

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, MAY 30, 2013.

ROLL CALL:	PRESENT:	C. Cohen, Mayor Gorden, R. Hecht, B. Mann, M. Wachter, B. Zabell
	ABSENT:	O. Jacobs
	ALSO PRESENT:	M.A. Cannon, Wm. Griswold, T. Kreczko G. Smerigan

Chairperson Hecht stated that there will be no action taken this evening regarding item number 12, the rezoning of the property on the east side of Richmond Road. This is only a preliminary presentation from General Growth Properties.

Also, the Staff Engineer, Mr. Thomas Kreczko, is retiring from the City of Beachwood and everyone wishes him the best.

A motion was made by B. Mann and seconded by C. Cohen to approve the minutes of the March 28, 2013, regular meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	ABSTAIN:	
		MOTION APPROVED – MINUTES APPROVED

COUNCIL REPORT

Mr. Mark Wachter, Council Representative, stated that Council approved the following items from the April Planning and Zoning meeting: 1) P&Z 2013-13A, a lot split and consolidation for the two properties, 2499 Brentwood Rd. and 23205 Ranch, and 2) P&Z 2013-14, Ordinance 2013-17 amending Section 1141.17 Signs in Motor Service District (U-9) to provide wayfinding signs in that district was on Council's third reading and a public hearing was held on May 20, 2013 and Council approved.

P&Z 2013-20	R. PRIEST, REPRESENTING BEACHWOOD HIGH SCHOOL, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR LANDSCAPE AND SIGNAGE FOR BEACHWOOD HIGH SCHOOL, LOCATED AT 25100 FAIRMOUNT BOULEVARD.
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Mr. Ray Priest, representing Beachwood High School, stated that the plans for the Richmond Road driveway for the high school were submitted and approved. This application is for new landscaping on the island on the new driveway. Also, approval is being requested for two new monument signs at two locations; i.e. Richmond Road and Fairmount Boulevard.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have no questions or concerns on this application. All departments would recommend approval.

Mr. Kreczko stated that the driveway was previously approved and this is the landscaping for the island. The Engineering Department has no issues and would recommend approval.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the installation of landscaping on the median island of the new entrance drive to Beachwood High School from

Richmond Road and new monument signs on both Richmond Road and Fairmount Boulevard. The landscape plan consists of a combination of ornamental trees, shrubs, and ornamental grasses. The two new signs will be externally illuminated with ground mounted floodlights on each side. The proposed signs are 28 square feet in area per face and 5 feet in height and are identical on both Richmond Rd. and Fairmount Blvd. The signs consist of buff colored limestone with brick bases. The Richmond Road sign is to be installed in a planter bed located north of the entrance drive. The Fairmount Boulevard sign is located to the west of the existing entrance drive.

Mr. Smerigan stated that the only issue involves a variance for a second ground sign. Because the school has frontage on two streets, Richmond Road and Fairmount Boulevard, the school is permitted two ground signs. In order to grant approval, the Commission must grant a variance for the second ground sign on Fairmount Blvd.

A motion was made by B. Mann and seconded by C. Cohen to approve R. Priest, representing Beachwood High School, approval for preliminary and final landscape and granting a variance for the two ground signs for Beachwood High School, located at 25100 Fairmount Blvd.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED – VARIANCE GRANTED	

P&Z 2013-21	THE AGNON SCHOOL, LOCATED AT 26500 SHAKER BOULEVARD IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A GREENHOUSE.
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Ms. Karil Bialostosky, Grants Coordinator and Endowment Director for The Agnon School, located at 26500 Shaker Boulevard. The school is requesting permission to build a greenhouse for educational purposes. There was funding given to the school, and it was decided to use the monies for a project to supplement our Science program. There will be two greenhouses 10' x 12' put together, half of which will contain the tanks/beds and the other half will be used for composting and starting seedlings. It is a metal frame and is all plastic.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have no concerns regarding this application. Everyone recommends approval.

Mr. Kreczko stated that there were no engineering issues and he would recommend approval.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the installation of a greenhouse to be used as a learning lab for students at The Agnon School. The proposed greenhouse will be 10 feet by 24 feet and will be constructed of hard plastic. The greenhouse will be used as part of an aquaponics growing system. The green house is proposed to be located on the east side of the main building between the building and the parking lot. Based on the proposed location, there are no setback issues associated with this request and no parking spaces will be impacted. The Planning and Zoning Commission has final authority to approve or deny the application. Approval is recommended subject to any comments from the City Engineer.

