

**MINUTES
PLANNING COMMISSION
SEPTEMBER 6, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)**

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

1. Roll Call

Members Present

Kyle Baker
Glenn Coyne, Vice Chair
Lou McMahon
Monica Rossiter

Others Present

Katelyn Milius, City Planner, Secretary
Bryce Sylvester, Director of Planning and Development
Jennifer Swallow, Chief Assistant Law Director
Mark Papke, City Engineer
Michael Molinski, City Architect/Building Commissioner

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **EXCUSE** the absence of William Gaydos. All of the members voting yea, the motion passed.

2. Approve the Minutes of the August 2, 2018 Meeting

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE** the minutes of the August 2, 2018 meeting. Mr. Baker, Mr. McMahon, Ms. Rossiter voting yea, and Mr. Coyne abstaining, the motion passed.

3. Opening Remarks

Ms. Milius read the opening remarks.

**NEW BUSINESS
CONDITIONAL USE**

4. **Docket No. 09-24-18
14233 Detroit Avenue
Lucky Sparrow Tattoo / Chronic Tattoo**

Anthony DeRigo, Chronic Tattoo Lucky Sparrow Tattoo, applicant requests the review and approval of conditional use permit in order to open a tattoo and piercing establishment, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(z) - body art establishments. The property is located in a C2, Retail district. (Page 3)

Anthony DeRigo, Lucky Sparrow Tattoo, applicant was present to explain the request.

Ms. Milius outlined the requirements. The Planning Commission members ("members") inquired about the staff, number of customers per day, days of operation, disposal of waste.

Public comment was closed. Administrative staff said there were no concerns as long as the establishment's operations met and maintained the requirements of 1161.03(z). The members had no further questions.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE** the request as presented. All of the members voting, the motion passed.

PLANNED DEVELOPMENT

**8. Docket No. 09-28-18
14519 Detroit Avenue
One Lakewood Place**

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. The property is located in a C1, Office district. (Page 52)

Bryce Sylvester and Katelyn provided an introduction to the project. The planning process was expected to last several months. The primary focus of the meeting would be the proposed uses element.

George Papandreas, Executive Vice President, Carnegie Management and Development Corp., applicant, David Parrish, RDL Architects, and Raymond Lloyd were present to explain the various aspects of the project.

Michael Molinski outlined the development objectives and design processes.

Members asked for details about storm water management, dedicated parking spaces of the liner units, bicycle/pedestrian infrastructure, number of proposed parking spaces, pedestrian bridge, specifics of alleyway, winter garden, green space, ADA parking location, attached garages for residential units, snow removal, daytime and nighttime population, number of for sale and rental units, and where will the refuse collection be done for the residential units.

Public comment was taken. Members had additional questions: number of required spaces, Uber drop-off on site, charging stations. The questions presented by the Planning Commission and the public were answered as follows by Mr. Papandreas, Mr. Parrish, and administrative staff:

- How do residents access the liner units along the garage?
 - The configuration is a work in progress that will be addressed in the future. The current parallel parking spaces on Marlowe Avenue will remain.
- Are there two levels to the pedestrian bridge? How does it work?
 - No decision has been made as to if there will be one or two levels. It depends on the tenants.
- Is the east/west service alley a dedicated right-of-way or private drive?
 - No decision has been made at this time.
- What is the concept of the winter garden?
 - It is a descriptive term of a circulation lobby that serves multiple purposes. Within it would be escalators and/or elevators. Part of it would serve as an indoor dining patio for the restaurants. Essentially it is a four-season room. It acts as a central spine for the vertical and horizontal surfaces.
- Were there attached garages on the residential units, would the garages be visible from the street?
 - There are attached garages that would be access from the back driveway, not Belle or Marlowe. The garages would not be seen from Marlowe or Belle Avenues; there would be a front porch with stairs and/or stoops allowing entrance to a front door.
- Is there an estimation of daytime and night time population?
 - Those numbers would be dependent upon the tenants.
- Is there a breakdown of rental versus sale of the properties?

- There is not a breakdown at this time, but there is a quota that must be met requiring fee ownerships.
- Regarding the top level of the parking garage; is there flexibility for its use, and could there be a green space?
 - As the design evolves, the intent is to incorporate a green space including on top of the residential units.

Ms. Milius stated there were several questions about traffic, and its impact would be examined fully in a traffic impact study.

- How many entrances and exits to the site were planned?
 - There were four access points to the development, plus four access points to the garage. This will be addressed in the traffic impact study.
- How is refuse collection to be handled?
 - No plans have been finalized.
- What were the specifics about ADA parking?
 - No plans had been finalized.
- Are there design considerations to counter vehicular headlights affecting the surrounding residential areas?
 - The design of the units prevents headlight spillage onto the surrounding residential areas. If an issue were to arise onto the southern edge into the back yards on Belle and Marlowe Avenues, a buffer would be provided. This was a design feature that was yet to be determined, along with landscaping.
- What are the setbacks of the residential units?
 - Along with front porches, landscaping will be integrated into the streetscape on Belle and Marlowe Avenues.
- Regarding demolition of the former Lakewood Hospital, what are the work dates, hours and days of the week?
 - The demolition dates have not been set but are expected to commence this winter. Abatement of the building will start this fall (2018) and will be done by a qualified contractor. The hours allowed are 8:00 a.m. to 9:00 p.m., Monday through Saturday – no work is allowed on Sundays or Holidays. Mr. Sylvester stated the city will contact the immediate neighborhood around the site to schedule a specific construction activity meeting.

Ms. Milius said there will be a photometric study to address any lighting issues, such as light intrusion upon the residential properties.

- What about the minimums that were seen in the term sheets originally versus the square footage and number of proposed units?
 - The current numbers reflect what were planned originally in the Carnegie proposal. The numbers presented in the term sheet are set up as minimums for the site.
- When were the two Marlowe Avenue homes purchased, and what was the process?
 - Carnegie stated homes came into contract within the past thirty days and are subject to review, due diligence investigations, and forward movement of the development.
- Was there a deadline for public comments?
 - There is no deadline for public comments. If received before the meeting, they will be acknowledged and read. If after the meeting, they will be presented at the next Planning Commission meeting.
- Has there been thought to reduce vehicular driving and scale of parking on the site?
 - This has been a fundamental consideration and much thought has been put to making it a pedestrian-friendly site, including bicycle stations, integration of public transportation.
- Have single-family homes been considered on the southern side of the site?

- There is flexibility in that option but (the developers) are not in the position to address it at this time.
- Due to there being more single-family homes on Marlowe Avenue that start immediately south of the commercial corridor on Detroit Avenue which differ from those on Belle Avenue, please address the concerns regarding the retail and six-story height of the building with little setback.
 - Carnegie and RDL will examine the issue further.
- Would they be able to save the façade and incorporate it into the design?
 - If the façade were saved, they could not deliver the half acre front community space. There would be a question of the integrity of the wall. The Curtis Block building would represent the historical aspect of the project. The developer attempted to incorporate the façade into their design – a colonnade in the corner and use of brick as pavers; use of the actual façade would be problematic.
- How many stories of the buildings were there?
 - Along Detroit Avenue would be two levels of retail and four levels of office space. The center portion of the apartment building would have nine stories. The flats would have three stories. A portion of two stories of the parking garage were below grade, as permitted by the topography.
- Would the garage be allowed for public use, would it be available 24/7?
 - Parking was required for the office, retail and residential components. There will be a significant portion designated to public use. Parking would be available all of the time. Additionally, parking would be available for use by the Cleveland Clinic. As part of the city's agreement with Cleveland Clinic, 75 spaces were allocated to the clinic.
- From the residential component, what market sector are you attempting to attract?
 - Millennials, families, young professionals, and empty-nesters.
- Who owns the property?
 - It is owned by the City of Lakewood and would be transferred to Carnegie Management.
- How will the rent and mortgages fit into the surrounding neighborhood?
 - Unsure at this time. There is a prediction of the rental rates, and idea of the fee ownership prices. Mortgage rates would be up to the individual financing. Rental rates are competitive; this will be an upscale product. Surrounding property values will be increased.
- Is there an estimation of the number of additional students who will attend Grant Elementary School?
 - Unknown at this time, research will be done.
- How will noise emitted from the public space be controlled? What about noise from the garage, and its effect on the adjacent neighborhood? What about noise from the condominiums, and the effect on the neighbors to the south?
 - Potential noise issues will require further study. However, the liner units and garage structure should be a buffer to prevent noise trespass.
- Has there been consideration for a designated UBER location?
 - It's a great idea.
- What about a charging station?
 - It's already a consideration for the site.
- Is it feasible to advertise the upcoming meetings in the city's water bill or posting of a notice in the library?
 - Those are good ideas and will be explored.

Mr. Sylvester commented on the question about the number of required parking spaces on the site. Determination for the number of parking spaces will be discussed in depth at future meetings. Regarding the privately-owned parking garage behind Center North, the city was aware of its need for repairs and had notified the owner. It was not part of the current project.

- Will the proposed plaza remain privately owned?

- Yes. There are clauses in the agreement which state the plaza will remain a public use space.

Mr. Sylvester addressed issues raised in e-mail submitted to Planning:

- “Why was the information available utilizing social media exclusively? Why wasn’t an effort made to insure that all Lakewood residents were made aware of the development plans?”
 - Expanding on an earlier comment about public notice letters and the website, other avenues of communication will be explored. He maintained the best way to get updates was to register one’s e-mail on the website.
- “Who owns the property – the city of Lakewood or Cleveland Clinic?”
 - The city owns it currently and will be transferred to the developer.
- “Will hospital building demolition be paid using Lakewood taxpayer money?”
 - No. Per the master agreement with the Cleveland Clinic and the Lakewood Hospital Association set aside \$7,000,000 for the redevelopment of the project. The money will be used for demolition and inside preparation work.
- “Is it true that the developer will only need to pay \$1.00 for the property?”
 - The developer will pay a nominal amount to the city. The fair market appraisal of the property was \$5.2 million. The cost of the abatement and demolition was \$7 million. The site does not have value.
- “What is going to happen to the homes on the blocks of Belle and Marlowe located between Detroit and Franklin?”
 - They will remain single privately owned family homes.
- “If homes need to be demolished to allow space for the development, will the current residents be adequately compensated for their property?”
 - No additional homes will be taken.
- “The project plan indicates that 5 acres of public space will be used in addition to the 180,000 square feet of commercial space, 200 multi-family units, and the 710 car garage. Therefore, what are the boundaries of the entire project? How far will it expand in each direction?”
 - There might have been a typo as the plan is for a half-acre for the public space.
- “How will construction be managed to minimize damage to streets from heavy equipment, noise pollution, and particle pollution from the building demolition?”
 - A construction management plan will be developed, and a community meeting will be scheduled.
- “Once the project is completed, how will traffic be managed...?”
 - Traffic will be addressed through the traffic study.
- “Does the Planning Commission have any commitments from commercial space tenants?”
 - The developer had started to do outreach for retail, commercial and brokerage firms.

