

**MINUTES**  
(Audio recording is available)  
**PLANNING COMMISSION**  
**SEPTEMBER 4, 2014**  
**LAKWOOD CITY HALL**

**PRE-REVIEW MEETING**  
**6:30 P.M.**  
**LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING**  
**7:00 P.M.**  
**AUDITORIUM**

**1. Roll Call**

MEMBERS PRESENT

Hanna Beisito  
Mary Cierebiej, Chairperson  
William Gaydos  
Louis McMahon  
Mark Papke, City Engineer  
Mark Stockman

OTHERS PRESENT

Jason Russell, Commission Secretary, Project Specialist II, P&D  
Jennifer, Assistant Law Director  
Bryce Sylvester, Planner, Planning and Development  
Dru Siley, Director for Planning and Development

A motion was made by Ms. Cierebiej, seconded by Mr. Stockman to **EXCUSE** the absence of Patrick Metzger. All of the members voting yea, the motion passed.

**2. Approve the Minutes of the August 7, 2014 meeting**

A motion was made by Mr. Gaydos, seconded by Mr. Papke to **APPROVE** the minutes of the August 7, 2014 meeting. All of the members voting yea, the motion passed.

**3. Opening Remarks**

Mr. Russell read the Opening Remarks; Mr. Russell reminded the public that anyone giving testimony was to state one's name and address and sign the Oath

**NEW BUSINESS**

**4. Docket No. 09-23-14                      12906 Madison Avenue**  
**Barroco Grill**

Carlos Vergara and Juan Vergara, Barroco Grill, applicants requests the review and approval of a Conditional Use Permit for an outdoor dining facility at the east and north sides of their business, pursuant to Section 1129.13 - Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section

1161.03(t) - Outdoor/Seasonal Dining Facility, and Section 1173.02 - Planning Commission. This property is located in a C2, Commercial and Retail district. (Page 2a)

Juan Vergara, Barroco Grill, applicant was present to explain the request. Construction was to begin in about three weeks for renovation to the rear of the building, restructure the floors, install new windows, and make an bathroom ADA. The intent was for the driveway to be used as a patio as most of his patrons would rather be seated at the back rather than the front on the sidewalk. The hours would be from 5:00 p.m. until 10:00 p.m. The seating would be removed to allow for garbage pick-up. The rear lot would be used for storage of construction materials.

Mr. Russell said the administrative staff would like a deferral. Construction was a result of outstanding building code violations. The administration did not want additional seating when the violations had not yet been addressed; a deferral was requested until the violations had been corrected to the satisfaction of the Building Commissioner.

Mr. Vergara replied that they now had the funds to correct the violations. The Commission had safety concerns about the driveway being used a patio. City staff said the violations had been in effect for more than one year. In the spring of 2014, the owners had agreed to complete the repairs by September. Mr. Vergara said it took longer to get the funding and to finalize the architectural details. Construction was expected to take one month. The Commission asked about seating capacity. Mr. Vergara said there were 72 indoor seats, and that number would be reduced to 10 or 12 during construction. The rear parking lot was not used. He spoke with an abutting property neighbor who did not have any issues with the proposal. Asked if seating could be accommodated on the front sidewalk, Mr. Russell replied that measurements had not been take, but there would be room for only a couple of seats. He added that any design change came under the purview of the Architectural Board of Review, and any parking variance would come under the Board of Zoning Appeals. A shared parking agreement existed.

Dru Siley, Director of Planning and Development stated that since this request was for temporary outdoor seating, there would be no need for the granting of a parking variance.

There was further discussion about safety concerns. Mr. Russell said the concerns would be addressed at next week's Architectural Board of Review meeting.

A motion was made by Mr. Stockman, seconded by Mr. Papke to **GRANT** the request with the following stipulations:

- Temporary outdoor dining will be permitted for the remainder of the 2014 dining season,
  - The hours are from 5:00 p.m. until 10:00 p.m.,
  - It is to begin when building permits are issued, and construction has commenced, and
  - Conditional upon the approval of the Architectural Board of Review.
- . All of the members voting yea, the motion passed.

#### **COMMUNICATION**

5. Docket No. 08-20-14

**Update to the Planning Commission Regarding the Recommended Changes to the City's Parking Code as Presented by Bryce Sylvester, Planning and Development**

This is an update to the presentation given at the August 7, 2014 Planning Commission meeting. The Department of Planning and Development has spent several months reviewing the City's current parking code with the goal of establishing flexible vehicle parking requirements that support the Community's Vision to provide safe, convenient, and integrated transportation options throughout the city. Bryce Sylvester, City Planner, City of Lakewood, will present recommended changes for consideration by the Planning Commission. (Page 9)

Dru Siley, Director of Planning and Development and Bryce Sylvester summarized the proposed changes since the August 7, 2014 meeting (presentation and handout made part of record). There was discussion about when an applicant would need to appear before the Planning Commission. It was clarified that the Planning Commission would not be granting a conditional use but would review the use of parking conditions as per the adopted guidelines. Utilizing the suggestions from the meeting, the proposal will be presented at the October 2, 2014.