A motion was made by C. Cohen and seconded by B. Zabell to grant to The Agnon School located at 26500 Shaker Boulevard preliminary and final site plan approval for the construction of a greenhouse.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
MOTION APPROVED		

P&Z 2013-22 VALENTI'S RISTORANTE LOCATED AT 3365 RICHMOND ROAD
IS REQUESTING PRELIMINARY AND FINAL SITE PLAN AP-
PROVAL TO ADD A NEW EXTERIOR PATIO/DECK.

Mr. Robert Shea, representing Valenti's Ristorante located at 3365 Richmond Road, stated that the applicant would like to construct a patio with approximately 40 seats. It would be a raised patio above the parking lot. There will be a gate at the entrance.

Mr. Griswold stated that the Fire Department requires that there must be egress gates for any emergency. The Building and Police Departments would recommend approval.

Mr. Kreczko stated that there are no engineering issues, but he would recommend the owner re-stripe the lot as necessary to accommodate the patio/deck.

Mr. Smerigan stated that this request is for preliminary and final approval for the installation of a wooden deck to serve as an exterior dining area for the restaurant. The proposed deck is 1,375 square feet in area and extends 27.5 feet from the rear of the building. The deck would provide outdoor dining for 40 persons. The applicant proposes to surround the deck with a wooden fence 6 feet in height, which would be topped with planters and light fixtures. The existing restaurant has a seating capacity of 195 persons. The applicant is requesting authorization to create outdoor seating for an additional 40 persons, bring the total seating capacity of the restaurant to 235 persons. Construction of the proposed deck will result in the loss of eight (8) parking spaces, which still leaves enough parking spaces to meeting the Zoning Code.

Mr. Smerigan stated that in summary, construction of the proposed deck and outdoor dining area can be accommodated by the existing parking, (with land banking and prior variances), despite the loss of eight (8) parking spaces. As a side effect of the rear location, the outdoor dining area could increase usage of the parking field located to the south of the building and more evenly distribute parking on the subject site. It would be beneficial to the flow of traffic and to the efficient use of the rear parking lot if the lot were restriped to better designate parking stalls and travel lanes. The subject site is located in the U-4A Integrated Business District. The proposed deck will comply with the required building setback for the District.

Mr. Smerigan continued that since no variances are required, the Planning and Zoning Commission has the authority to grant preliminary and final approval. Should the Commission determine to grant approval, the following stipulations are recommended: 1) approval is for an outdoor dining deck with a maximum seating capacity of 40 persons; 2) approval is subject to restriping of the rear parking lot

to better delineate parking stalls and travel lanes; 3) no outdoor music shall be played without the express authorization and subject to the specifications of the Safety Director; and 4) compliance with the comments of the City Engineer and Fire Department.

Mr. Cohen asked the representative if there was any type of protection around the proposed patio/deck? Mr. Cohen suggested that some bollards possibly be installed for protection.

Mr. Shea stated that there would be some type of protection around the patio/deck. The cars may be angled parking.

Mr. Griswold stated that he would discuss with the applicant and the Fire Chief regarding the safety of the persons on the structure.

Chairperson Hecht asked if there was handicapped access to the restaurant in the rear.

Mr. Shea stated that all of the handicapped spaces are at the north or front of the building. This was designed for handicapped access since there is a grade change in the parking lot.

A motion was made by B. Zabell and seconded by B. Mann to grant preliminary and final site plan approval to add a new exterior patio/deck with the following stipulations: 1) approval is for an outdoor dining deck with a maximum seating capacity of 40 persons; 2) approval is subject to restriping of the rear parking lot to better delineate parking stalls and travel lanes; 3) no outdoor music shall be played without the express authorization and subject to the specifications of the Safety Director; 4) compliance with the comments of the City Engineer and Fire Department; and 5) further compliance with the Building and Fire Departments' request for protection for the patio, such as bollards, from vehicular traffic.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED - APPROVAL GRANTED	

P&Z 2013-23	ANDREW R. MORSE, OF OHIO AWNING, REPRESENTING GIOVANNI'S RISTORANTE, LOCATED AT 25550 CHAGRIN BOULEVARD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO INSTALL A FREESTANDING CANOPY OVER THE OUTDOOR PATIO.
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Mr. Andy Morse, from Ohio Awning, representing Giovanni's Ristorante, located at 25550 Chagrin Boulevard stated that there is already a patio at the rear of the restaurant. The purpose of the canopy is to shade the tables that are already there. The canopy will be 40 feet in length, closest to the driveway since there is an area for outdoor cooking.