Responding to a second e-mail submitted to Planning, Ms. Milius said it addressed much the same issues as the previous letter, and questions had been answered already. Both e-mails had been distributed to the members prior to the review meeting and would be made part of record.

Members thanked the applicants and the members of the public for their comments and courteous demeanor. Everyone was reminded of the ABR meeting on September 13th, 2018 when discussion of design would ensue.

A motion was made by Mr. Coyne, seconded by Ms. Rossiter to **DEFER** the item until the meeting of October 4, 2018. All of the members voting yea, the motion passed.

Items 5, 6, and 7 were called together as it is the same project.

CONDITIONAL USE

5. **Docket No. 09-25-18**

**14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district. (Page 19)

CONDITIONAL USE

6. **Docket No. 09-26-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district. (Page 30)

PARKING PLAN REVIEW

7. **Docket No. 09-27-18
14115 Detroit Avenue
Raising Cane's Chicken Fingers**

Drew Gatliff, RCO Limited, applicant requests the review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review. The property is located in a C3, General Business district. (Page 41)

Drew Gatliff, RCO Limited, applicant was present to provide background to the business and explain the project.

Ms. Milius advised the members there were three different items for the project. At the evening's meeting, administrative staff focused on two of them: The Conditional Use for a Drive-Through Facility – 1161.03(y) and Parking Plan Review – 1143.09. Traffic Impact Analysis and Photometric Study had yet to be provided.

Members commented the front patio enhanced the establishment by giving it more of a restaurant feel.

Public comment was taken. Administrative staff and the applicant addressed questions and issues expressed by the public:

- Traffic concerns about exiting left onto Parkhaven Row; traffic concerns were expanded to Manor Park Avenue and Bunts Road.
 - A traffic study is required.
- Concerns about lighting.
 - A photometric study is required.
- Noise pollution.
 - The applicant stated the majority of the noise came from the menu boards. Drive-through hours were restricted, landscaped screening would buffer the sound.
- The city's design guidelines and standards put the pedestrian and walkability first.
 - If the number of parking spaces were reduced, the employees would then be using the on-site parking spots. Additional landscaping was an option. Crosswalks could be added to the parking lot.
- How many employees per shift were there?

- 10 to 15.
- Was reuse of the existing building a consideration?
 - It was but it is not designed as a drive-through. 50-60% of the business is drive-through.
- How would you prevent right turns onto Parkhaven Row Avenue when patrons exit the establishment? Could patrons exit onto Detroit Avenue instead?
 - The option had been examined but was found to be infeasible.
- Has there been extensive landscaping at other stores and has it been maintained?
 - Yes to both. Corporate representatives evaluate the stores twice a year.
- Have you considered adding trees?
 - We would be glad to make that part of the plan.

Ms. Milius addressed three e-mails that were submitted to Planning. They had been distributed to the members prior to the review meeting and would be made part of record.

- There would be a lot of trash around the neighborhood.
 - There are dedicated employees who maintain trash on the patio and inside the dining area. Trash cans are placed around for use by patrons.
- There was concern about the smell of fried foods.
 - The exhaust fan is the same as used at other establishments.

Understanding that some of the questions could not be answered, members asked the following:

- What was volume of patrons at peak hours (drive-through versus dining on-site)?
 - Peak time drive-through is 100 cars per hour.
- How long does it take to complete a drive-through order?
 - Three minutes, twenty seconds for some times, and thirty to forty-five seconds per car for peak time.
- Where and when will there be delivery trucks?
- Would there be pedestrian access from Parkhaven Row?
- Is there on-street parking on Detroit Avenue and would it be included in the count?
- Was the ingress on Detroit Avenue and egress onto Parkhaven Row?
 - They were planning two-way traffic from and onto Detroit Avenue and Parkhaven Row.
- The turning radius from Parkhaven Row into the drive-through lane looked tight.
 - The applicant said it was.
- There was potential for right-of-way conflicts.
 - The applicant agreed and said they were considering options.
- What is the typical of car stacking for two-lanes at other stores?
 - It goes from two-lanes for ordering to one-lane for pick-up. Discussion continued about the number of stacked cars.

Again, members thanked the applicants and the members of the public for their thoughtful questions and courteous demeanor. They could expect to see revised plans as a result of the questions and concerns raised about the pedestrian right-of-way. Bike boxes and public art should be incorporated, move the trash enclosure closer to Detroit Avenue.

A motion was made by Mr. Coyne, seconded by Mr. McMahon to **DEFER** Docket No. 09-25-18, Docket No. 09-26-18, and Docket No. 09-27-18 until the October 4, 2018 meeting. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Coyne, seconded by Mr. Baker to **ADJOURN** the meeting at 10:16 P.M. All of the members voting yea, the motion passed.

Katelin Milius
Signature on behalf of vice-chair

10/4/2018
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: Sean

1. ANTHONY DeRigo

2. Kelley Dorman

3. Robin Laborn

4. DONNA Hodson

5. Jesse Shedden

6. Joe Betz

7. Sean Matt

8. MATT HERBERGCA

9. Peter KETTER

10. Karen Jones

11. Nicole Shedden

Paula Reed

SIGN NAME: Ⓢ

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, September 6, 2018



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:

1. Adam Steier

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

SIGN NAME:

Adam Steier

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, September 6, 2018

Schwarz, Johanna

From: Jan Meidema <dharmaquest2013@yahoo.com>
Sent: Wednesday, September 5, 2018 9:26 PM
To: Planning Dept; commrel@lakewood.net; DCD; Mayor's Office
Subject: Concerns to be addressed at meeting of 9-6-2018 6:30 PM

As a resident of the 1500 block of Belle Avenue in Lakewood, Ohio, here is a list of some of my concerns regarding the "multi-family development project" to be implemented on the property formerly known as The Lakewood Community Hospital and all homes on the Belle/Marlowe block:

1 – The letter, dated August 27th, was sent out and delivered late or, in most cases, did not make it into the mail boxes of those directly affected. Since this has happened many times before, it appears to be by design. Is this the city's idea of decent and proper notification?

2 – I take issue with the city's assertion of eminent domain for a strictly private development project despite its claims of "public space".

3 – How will our city benefit economically from such development and what is the projected retail value of the new housing development?

4 – Why would the city give away a property valued at 23.4 million dollars to a developer for only \$1.00? Where is that 23.4 million dollars going? Will this vast savings be directed by the city toward the residents who are being displaced?

5 – How is disposal of hazardous material such as ASBESTOS being addressed and what health hazards are posed to citizens living in the vicinity during demolition over the next year?

6 – Traffic issues on Detroit and Franklin, specifically, are going to be problematic in what is already a congested area. Soon, all of Lakewood will be congested and more commercial than residential.

7 – Noise. We, the people who live in the immediate area and within 6-8 city blocks will have to suffer through demolition and constant daytime noise for approximately 2 years.

8 – Many residents affected have recently made expensive and extensive improvements to their houses in the past year or two. Had they had prior notice, would they have done so?

9 – The city is still granting low interest loans for home improvements to those unaware of what is about to take place on this block. Is this right or decent? It is unconscionable.

10 – Most importantly, to those who were about to sell or are in the process of trying to sell their houses in what is a Seller's Market, will they fall victim to a huge financial loss? A home on the 1600 block of Belle Avenue just sold for \$285,000.00 – 3 bedrooms and far less "house" than many on this block. Houses in this area with 4+ bedrooms, finished attics, family rooms, updates, etc. could easily sell now for over \$300,000.00.

11- Will those who are about to be forced out of their homes be fairly compensated by the City of Lakewood for the loss of their properties as well as the cost of relocation?

12 – What time-frame is planned for demolishing our houses and will we be informed in a timely manner or are the residents who are directly affected by the city's decision in for another surprise?

Thank you.

September 6, 2018

Donna Hoder
1639 Belle Ave.
Lakewood, OH 44107

Planning Commission
City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107

Re: Docket No. 009-28-18, 14519 Detroit, One Lakewood Place

Directed to: Lakewood City Planning Commission

I was recently informed that the City Planning Commission will be conducting a Review Meeting of the One Lakewood Place development plans on September 6th. As per the instructions in the August 27th letter concerning the meeting, I'm submitting my questions and concerns.

I'm one of the Belle residents that was unaware of the One Lakewood Place development plans. I didn't become aware of the plans until I read the August 27th letter from the City Planning Commission. Needless to say, I was shocked since I had no knowledge of the plans whatsoever. I talked with my neighbors, and they were also unaware.

After reading the August 27th letter, I "googled" One Lakewood Place. It was only after doing an internet search, that I learned of the details. It should be noted that not all Lakewood residents rely exclusively on social media as their main source of information. That particularly applies to important information from City Hall. It would have been helpful to have the development plan information shared with Lakewood residents using both social media, and also traditional methods of communication.

Following is my list of questions, and concerns:

- 1.) Why was the information available utilizing social media exclusively? Why wasn't an effort made to insure that all Lakewood residents were made aware of the development plans?
- 2.) Who owns the property – the city of Lakewood or the Cleveland Clinic?
- 3.) Will hospital building demolition be paid using Lakewood taxpayer money?
- 4.) Is it true that the developer will only need to pay \$1.00 for the property?
- 5.) What is going to happen to the homes on the blocks of Belle and Marlowe located between Detroit and Franklin?
6. If homes need to be demolished to allow space for the development, will the current residents be adequately compensated for their property?
- 8.) The project plan indicates that 5 acres of public space will be used in addition to the 180,000 square feet of commercial space, 200 multi-family units, and the 710 car garage. Therefore, what are the boundaries of the entire project? How far will it expand in each direction?
- 9.) How will construction be managed to minimize damage to streets from heavy equipment, noise pollution, and particle pollution from the building demolition?

10.) Once the project is completed, how will traffic be managed or redirected so that residents will not be adversely affected? That is especially important where children's safety is concerned. Many of the families on Belle have young children who play outside, and walk to and from school. If the garage has adequate space for 710 vehicles, that means traffic from those additional vehicles.

11.) It would be beneficial to Lakewood residents if an Urgent Care facility were part of the development, especially since there will no longer be a hospital emergency room. Are there plans that type of tenant?

12.) Does the Planning Commission have any commitments from commercial space tenants?

Thank you for addressing my questions, and concerns.

Sincerely,

Donna Hoder

Schwarz, Johanna

From: Benny Yiu <b-yiu@onu.edu>
Sent: Wednesday, September 5, 2018 9:38 PM
To: Planning Dept
Subject: Raising Cane's Chicken Fingers

Ms Katelyn Milius,

I am writing to oppose the variance requested for the Raising Cane's Chicken Fingers on 14115 Detroit Ave for the drive thru, outdoor dining and parking plan. The review meeting that is set to be on September 6th. I believe that the building plans itself will cause substantial detriment to the image of Lakewood, OH, the public good and to the neighboring residential community. Attention-grabbing signs that are brightly lit to attract customers, the smell of grease in the air that is of nuisance similar to other foul odors, the noise of cars and normal business operations that will disturb the peace of surrounding homes and the constant flow of traffic by vehicles not foot which disregards the whole walkability structure of Lakewood. This type of proposed development is not sympathetic to the surrounding neighborhood and will cause unnecessary traffic disruptions, livability disturbances and goes against Lakewood's Community Vision of creating healthy, active friendly city.

