k) Number of public hearings held for Complete Streets projects;
- (l) Number of exemptions from Complete Streets Policy approved and for what reason; and
- (m) Other relevant information from the Planning Commission's post-construction evaluation of completed Transportation Projects.

These measures must be compiled in partnership with relevant departments, including Public Works and Planning and Development, and reported to City Council and made available to the public on an annual basis.

Section 10. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Docket 07-31-24 – Complete Streets Initiative: Resolution No. 2024-42
Communication for Review



Request (07-31-24)

The review/amend of **Resolution No. 2024-42 (Complete Streets Initiative)** pursuant to:

- Chapter 901 – Streets and Sewers

Legislation (Ordinance) being collectively combined/ revised - DEFER



BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. That new Section 901.23 Complete Streets of the Codified Ordinances of the City of Lakewood is hereby enacted, reading as follows:

Section 1. Definitions

For purposes of this ordinance, the following terms, not defined in the Codified Ordinances of the City of Lakewood, shall mean:

- (a) "Active Transportation" means being physically active for the purpose of transportation (typically biking or walking), and is distinct from being physically active for recreation.
- (b) "Active Transportation Plan" shall mean the Safe Streets for Lakewood Active Transportation Plan and Safe Streets for Lakewood Safety Action Plan adopted by Lakewood City Council on April 15, 2024 pursuant to Resolution Number 2023-73. The Active Transportation Plan shall be updated at least once every 10 years.
- (c) "Complete Streets" means the City's commitment to ensure that, when possible:
 - a. Roads safely and comfortably accommodate users including pedestrians, bicyclists, mobility device users, motorcyclists, public transit users and motorists; and
 - b. Roadway projects add to the prevalence of trees and vegetation across Lakewood, as well as best practices for stormwater management; and
 - c. Roadway projects use sustainable and recycled materials.
- (d) "Complete Streets Policy" means the guidance and procedures developed by the Director of Public Works and the Director of Planning and Development (or their respective designees) that address the inclusion of Complete Streets elements in all types of projects within in the public right-of-way, including new construction, reconstruction, rehabilitation, repair, restriping, and maintenance of transportation facilities and development projects and can include the Active Transportation Plan (and any further update to the Active Transportation Plan approved by City Council).
- (e) "Connectivity" means the level to which travel routes are safe, accessible, and convenient for road users to use across varying distances without gaps.
- (f) "Planning Commission" means the Lakewood Planning Commission as defined and authorized in Section 7.2 of the Third Amended Charter of the City of Lakewood.
- (g) "Safe design" means with the intent of protecting all road users from death or injury.
- (h) "Transportation Projects" mean any project for which the City is the project sponsor and is responsible for providing the scope of work including new construction, reconstruction, rehabilitation, repair, resurfacing, restriping and maintenance of transportation facilities and development projects.
- (i) "Vision Zero" means a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all
- (j) "Vulnerable road users" means road users at risk due to lack of external protections, including pedestrians, cyclists, scooter riders, motorcyclists, and those with mobility, vision, and/or hearing challenges.



13000 Athens Ave



Docket 08-34-24 – 13000 Athens
Screw Factory/Mixed Use Overlay

Request (08-34-24)

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

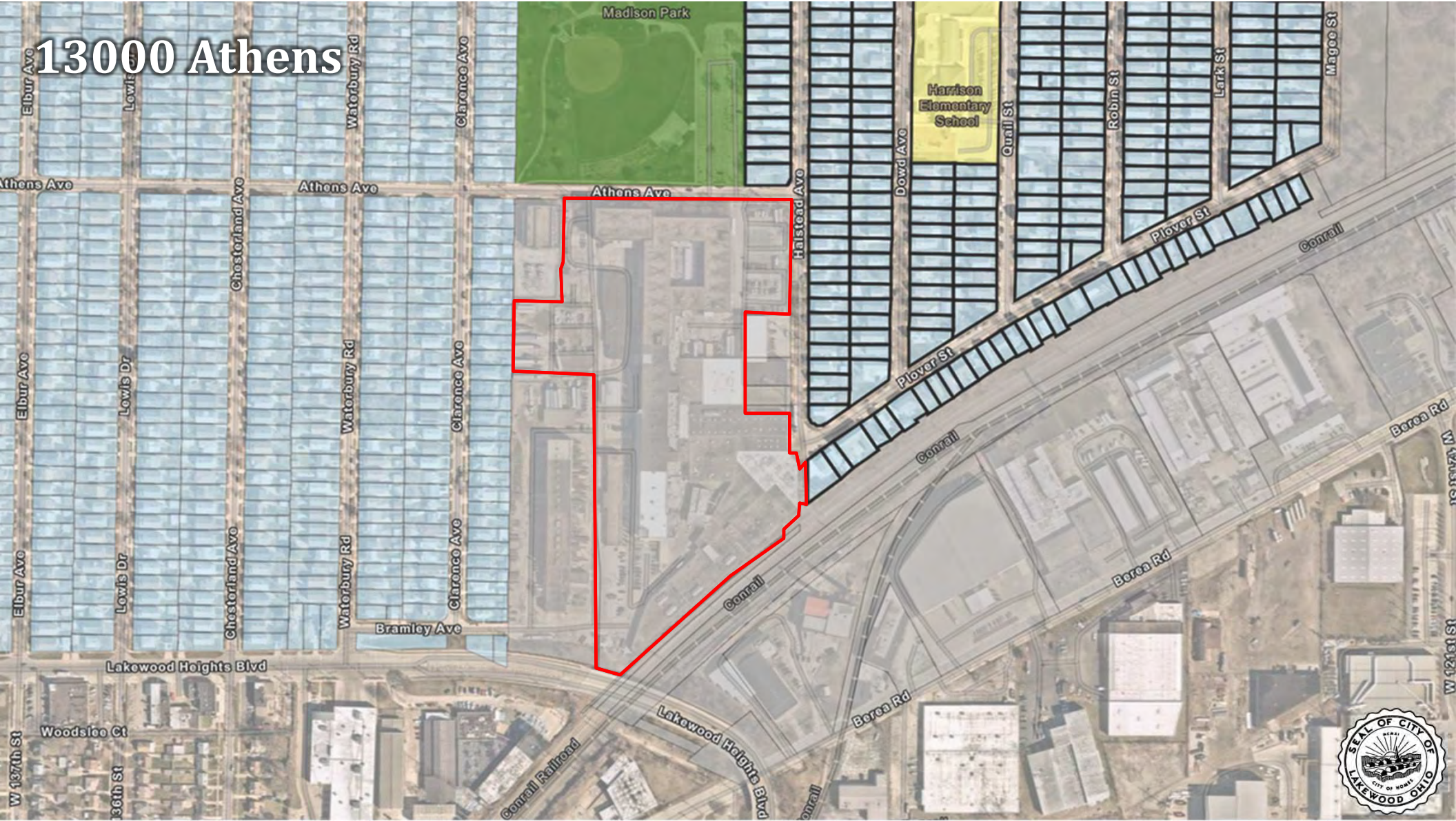
- Chapter 1135 – Mixed Use Overlay.
 - ❑ To allow the following commercial uses per site plan (per Ordinance 09-2024):
 - Entertainment (Banquet/Event Spaces; ~17,750ft²; 1st, 2nd, & 3rd Floors)
 - Entertainment (Gym; ~10,000ft²; 2nd & 3rd Floors)
 - Hard Goods/Service Retail (~4,000ft²; 1st, 2nd, & 3rd Floors)

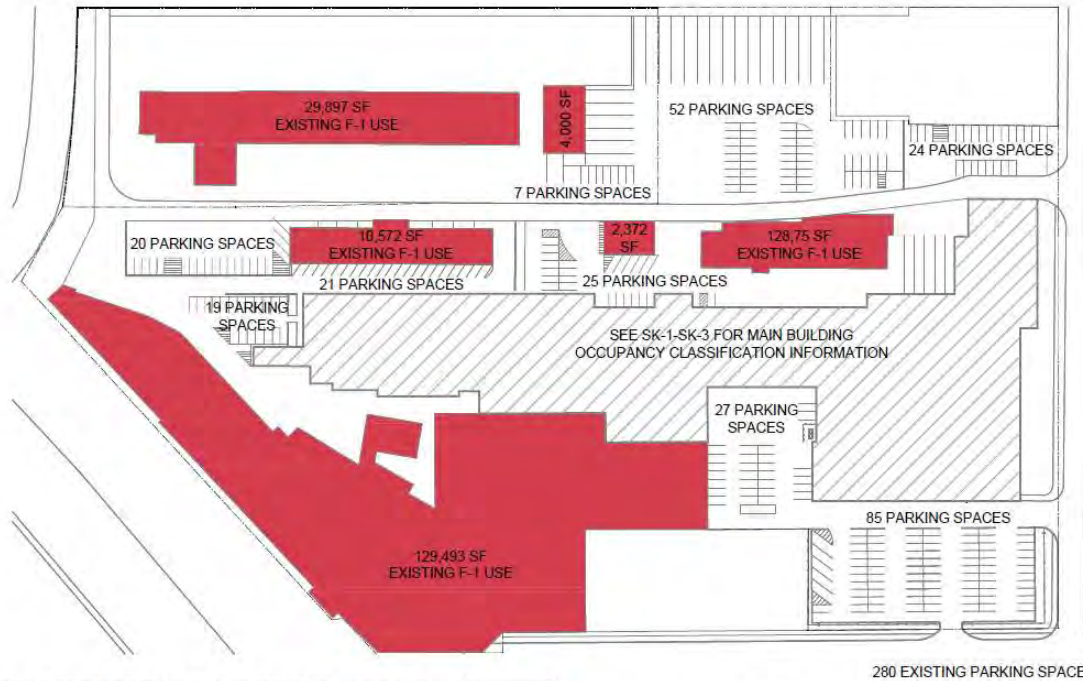
Proposal is in the I - Industrial District.

