

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL
ON THURSDAY, FEBRUARY 23, 2017.

Chairman Jacobs stated this session was being recorded and not live streamed at this time.

ROLL CALL:	PRESENT:	Mayor Gorden, C. Cohen, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	ABSENT:	J. Ciuni
	ALSO PRESENT:	W. Griswold, H. Jones, G. Smerigan

A motion was made by B. Mann and seconded by B. Zabell to approve the Planning and Zoning Commission minutes dated January 26, 2017, regular meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
MOTION APPROVED – MINUTES APPROVED		

COUNCIL REPORT

Mr. James Pasch, Council Representative, stated there is no Council report.

Chairman Jacobs stated the Master Plan Advisory Committee is being formed. He and Mr. Zabell will represent the Planning Commission, along with members from Beachwood City Council.

Mr. Pasch stated there will be one member from business community, one resident, and two members from the administration.

Chairman Jacobs stated they will be kept posted about the priority and plans of moving forward of implementing various aspects of the Master Plan.

P&Z 2016-23	CHRIS MEYER, MEYER DESIGN, IS REQUESTING FINAL SITE PLAN APPROVAL FOR A NEW PLAYGROUND AREA TO BE LOCATED AT 23737 FAIRMOUNT BOULEVARD, ANSHE CHESD FAIRMOUNT TEMPLE.
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Mr. Chris Meyer, Meyer Design, was present to request final site plan approval for a new playground area to be located at 23737 Fairmount Blvd., Anshe Chesed Fairmount Temple. Mr. Meyer stated the playground has been moved to the east side of the synagogue. The shade shelter and storage shed has been moved to more than 80 feet from the property line.

Mr. Griswold commented Mr. Ciuni reviewed the revised plan and recommends final approval. Building, Fire and Police Department have no comments or questions.

Mr. Smerigan stated this request is for final site plan approval for a new playground area to be constructed on the east side of the existing building in order to meet the minimum building setback requirements for the proposed shelter. The shelter has been reduced in size from 400 square feet to 375 square feet and the shape has been modified from 20 ft. x 20 ft. to 15 ft. x 25 ft. in order to comply with the Zoning Code required setback of 80 feet from the adjacent residential properties. As a result of the modifications to the size and location of the shelter, the layout of the playground equipment has also been revised. There are no setback issues with the play equipment. With the revision to the site plan, a variance is no longer required for final site plan approval. It is recommended that the Planning and Zoning Commission grant final site plan approval for the revised site plan.

Ms. Hecht asked if the playground accommodates children with disabilities.

Mr. Meyer stated yes. The rubberized surfacing will be slightly above existing grade by 1-2 inches. There is a concrete pad at the exit and they are making the concrete flush with the pad which is about four (4) inches above grade. Anyone exiting the building can access the entire area. The equipment has to meet ADA requirements. The equipment has transition platform.

Mr. Cohen asked to explain the water table.

Mr. Meyer stated the water table is at ADA height and is designed for 3-5 year old age group for water play with toys.

Chairman Jacobs asked if the playground was open to the public.

Mr. Meyer stated no, it is enclosed by a fence and is private. He assumes the gates will be kept closed due to safety concerns.

Mr. Zabell asked about fencing details.

Mr. Meyer stated it is a vinyl coating, chain link fence, brown in color, and commercial grade. There is one (1) walk gate and one (1) set of service gates.

Mayor Gorden stated it was mentioned there was fencing on three (3) sides and asked if the forth side was attached to the building.

Mr. Meyer replied yes, a small portion of it is attached to the side of the building. It is totally enclosed. There is no way to access the playground except through the building or gate.

Mr. Griswold stated he does not believe two (2) inches above grade is going to meet ADA.

Mr. Meyer stated it has a tapered edge from the concrete. The concrete and edge of rubber are flush so you come up gradually over two (2) feet up the two (2) inch incline.

A motion was made by C. Cohen and seconded by J. Pasch to approve Chris Meyer, Meyer Design, request for final site plan approval for a new playground area to be located at 23737 Fairmount Blvd., Anshe Chesed Fairmount Temple.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2017-4

NATHAN ANDERSON, EDWARD ROSE & SONS, IS REQUESTING
PRELIMINARY SITE PLAN APPROVAL FOR PROPOSED 3-STORY
SENIOR LIVING FACILITY TO BE LOCATED AT PPN 742-38-002,
HARVARD ROAD.