The developer and the city of Lakewood should look to another location that can provide economic incentive to the city but in a location that we can have a clear separation of commercial and residential development. The current proposed location should be denied. While the traffic in the area along Detroit Ave must be studied and addressed, the amount of traffic generated by this development should not be allowed to continue. This project does not explain or mention in detail the plans to improve the traffic, the wear and tear on the streets and what other benefits besides economically to Lakewood. We must recognize that the residents of Lakewood are already dealing with high volume traffic daily and this project will generate constant out-of-city vehicle and passerby foot traffic on neighborhood streets such as Parkhaven Row and Robinwood Ave. These streets are not able to handle the type or amount of traffic generated by this development and must be relocated to an area that can handle that traffic.

Furthermore, it's clear that something will occupy the area on 14115 Detroit Ave. But please add a structure or business that adds to the quality of life to Lakewood residents in the surrounding area.

Thank you for your attention,

--

Benny Yiu
1431 Parkhaven Row
Lakewood, OH 44107

Schwarz, Johanna

From: Anita Hear <anita.hear@gmail.com>
Sent: Wednesday, September 5, 2018 9:52 PM
To: Planning Dept
Subject: Raising Cane's Chicken Fingers opening (meeting 09.06.2018)

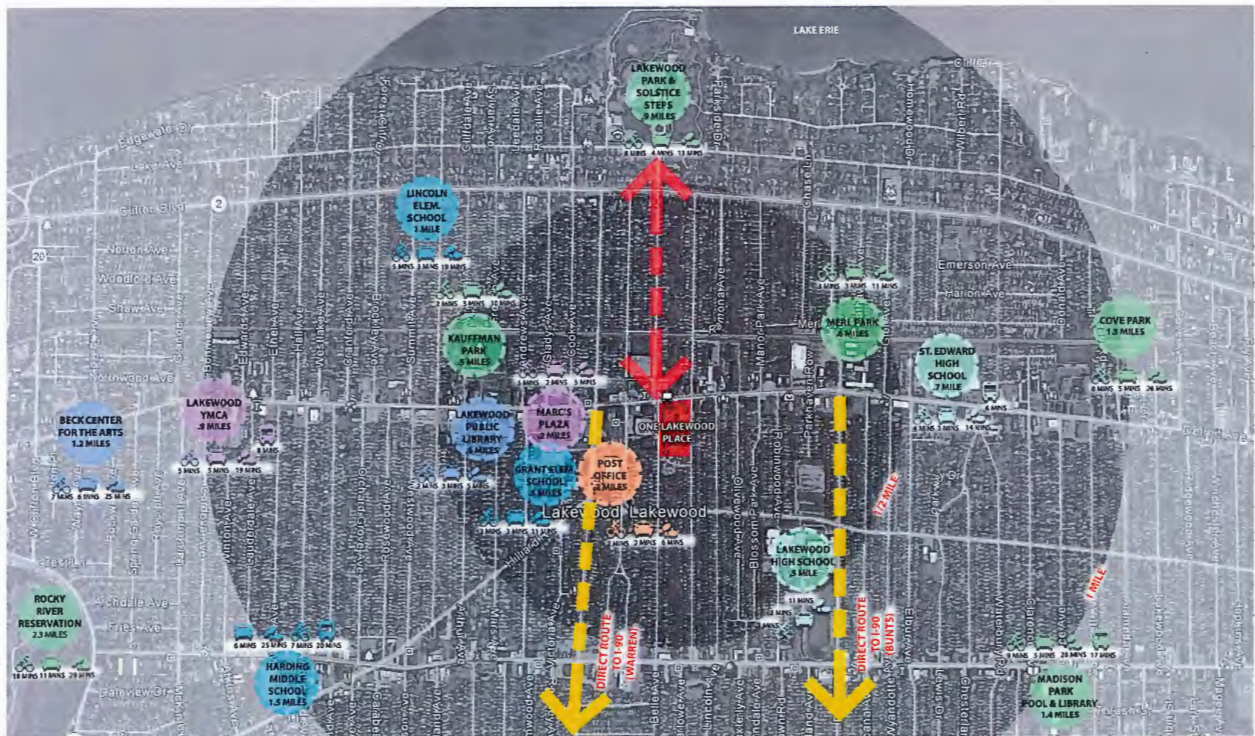
Hi Ms. Milius,

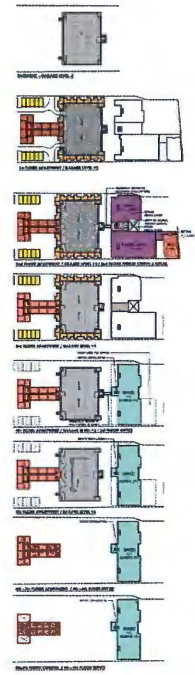
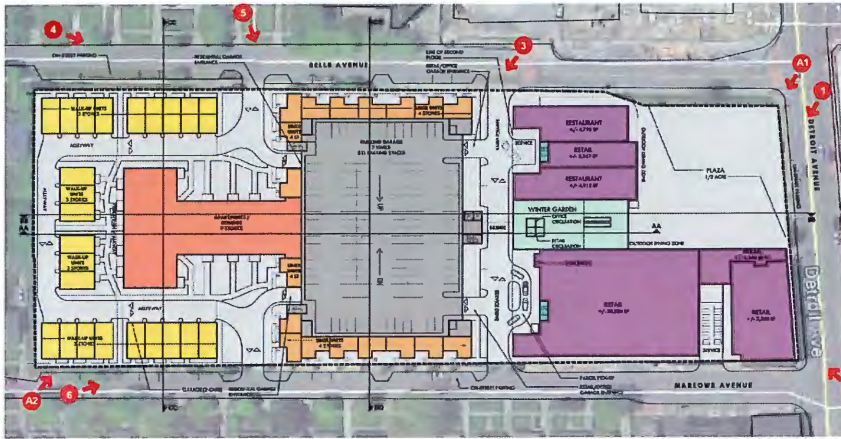
I am writing to you in regards to my concern of the opening of a fast food restaurant just properties away from where I am residing. Raising Cane's Chicken Fingers (Docket No. 09-25-18, 09-26-18, 09-27-18) has plans to replace the former diner Bob Evans on 14115 Detroit Ave. A fast food restaurant opening will adversely affect the surrounding environment with the following:

- Trash--With fast food comes more waste from wrappers, cups, bags, and boxes. Especially with the outdoor dining proposal, I foresee more trashing blown into the neighborhood and into the streets
- Noise--With fast food comes more noise from vehicles and/or customers which could cause a disturbance to the neighborhood
- Dead-end street--Parkhaven Row is a dead end street. Many drivers already ignore the "No Outlet" sign and come zooming down the street only to find out (by slamming on their brakes...screeeeech) that it's a dead end. It is also common, that drivers use residents' driveways to back out back on to Detroit. The more vehicles that back out of your driveway the more wear it adds to it.
- Smell (air quality)--While fried chicken and fries may smell good to those who drive by and visit, the grease and oil will have an adverse affect on residents living near by
- *"The Centers for Disease Control and Prevention (CDC) found that smoke from frying or grilling increases exposure to carbon monoxide and could affect the health of unborn babies."*-[Fast Food Emissions](#)
- Community Health--There are more than 10 schools less than a mile away from this new location. How easy will it be for teachers, students, and staff to go have a quick lunch? While convenient, this might not be the healthiest option for meals. This could have a long-term impact on children who attend school in the local area and staff that is employed in the area.
 - <https://www.pathway.com/blog/fast-food-and-obesity-the-cause-and-effect-relationship/>
 - <https://stateofobesity.org/states/oh/>

If you have any questions/concerns please don't hesitate to reach out again.

Thanks,
Anita



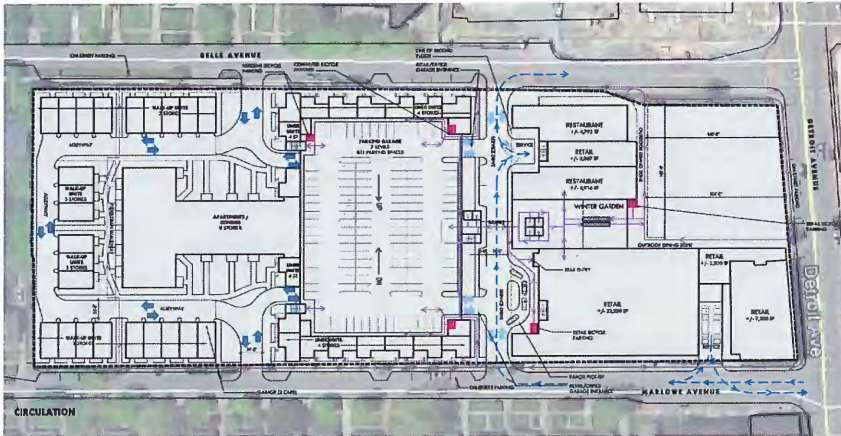


SUMMARY

RESIDENTIAL	COMMERCIAL
APARTMENT UNDER UNITS 18 BUILDING, 4 FLOOR, 124 UNITS	RETAIL, RESTAURANT, WINE BAR CENTER 84,175 SF
APARTMENT/CONDO UNITS 1 BUILDING, 9 FLOOR, 174 UNITS	OFFICE 117,200 SF
WALK-UP BUSINESS 24 BUILDING, 3 FLOOR, 48 UNITS + 8 UNITS IN OFFICE BLOCK	WINE BAR CENTER 117,200 SF
TOTAL: 393 UNITS	PARKING 811 GARAGE SPACES 44 ON-STREET SPACES 48 PRIVATE GARAGE SPACES FOR THE WINE BAR TOTAL: 903 SPACES

303 RESIDENTIAL UNITS + 128 SPACES/LOT = 254 SPACES
 84,175 SF OF RETAIL @ 2.5 SPACES/1,000 SF = 213 SPACES
 117,200 SF OF OFFICE @ 2.5 SPACES/1,000 SF = 233 SPACES
 OVERLAPPED OFFICE PARKING = 78 SPACES
 78 SPACES REQUIRED

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN



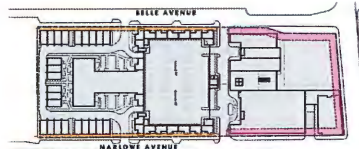
SUMMARY

SIZES
53 ACRES

BUILDING HEIGHT
NO PRECIPITAL BUILDING SHALL EXCEED 130'
HEIGHTS SHALL BE DETERMINED FROM THE GRADE AT
THE BUILDING ENTRANCE TO THE TOP OF THE ROOF OR PARAPET