Mr. Griswold stated that the Fire Department indicated that the Ohio Fire Code, Section 24, should be following regarding the flame coating on the canopy. Also, if there is alcohol served there must be a gate that complies with the Liquor Control Board.

Mr. Morse stated that there are presently gates on the patio.

Mr. Kreczko stated that there were no engineering issues.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the installation of a freestanding fabric canopy intended to provide shade for the restaurant's existing outdoor dining area. The proposed canopy is 15 feet by 40 feet and would be located on the west side of the building over the existing patio. The canopy would be approximately 14 feet in height. There are no setback issues associated with this application and approval is recommended subject to the comments of the Fire Department.

A motion was made by B. Mann and seconded by C. Cohen to grant preliminary and final site plan approval to install a freestanding canopy over the outdoor patio contingent upon compliance with the comments of the Fire Department.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2013-24	MICHAEL WILDERMUTH, FROM C.C. HODGSON ARCHITECTURAL GROUP, REPRESENTING MONTEFIORE LOCATED AT 27080 CEDAR ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A ONE-STORY HOSPICE ADDITION.
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Mr. Michael Wildermuth of C.C. Hodgson Architectural Group, representing Montefiore, located at 27080 Cedar Road, is requesting preliminary and final site plan approval to construct an approximately 7,815 square foot, one story Hospice addition, separated from the existing building by a firewall. The location is proposed on the southeast corner of the Myers south wing. The Community Hospice House addition will include 6 patient rooms, common spaces such as living and dining areas, server, laundry, support spaces, offices conference rooms, meditation and wellness. Along with the addition, Montefiore is proposing interior alterations to the south end of the wing housing the Transitional Palliative Care Unit that will provide the connection for circulation to the CHH.

Mr. Griswold stated the applicant has met with the Building Department and Fire Department and all of the necessary information is submitted.

Mr. Kreczko stated that the applicant has addressed all of the issues. The applicant does need to submit some additional reports to separate agencies.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the construction of a hospice addition to the existing senior facility. The proposed addition is 7,815 square feet in area and one story in height. The proposed addition would be located on the southeast corner of the south side and would include a total of 6 patient rooms as well as associated common areas. To accommodate the 6 additional beds, the applicant is proposing to add 12 additional parking spaces. As a result, the facility will continue to exceed the minimum number of parking spaces required by the Zoning Code. The addition will have its own entry and drop-off area.

Mr. Smerigan stated that the proposed addition will meet the setback requirement from the southern property line and will align with the existing building setback from the I-271 highway. No setback variances are required for the building addition or the additional parking. With the addition, the Montefiore facility will still comply with the maximum building ground coverage of 25%. The addition will bring the total building ground coverage on the subject site to 19.7%. As indicated the facility exceeds the required number of parking spaces.

A photometric plan has been submitted that indicates compliance with the City's site lighting standards. The applicant has also provided a detailed landscape plan that conforms to City requirements and is consistent with the existing landscaping treatment on the subject site. The proposed architectural treatment of the addition is consistent with the architecture of the existing facility.

Since no variances are required, the Planning and Zoning Commission has final approval authority for this application. It is recommended that the Commission grant both preliminary and final site plan approval subject to the comments of the City Engineer.

