

City of Cleveland Heights

Planning Commission

MEMORANDUM

TO: Members of the Planning Commission and other interested parties

FROM: Kara Hamley O'Donnell, City Planner

SUBJECT: **Planning Commission Actions, February 10, 2016**

DATE: February 11, 2016

Project 16-6 Motorcars Honda, 2953 Mayfield, C3 Gen. Commercial, requests Conditional Use permit for showroom addition per Code chapters 1111, 1115, 1131, 1151, 1153, 1161, 1165, and 1166.

Approved 5-0-1, with the following conditions:

- 1. Approval of the Architectural Board of Review;*
- 2. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;*
- 3. The applicants shall work with staff to resolve any complaints from neighbors;*
- 4. Approval of the Architectural Board of Review;*
- 5. Landscape plan dated 12-17-12 by Cornachione & Wallace Architects (approved as part of Project No. 13-2) shall be included as part of this approval; and*
- 6. All required construction and installation of the use shall be completed within 9 months of Planning Commission approval.*

Project 16-7 Yeshiva Derech Hatorah, formerly Mosdos Ohr Hatorah, 1700 S. Taylor, 'A' single-family, requests Conditional Use permit for continued operation of preschool-12th grade school per Code chapters 1111, 1115, 1121, 1151, 1153 and 1161.

Approved 6-0, with the following conditions:

- 1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;*
- 2. The applicants shall work with staff to resolve any complaints from neighbors;*
- 3. The existing rain garden water retention facility and all landscaping shall be maintained; best practices, such as deep root feeding and aeration, shall be used to preserve trees; and the rain garden and French drain shall be maintained so that water percolates into the site rather than flooding the storm sewer or neighbor=s property, all in keeping with the approved plans by David Toguchi Landscape Architects dated 9/28/2009 and 6/28/2010. Missing/dead plants shall be replaced as needed to be in compliance with the approved plan;*
- 4. The gate to the playground shall be locked when the play area is unused;*
- 5. All dumpsters shall be screened per Code section 1166.10;*
- 6. All light fixtures shall be fully recessed and shielded so direct bulb glare and light does not shine onto neighboring properties; and*
- 7. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.*

Project 16-8 Yeshiva Derech Hatorah, formerly Mosdos Ohr Hatorah, 1508 Warrensville Center, S2 Mixed Use, requests Conditional Use permit for continued operation of preschool-8th grade school per Code chapters 1111, 1115, 1145, 1151, 1153 and 1161.

Approved 6-0, with the following conditions:

1. *This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;*
2. *The applicants shall work with staff to resolve any complaints from neighbors;*
3. *The use should not encroach on Oakwood Drive;*
4. *During school hours, traffic cones shall be utilized to block vehicular traffic from entering the area between the school building and the modular unit;*
5. *All light fixtures shall be fully recessed and shielded so direct bulb glare and light does not shine onto neighboring properties;*
6. *Any exterior changes, including signage, shall require the approval of the Architectural Board of Review;*
7. *Landscaping, drainage and parking plan shall be approved by the Planning Director by July 1, 2016. Plan shall include parking lot layout/design, landscaping, plan for bare areas at front of building and dumpster screening per Code chapters 1161 and 1166; Approved plan shall be completed by November 10, 2016;*
8. *Applicant shall facilitate drivers', pedestrians' and bicyclists' movements through the site and discourage cut-through traffic on adjacent Oakwood Drive; and*
9. *All required construction and installation of the use shall be completed within 9 months of Planning Commission approval.*

Project 16-9: YogaRoots, 3459 Fairmount, requests Conditional Use permit to expand into adjacent space at 3469 Fairmount, C2 Local Retail, per Code chapters 1111, 1115, 1131, 1151, 1153 and 1161.

Approved 6-0, with the following conditions:

1. *This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties, and the applicant shall work with staff to resolve neighbor complaints;*
2. *Applicant shall assure that classes are scheduled to take advantage of existing on-site parking and adjacent shared parking; and*
3. *Any future exterior changes or signage shall require the approval of the Architectural Board of Review.*