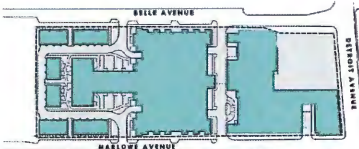
PROPOSED CIRCULATION

- PUBLIC DRIVE
- SEMI-PRIVATE DRIVE
- SERVICE ROUTE
- DRIVE DRIVE WINDING VARY, SEE PLAN
- PARALLEL PARKING BANDS 8' TO 14' WIDE
- PLAZA PERMEATION ROUTES
- BICYCLE PARKING

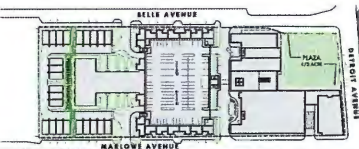


BUILDING SETBACKS

- PROPOSED SETBACKS
- COMMERCIAL DEVELOPMENT: 5' @ 100'
- RESIDENTIAL DEVELOPMENT: 5' @ 100'
- SETBACK ADJUSTED 5' @ 100'



BUILDING COVERAGE
THE BUILDING COVERAGE APPROXIMATELY 14.0% OF SITE

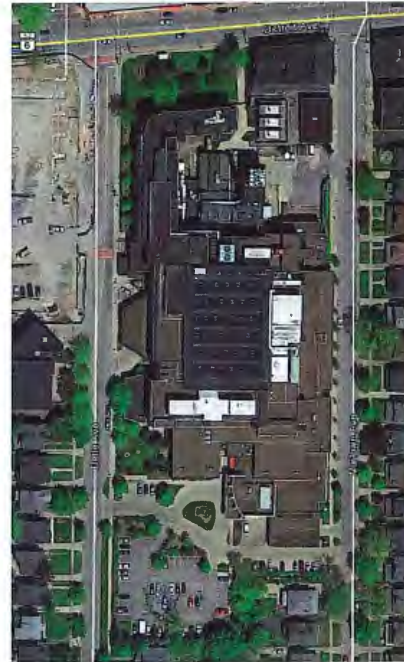
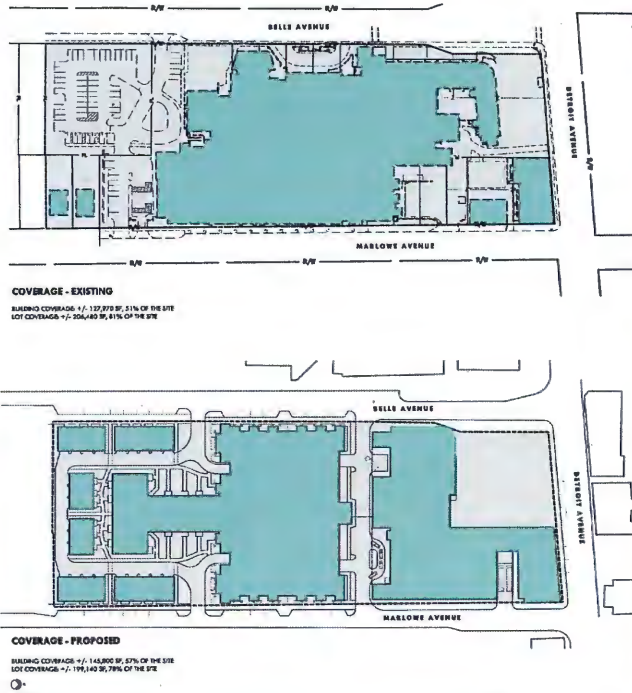


COMMON AMENITY GREEN SPACE

- PROPOSED GREEN SPACE
- PUBLIC GREEN SPACE/PLAZA AREA: 1/2 ACRES (0.75% OF SITE)
- RESIDENTIAL WAY: 1/2 ACRES
- SEMI-PRIVATE DRIVE

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN





EXISTING CONDITIONS

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN



ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN





2 LOOKING SOUTHWEST ON DETROIT



1 LOOKING SOUTHEAST ON DETROIT

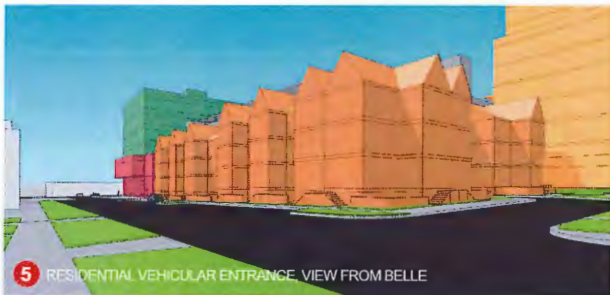
ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN



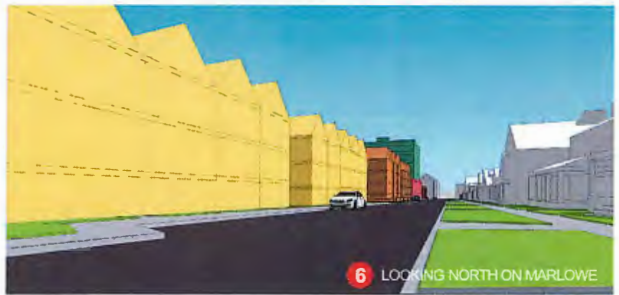
3 SERVICE DRIVE VIEW FROM BELLE



4 LOOKING NORTH ON BELLE



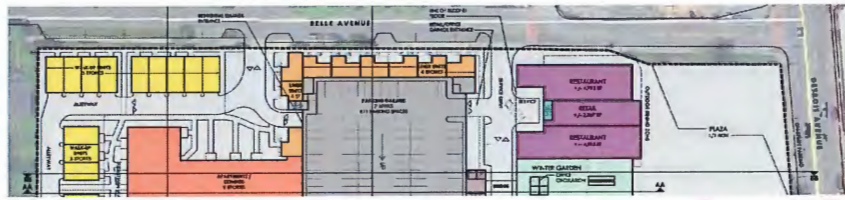
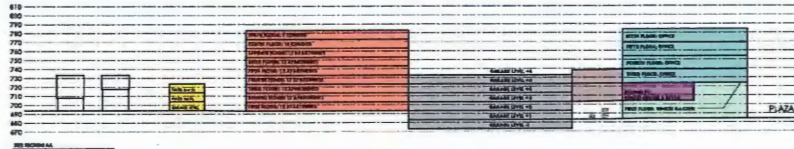
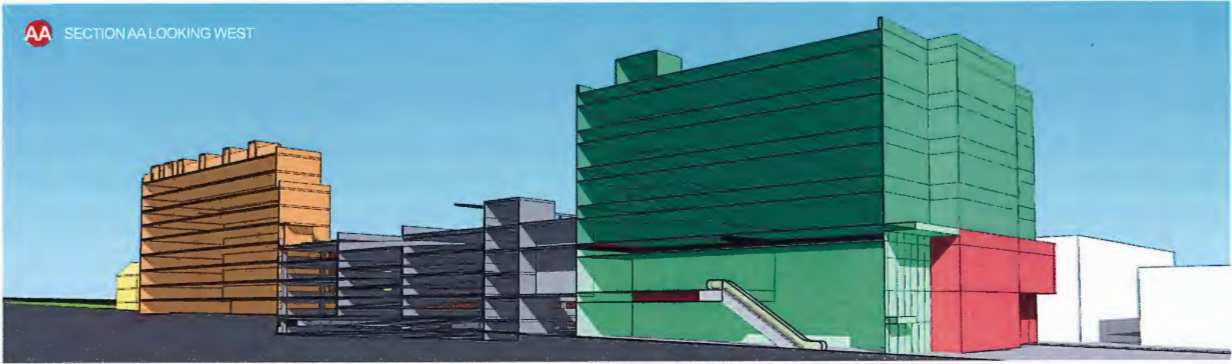
5 RESIDENTIAL VEHICULAR ENTRANCE VIEW FROM BELLE



6 LOOKING NORTH ON MARLOWE

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

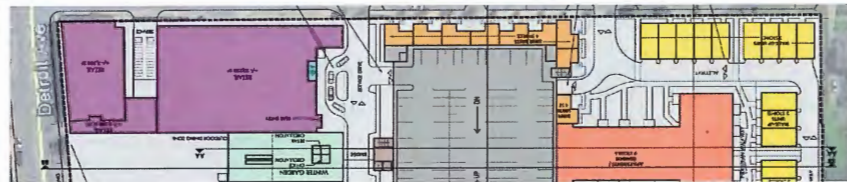
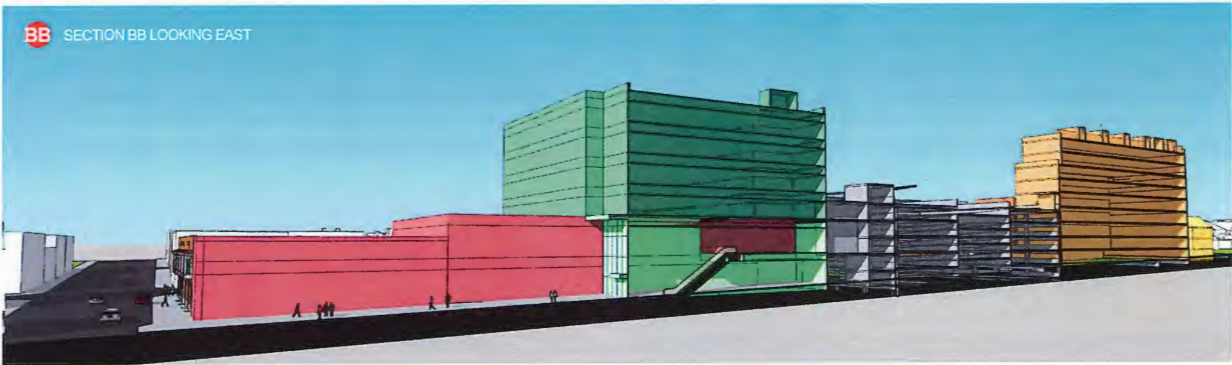




ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

CARNEGIE
MANAGEMENT & DEVELOPMENT CORP.

RDL
ARCHITECTS



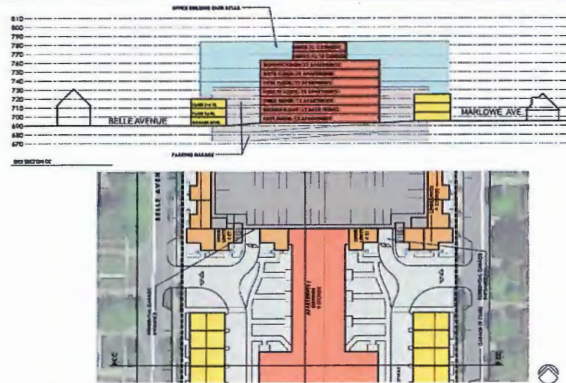
ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN

CARNEGIE
MANAGEMENT & DEVELOPMENT CORP.