A motion was made by C. Cohen and seconded by B. Zabell to grant Michael Wildermuth, from C.C. Hodgson Architectural Group, representing Montefiore located at 27080 Cedar Road, approval for preliminary and final site plan for a one-story hospice addition.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
		MOTION APPROVED – APPROVAL GRANTED

P&Z 2013-11	MARK FREMONT ARCHITECTS, REPRESENTING CH DEVELOPMENT, LLC, IS REQUESTING FINAL APPROVAL FOR A NEW 3-STORY OFFICE BUILDING, WITH A LOWER LEVEL GARAGE AND ACCESSORY OFF-STREET PARKING TO BE LOCATED AT 3900 PARK EAST DRIVE. (Preliminary approval granted 3/28/13)
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Mr. Wachter removed himself from the dais due to a conflict with this application.

Mr. Mark Fremont, architect, representing CH Development, LLC, was present to request final approval for a new 3-story office building with a lower level garage and accessory off-street parking to be located at 3900 Park East Drive. The building will be brick and will have metal panels, there will be 204 parking spaces, and there will be a garage on the lower level. The trash enclosure will be adjacent to the building. There are no variances required.

Mr. Dan Neff, from Neff & Associates, Site Engineer and Landscape Architect, stated that the comments from the consultants have been addressed and the changes have been forwarded to the consultants' office and the Chagrin Highlands Group for their final approval.

Mr. Griswold stated that the Fire Department has concerns about the access around the structure and the access will need to be modeled with the dimensions of the Fire Departments' apparatus measurements. Also, the plans submitted appear to have two points where the private water line is connecting to the public main, but also denotes two dead end hydrants. Dead end hydrants are a concern of the

Fire Department and can commonly pose a problem during firefighting operations. The applicant can contact the office and get help with these issues. Also, Mr. Griswold stated that he received a call from The Richard E. Jacobs Group and stated that there are concerns regarding this project. The applicant will have to submit a letter of approval from the Richard E. Jacobs Group before a building permit will be issued.

The applicant stated that that letter of approval would be submitted.

Mr. Kreczko stated that the Engineering Department's comments have been addressed. Also, the Engineer's office received a call from the Richard E. Jacobs Group with some concerns, and we would also state that a letter of approval needs to be submitted to the Building Department from the Richard E. Jacobs Group.

Mr. Smerigan stated that the final site development plan is the same as was previously submitted in March, with a few minor revisions. This plan is to construct a three-story office building on a 3.09 acre parcel located in the Chagrin Highlands PUD. The site plan indicates that the three-story building will have a total of 67,640 square feet of floor area with 50,805 square feet of office space and a lower level garage of 16,935 square feet. Vehicular access to the parking garage is on the east side of the building. The main entrance to the office building is located on the west elevation. The dumpster enclosure has been moved from the southeast corner of the parking lot to adjacent to the southeast corner of the building. The revised parking layout complies with the parking requirement. The site plan complies with the minimum building and parking setbacks for office buildings in the U-10 Planned Mixed-Use Development District. The detailed landscaping and site lighting plans conform to City requirements. The Commission has final authority to approve or deny the application. Since there are no variances, it is recommended that the Planning and Zoning Commission approve the final site development plan subject to the comments of the City Engineer and the Fire Department.

A motion was made by B. Mann and seconded by C. Cohen to grant Mark Fremont Architects, representing CH Development, LLC, final site plan approval for a new 3-story office building, with a lower level garage and accessory off-street parking to be located at 3900 Park East Drive contingent upon the following stipulations: 1) compliance with the comments of the City Engineer; 2) compliance with the comments of the Fire Department; and 3) the Building Commissioner receiving a letter of approval for this application from The Richard E. Jacobs Group.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann B. Zabell
	NAYS:	None
	NOT VOTING:	M. Wachter
		MOTION APPROVED – APPROVAL GRANTED

Mr. Wachter returned to the dais.

P&Z 2013-25

HERSCHMAN ARCHITECTS, REPRESENTING R.H. MYERS APARTMENTS, LOCATED AT 27200 CEDAR ROAD, ARE REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A CANOPY.

Mr. Herschman from Herschman Architects, representing R. H. Myers Apartments, was present to request approval for a canopy at the main drop off area to provide weather protection. It is a simple steel frame structure, dark bronze to match the building and there are a couple of lights for the evening hours.

Mr. Griswold stated that the Fire Department stated that the canopy must be constructed no less than 13 feet in height to allow for the fire apparatus to travel and turn free and the sprinkler system must be extended into the canopy. The Building and Police Departments would recommend approval.