A motion was made by Mr. Stockman, seconded by Ms. Belsito to **RECEIVE AND FILE** the update. All of the members voting yea, the motion passed.

6. **Docket No. 09-24-14** **Update to the Planning Commission Regarding the Traffic / Parking Study for Birdtown Neighborhood, Presented by Dru Siley, Director, Planning and Development**

Following the approval of the Birdtown Brewery, the Planning and Development Department contracted with TMS Engineers to conduct a traffic/parking study for entire neighborhood to assess the potential impact of the current and future development on the neighborhood. The purpose of the study is to identify short and long term strategies to ensure future commercial development has minimal impact on parking and traffic flow in the neighborhood. Dru Siley, Director of Planning and Development, will provide an update on progress thus far. (Page 10)

Dru Siley, Planning and Development said the engineers were doing the traffic count and flow, and the information. The finalized version would be presented at the October 2, 2014 Planning Commission meeting.

**ADJOURN**

A motion was made by Mr. Stockman, seconded by Mr. Papke to **ADJOURN** the meeting at 8:20 p.m. All of the members voting yea, the motion passed.

  
Signature

10-2-14  
Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. JUAN VERGARA

[Signature]

2. Dru Siley

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3. Bryce Sylvester

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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: September 4, 2014

September 4, 2014

TO: Planning Commission

FROM: Jason Russell  
Secretary, Planning Commission

RE: Docket No. 09-23-14  
12906 Madison Avenue

Description: Carlos Vergara and Juan Vergara, Barroco Grill, applicants request the review and approval of a Conditional Use Permit for an outdoor dining facility at the east and north sides of their business. This property is located in a C2, Commercial and Retail district.

Code Section	Section Description	Notes
1129.13	<p>Supplemental Regulations for Outdoor/Seasonal Dining Facility</p> <p><i>(b) A conditionally permitted outdoor/seasonal dining facility shall comply with the following regulations and those for conditional uses set forth in Chapter 1161.</i></p> <p><i>(1) Outdoor/seasonal dining is used in conjunction with, and is under the same management and exclusive control of, a restaurant, bar, tavern or nightclub located on the same or contiguous property;</i></p> <p><i>(2) The outside seating capacity shall not exceed twenty-five percent (25%) of the restaurant, bar, tavern or nightclub seating capacity.</i></p>	<p>The applicant is proposing an outdoor patio on the north and east sides of their business. The patio is entirely on private property. The patio would close the driveway and prohibit access to the rear of the property where several parking spaces are available.</p>
1161.02	General Standards for All Conditional Uses	All conditional uses should meet these standards.
1161.03(l)	Supplemental Regulations for Specific Uses Outdoor/Seasonal Dining Facility	The applicant is before the Architectural Board of Review on September 11 <sup>th</sup> .

**Notes:**

The City of Lakewood would support this application once all outstanding building violations have been completed to the satisfaction of the Building Commissioner. As of today, no work has begun and the property so we don't support the application at this time.



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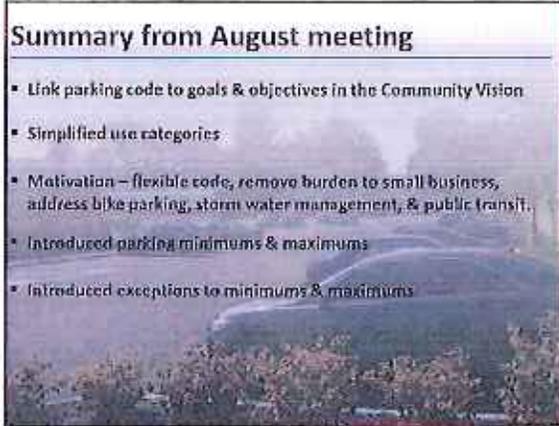
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### Exceptions to Required Maximums

- One space for each space located in a parking structure
- Implementation of facilities treating stormwater runoff
- Installation of an approved transit waiting environment
- Implementation of an innovative landscaping plan
- The property or business owner will make its parking lot available for shared parking

Planning Commission will use list of guidelines linked to Community Vision provided in 1143.09.

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### Bike Parking

- 1 bike parking space per 2,000 sq. ft. for uses defined as Retail or Office.
- Required bicycle parking shall be provided in a safe, accessible and convenient location.
- The bicycle space shall be within 250 feet of at least one main entrance (may count already installed bike racks)
- Bike rack design shall follow the recommendations in the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines

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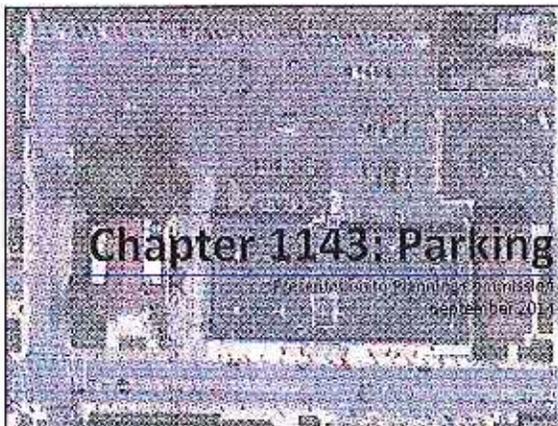
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CHAPTER 1143  
Parking