RDL
ARCHITECTS



CC SECTION CC LOOKING NORTH

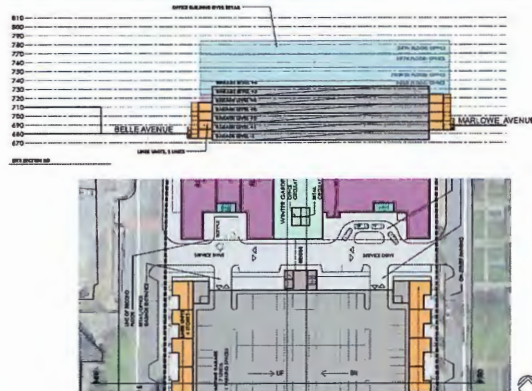


SHEET 10 OF 11 DRAWN BY: RDL ARCHITECTS

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN



DD SECTION DD LOOKING NORTH



SHEET 11 OF 11 DRAWN BY: RDL ARCHITECTS

ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | CONCEPTUAL SITE PLAN





Raising Cane's
CHICKEN FINGERS

ONE LOVE®

OUR CONCEPT

Our concept is **focused and unique**..... **we only have one love, quality chicken finger meals!** At Raising Cane's we consistently serve an exceptionally **high quality product** with fast food **speed** and **convenience**. We can do this because of our **focused menu**. The specialized systems developed by Raising Cane's allows us to **maintain a level of quality unmatched in the industry**. Our commitment to this concept **will not allow us to compromise our quality, cut corners or clutter our menu with new products that do not fit our core offering.**

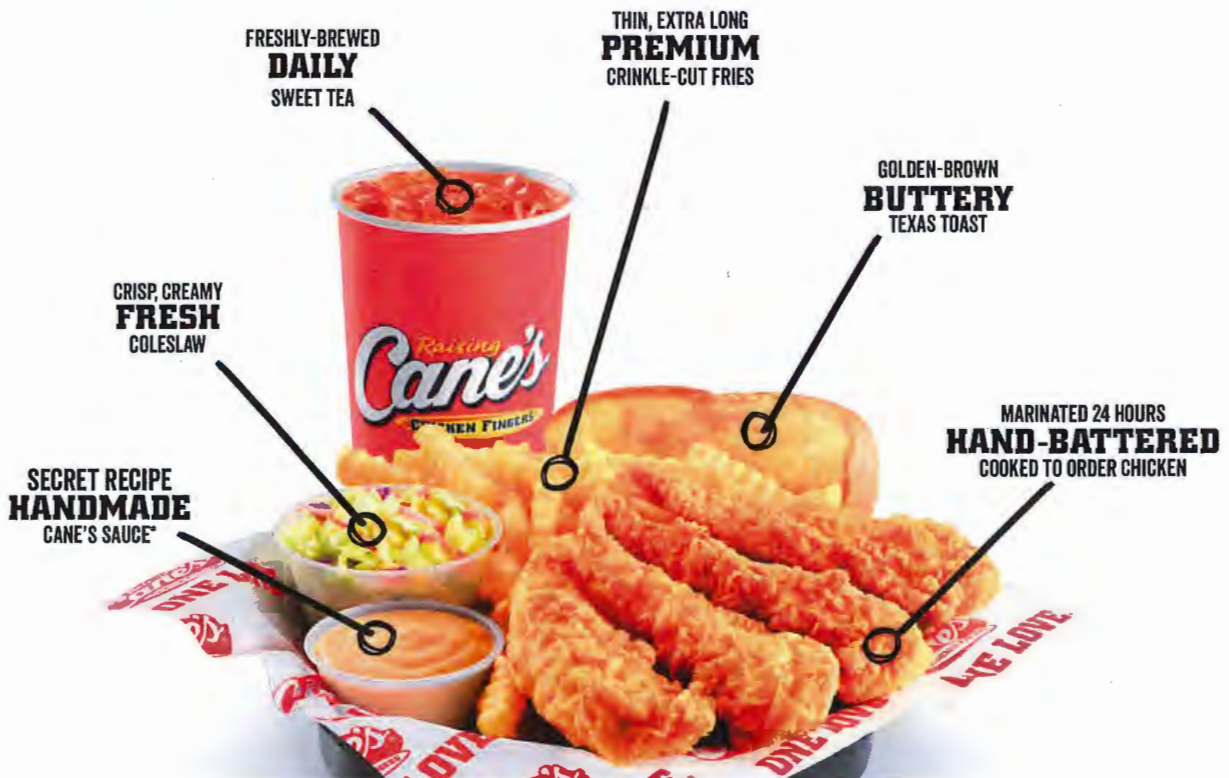


ONE LOVE[®]

QUALITY CHICKEN FINGER MEALS. WE SERVE ALWAYS FRESH, NEVER EVER FROZEN[™] PREMIUM CHICKEN FINGERS, MARINATED FOR 24 HOURS, HAND-BATTERED AND COOKED TO ORDER.



THE PERFECT BOX



IT ALL STARTED WITH A DREAM

Todd's dream was to serve the highest quality, premium chicken finger meals



He worked long hours and manual labor jobs to raise money



He renovated an old building and opened first Raising Cane's in 1996



1996 - "The Mothership" at the North Gates of LSU



Today - 330 Restaurants & Counting



VISION

TO GROW RESTAURANTS ALL OVER THE WORLD AND BE THE BRAND FOR QUALITY CHICKEN FINGER MEALS, A GREAT CREW, COOL CULTURE, AND ACTIVE COMMUNITY INVOLVEMENT.



TODD GRAVES, FOUNDER, CEO, FRY COOK AND CASHIER



RESTAURANTS AT THE CENTER

CUSTOMERS | CREW | COMMUNITY

<p>VISION</p> <p>TO GROW RESTAURANTS ALL OVER THE WORLD AND BE THE BRAND FOR QUALITY CHICKEN FINGER MEALS, A GREAT CREW, COOL EQUIPMENT, AND ACTIVE COMMUNITY INVOLVEMENT.</p> 	<p>MISSION</p> <p>WE TAKE PRIDE IN WHAT WE DO TO SERVE THE PERFECT BOX</p> <p>FAST FRIENDLY CLEAN HAVE FUN!</p> 	<p>NON-NEGOTIABLES</p> <p>WE HAVE INTEGRITY.</p> <p>WE VALUE QUALITY AND PRICE. WE VALUE OUR PEOPLE. WE VALUE OUR BRAND. WE VALUE OUR CUSTOMERS. WE VALUE OUR EMPLOYEES. WE VALUE OUR PARTNERS. WE VALUE OUR COMMUNITY. WE VALUE OUR ENVIRONMENT.</p> <p>THIS IS MY CANE'S</p> 	<p>CORE VALUES</p> <p>WORK WITH A SENSE OF PURPOSE. WE APPRECIATE OUR CUSTOMERS. OUR CREW. OUR COMMUNITY. OUR CULTURE.</p> <p>RAISE THE BAR!</p> 
---	--	--	---

GROWING THE RIGHT WAY

CUSTOMERS | CREW | COMMUNITY

2017

#1 FASTEST GROWING CHAIN

Restaurant News

2017

TOP 50

PLACES TO WORK IN THE U.S.

glassdoor

2017

#1 SUPPORTS THE LOCAL COMMUNITY

Technomic
A Waight Company

2017

#1 CUSTOMER INTENT TO RETURN

Technomic
A Waight Company

OUR CREW



OUR COMMUNITY



therealfouz [Follow](#)

13,650 likes 80w

therealfouz Zori ruining my awesome pic while holding the juiciest chicken fingers ever 🤤 Only from @RaisingCaneSME it's officially open you guys, all the way from Louisiana 🇺🇸

من كان الفتح مطعم ريسينج كانج بسبع الاكوز 🇺🇸
اول فرج بفتحهم خارج امريكا

@RaisingCaneSME

🤍 Add a comment



avvalker [Follow](#)

Raising Cane's #001

avvalker Celebrating the best way I know how 🎓 @bosombo tanimapoddar Beautiful!! dmqamtt Congrats beautiful! elizaz Congratulations! firstclasscaro @BOXXOMBO firstclasscaro also congrats cutie!!!! 🥰 malkinmeow 🤍 love u sophiec... 🥰 amazing avvalker Thanks everyone! 🥰 ranhelwa Haha congrats!!! aak!!! I wondered where your graduation photos were. Congratulations. mejokitty326 Congratulations!

🤍 🗨️ 203 likes MAY 15

Add a comment...



elavo88 [Follow](#)

Raising Cane's #001

elavo88 Comemorando o aniversário do bom castor! Feliz Aniversário! Te amo mocinha! #batoroviva #birthdays #cane #raisingcane

enabelejeh Parabéns pra Carla 🥰🥰🥰 Comemorem bastante 🥰🥰 struggleprophecy cool carla.r.bestos @enabelejeh obrigad!!!

🤍 🗨️ 88 likes MAY 8

Add a comment...



raisingcaneSME [Follow](#)

148 likes 75w

raisingcaneSME @ry.albarony مرحباً بكم في عيد ميلادنا الجميل من تركيا، وهو منتج طبقاً للشريعة الإسلامية

raisingcaneSME @m06m Hi, we get our chicken from Turkey. It is certified halal.

turkiTalmutri @raisingcaneSME I wish to meet him in personal to tell him what a great job it is so amazing that I can't think to eat anywhere except raising canes God bless you all and always to the Top

🤍 Add a comment...

ACTIVE COMMUNITY INVOLVEMENT

Raising Cane's is actively involved in the communities in which we do business. In 2016, we gave back \$6.5 million to communities in which we operate, and we have given back \$5 million so far this year!