Mr. Kreczko stated that there were no engineering issues with this application.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the construction of an entrance canopy over the drop-off area in front of the main entrance to the R.H. Myers Apartments. The purpose is to provide weather protection for residents accessing the facility's transportation services or being dropped-off or picked-up by private vehicles. The canopy would have a fiberglass roof and would be supported by columns. Based upon the proposed location, there are no setback issues associated with this application. This application has no impact on either the site parking requirements or the building ground coverage calculation.

Mr. Smerigan stated that since no variances are required, the Planning and Zoning Commission has final approval authority for this application. It is recommended that the Commission grant both preliminary and final site plan approval subject to the comments of the City Engineer.

A motion was made by B. Zabell and seconded by B. Mann to grant Herschman Architects, representing R.H. Myers Apartments, located at 27200 Cedar Road, preliminary and final site plan approval for a canopy contingent upon complying with the comments of the Fire Department.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, B. Mann M. Wachter, B. Zabell
	NAYS:	None
		MOTION APPROVED – APPROVAL GRANTED

P&Z 2013-26	THE AUSTIN COMPANY, REPRESENTING BASF LOCATED AT 23800 MERCANTILE ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A 7200 SQ. FT. WAREHOUSE ADDITION. (Referred to Planning and Zoning Commission from Council on May 6, 2013)
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Mr. Bob Davidson, Chief Architect with The Austin Company, representing BASF located at 23800 Mercantile Road, is requesting preliminary and final site plan approval for a warehouse addition to support their research and development within the operations of the existing building. Also, the parking lot is going to be enlarged. Presently there are 105 spaces and one handicapped space. The Zoning Code now requires 204 total parking spaces. The applicant is going to resurface the parking lot and provide a total of 110 parking spaces. Therefore a variance of 94 parking spaces is required.

Mr. Griswold stated that the Building Department, Police Department and Fire Department have reviewed the proposed addition. The Fire Department is requesting that the current life safety systems shall be continued into the proposed addition.

Mr. Kreczko stated that the applicant has worked with the Engineering Department and approval is recommended. The applicant must submit four (4) final sets of plans and two (2) SWPP reports with the construction documents.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for the construction of a warehouse addition to the existing building. The subject site is located in the U-8 Limited Storage and Manufacturing District on the east side of Mercantile Road. The subject site abuts residentially zoned land along the rear lot line. The existing building is 74,000 square feet in area and the lot is approximately 7.47 acres. The applicant is seeking approval to construct a one-story addition of 7,252 square feet in area and approximate 19 feet in height. The addition is proposed to be located on the southeast corner of the existing building.

Mr. Smerigan continued that the applicant is also proposing some internal renovations and a resurfacing and restriping of the existing parking lot. The site development plan indicates a total of 110 improved parking spaces. Based upon the Zoning Code, the entire development requires a total of 204 parking spaces. Therefore a variance of 94 parking spaces is required. No land banking plan has been provided for parking; however, it appears that there is sufficient area on the subject site to meet the parking requirement while still complying with the setback and open space requirements. Therefore the Commission could grant either a full parking variance or a land bank parking variance.

Mr. Smerigan stated that since a variance is required, the Planning and Zoning Commission will need to make a recommendation to City Council. Should the Commission determine to recommend preliminary and final site plan approval, the following stipulations are suggested: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provisions of Section 1129.05(b)(2)(H) relating to minimum required off-street parking; and 2) granting a variance of 94 parking spaces to Section 1129.05(b)(2)(H) to permit a total of 110 parking spaces in lieu of the 204 parking spaces required by Code; and 3) compliance with the comments of the Fire Department and the City Engineer.

A motion was made by B. Mann and seconded by C. Cohen to recommend to City Council and grant to The Austin Company, representing BASF, located at 23800 Mercantile Road, preliminary and final site plan approval for a 7200 sq. ft. warehouse addition with the following stipulations: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provisions of Section 1129.05(b)(2)(H) relating to minimum required off-street parking; and 2) granting a land banked variance of 94 parking spaces to Section 1129.05(b)(2)(H) to permit a total of 110 parking spaces in lieu of the 204 parking spaces required by Code; and 3) compliance with the comments of the Fire Department and the City Engineer.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, B. Mann
M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED – RECOMMEND TO COUNCIL

Chairperson Hecht stated that she noticed some additional residents had joined the audience and wanted to state that there will be no action taken on P&Z 2013-27. There are no directors' reports. This is a proposal for the future expansion of Beachwood Place Mall. Chairperson Hecht also stated there may be a special meeting held at a later date, where public comments may be heard.