Amendment to Chapter 1135 Adopted on 15 July 2024.



13000 Athens





TOTAL SITE OCCUPANCY CLASSIFICATION

COLOR	CLASSIFICATION	AREA	NOTES
	ASSEMBLY A-2	20,007 SF	BANQUET/ EVENT SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
	ASSEMBLY A-3	8,602 SF	GYM SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
	BUSINESS	106,633 SF	OFFICES AND GENERAL BUSINESS USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
	FACTORY F-1	251,533 SF	GENERAL INDUSTRIAL USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
	MERCANTILE	4,631 SF	GENERAL MERCANTILE SPACES CLASSIFIED AS "HARD GOODS AND SERVICE RETAIL" PER ORDINANCE 09-2024
	STORAGE S-1	32,071 SF	MODERATE-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
	STORAGE S2	32,565 SF	LOW-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
	VACANT	20,682 SF	VACANT SPACE WILL LIKELY CONSIST OF BUSINESS OCCUPANCIES IN THE FUTURE

THE LAKE ERIE BUILDING
EXISTING SITE PLAN
SCALE: 1/128 = 1'-0"

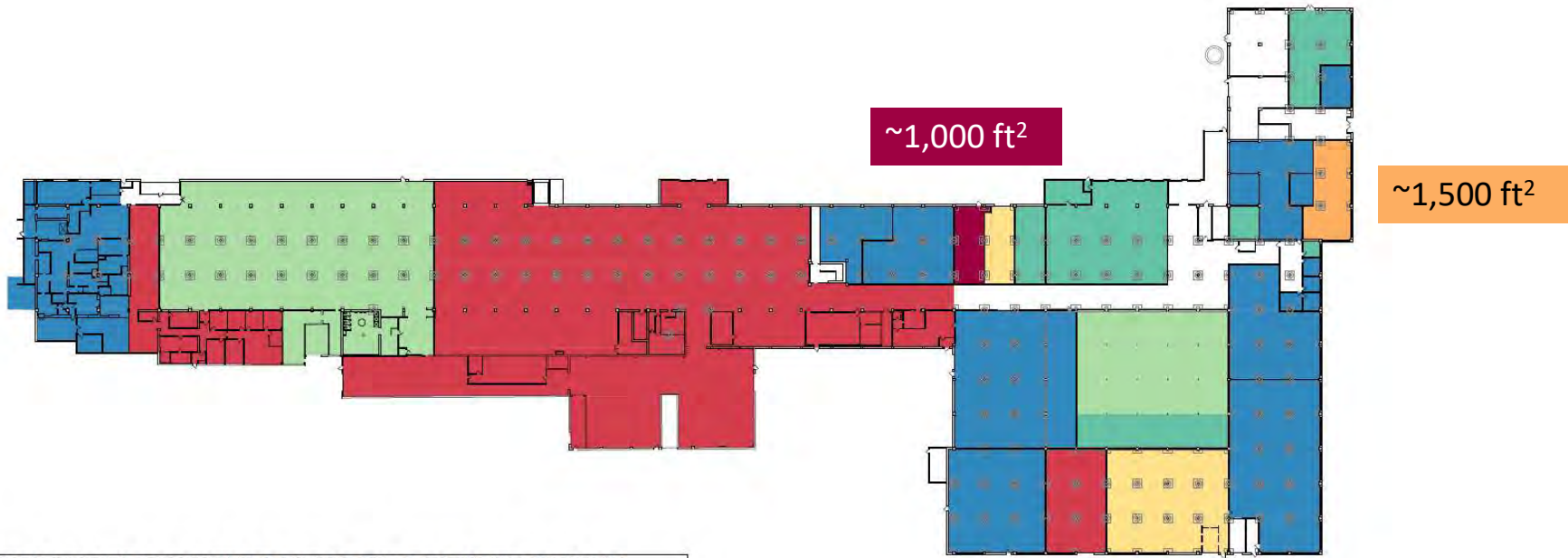
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THE LAKE ERIE BUILDING
MIXED USE OVERLAY

JOB NO. 24090
ISSUE: 1
DATE: 2024.07.19

SK-0

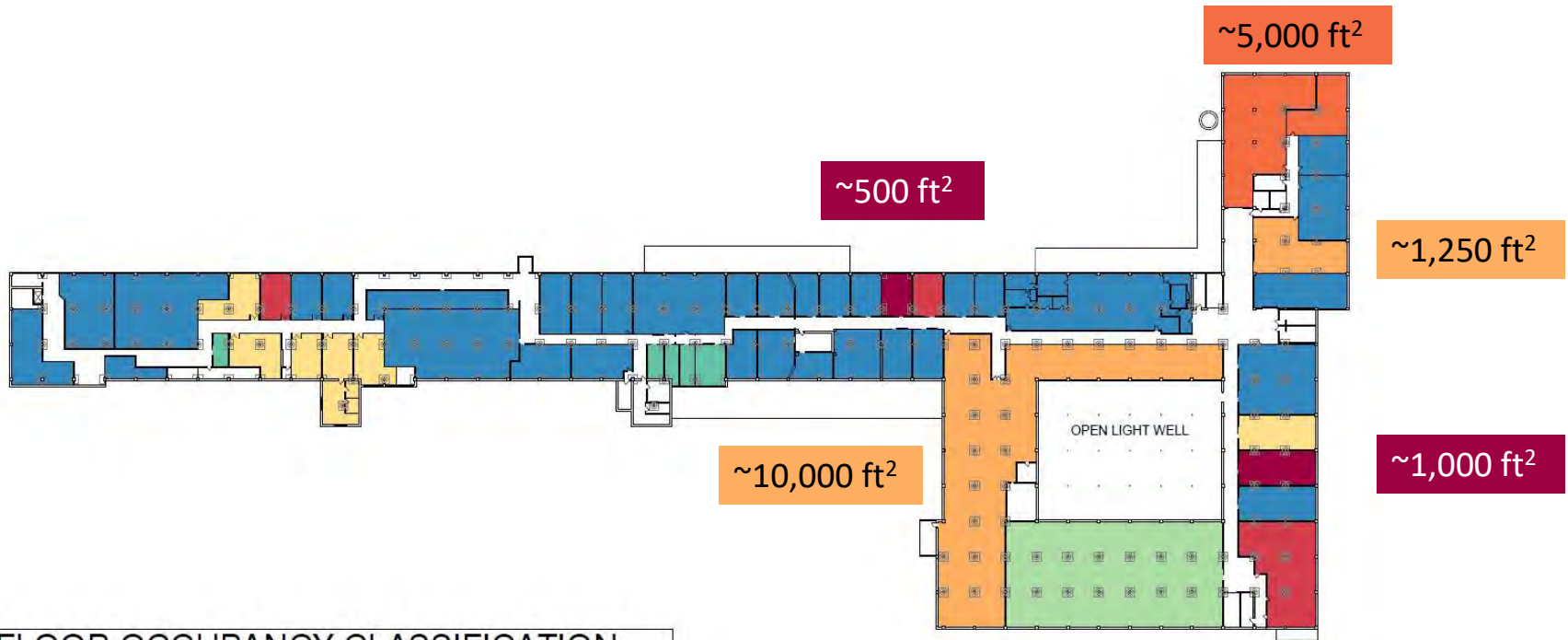


1ST FLOOR OCCUPANCY CLASSIFICATION			
COLOR	CLASSIFICATION	AREA	NOTES
Orange	ASSEMBLY A-2	1,763	BANQUET/ EVENT SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Light Orange	ASSEMBLY A-3	-	-
Blue	BUSINESS	35,350 SF	OFFICES AND GENERAL BUSINESS USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Red	FACTORY F-1	47,796 SF	GENERAL INDUSTRIAL USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Dark Red	MERCANTILE	1,041 SF	GENERAL MERCANTILE SPACES CLASSIFIED AS "HARD GOODS AND SERVICE RETAIL" PER ORDINANCE 09-2024
Teal	STORAGE S-1	11,323 SF	MODERATE-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Light Green	STORAGE S2	24,864 SF	LOW-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Yellow	VACANT	6,444 SF	VACANT SPACE WILL LIKELY CONSIST OF BUSINESS OCCUPANCIES IN THE FUTURE