Mr. Nathan Anderson, Edward Rose & Sons, was present to request approval for preliminary site plan approval for proposed 3-story senior living facility to be located at PPN 742-38-002, Harvard Road. Also present was Carl Fry of RE Jacobs Group, Chris Howard and Aaron Appell, of Bramhall Engineering. Mr. Anderson stated the site location is located on Harvard Road in between Eaton Boulevard and east of Green Road. It is about a ten (10) acre site next to several compatible uses such as Assisted Living and Memory Care facilities to the west and further to the east is University Hospital.

Mr. Anderson stated Edward Rose is a National Developer who develops senior living developments. Their branding is Rose Senior Living. One thing unique about Rose Senior Living and Edward Rose & Sons is when they develop properties they do not develop them with the intention to sell them in five years. Rather they continue to own all their properties in the long term. They make a long term investment in a community and to themselves as well.

Mr. Anderson presented a brief overview of the project and parking determination.

Mr. Griswold stated the Police Department had no comments. The Fire Department commented the location of the Fire Department connection will need to be determined prior to underground fire water line being installed. The storm water management basin located to the west of the facility denotes a fence. A detail of the fence will need to be reviewed including locations of fence gate opening. Mr. Ciuni completed the preliminary review and has no comments at this time. For final approval we need the following plans: geometric, grading, utility, storm water management, SWPP details and pavement details.

Mr. Griswold commented this facility will have sidewalks in front of it but the sidewalks have not been completed from Green Road to Eaton Boulevard. He suggests this is something the Planning Commission should look into. The representative from Jacobs Group is here so he thought he would bring up this matter.

Mr. Fry stated there are no current development plans west of the Windsor Heights Alzheimer's Facility.

Mr. Anderson stated the sidewalk Rose & Sons would complete in front of their parcel will connect to the existing walk that was installed with road improvements on Harvard Road back to Eaton. The walk will be complete from Eaton Boulevard all the way through the developed properties.

Chairman Jacobs asked will there be sidewalks to the facility from the bus stop.

Mr. Anderson stated he is unaware of where all the bus stops are located.

Mr. Griswold stated Mr. Fry is suggesting if they went to the shelter on Eaton they would be able to walk from there down to the UH facility on sidewalks.

Mr. Smerigan stated this request is for this request is for preliminary site plan approval for a 174 unit senior living facility to be constructed on the north side of Harvard Road just west of the intersection of Eaton Boulevard. The subject consists of 10.1 acres with 900 feet of frontage on Harvard Road and is zoned U-10 Planned Mixed-Use Development District. The applicant proposes to construct a three-story building with a footprint of 72,275 square feet and a total building floor area of 205,659 square feet.

The application indicates the unit breakdown as follows: 48 Assisted Living Units, 34 Memory Care Units, 92 Congregate or Independent Living Units.

The building style and materials will be compatible with several of the other health care facilities located within the PUD. The applicant proposes a divided entry drive with median landscaping and a covered drop-off at the front of the building. The driveway circles the building, which should provide adequate access for emergency vehicles. Because of the topography of the site, the applicant will be doing substantial grading to create the flat pad for the building. The extensive grading also requires the use of a couple of retaining walls. Storm water detention is provided at the west end of the site. The site plan indicates that the detention basin will be fenced. The dumpster enclosure and emergency generator are located behind the building where they should not be visible from Harvard Road.

The preliminary site plan indicates two (2) freestanding garage buildings and a freestanding carport. The garages would hold a total of 24 vehicles and the carport would accommodate 12 vehicles. The garages are designed to match the architectural style and materials of the main building. The two (2) garages are located between the main building and

the storm water detention facility. The carport is located behind the building near the dumpster enclosure and generator pad. The orientation of these accessory buildings minimizes their visual impact.

There is going to be substantial grading done on the site because they need to create a flat area for the building of that size and the site has significant topography. They are moving a great deal of dirt and as a result there are a couple of retaining walls that are going to be included as part of the project. Those are necessary to make the grade changes.

The building floor plan has a central core with residential wings. The site plan indicates several courtyards, including one that is enclosed for memory care patients. The preliminary plan also includes a small dog park.

The proposed plan conforms to all of the setback, ground coverage, landscaping and other provisions of Chapter 1132. Licensed health care facilities are a permitted use in the U-10 Planned Mixed-Use Development District. The combination of independent living and assisted living units is intended to permit residents to remain in place as their needs increase.