September 2, 2014

Text in yellow needs to be revisited

**1143.01 PURPOSE**

**1143.02 GENERAL PROVISIONS**

**1143.03 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES**

**1143.04 USE CATEGORIES**

**1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS**

**1143.06 UNLICENSED, IMMOBILIZED VEHICLES**

**1143.07 APPLICABILITY**

**1143.08 PARKING LOT DESIGN**

**1143.09 PLANNING COMMISSION REVIEW**

**1143.10 EXCEPTIONS TO REQUIRED MINIMUMS**

**1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS**

**1143.12 BICYCLE PARKING REQUIREMENTS**

**1143.13 STACKING SPACE REQUIREMENTS**

**CROSS REFERENCES**

State regulations - see Ohio R.C. 4501.01

Wireless Telecommunication facilities - see P.& Z. [1159.05\(l\)](#)

Sexually oriented businesses - see P.& Z. [1163.06](#)

Mixed Use Overlay District - see P.& Z. Ch. [1135](#)

Planned Development - see P.& Z. Ch. [1156](#)

Parking design - see BLDG. [1325.08](#)

Parking Enforcement - see Traffic Code Ch. [351](#)

**1143.01 PURPOSE**

The purpose of this chapter is to establish flexible vehicle parking requirements that support the Community's 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.

**1143.02 GENERAL PROVISIONS**

(a) For every building hereafter erected or expanded, or where the use is changed or enlarged, there shall be provided off-street parking areas as set forth in this Chapter.

(b) No permits shall be issued for any building, improvement or use of land, including, but not limited to, building permits and certificates of occupancy, until a plot plan is submitted to the Director showing such parking spaces as is hereunder required. Such plan shall be prepared at a reasonable scale, showing property lines, the dimensions of the property, the size and arrangement of all parking spaces, the means of ingress and egress to such parking spaces from the street and interior circulation within

the property, the extent of any change required in existing site conditions to provide required parking spaces and such other conditions as may be necessary to permit review and approval of the proposed parking spaces.

(c) Off-street, on-site parking spaces for all uses as required by this Chapter shall be designed and maintained in accordance with applicable sections of these Ordinances so as to be safe, attractive and free of hazard, nuisance or other unsafe condition.

(d) Unenclosed parking spaces shall not be used for repair of a motor vehicle.

(e) Parking for all motor vehicles shall be on an improved surface of concrete, asphalt or other materials approved by the Building Commissioner.

(Ord. 91-95. Passed 10-7-96.)

#### **1143.03 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.**

(a) Where floor area is designed as the standard for determining parking space requirements, floor area shall be computed on the gross floor area (GFA), in square feet, of all floors of the building, including the exterior walls.

(b) Where number of employees is the standard, employees shall mean the regular working staff, (paid, volunteer or otherwise) at maximum strength/per shift and in full-time equivalent numbers necessary to operate, maintain or service any given facility or use under normal levels of service.

(c) The number of parking spaces required will be computed to the next largest number.

(d) In the case of mixed uses or more uses as listed in Section 1143.04, the total parking spaces shall be equal to the requirements of various uses computed separately.

(e) Cumulative parking requirements for mixed-use occupancies may be reduced upon review and approval by the Planning Commission where it can be determined that the peak requirement of the several occupancies occurs at different times (either daily or seasonally).

(Ord. 91-95. Passed 10-7-96.)

#### **1143.04 USE CATEGORIES.**

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

(a) Commercial

(1) Car Wash: Including facilities for washing, waxing and cleaning of vehicles and vehicle components but expressly prohibiting facilities or equipment for the repair, overhaul or storage of motor vehicles or vehicle components.

(2) Commercial lodging: including hotels, motels, motor lodges and motor courts.

(3) Office: Means use of a building for business, professional, administrative or medical office. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees.

(4) Retail: Means sale or service to the final consumer for direct consumption or an establishment providing retail sale of products or services to the public.

(5) Storage/Warehouse: Including, but not limited to, mini warehouse with secured, individual storage units, which are leased for a fee to individual companies or persons.

(b) Industrial: Means manufacturing processing, assembly, and/or packaging plants of all types.

(c) Institutional: Means buildings of all types and facilities used by public, quasi-public or nonprofit agencies that serve or assist the public or provide an accepted public purpose, including hospitals.

(d) Residential

(1) Single-family structures; including detached houses and duplexes, townhouses, and clustered dwelling units that may be attached but have separate entrances.

(2) Multi-family structures; including condominium and apartment buildings with common entranceways and/or parking areas for two (2) or more dwelling units.

(3) Elderly housing; including any multi-family dwelling occupied ninety percent (90%) or more by persons sixty (60) years of age or older, or applicable age as defined by United States Department of Housing and Urban Development.