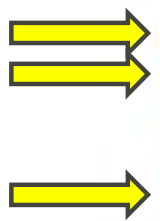
THE LAKE ERIE BUILDING
EXISTING 1ST FLOOR PLAN
 SCALE: 1/64 = 1'-0"
 Project North

LARSEN ARCHITECTS 12815 DETROIT AVENUE, LAKEWOOD, OHIO 44107 T. 216.221.2350 F. 216.221.5670 WWW.LARSENARCHITECTS.COM	THE LAKE ERIE BUILDING MIXED USE OVERLAY	
	JOB NO. 24090 ISSUE: 1 DATE: 2024.07.19	SK-1



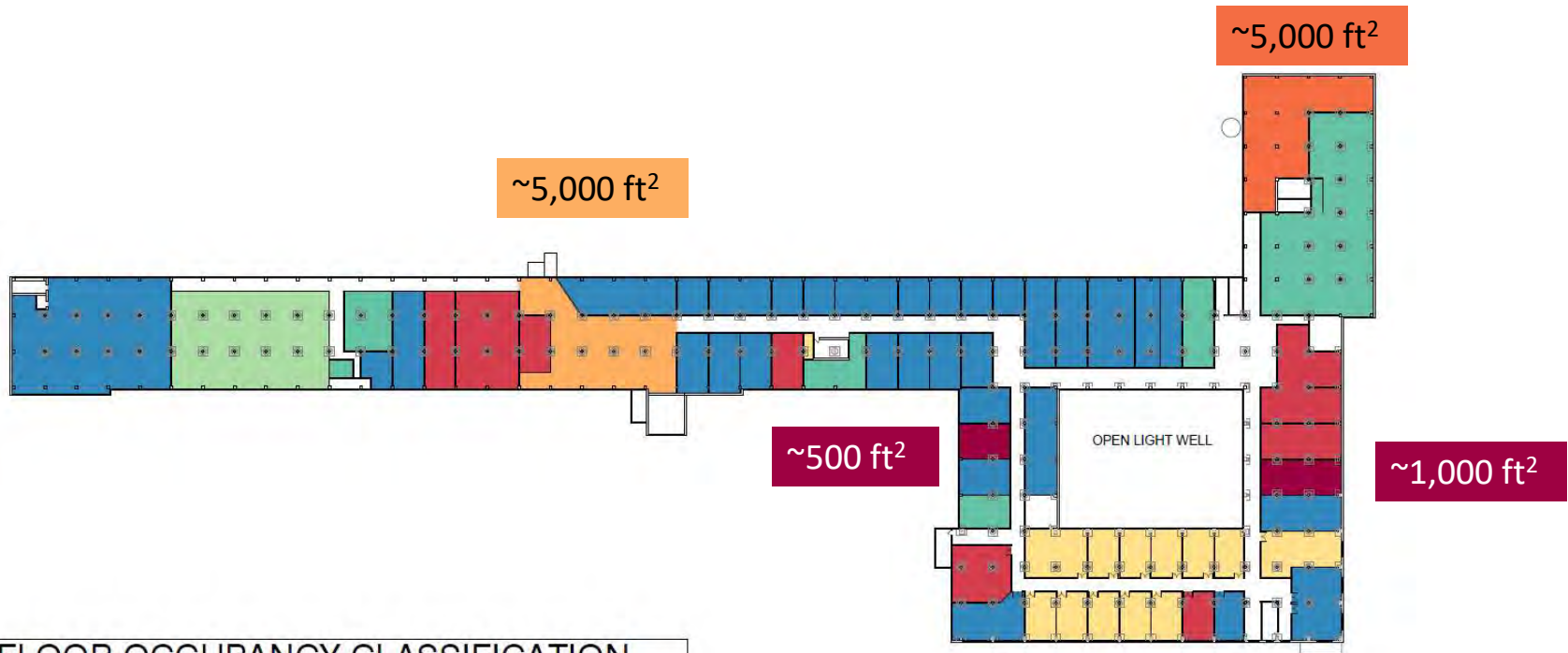
2ND FLOOR OCCUPANCY CLASSIFICATION

COLOR	CLASSIFICATION	AREA	NOTES
Orange	ASSEMBLY A-2	13,519 SF	BANQUET/ EVENT SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Red-Orange	ASSEMBLY A-3	4,530 SF	GYM SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Blue	BUSINESS	37,881 SF	OFFICES AND GENERAL BUSINESS USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Red	FACTORY F-1	3,811 SF	GENERAL INDUSTRIAL USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Maroon	MERCANTILE	1,694 SF	GENERAL MERCANTILE SPACES CLASSIFIED AS "HARD GOODS AND SERVICE RETAIL" PER ORDINANCE 09-2024
Light Green	STORAGE S-1	9,496 SF	MODERATE-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Green	STORAGE S2	1,515 SF	LOW-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Yellow	VACANT	5,448 SF	VACANT SPACE WILL LIKELY CONSIST OF BUSINESS OCCUPANCIES IN THE FUTURE



THE LAKE ERIE BUILDING
EXISTING 2ND FLOOR PLAN
 SCALE: 1/64 = 1'-0"
 Project North

LARSEN ARCHITECTS 12815 DETROIT AVENUE, LAKEWOOD, OHIO 44107 T. 216.221.2350 F. 216.221.5670 WWW.LARSENARCHITECTS.COM	THE LAKE ERIE BUILDING MIXED USE OVERLAY	
	JOB NO. 24090 ISSUE: 1 DATE: 2024.07.19	SK-2



3RD FLOOR OCCUPANCY CLASSIFICATION

COLOR	CLASSIFICATION	AREA	NOTES
Orange	ASSEMBLY A-2	4,725 SF	BANQUET/ EVENT SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Red	ASSEMBLY A-3	4,072 SF	GYM SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Blue	BUSINESS	33,402 SF	OFFICES AND GENERAL BUSINESS USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Red	FACTORY F-1	10,717 SF	GENERAL INDUSTRIAL USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Maroon	MERCANTILE	1,896 SF	GENERAL MERCANTILE SPACES CLASSIFIED AS "HARD GOODS AND SERVICE RETAIL" PER ORDINANCE 09-2024
Green	STORAGE S-1	11,252 SF	MODERATE-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Light Green	STORAGE S2	6,186 SF	LOW-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Yellow	VACANT	8,790 SF	VACANT SPACE WILL LIKELY CONSIST OF BUSINESS OCCUPANCIES IN THE FUTURE



THE LAKE ERIE BUILDING
EXISTING 3RD FLOOR PLAN
 SCALE: 1/64 = 1'-0"
 Project North

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THE LAKE ERIE BUILDING
 MIXED USE OVERLAY

JOB NO. 24090
 ISSUE: 1
 DATE: 2024.07.19

SK-3

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.

C. In an industrial based zone, signage must meet the standards of the commercial districts.

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.