Chairperson Hecht also read a letter received from Mr. Heller regarding the landscape/trees on the properties on Richmond Road. (see attached)

P&Z 2013-27	ORDINANCE 2013-51 – AN ORDINANCE CHANGING THE ZONING OF PROPERTY LOCATED ON THE EAST SIDE OF RICHMOND ROAD NORTH OF GEORGE ZEIGER DRIVE FROM U-1 ZONING CLASSIFICATION TO U-4B ZONING CLASSIFICATION. (Referred from City Council on May 6, 2013)
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Mr. Sheldon Berns, from Berns, Ockner & Greenberg, LLC, in Beachwood, Ohio, representing General Growth Properties, Inc., with regards to the proposed expansion of Beachwood Place Mall. Mr. Berns introduced Mr. Charles Tapia, Senior Director, Development General Growth Properties. It is thought that Beachwood Place Mall is one of the most profitable malls in the State of Ohio and would like to maintain this position with the future expansion of businesses. There are tenants requesting to have an entrance on the outside of the mall directly and the possible addition of several restaurants. The design of the proposed buildings may change. There is a re-zoning proposed for eleven parcels of land on Richmond Road to U-4B District. In addition to the rezoning of the combined parcels, the proposed expansion of Beachwood Place will require the waiver by the City Council of the Declarations of Restrictions executed in 1993 limiting the use of the combined parcels to single family use and limiting the use of the 6.1708 acre parcels located immediately east of the combined parcels to parking, driveway and landscaping uses. The proposed expansion will also require approval of amendments to the U-4B District regulations and a development agreement providing for certain improvements related to the proposed entrance from Richmond Road.

Mr. James Heller, from KA Architects, also representing General Growth Properties, Inc., continued the presentation of the proposed expansion of Beachwood Place Mall. Currently Beachwood Place Mall is approximately 56 acres in size. The rezoning application is approximately 10% or 5.6 acres. There are two additional restaurants to be proposed off of the ring road. There is a complete circulation ring road that goes around the complete mall without any parking off of it. Currently there are four entrances to the mall, three off of George Zeiger Drive and one off of Cedar Road. There will be some new stores connected to the present mall along with a new canopy, and two new restaurants on Richmond Road. There is a proposed new entrance halfway between Community Drive and George Zeiger Drive, which shall be determined by a traffic study. The four restaurants that are shown are to be approximately between 9,000 and 10,000 square feet and will have their own design. These will be one-story in height buildings. There will be substantial landscape buffer and design, and they will try to save the trees located there. The parking lot lighting will be better developed and refined to today's standards.

Mr. Zabell asked about the restaurants and the overall parking of the project. Knowing that the ratio for restaurants is more parking intensive than many other uses, particularly retail uses, is the need for parking going up or down? What is the impact on the total mall area with 40,000 square feet of restaurants being proposed?

Mr. Smerigan stated that there has to be sensitivity to the parking area. The code is based on sales area instead of gross leasable area. There has to be a more complete standard for parking that can be used across the board.

Mr. Zabell simply asked by adding five or more acres and more gross leasable area for this project, will there be more parking spaces today or more spaces post redevelopment. The ratio may go down but there will be more spaces.

Mr. Heller stated that there will be more parking spaces after the project and no parking will be land banked. The parking ratios have come down over a series of years. Traffic engineering studies have proven that the parking ratio has been established at a four car minimum ratio on the tenth busiest day of the year. When you tie in the restaurants and the use times when the restaurants peak out, it is not the same as retail time. There is a short time on Saturday evenings. The retail stores want the people also available to enter their stores as well as be close to the restaurants.

Mr. Zabell asked Mr. Heller to elaborate on the possible need for other amendments to the zoning restrictions that might be required for this project to move forward. Also, will the present screen wall be replaced or removed?