(4) Sleeping rooms; including boarding, lodging, rectories and convents, and rooms that are rented or used on an individual basis by non-family members.

(6) Group/convalescent/nursing homes and assisted living; where unrelated persons reside under supervision for special care, treatment, training or other purposes on a temporary or permanent basis.

(7) Day-care centers; where unrelated persons are cared for during limited periods each day in a supervised facility.

(8) Bed and Breakfast; means an owner-occupied residential single-family structure with no more than three (3) guest rooms to accommodate lodgers for compensation and serving breakfast to lodgers only. The provision of lodging and breakfast shall be subordinate to the principal use of the structure.

(e) Wireless Telecommunication Facilities: pursuant to Section 1159.05(l).  
(Ord. 24-98. Passed 5-18-1998.)

(f) Sexually Oriented Businesses: pursuant to Section 1163.06.  
(Ord. 91-95. Passed 10-7-1996.)

(g) Mixed Use Overlay District: pursuant to Section 1135.03(b).

(h) Planned Development: pursuant to Section 1156.05(e).  
(Ord. 61-04. Passed 7-6-2004.)

(i) Drive-through facilities; including but not limited to, fast-food restaurants, financial institutions, car washes, photo uses, and drug stores.  
(Ord. 43-11. Passed 1-17-2012.)

#### 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

The required number of off-street parking spaces for a use category described in Section [1143.04](#) shall be as set forth in Schedule [1143.05](#) following this chapter. Parking in accordance with the schedule is required.

The Director is hereby authorized to determine the required off-street parking requirements for uses not specifically listed in this Ordinance, based on the most similar use(s) that are listed. Such determination by the Director shall be in writing and shall be appealable to the Board of Zoning Appeals or Planning Commission per Chapter 1173.05. (Ord. 43-11. Passed 1-17-2012.)

#### **1143.06 UNLICENSED, IMMOBILIZED VEHICLES.**

No person shall store or permit to be stored, for a period of more than three (3) consecutive days, any motor vehicles not having current year license plates and/or damaged or immobilized so as to render it incapable of being moved under its own power, upon any lot or land designated as within any district, unless the same shall be in a completely enclosed building or garage. "Motor Vehicle" shall have the same meaning as in O.R.C. 4501.01. This Section shall not apply to motor vehicle sales lots. (Ord. 91-95. Passed 10-7-1996.)

#### **1143.07 APPLICABILITY.**

The Director shall enforce the provisions of Chapter 1143, or such other persons as the Director may designate, and may ask for advisement from the Planning Commission on manners related to parking. (Ord. 91-95. Passed 10-7-1996.)

#### **1143.08 PARKING LOT DESIGN.**

Parking lots in the Multiple-Family, Low Density Districts (ML), and Multiple-Family High Density Districts (MH); Commercial Districts, C1 Office, C2 Retail, C3 General Business, C4 Public School, and the Industrial (I) District, are regulated pursuant to Section 1325.08 of the Building Code. Why no residential? (Ord. 24-98. Passed 5-18-1998.)

#### **1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION**

The Commission shall review applications for parking plans outside of the set schedule in 1143.05. In addition to referencing 1143.09 and 1143.10, the Commission may consider the following when reviewing an application:

- (a) Impact on central character of residential neighborhoods taking on overflow parking;
- (b) Available surface parking lots in the neighborhood that could be used for shared parking;
- (c) Similarly scaled projects throughout the city to compare parking footprint;
- (d) When a restaurant use is proposed, the total number of tables to parking spaces;
- (e) Total number of employees proposed;
- (f) Alternative forms of transportation available in the neighborhood;
- (g) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (h) Peak demand for parking spaces from all uses compared to the total supply of spaces.
- (i) Traffic impact analysis

#### 1143.10 EXCEPTIONS TO REQUIRED MINIMUMS

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Planning Commission when reviewing an application for a reduction to the minimum number of parking spaces required per 1143.05. This section applies to all uses defined in Section 1143.04 except single-family, two-family or three-family structures.

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

#### 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 Planning Commission when reviewing an application to exceed the maximum number of parking spaces allowed per 1143.05. This section applies to all uses defined in Section 1143.04 except single-family, two-family or three-family structures.

- (a) One space increase for each space located in a parking structure.
- (b) Implementation of facilities handling or treating stormwater runoff pursuant to best management practices as adopted by the Environmental Protection Agency.
- (c) Installation of an approved transit waiting environment along an existing bus route.
  - (1) The transit facility (e.g., bus stop) shall take into consideration the Transit Waiting Environment Guidebook produced by the local transit authority, and any other design guidelines or standards as recommended by the Administration or City Council, and shall require approval by the Architectural Board of Review.
  - (2) Location of the transit waiting environment is to be determined by the Planning Director or such other persons as the Director may designate
- (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping requirements as required by the Architectural Board of Review.
  - (1) Plant, flower, and tree type, size, design, location and irrigation may be considered as part of the landscape plan to be reviewed by the Architectural Board of Review.
- (e) The property or business owner will make its parking lot available for shared parking with neighboring businesses

### 1143.12 BICYCLE PARKING REQUIREMENTS

All uses defined as Retail or Office shall provide bicycle parking, in conformance with the following standards.