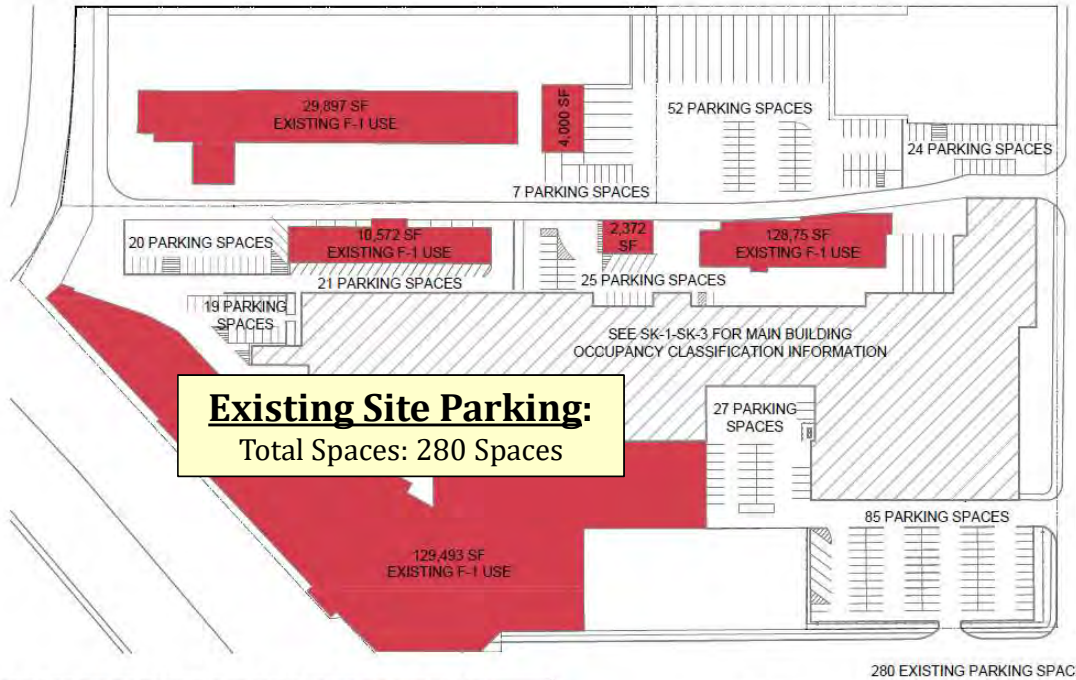
C. **The primary design objective for the Mixed Use Overlay District are to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.**

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\(t\)](#).



Parking



Adjacent Public Parking:
Madison Park (South): 157 Spaces

TOTAL SITE OCCUPANCY CLASSIFICATION

COLOR	CLASSIFICATION	AREA	NOTES
Orange	ASSEMBLY A-2	20,007 SF	BANQUET/ EVENT SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Red-Orange	ASSEMBLY A-3	8,602 SF	GYM SPACES CLASSIFIED AS "ENTERTAINMENT" PER ORDINANCE 09-2024
Blue	BUSINESS	106,633 SF	OFFICES AND GENERAL BUSINESS USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Red	FACTORY F-1	251,533 SF	GENERAL INDUSTRIAL USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT
Dark Red	MERCANTILE	4,631 SF	GENERAL MERCANTILE SPACES CLASSIFIED AS "HARD GOODS AND SERVICE RETAIL" PER ORDINANCE 09-2024
Light Green	STORAGE S-1	32,071 SF	MODERATE-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Light Green	STORAGE S2	32,565 SF	LOW-HAZARD STORAGE USE AS PERMITTED BY EXISTING INDUSTRIAL ZONING DISTRICT. ACCESSORY STORAGE NOT INCLUDED
Yellow	VACANT	20,682 SF	VACANT SPACE WILL LIKELY CONSIST OF BUSINESS OCCUPANCIES IN THE FUTURE

THE LAKE ERIE BUILDING
EXISTING SITE PLAN
SCALE: 1/128 = 1'-0"

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THE LAKE ERIE BUILDING
MIXED USE OVERLAY

JOB NO.	24090	SK-0
ISSUE:	1	
DATE:	2024.07.19	

Parking

1143.04 USE CATEGORIES.

For the sole purpose of calculating parking requirements, uses are defined as follows:

- (a) Commercial.
 - (1) Car wash: includes facilities for washing, waxing and cleaning of vehicles and vehicle components but expressly prohibiting facilities or equipment for the repair, overhaul or storage of motor vehicles or vehicle components.
 - (2) Commercial lodging: includes hotels, motels, motor lodges and motor courts.
 - (3) Office: includes buildings for business, professional, administrative or medical office use. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees.
 - (4) **Retail**: includes sale or service to the final consumer for direct consumption or an establishment providing retail sale of products or services to the public.
 - (5) Storage/warehouse: includes storage facilities and mini warehouse facilities with secured, individual storage units, which are leased for a fee to individual companies or persons.
- (b) Industrial: includes manufacturing, distribution, processing, assembly and packaging facilities of all types.
- (c) Institutional: includes buildings of all types and facilities used by public, quasi-public or nonprofit agencies that serve or assist the public or provide an accepted public purpose, including hospitals and health centers.
- (d) Residential. (N/A)
- (e) **Public Assembly**: includes all buildings or portions of buildings, *used for gathering together 100 or more persons for such purposes as deliberation, worship, entertainment, eating, drinking or amusement*. Examples of assembly include, but are not limited to, large meeting rooms and classrooms, auditoriums with fixed or loose chair seating, multi-purpose rooms, concert halls, and theaters. Restaurants, or other rooms used primarily for the service of food are not places of public assembly.
- (h) Mixed Use Overlay District: includes uses defined pursuant to Section [1135.03\(b\)](#).



Parking

1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

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



Parking

1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule [1143.05](#).

(a) For uses defined as Commercial in Section [1143.04](#), the Commission may consider the following:

- (1) One space credit for each off-site parking space which is owned or rented by the property or business owner for the purpose of providing parking to the subject property. Such off-site spaces shall be located within 1,000 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking space or lot to the main public entrance of the use served.
- (2) One space credit for each off-site parking space provided by valet parking service. The property or business owner shall submit to the department written documentation of permission to use an off-site parking for valet parking. The Director may request a review of the agreement as often as annually to ensure compliance.
- (3) One space credit for each space in a parking lot or parking structure provided for public use located within 1,000 feet, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served.
- (4) A determination by the Director is made that there is no change in use and the same parking facilities are in place.



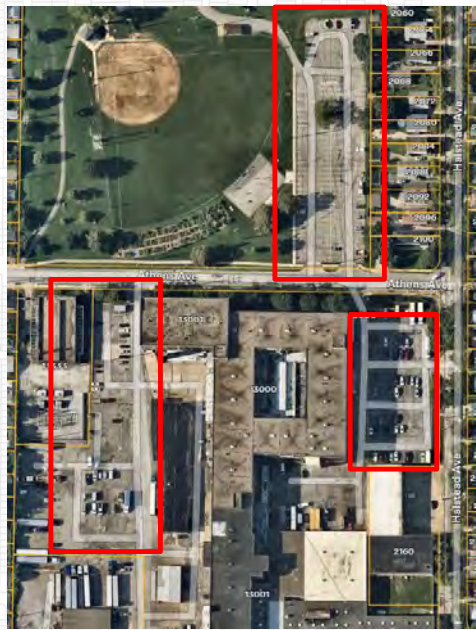
Parking

Aug 2022

March 2023

Aug 2023

March 2024



Parking

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Industrial: Min. of .25/employee
- Retail: Min. 1 per 1,000 sq. ft. GFA*
- Public Assembly: As required by the Commission per Section 1143.09...guide is 1 space per 80 sq. ft of assembly space + 1 space per employee.

*Businesses occupying...building or tenant spaces under 2,500 sq. ft. not required to provide off-street parking.

Use	Size	Parking Requirement (min): Public Assembly/Retail
Banquet/Event -F1	1,500 ft2	2 (Retail)
Banquet/Event - F2	1,250 ft2	1 (Retail)
Banquet/Event - F2	10,000ft2	125 (P.A.) + Employees
Banquet/Event - F3	5,000 ft2	63 (P.A.) + Employees
Gym - F2 & 3	10,000 ft2	10 (Retail)
Retail - F1, 2, 3	4,000 ft2	0 <i>(All tenant spaces separate/under 2,500ft2)</i>
Public Assembly/Retail Req:		201
Employees		(New P.A. Employees) - (Existing "Industrial" Employees/4)
Exception 1143.10(3) - Madison Park		157
Total:		(Req) +/- (employees) - 157 = ~44 spaces on site



1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

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

(b) (d) Conditional Uses for an Industrial 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, Conditional Use. Standards for specific 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 use categories (or specific uses if listed) may be permitted as additional conditional uses pursuant to Section 1129.02, Principal and Conditional Permitted Uses:

- A. Institutional (Trade/Vocational Schools only);
- B. Entertainment;
- C. Food and Beverage (Restaurant seated Table Service; Bar,. Tavern, Nightclub on-ly);
- D. Professional Services (Radio/TV/Video/Audio Production only);
- E. Service Retail; and
- F. Hard Goods Retail.

(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.



Recommendation (08-34-24) – Mixed Use Overlay

- Approval with conditions as Commission sees appropriate.





**Docket 08-35-24 – 16003 Detroit
Huntington Bank (Parking Plan Review)**



Request (08-35-24)

To review and approve a **Parking Plan Review** pursuant to:

- Chapter 1143 – Parking.