SIX AREAS OF FOCUS:



Education



Feeding the Hungry



Pet Welfare



Active Lifestyle

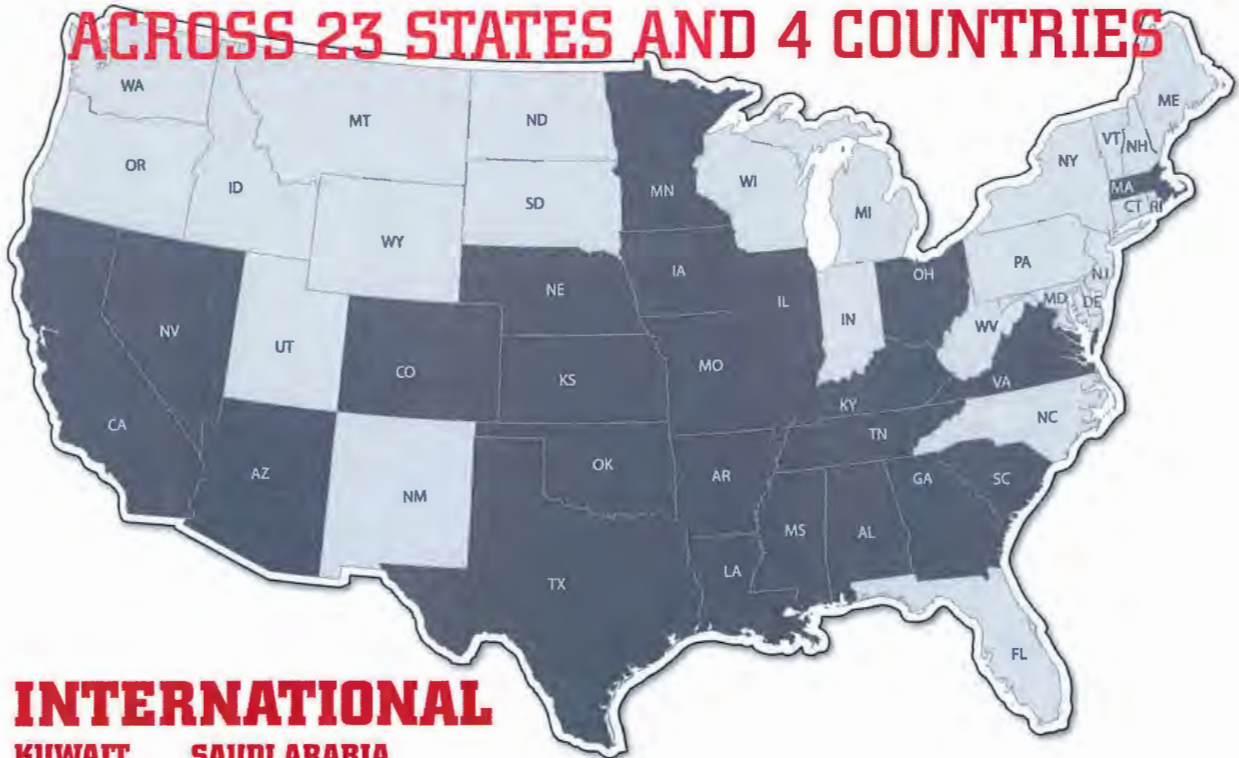


Entrepreneurship



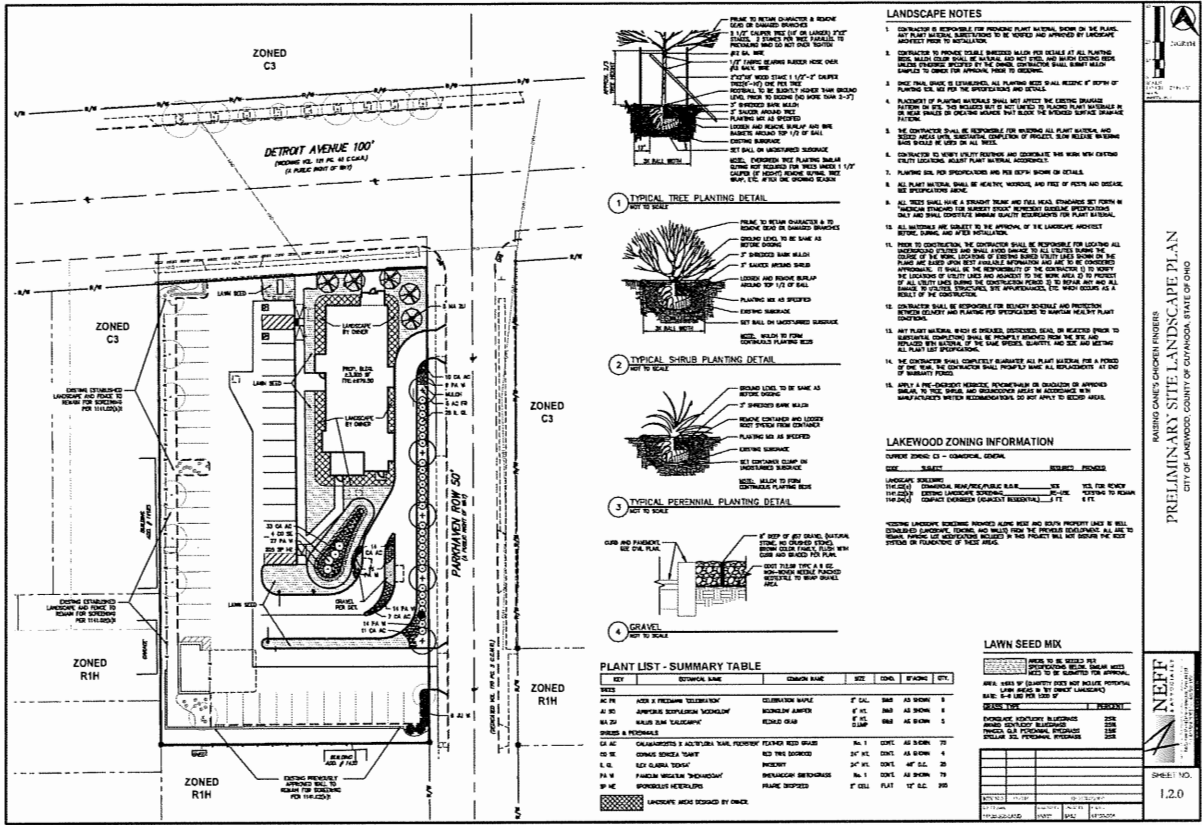
Everything else

OVER 330 RESTAURANTS ACROSS 23 STATES AND 4 COUNTRIES



INTERNATIONAL

KUWAIT SAUDI ARABIA
BAHRAIN



LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL SHOWN IN THE PLAN. ALL PLANTS MUST BE AVAILABLE TO BE ORDERED AND APPROVED BY LANDSCAPE ARCHITECT. PLANTS NOT AVAILABLE TO BE ORDERED SHALL BE REPLACED BY ANOTHER PLANT OF EQUAL OR GREATER VALUE AND APPROVED BY LANDSCAPE ARCHITECT. PLANTS NOT AVAILABLE TO BE ORDERED SHALL BE REPLACED BY ANOTHER PLANT OF EQUAL OR GREATER VALUE AND APPROVED BY LANDSCAPE ARCHITECT. PLANTS NOT AVAILABLE TO BE ORDERED SHALL BE REPLACED BY ANOTHER PLANT OF EQUAL OR GREATER VALUE AND APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE TRUNK BRACING FOR TREES AT ALL PLANTING SITES. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BRACING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

PLANT LIST - SUMMARY TABLE

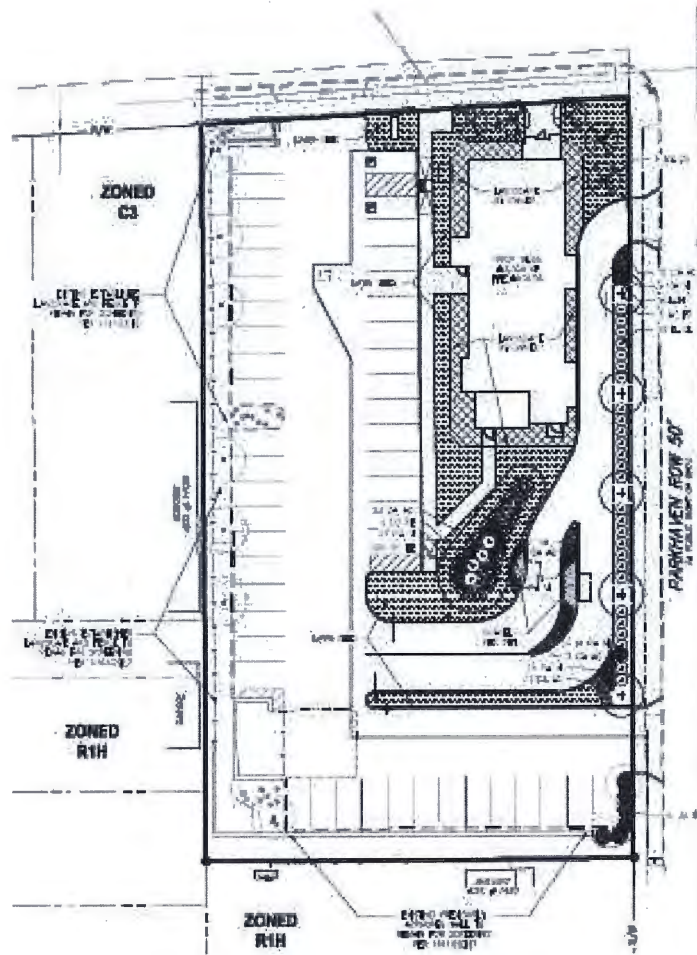
KEY	COMMON NAME	COMMON NAME	SIZE	ZONE	SPACING	QTY
TR	ACEP	ACEP	4" GAL	AS BROWN	5	
AR	AMEL	AMEL	4" GAL	AS BROWN	8	
MA	MAG	MAG	4" GAL	AS BROWN	5	
CA	CAL	CAL	4" GAL	AS BROWN	5	
CO	CO	CO	4" GAL	AS BROWN	5	
EL	EL	EL	4" GAL	AS BROWN	5	
PA	PA	PA	4" GAL	AS BROWN	5	
SP	SP	SP	4" GAL	AS BROWN	5	

LAWN SEED MIX

SEED TYPE	PERCENTAGE
GRASS	85%
LEGUME	15%

REGISTERED LANDSCAPE ARCHITECT
 PRELIMINARY SITE LANDSCAPE PLAN
 CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF
 LANDSCAPE ARCHITECTS
 12345 MAIN ST
 LAKEWOOD, OH 44130
 PHONE: (440) 525-1234
 FAX: (440) 525-1234
 SHEET NO. 1.2.0

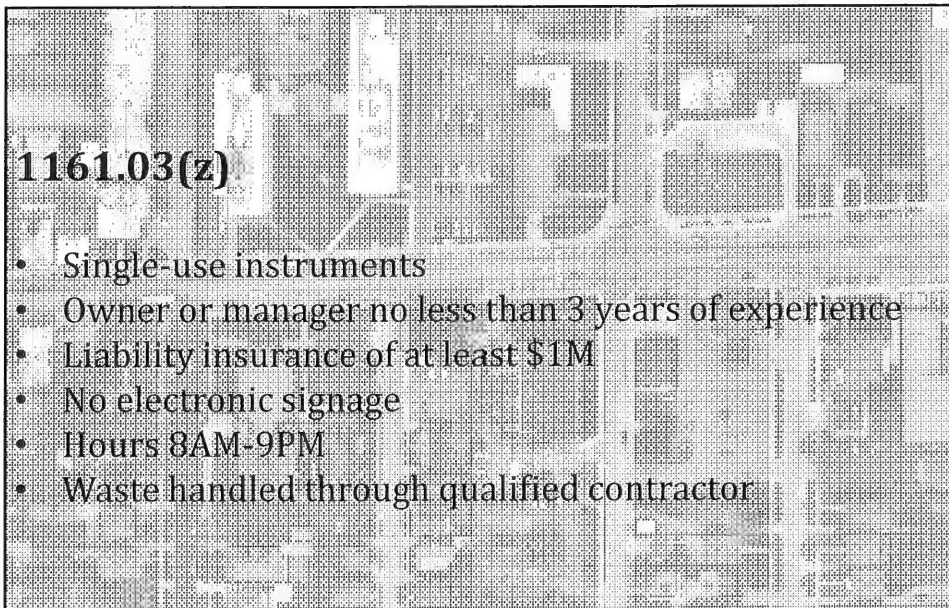




Request

The review and approval of a Conditional Use for a body art establishment pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, and 1161.03(z) – Body Art Establishments. The property is located in a C2, Retail district.