- (a) One (1) bicycle parking space per 2,000 square feet for uses defined as Retail or Office.
- (b) Required bicycle parking shall be provided in a safe, accessible and convenient location.
- (c) The bicycle space shall be within 250 ft of at least one main entrance of the building, as measured along the most direct pedestrian access route.
- (d) There must be an aisle at least 5 feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and
- (e) Bike rack design shall follow the recommendations in the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines.

### 1143.13 STACKING SPACE REQUIREMENTS

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

- (a) Bank, Pharmacy, Photo or other low to moderate use: 2/Lane
- (b) Motor Vehicle Sales/Gas Station: 2/Gas Pump Island
- (c) Car Wash: 5/Car Wash Lane
- (d) All other uses defined as Commercial with a Drive-Through Lane: 10/Drive-Through Lane

### 1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS

Uses	Parking Space Requirement
<b>Residential</b>	
Single-, Two-, Three-Family	Min 1/Dwelling Unit; No Max; One (1) required space shall be in a garage.
Type B Home Occupation	No Min; Max of 3, in addition to requirement for residential use
Bed & Breakfast	No Min; Max 1/Guest Room, in addition to requirement for residential use
Multi-Family, Studio, 1 Bedroom, 2+Bedroom Sleeping Rooms	Min of 1/Dwelling Unit; Max of 2/Dwelling Unit Min of .5/Roomer; Max of 1/Roomer
Elderly Housing	No Min; Max of .25/Dwelling Unit
Group/Nursing/Convalescent/Assisted Living Home	Min of 1 space/4 beds; Max of 1 space/bed
Day Care	Min of .5/employee plus 4 drop off spaces; Max of 1/employee plus 8 drop off spaces
<b>Commercial</b>	
Retail*	Min 1 for each 1,000 sq ft GFA; Max 2.5 for each 1,000 sq ft GFA
Office*	Min 2 for each 1,000 sq ft GFA; Max 3.5 for each 1,000 sq ft GFA
Car Wash	No Min; Max of 1/Employee

Storage/Warehouse	Min of 1/Employee; Max of 1.5/Employee
Commercial Lodging	Min of .5/Room; Max of 1/Room
*Businesses occupying existing buildings or tenant spaces under 2,500 sq ft are not required to provide off street parking	
<b>Industrial</b>	
Any use described in Section 1131.02	Min .25/Employee; Max 1.5/Employee
Wireless Telecommunication Facilities - Any use described in Section 1159.05(l)	No min; Max 1/Facility
<b>Institutional</b>	
Elementary, Secondary and High Schools, College, Trade School	1 space for each 80 sq ft of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member or <b>as required by the Planning Commission</b>
Public Assembly	1 space for each 80 sq ft of all auditoria and public assembly rooms or <b>as required by the Planning Commission</b>
Church	1 space for each 80 sq ft of all auditoria and public assembly rooms or <b>as required by the Planning Commission</b>
Hospital	.25/Bed or <b>as required by the Planning Commission</b>
Public Recreation	<b>As required by the Planning Commission</b>
<b>Other</b>	
Wireless Telecommunication Facilities	Pursuant to Section <b>1159.05(l)</b>
Sexually Oriented Businesses	Pursuant to Section <b>1163.06</b>
Mixed Use Overlay District	Pursuant to Section <b>1135.03(b)</b>
Planned Development	Pursuant to Section <b>1156.05(e)</b>

**Other effected parts of the code:**

- BZA could adopt alternatives
  - 1173.04 (c) (10): The board may consider alternatives that address the goals and objectives as outlined in the Community Vision when considering a request for a variance, including but not limited to, alleviating storm water runoff through the use of rain barrels, bio-swales, storm water retention, and permeable pavements, or installing energy-efficient options
- Add additional duty for Planning Commission as 1171.03
  - 1173.03(m): The Commission shall review and approve or disapprove parking plans submitted that do not meet the schedule of use and space requirements in Section 1143.05.