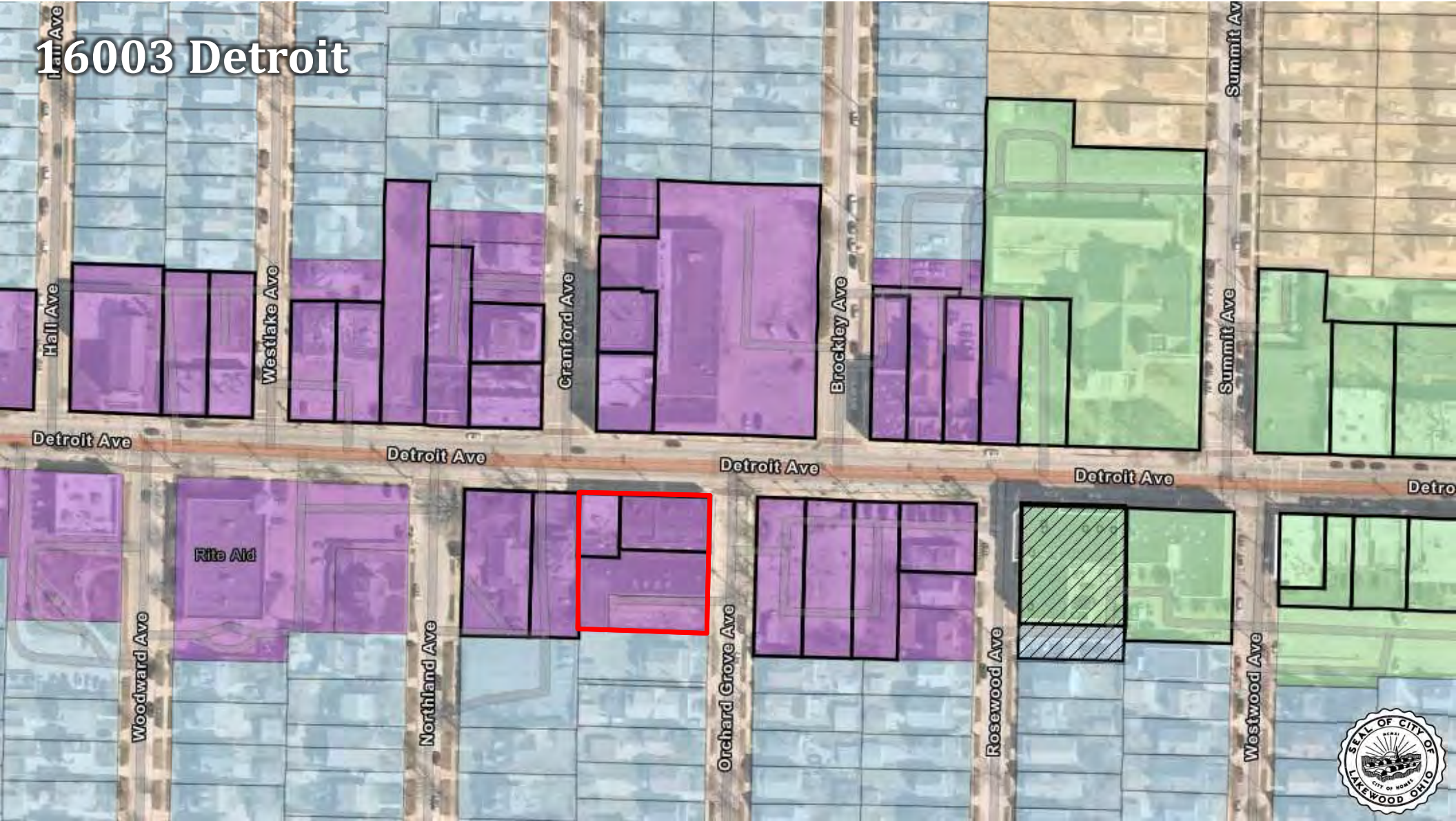
Proposal is in the C3 - Commercial (General) District.

*Conditional Approval provided for drive-through (06-20-24 - June 2024):

- 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.
- The location of the egress drive on Orchard Grove Ave. is coordinated the proposed development on the east side of the street.
- That specifically the pedestrian connections are evaluated both internal to the parking lot and through the site.



16003 Detroit





PLANNING COMMISSION - AUGUST 1, 2024
- PARKING PLAN REVIEW

PARCELS: 313-22-150, 313-22-001, & 313-22-002

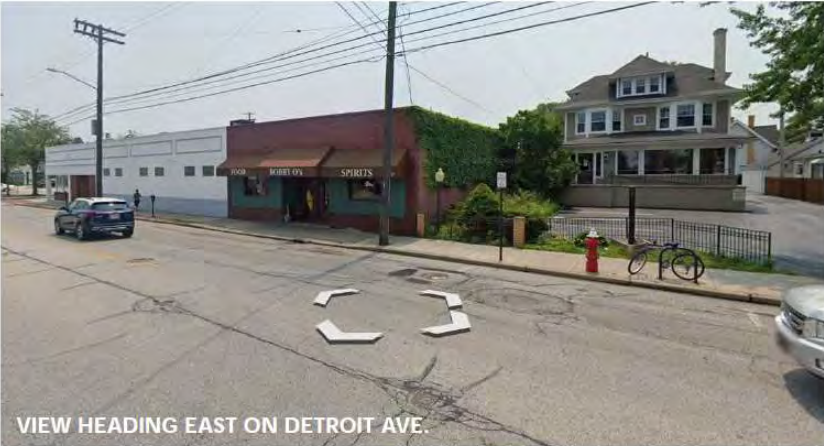
HUNTINGTON NATIONAL BANK
16003 DETROIT AVE., LAKEWOOD, OHIO



DESIGN DEVELOPMENT | Existing Conditions | Photos



VIEW HEADING WEST ON DETROIT AVE.



VIEW HEADING EAST ON DETROIT AVE.



VIEW ALONG ORCHARD GROVE AVE.



VIEW HEADING NORTH ON ORCHARD GROVE AVE.



We are requesting an exemption for 2 parking spaces over the maximum allowed spaces.

Minimum parking spaces: 2 spaces per 1,000 Sq Ft of GFA. Proposed GFA: 3,100 would equate to a minimum of 6 parking spaces.

Maximum parking spaces: 3.5 spaces per 1,000 Sq Ft of GFA. Proposed GFA: 3,100 would equate to a maximum of 11 parking spaces.

Proposing: 13 parking spaces

Section 1143.11 (below) 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.

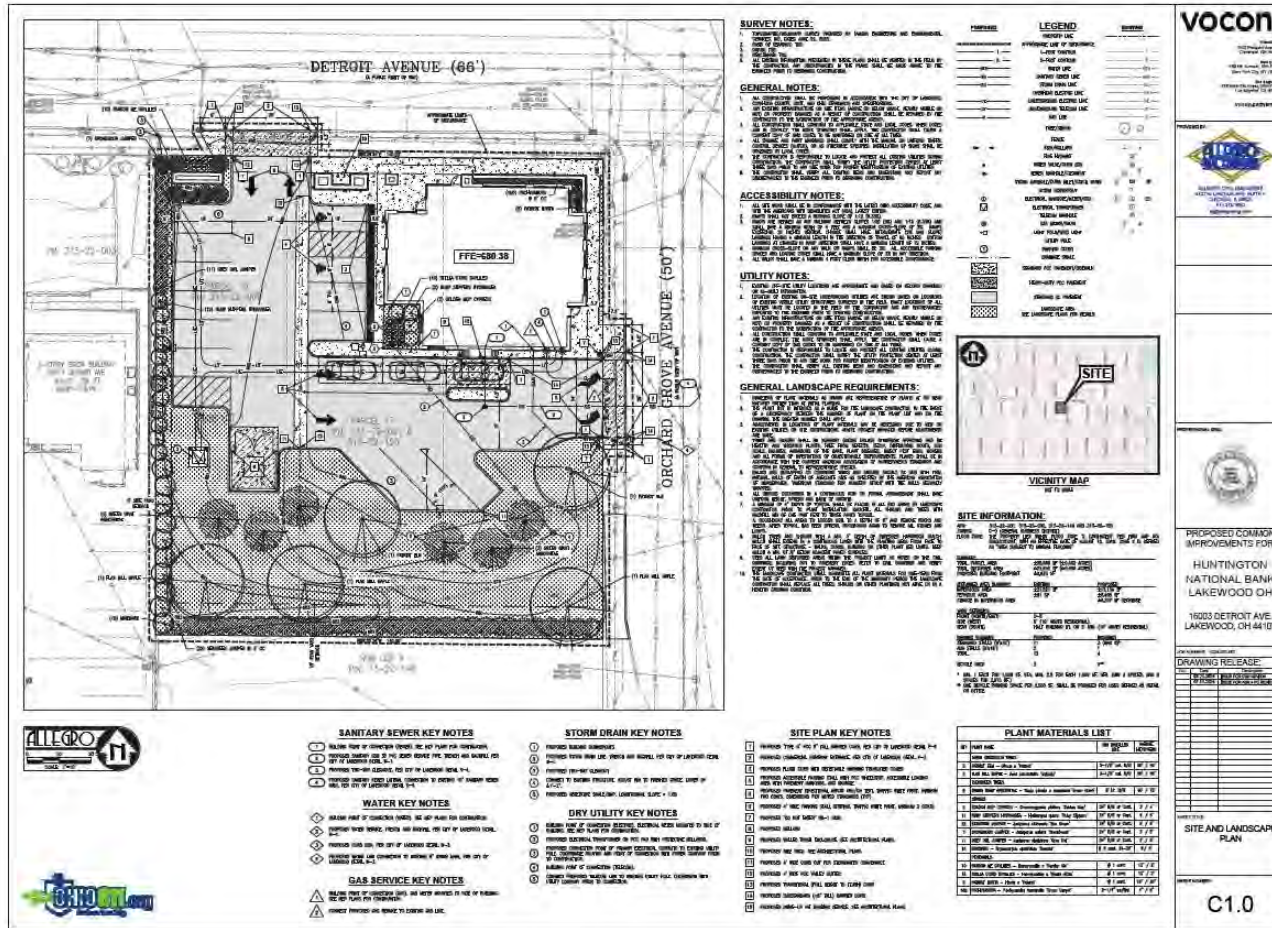
We will comply with the exemption listed in Section 1143.11.d by:

- Implementing an innovative landscaping plan - we intend to screen the southern property line from the residences to the south

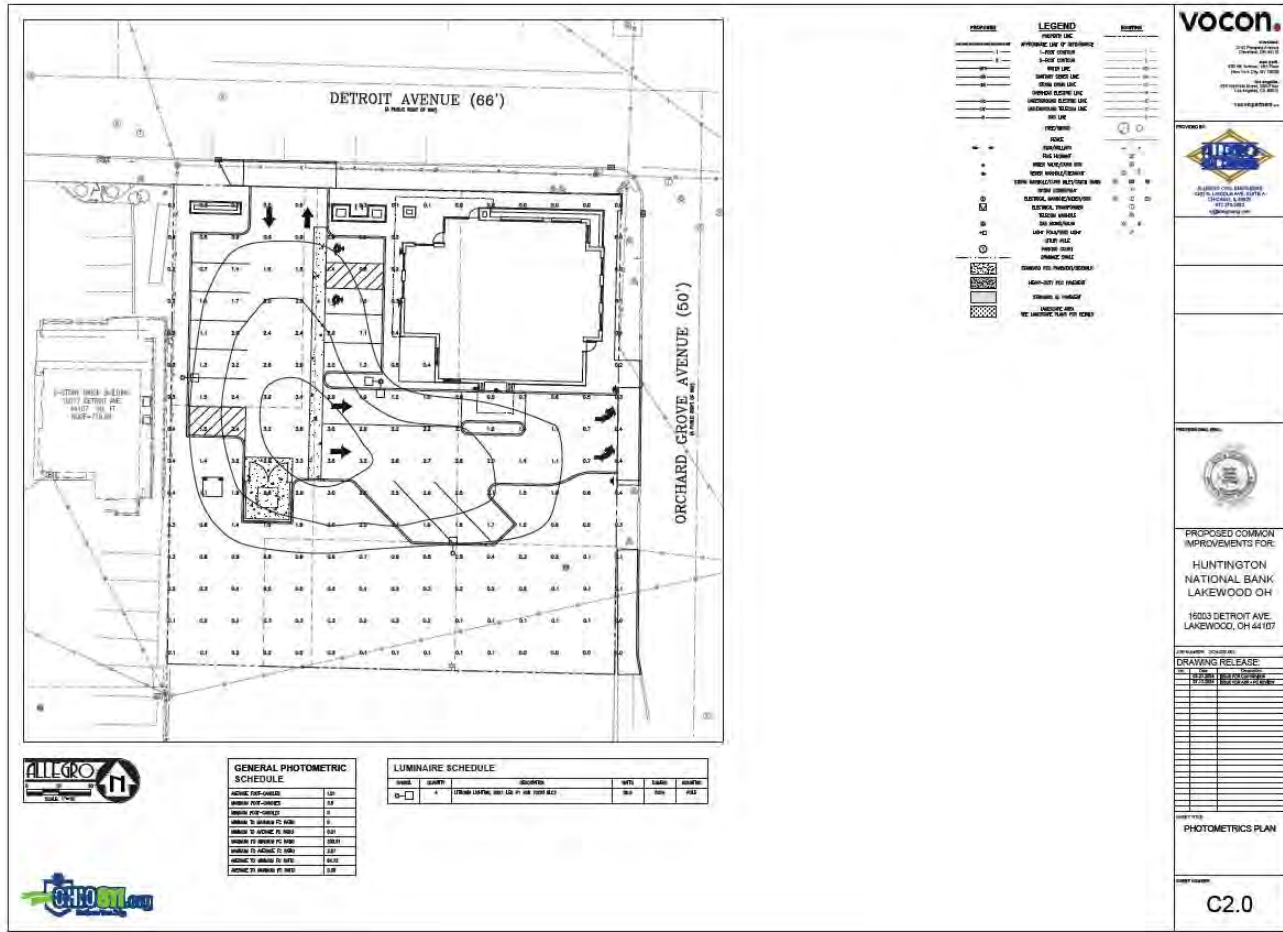
1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section 1143.05.

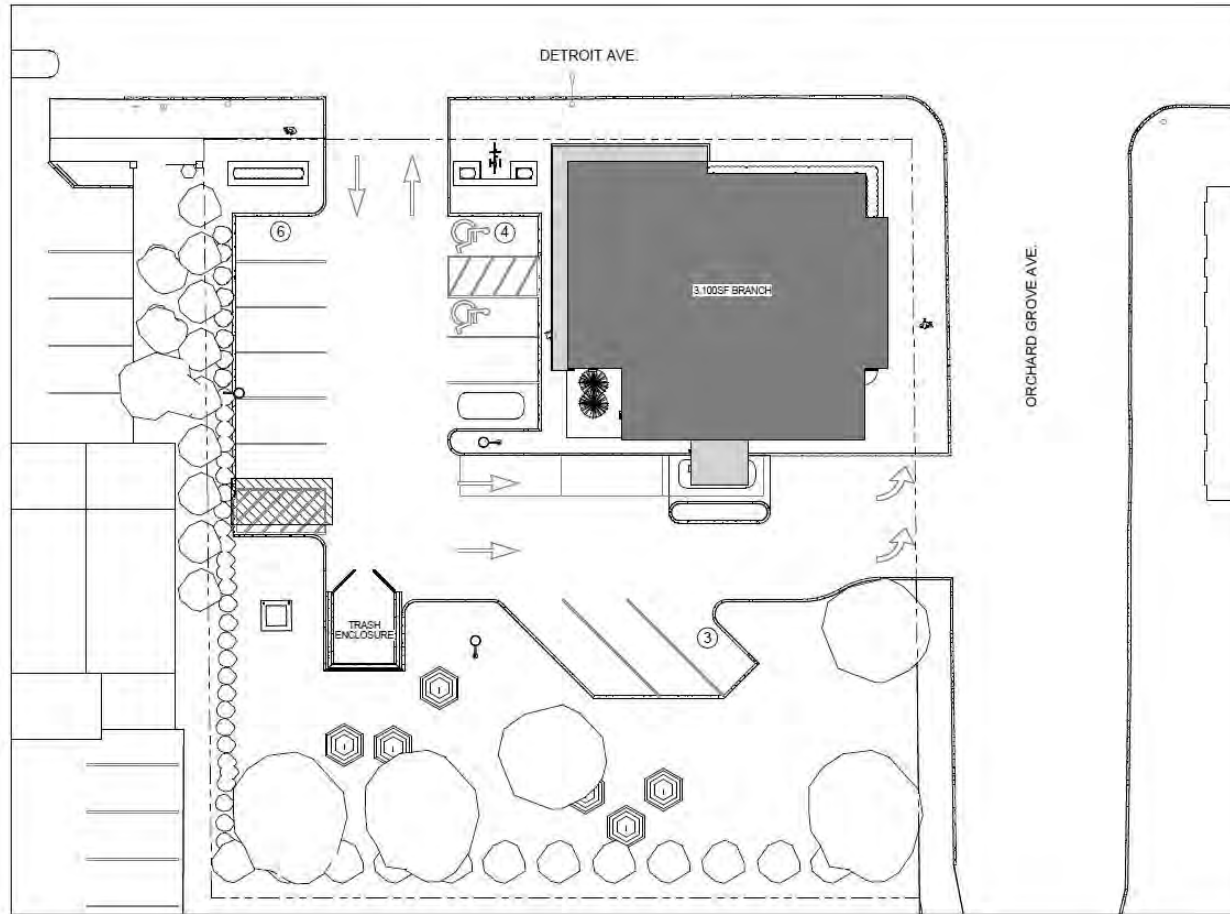
- (a) One space increase for each space located in a parking structure.
- ▶ (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by:
 - ▶ (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter 1339. Post-Construction BMP exemptions mentioned in Chapter 1339 shall not apply to this section.
 - (2) Projects that disturb an area less than 8,000 square feet may use this exception.
- (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:
 - (1) A transit waiting environment along an existing bus route:
 - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council;
 - B. The location of the transit waiting environment is to be determined by the Director or such other persons as the Director may designate.
 - (2) Public art installation;
 - (3) Public pedestrian seating, street trees or decorative street lighting.
- ▶ (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.
- (e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.
(Ord. 86-14. Passed 1-20-2015.)