14233 Detroit Avenue
Chronic Tattoo
Conditional Use Body Art Establishment



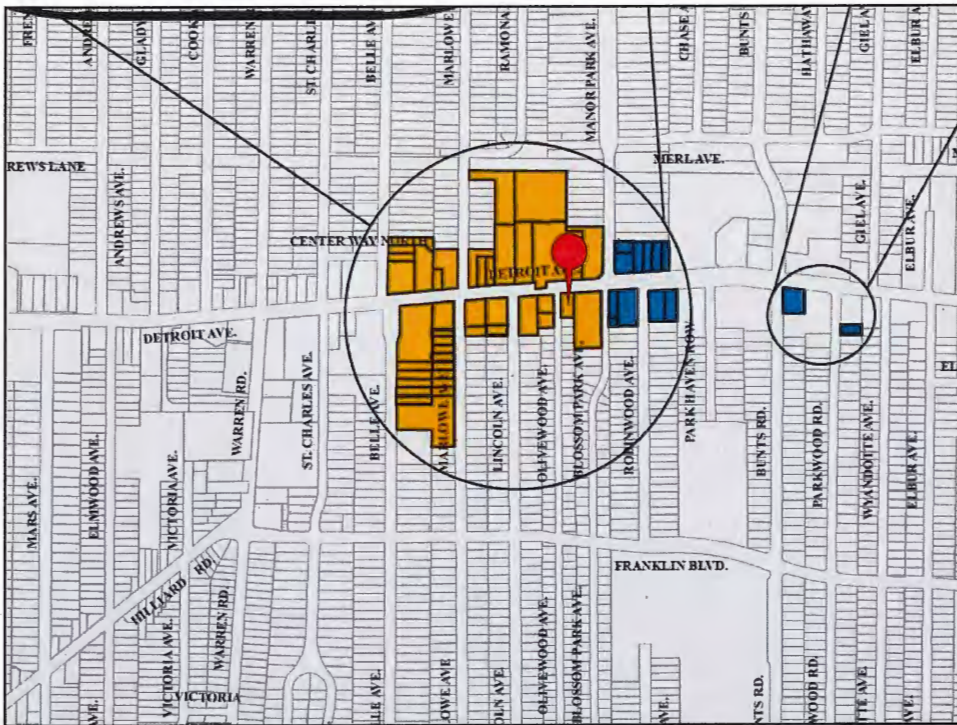
1161.03(z)

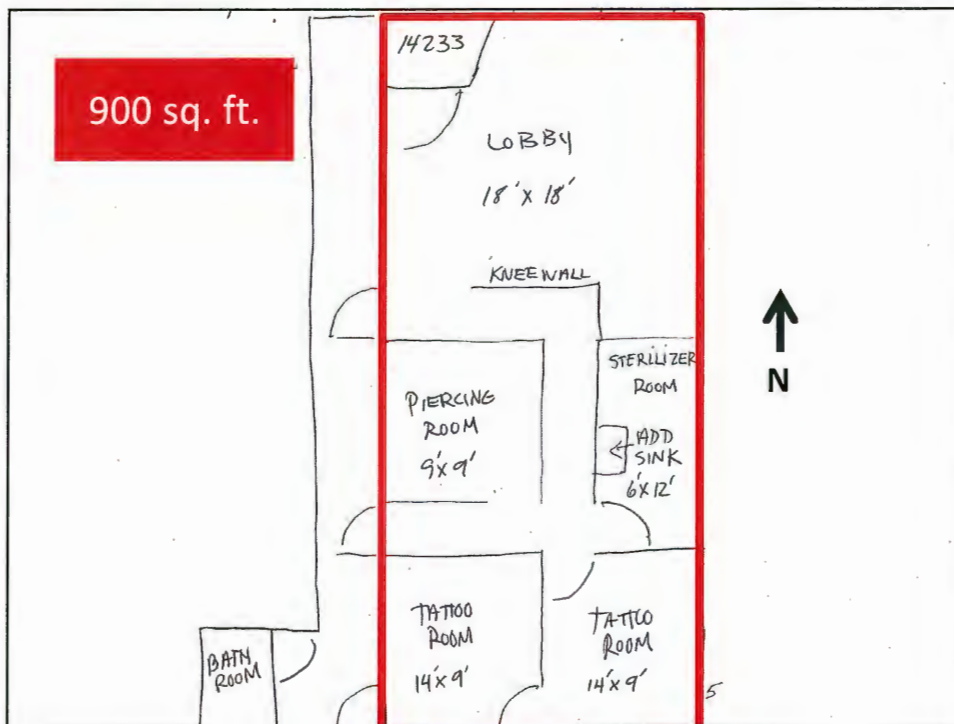
- Single-use instruments
- Owner or manager no less than 3 years of experience
- Liability insurance of at least \$1M
- No electronic signage
- Hours 8AM-9PM
- Waste handled through qualified contractor

14233 Detroit Avenue
Chronic Tattoo
Conditional Use Body Art Establishment



14233 Detroit Avenue
Chronic Tattoo
Conditional Use Body Art Establishment









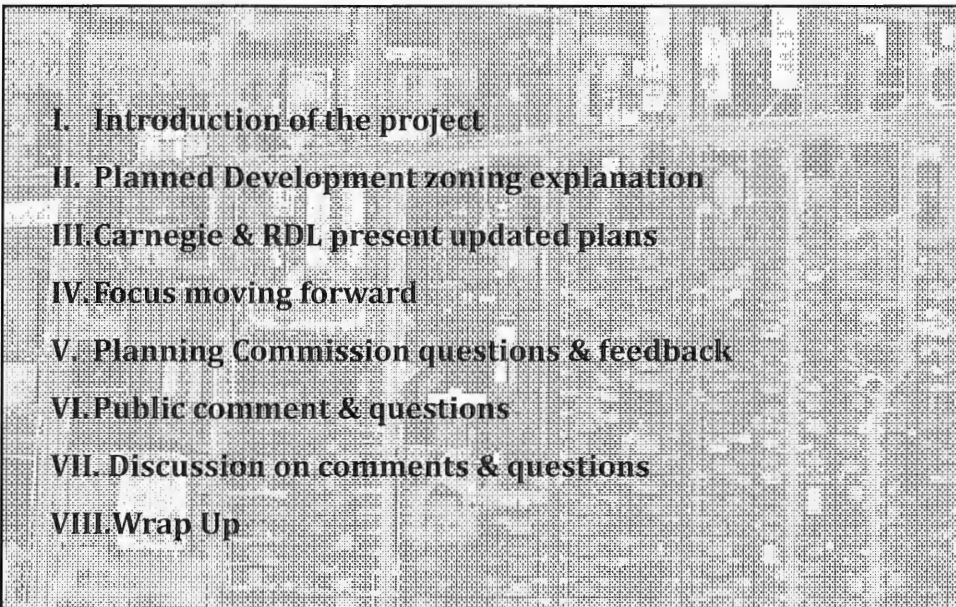
Request

The review and approval of a Conditional Use for a body art establishment pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, and 1161.03(z) –Body Art Establishments. The property is located in a C2, Retail district.

14233 Detroit Avenue
Chronic Tattoo
Conditional Use Body Art Establishment



14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning



- I. Introduction of the project**
- II. Planned Development zoning explanation**
- III. Carnegie & RDL present updated plans**
- IV. Focus moving forward**
- V. Planning Commission questions & feedback**
- VI. Public comment & questions**
- VII. Discussion on comments & questions**
- VIII. Wrap Up**

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Start of the community planning process

- This is the beginning of a long process
- Examples of meetings in the coming months:
- Planning Commission and Architectural Board of Review meetings
- Meetings with neighbors on Marlowe and Belle
- Broader community meetings
- Meetings with organizations like LakewoodAlive & Downtown Lakewood Business Alliance

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Discussion tonight

- The role of Planning Commission is to review and provide input on topics related to land use
- The conversation tonight will be focused on things like the approach to design, the site plan, basic building massing, and traffic circulation
- No renderings at this point to allow for input to inform the design decisions.
- Focus on the Development Objectives

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Development Communication

- City Website Updates
www.OneLakewood.com/DowntownDevelopment
- Sign up for the email list
- Letters to homes along the same block of Belle & Marlowe
- Social Media
- Newspapers (public notice Boards & Commissions)

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Planned Development Approval Process

- 1. Planning Commission reviews plan for preliminary approval**
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

**Request - Deferral
Preliminary Plan Review**

1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

1156.01 PURPOSE.

- Promote development that is
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**
- 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**

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Development Objectives

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity, and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- **Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

Example Requirements of the PD Zoning Chapter

Design Principles that carefully consider:

- Building and Site
- Building Materials
- Vehicular Circulation and Access (*Traffic Impact Studies required*)
- Pedestrian Access and Circulation
- Parking (Visual impact and quantity)
- Landscaping
- Streetscape improvements
- Service Area and Mechanical Screening
- Signage (*Master sign plan required*)
- Lighting (*Lighting plan including photometric illustration required*)

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Development Objectives

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity, and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- **Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

Development Objectives

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity, and provide for a safe and inviting pedestrian experience.
- Be a catalytic economic development project for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to respond to shifting market conditions.
- **Sensitivity to the directly adjacent single-family neighborhood.**
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- Recognize and restate the historical significance of the site for our community in built form.