While the Code contains a parking requirement for licensed health care facilities, it does not include a specific requirement for a combined senior living facility such as is proposed. Where a specific standard does not exist, the Code provides that the Planning and Zoning Commission can make a determination of the appropriate parking standard. As a guide, the parking ratio provided for assisted living facilities in the U-5 District is one space for each 1.5 units and the requirement for nursing homes is one space per bed. The applicant has proposed a total of 158 parking spaces, which includes 24 garage spaces, 12 carport spaces, and 122 paved surface spaces. That parking provision equates to a ratio of one space per 1.1 units. It does not appear that the site as designed could accommodate many more parking spaces. It is his opinion that the parking ratio will work effectively for the use that is proposed.

Should the Planning and Zoning Commission determine to grant preliminary site plan approval, the following language is recommended: Preliminary site plan approval is granted pursuant to a determination that the appropriate parking ratio for the proposed senior living facility is 158 parking spaces based upon a unit breakdown of 48 assisted living units, 34 memory care units, and 92 congregate living units.

Ms. Hecht asked about the dog park.

Mr. Anderson stated the purpose of the dog park is to be able to unleash your dog. It is roughly 50' x80' in size and is only for use by the residents. A more accurate term is a dog run.

Mr. Mann asked if there is a designated visitor parking area.

Mr. Anderson stated visitors can park in any space but, typically, there are designated spaces marked by a sign.

Mr. Mann stated so it is designated throughout not one specific area.

Mr. Anderson agreed.

Mr. Zabell asked Mr. Smerigan if the site plan approval tied into the actual use of the individual units. The parking determination is based on the assumption that memory care units typically have a very low parking requirement. Is the applicant going to be pinned down to the specific mix of units or will they have flexibility.

Mr. Smerigan stated that is why in his staff report recommendation the language he suggested in granting approval ties to 158 parking spaces to that breakdown of units. Obviously, a change in the breakdown would be a change in the parking requirement. If there is a change in the breakdown they would need to come back to get that addressed.

Mr. Zabell asked for the typical occupancy rate of the facility.

Mr. Anderson replied, typically, around 93% occupancy which is their target occupancy. Due to turn over of certain units, you are never able to get to 100%.

Mayor Gorden welcomed Carl Fry. He stated they did have discussion through the administration regarding sidewalks and bus stops. He would not be too surprised if they ask him to do something additional to what he has been doing as far as his practice with land development. He wants to make sure that everyone with public transportation has the availability to get to this site without walking in the street or ruts or creating any issues.

Mayor Gorden stated it is nice to have a quality operation such as theirs coming into this community. It says a lot for the nature and ownership of their business because they do not turn over the units fast and they also want a quality unit.

Mayor Gorden asked what the composition of the surface of the drive aisle is around the building.

Mr. Anderson stated usually the drive aisles are eight (8) inches aggregate and four (4) inches of asphalt. They want a cross section that is going to last.

Mayor Gorden asked if the drive aisle around the rear of the building will be maintained throughout the year as far as snow removal.

Mr. Anderson replied, yes.

Mayor Gorden asked what the installed generator will be operating, such as only emergency lights or the entire building.

Mr. Anderson stated it is usually the essential components the residents need but the architect would best answer that question.

Mayor Gorden thanked them for considering Beachwood.

Chairman Jacobs stated it would be helpful when they come back for final site plan approval to show them on the plan how one gets from the existing bus stop to the facility as the Mayor mentioned.

Mr. Griswold stated should the Commission move forward, the preliminary approval would allow the applicant and contractor to remove trees which we have always done. He pointed out to the applicant all the mud and stone must be kept off Harvard Road when taking the trees out and during construction.

A motion was made by R. Hecht and seconded by B. Mann to approve Nathan Anderson, Edward Rose & Sons, request for preliminary site plan approval for proposed 3-story senior living facility to be located at PPN 742-38-002, Harvard Road with the following stipulations: 1) Preliminary site plan approval is granted pursuant to the determination the appropriate parking ratio for the proposed Senior Living Facility is 158 parking spaces based upon a unit breakdown of 48 Assisted Living Units, 34 Memory Care Units, 92 Congregate Living Units; and 2) During the removal of trees everything be maintained correctly so the streets are clean.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MOTION APPROVED	

Mr. Mann notified the Commission he will not be attending the March Planning and Zoning Meeting.

A motion was made by B. Zabell and seconded by J. Pasch to adjourn the meeting.

ROLL CALL:	AYES:	C. Cohen, Mayor Gorden, R. Hecht, O. Jacobs, B. Mann, J. Pasch, B. Zabell
	NAYS:	None
	MEETING ADJOURNED	

Orry Jacobs, Chairman

Veronica Muth, Secretary

Whitney Crook, Clerk of Council