# Planning Commission

September 2014

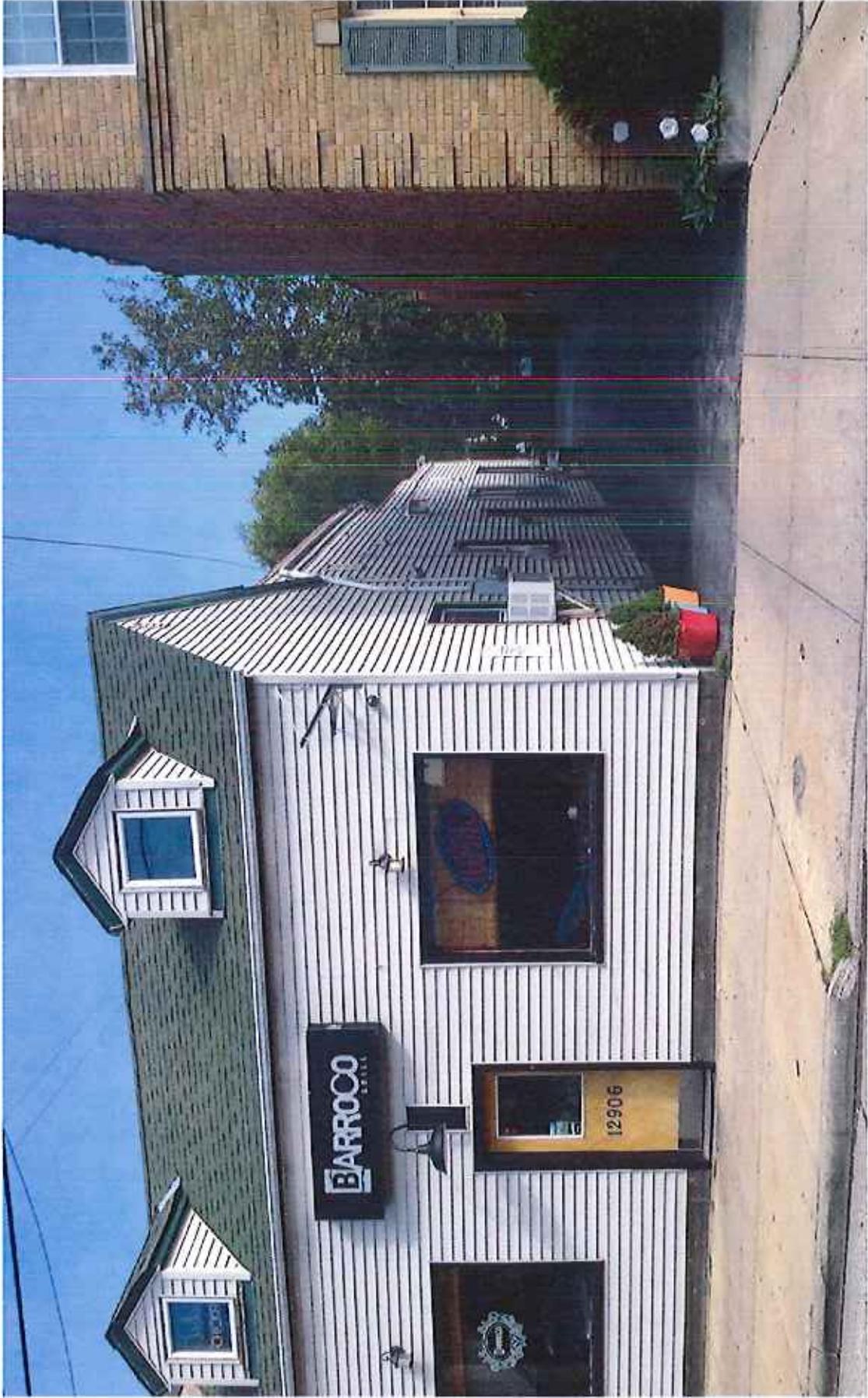




# 12906 Madison Ave



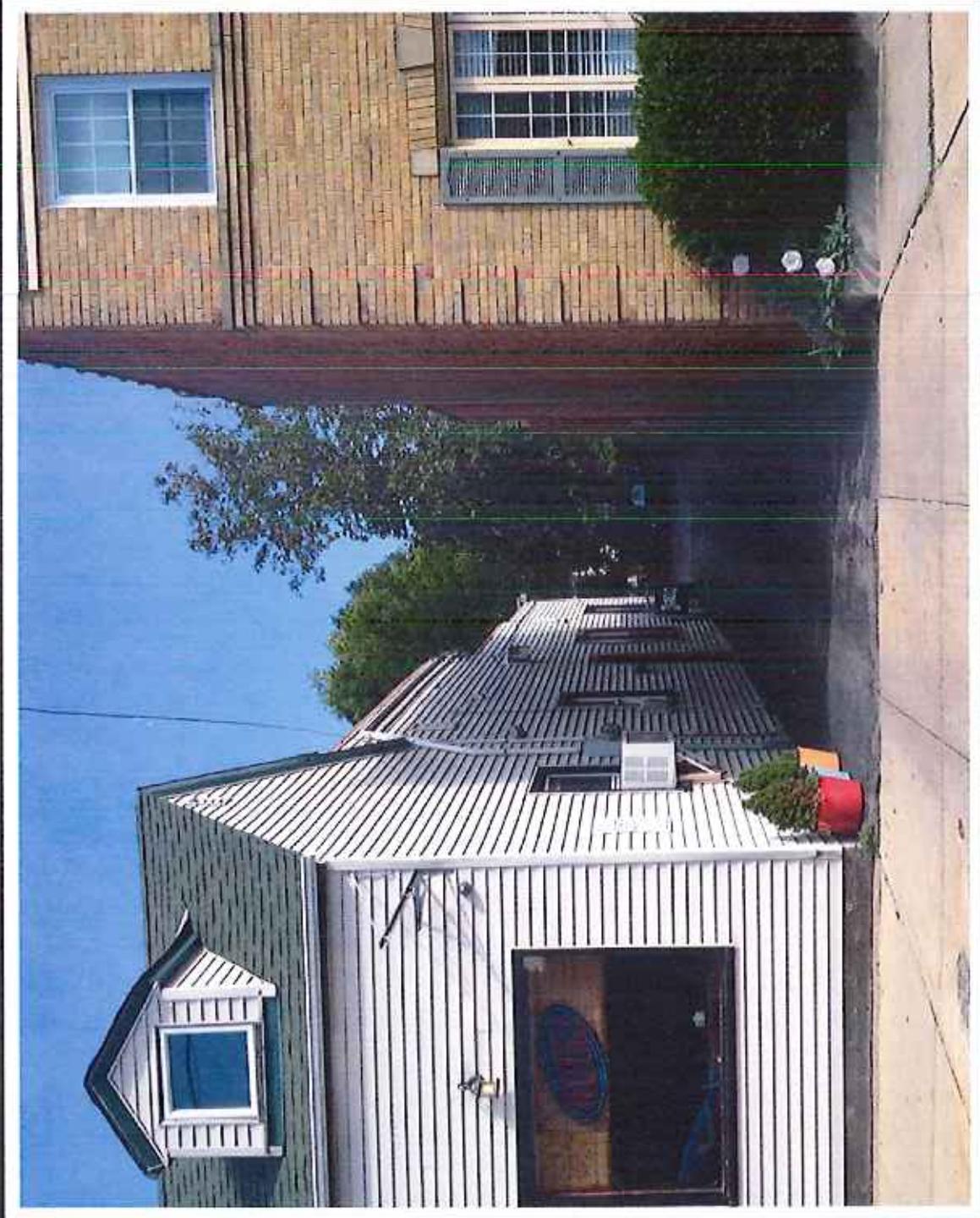
Planning Commission  