DESIGN DEVELOPMENT | Proposed Design | Concept Lighting Photometric Plan



DESIGN DEVELOPMENT | Proposed Design | Site Plan



vocon.

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SPACES SPEAK.

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Parking

1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

(a) The Commission shall review applications for parking plans that do not meet the set schedule in [1143.05](#). In addition to Section [1143.09](#) and Section [1143.10](#), the Commission may consider the following when reviewing an application:

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



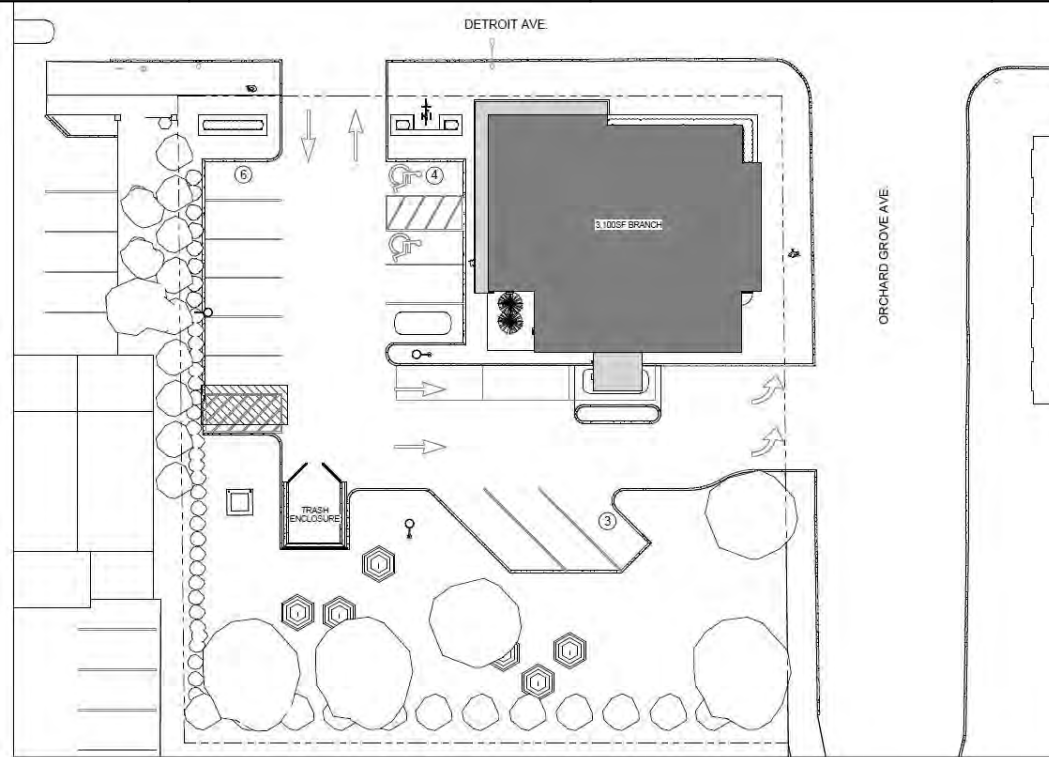
Parking

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

- Retail: Min. 1/Max 2.5 per 1,000 sq. ft. GFA

*Businesses occupying...building or tenant spaces under 2,500 sq. ft. not required to provide off-street parking.

Use	Size	Minimum	Maximum	Proposed
Bank/Retail	2,875 ft ²	3	7	13 (+6)



Parking

1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section [1143.05](#).

- (a) One space increase for each space located in a parking structure.
- (b) **Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by:**
 - (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter [1339](#). Post-Construction BMP exemptions mentioned in Chapter [1339](#) shall not apply to this section.
 - (2) Projects that disturb an area less than 8,000 square feet may use this exception.
 - (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:
 - (1) A transit waiting environment along an existing bus route:
 - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council;
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 - (2) Public art installation;
 - (3) **Public pedestrian seating, street trees or decorative street lighting.**
 - (d) **Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.**
- (e) **Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.**



DETROIT AVENUE (66')

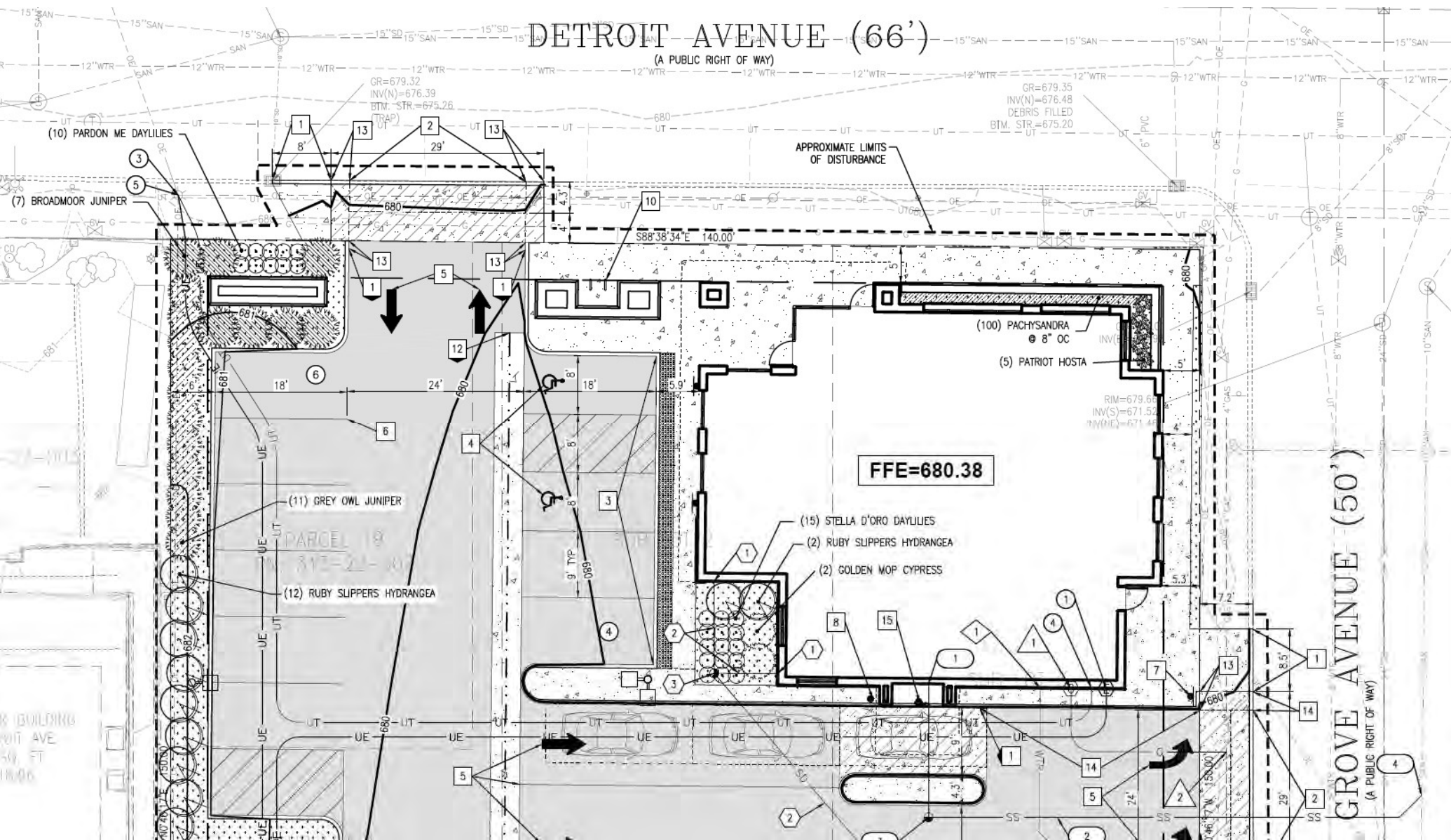
(A PUBLIC RIGHT OF WAY)