Mr. Heller stated that there are basically four amendments that would come into consideration. First there is the parking, which has been discussed. Second, would be the setback modifications to the buildings. Currently, the Code building setback is 300 feet to any building. Third, there is ground coverage consideration and fourth, the possibility of free-standing restaurants being permitted. There still will be a high standard of landscaping maintained.

Mr. Zabell stated that it is very early in the marketing and leasing aspect of the project, but there is concern about the competitiveness in today's businesses. Would there be any possibility of relocation of retail businesses within the City of Beachwood?

Mr. Tapia stated that these would all be new businesses and clients to the area.

Chairperson Hecht stated that you can't divulge the restaurants, but will these restaurants require or take reservations and will there be valet parking? Is there going to be any additional indoor or underground parking for this project?

Mr. Tapia stated that there will be reservations taken as well as valet parking available. The parking will all be surface parking at this time.

Mr. Cohen asked if anyone anticipated or considered through the traffic study, the possibility of a traffic signal.

Mr. Heller stated that there is anticipation that there is 1800 feet from George Zeiger Drive to Cedar Road. There is a lot of traffic flow backup. The need for a traffic signal should come forth from the traffic study if warranted.

Ms. Cannon stated that the traffic signals all along Richmond Road and Cedar Road all the way east to the interchange of I-271 and Brainard Road are a coordinated set of signals, which are painstakingly controlled by the Police Department. It is a very sophisticated system. These signals have to all be coordinated.

Mr. Wachter asked the applicant to explain the scope of the traffic study that will be conducted.

Mr. Heller stated that the traffic engineers with the City Administration and Police Department have asked the traffic consultant to study Richmond Road and Cedar Road, and in addition, General Growth requested George Zeiger Drive be included. These are all of the immediate areas that will be impacted by this project. Again, it is only about 10% expansion to the existing area. There will be a complete study of understanding trips, existing and proposed businesses.

Mr. Wachter stated there was concern about the placement of restaurants and being seen from Richmond Road. There is concern for the residents across from this area and at the south of the area.

Mr. Heller stated there will be landscaping and screening, but the restaurants will be visible from the road. If the entrance is changed the location of the restaurants will be moved.

Mr. Tapia stated that if you put the restaurants closer to the mall itself, there will be parking conflicts.

Mr. Heller stated that the sidewalk on the west side of Richmond Road is currently a distance of 200 feet, across a main 4-5 lane highway. When you talk about a building that is one story in height, 18 to 20 feet in height, this is not a big structure. There is approximately 1250 feet of frontage on Richmond Road. Each of the restaurants is approximately 125 feet in width along Richmond Road. It is a very small building footprint.

Mr. Berns stated that there would be a site line study done concerning the residents and looking at the buildings on the east side of Richmond Road that may be proposed.

Chairperson Hecht stated that there will be a traffic analysis and a fiscal impact study will be provided to the Planning Commission. There will be a site line study from a vehicle's perspective and also from a resident's first and second floor of the home. Also, Ms. Hecht stated that it might be good to have an economic impact on the City with a statement from General Growth as to the impact of the number of jobs to be created, the amount of dollars that will be generated, etc.

Mayor Gorden asked what is the Planning and Zoning Commission to expect from the applicant and is there a time frame on the project and what do you intend to submit for the review of the Commission at the next meeting.

Mr. Berns stated that the traffic study will take a couple of weeks and then the City's administration will have to analyze the study. It is intended to make the next agenda, but may not happen. The applicant would like to supply all of the information stated above, but it may not be possible. Therefore, the applicant may ask that the Commission consider holding a special meeting.

Mr. Heller stated that there will be some outside entrances and a limited number of stores with this expansion. There will be a mall extension with a new entrance canopy as well as there being two of the major stores will connect internally. There will be controlled signage on the buildings as there is a quality image to Beachwood Place.

Mr. Heller stated that it has been fifteen years since there were any improvements done at Beachwood Place Mall. It is time to make some changes and make it move upward.

Mr. Zabell asked if there were some larger stores being considered for this expansion with the new space being combined with the existing mall

Mr. Tapia stated that there would be no large discount stores or large department store.

Mr. Heller stated that the new space depth from the existing mall building out is approximately 120 feet. Because of the service corridors the new area would not be able to be combined with the existing mall.

Adjourned

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council