September 2014



12906 Madison Ave



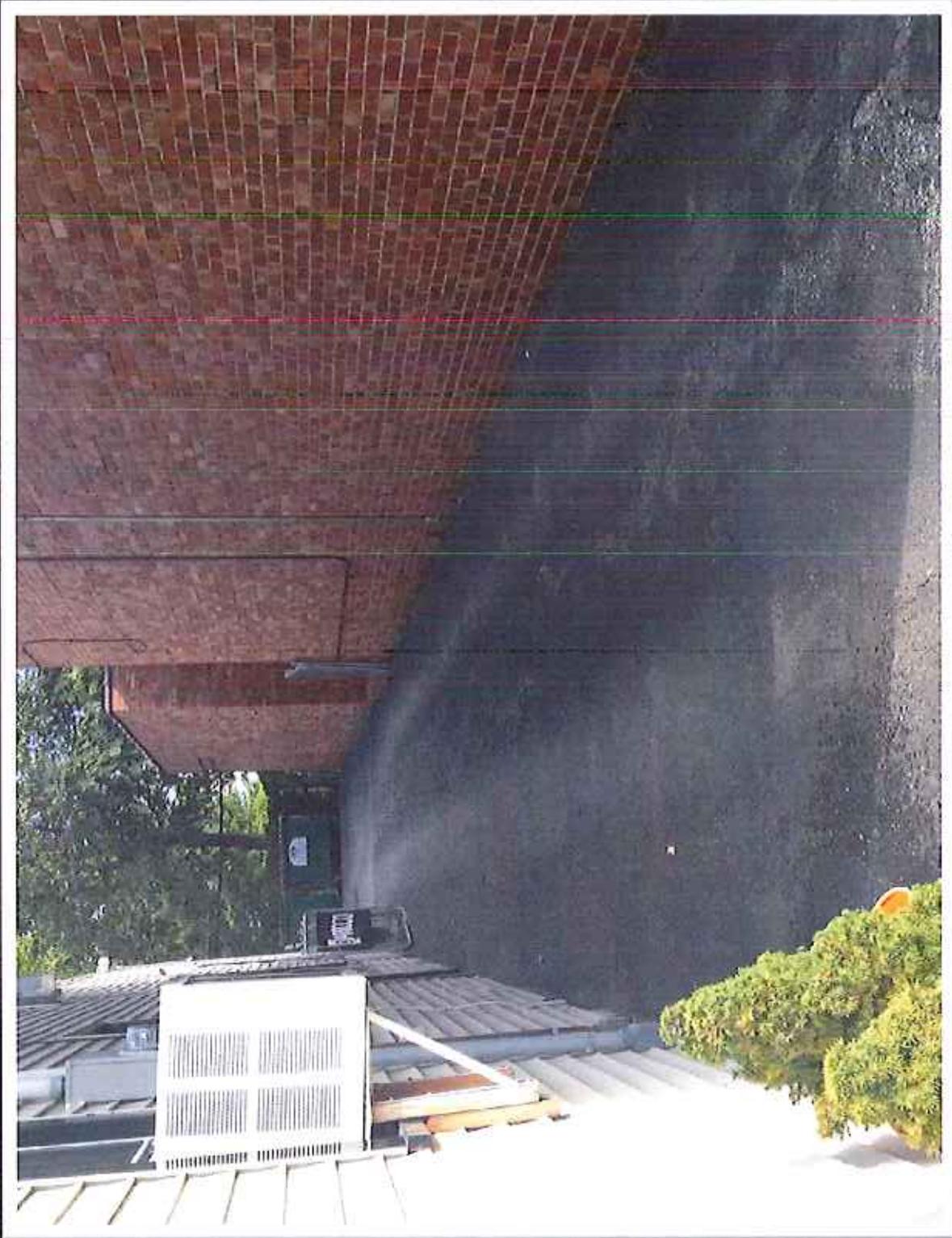
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September 2014