GROVE AVENUE (50')

(A PUBLIC RIGHT OF WAY)

APPROXIMATE LIMITS OF DISTURBANCE

FFE=680.38



18 BUILDING
1011 AVE
59 FT
11606

GR=679.32
INV(N)=676.39
BTM. STR.=675.26
(TRAP)

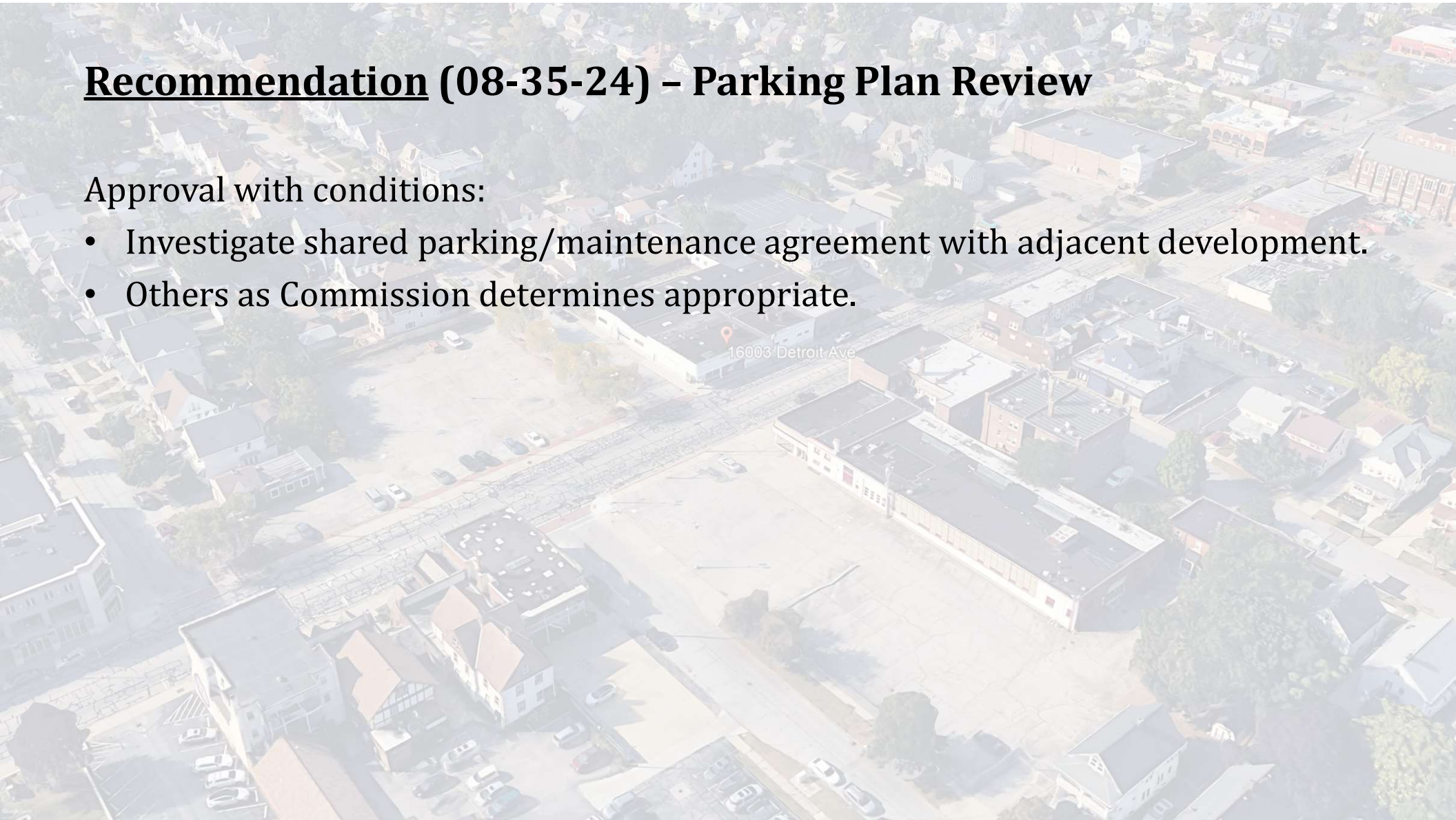
GR=679.35
INV(N)=676.48
DEBRIS FILLED
BTM. STR.=675.20

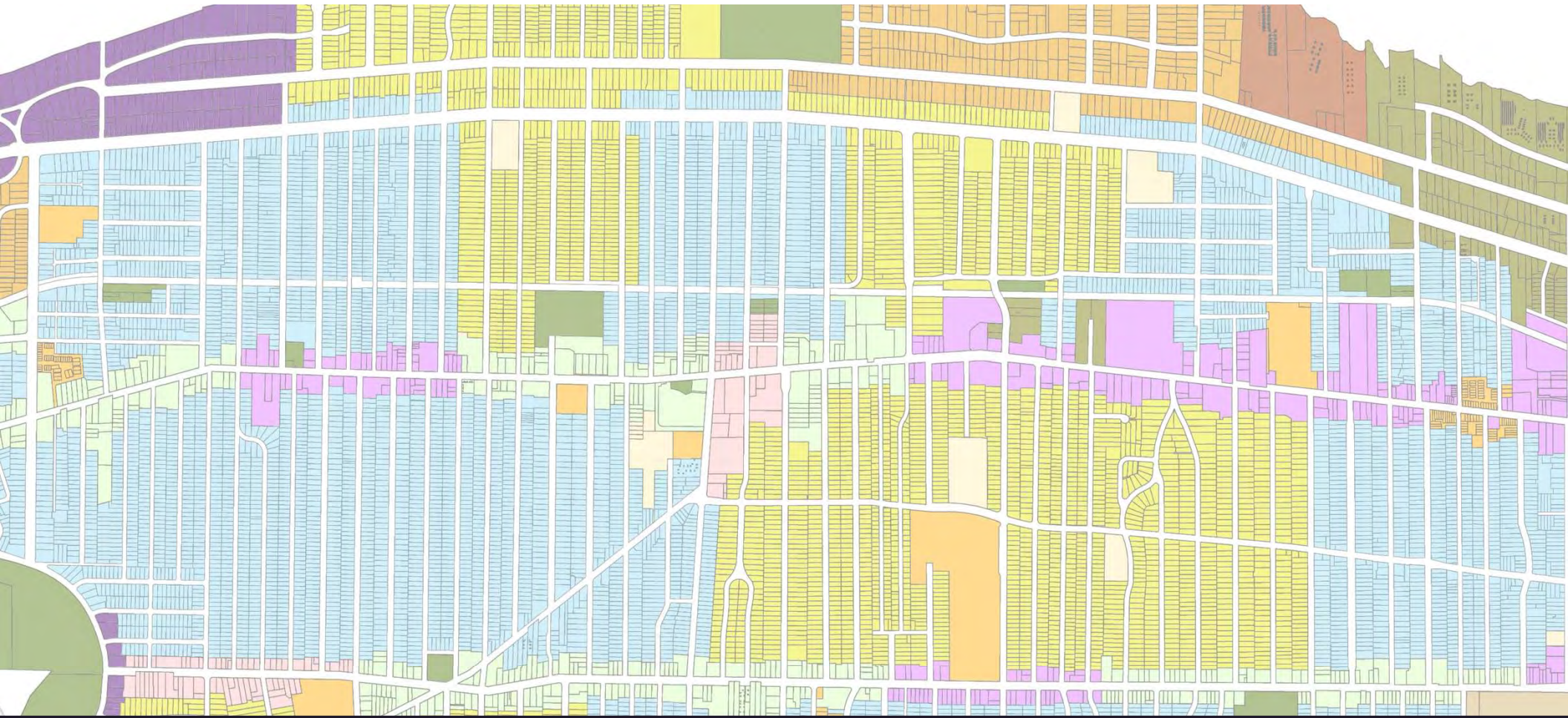
RIM=679.6
INV(S)=671.5
INV(MC)=671.4

Recommendation (08-35-24) – Parking Plan Review

Approval with conditions:

- Investigate shared parking/maintenance agreement with adjacent development.
- Others as Commission determines appropriate.





Planning Commission

August 2024