Focus moving forward

Proposed Uses
Complimenting our city

Scale & Space
Integration with Neighborhood

Surfaces
Rhythm and Texture

Public Space
Function and Feel

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Under Consideration Tonight - Deferral Requested

Preliminary Plan Approval

1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

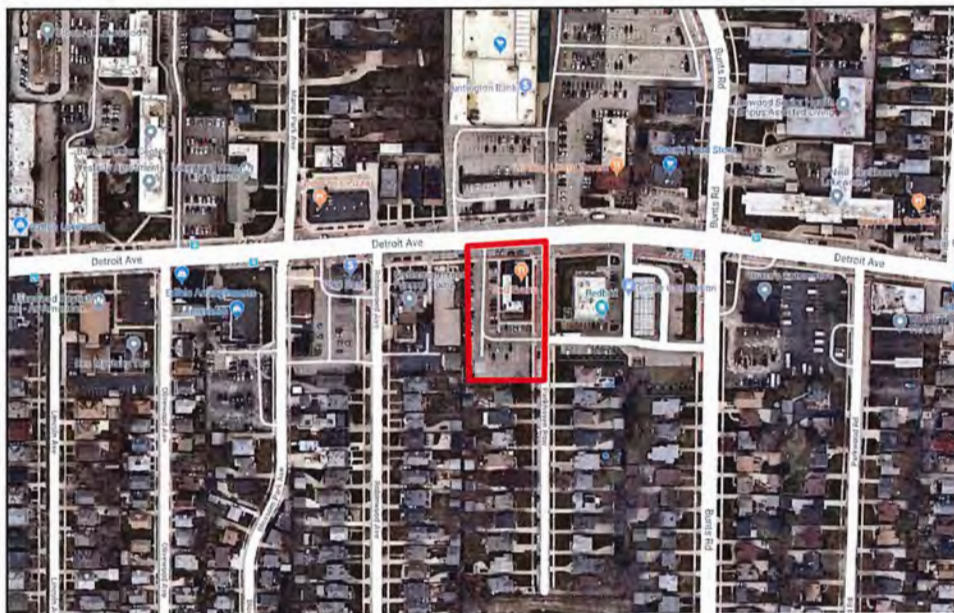
**Architectural Board of Review
Thursday, September 13, 5:30**

www.OneLakewood.com/downtowndevelopment

Requests

- 1. Conditional Use for a Drive Through Facility – 1161.03 (y)**
- 2. Parking Plan Review – 1143.09**
- 3. Conditional Use for Outdoor Dining – 1161.03(t)**

14115 Detroit Ave,
Raising Cane's Chicken Fingers



14115 Detroit Ave,
Raising Cane's Chicken Fingers









Request – Conditional Use for Drive-Through
The review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use- Drive Through

1161.02 General Standards for Conditional Uses

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

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use- Drive Through

1161.03(y)

- (y) Drive-Through Facility. In a C1 Office, C2 Retail, C3 General Business or PD Planned Development District, a drive-through facility may be conditionally permitted as an accessory use provided that:
- (1) Equipment installed for the operation of the drive-through facility including, but not limited to, point of service speakers, service windows, menu boards, vacuums, and washing bays shall not be located within fifty (50) feet of the nearest point of a dwelling regardless of the permitted use of the property.
 - (2) Subject to Section 1129.16(d), no drive-through facility shall be operated between the hours of 12:00 a.m. and 6:00 a.m., and no drive-through facility abutting residentially zoned or residentially used property shall be operated between the hours of 10:00 p.m. and 6:00 a.m.
 - (3) Any drive-through equipment used in the drive-through facility including but not limited to point of sale speakers, vacuums, and windows shall be designed and oriented to minimize the effect on abutting residential properties; sound attenuation walls, landscaping or other materials shall be used, as approved by the Architectural Board of Review where necessary.
 - (4) A traffic impact analysis shall be submitted by the applicant for the streets, signalized intersections and unsignalized intersections in the vicinity of the development to illustrate the pre-development and post-development traffic volumes and delay per vehicle at intersections, which analysis may be waived at the discretion of the Director with the agreement of the City Engineer but may, notwithstanding a waiver, be required by the Commission.
 - (5) Adequate measures will be taken by the applicant to ensure that an acceptable flow of traffic will be maintained.
 - (6) A photometric study shall be required and the lighting design shall be approved by the Architectural Board of Review pursuant to Chapter 1325 of the Building Code, all lights shall be full cutoff fixtures and spotlights shall be projected down; all lighting shall be designed in a manner to minimize the intrusive effect of glare and illumination upon abutting properties, especially residential properties.
 - (7) Landscaping and screening pursuant to Chapter 1141, as approved by the Architectural Board of Review, shall be provided; where such use abuts a residential district or use, said landscaped area shall not be less than ten (10) feet wide.
 - (8) The drive-through stacking lane shall be situated so that any overflow from the stacking area shall not spill out onto public streets.
 - (9) The drive-through stacking lane shall be clearly delineated from the user's parking lot and shall have a capacity as stated in Schedule 1143.05 of this Code.
 - (10) Each stacking space shall be a minimum of twenty (20) feet in length; stacking requirements shall be measured from the first point of contact with the drive-through facility.
 - (11) No ingress or egress points shall conflict with turning movements of street intersections.
 - (12) Pedestrian crossing of the drive-through lane shall be clearly delineated by crosswalks and
 - (13) Drive-through banking facilities should also feature a walk-up window or self-service automatic teller.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use- Drive Through



1161.03(y)- Summary

- Equipment shall not be located within 50 feet of a residence
- No drive-through facility abutting residential shall be operated between the hours of 10:00 p.m. and 6:00 a.m.
- Traffic Impact Analysis needed
- Insure acceptable flow of traffic
- Photometric Study needed
- 10' landscape buffer against residential
- 20' stacking spaces
- Turning movement must not conflict with intersections
- Pedestrian crossing delineated

1143.13 Stacking Space Requirements

Uses defined as commercial with a drive-through lane: 10' stacking spaces per drive-through lane.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use- Drive Through



Request – Conditional Use for Drive-Through

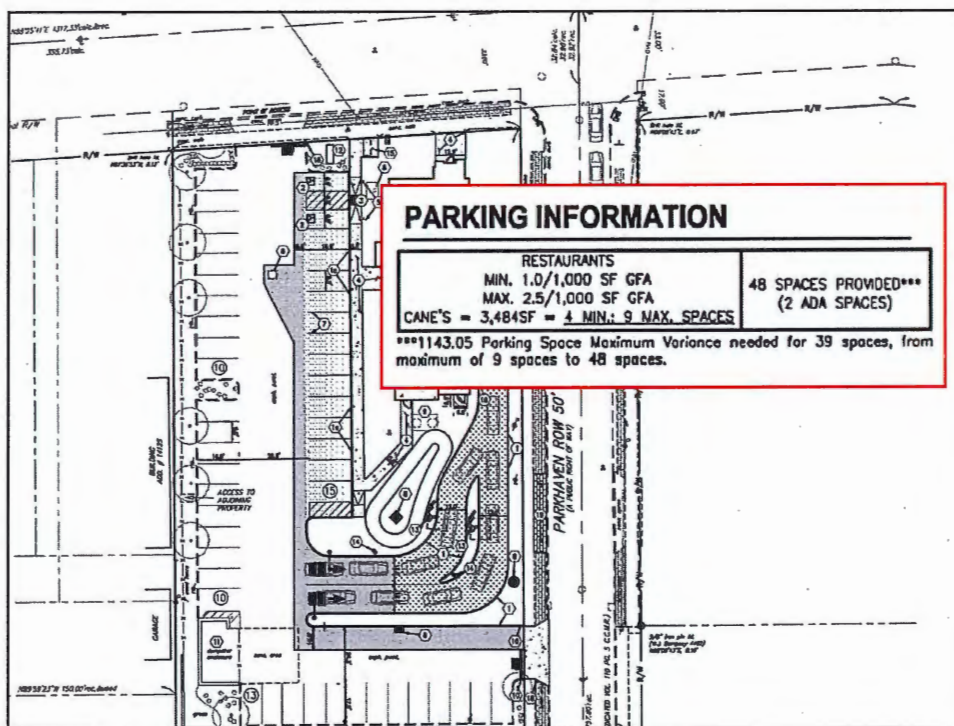
The review and approval for drive-through service at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 - principal and conditional permitted uses and section 1161.03(y) – drive-through facility. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use- Drive Through

Request - Parking Plan Review

The review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review.. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Parking Plan Review



Parking Plan

1143.01 PURPOSE.

The purpose of this chapter is to establish flexible vehicle parking requirements that **support the Vision** to provide safe, convenient, and integrated transportation options throughout the City. Parking requirements are based on the needs of the community and consider the context of the neighborhood, transit availability, on-street parking, density, mix of uses, walkability, and the use of alternative modes of transportation. **Parking requirements are designed to accommodate average day-to-day demand, as opposed to peak demand**, in order to reduce excessive off-street parking and free up land for more economically productive or environmentally conscious uses.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Parking Plan Review

Parking Plan

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.

- (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;

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Parking Plan Review

Parking Plan

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

- (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by **treating or controlling an additional volume above the computed Water Quality Volume (WQv)**
- (c) Installation of a **streetscape improvement for public use** (transit waiting area, public art, pedestrian seating, decorative street lighting, etc.)
- (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.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Parking Plan Review

Request – Parking Plan Review

The review and approval of a parking plan at the location of a new 3,340 square foot restaurant, pursuant to section 1143.09 - parking plan review.. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Parking Plan Review

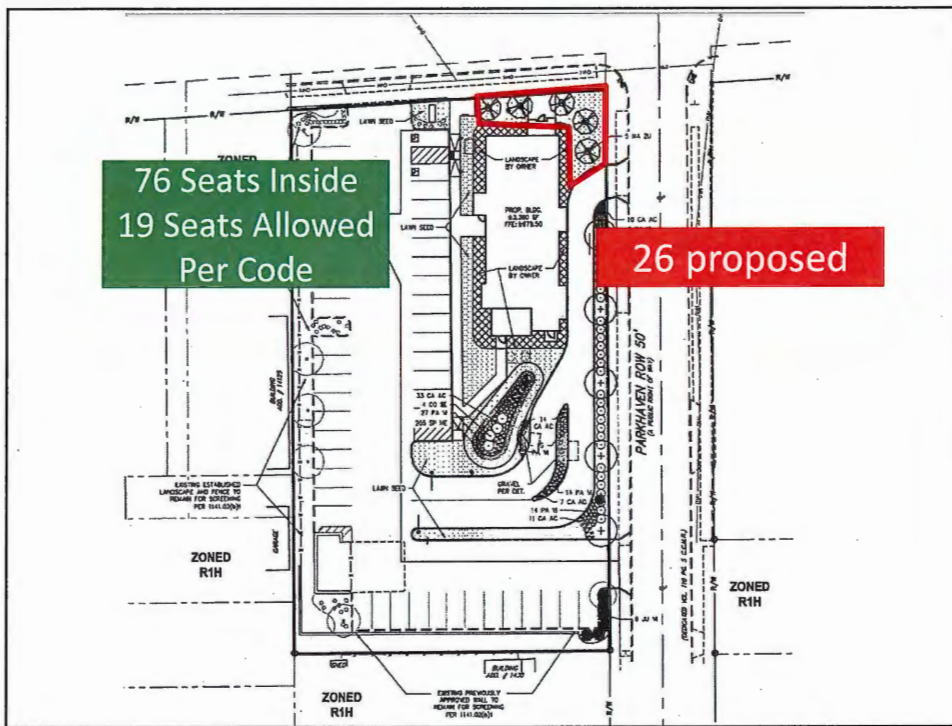
Request – Conditional Use Outdoor Dining

The review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane’s Chicken Fingers
Conditional Use-Outdoor Dining

- The total number of seats shall not exceed 25% of the maximum number of previously approved indoor seats.
- Operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday
- Open between the months of **April through and inclusive of October**. *Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission.*

11801 Clifton Blvd
Diner on Clifton
Conditional Use Outdoor Dining



Request – Conditional Use Outdoor Dining
The review and approval for outdoor dining at the location of a new 3,340 square foot restaurant, pursuant to section 1129.02 – principal and conditional permitted uses and section 1161.03(t) – outdoor/seasonal dining facility. The property is located in a C3, General Business district.

14115 Detroit Ave,
Raising Cane's Chicken Fingers
Conditional Use-Outdoor Dining



Planning Commission
September 6, 2018