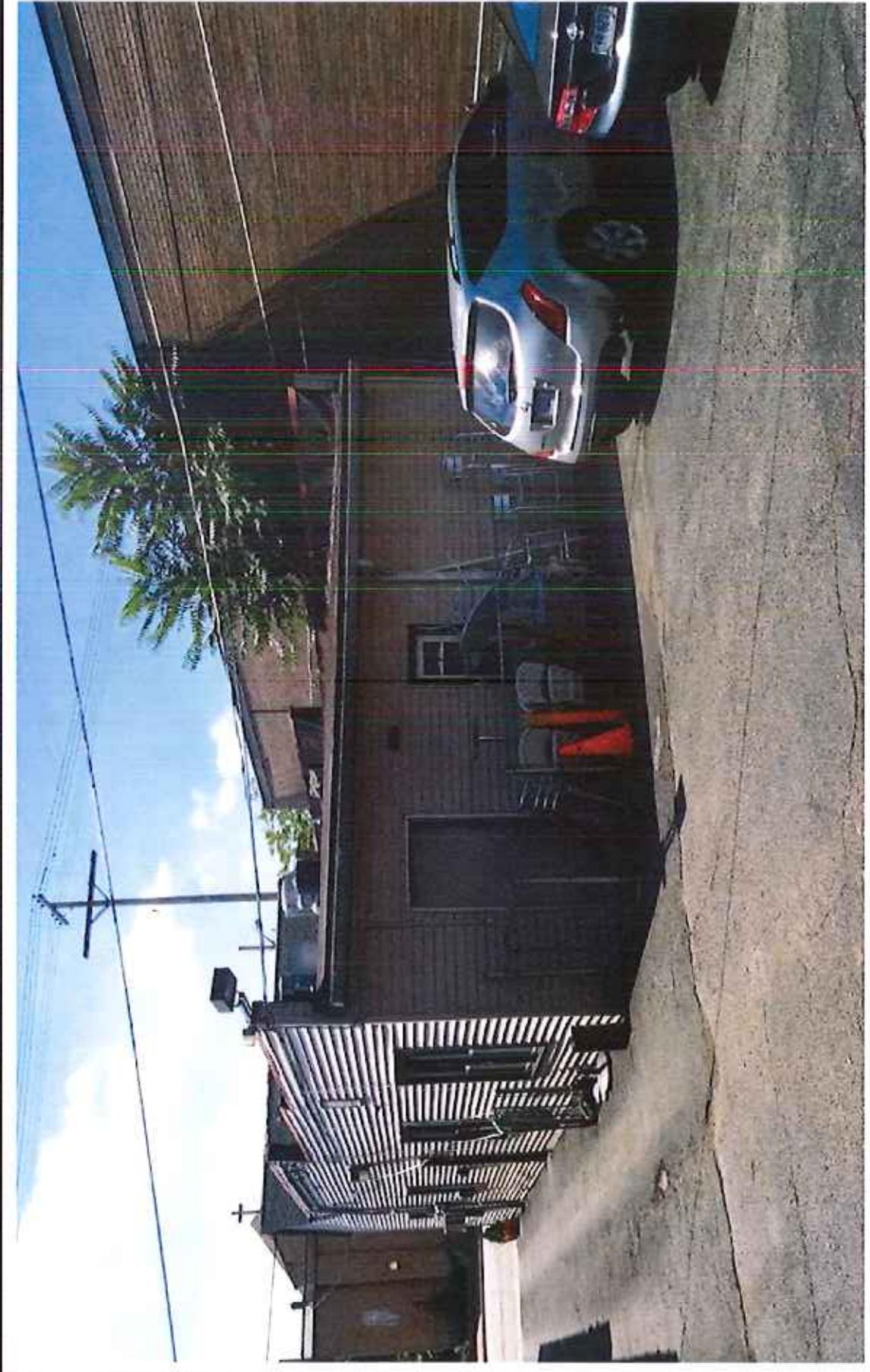
12906 Madison Ave



12906 Madison Ave

Planning Commission  
September 2014





Planning Commission  
September 2014



12906 Madison Ave



Planning Commission  
September 2014

12906 Madison Ave

# City Parking Code Update



# Birdtown Traffic Study

