



Project No. 18-26: Flaherty & Collins Properties approvals for mixed-use development at intersection of Euclid Heights Blvd., Cedar & Edwards roads (685-18-008 through 685-18-013, 685-18-016, 685-18-018, & 685-18-019) **Top of the Hill**, S2 Mixed-Use: (a) Planned Development Overlay (PDO) District designation recommendation to Council, (b) lot resubdivision, & (c) conditionally approved development plan per Zoning Code chapters 1111, 1115, 1119, 1141, 1145, 1147, 1151, and 1153.

a) Planned Development Overlay (PDO) District designation

Recommended, 6-1. Planning Commission recommended that City Council adopt the Planned Development Overlay District and its written Development Standards draft dated November 27, 2018, with clarification of the parking language in section 2d and density in section 3.

Planning Commission motion

Passed, 7-0. Planning Commission passed a motion to respectfully implore City Council to:

- a) Immediately have the City take the lead and responsibility to move forward with and complete a neighborhood parking and traffic study for the streets south of the development (Grandview Avenue, Bellfield Avenue, Delaware Drive, S. Overlook Road and Harcourt Drive);*
- b) Organize meeting(s) and have the City lead the discussion with the residents south of the development about the traffic and parking study; and*
- c) Not proceed in approving the final development without certainty and complete satisfaction that the current parking needs and interests of area residents and property owners are protected and met on a long-term basis and as long as is reasonable in the final development plan.*

(b) lot resubdivision

Approved, 7-0, with the following additional conditions:

- 1. City Council approval of Edwards Road vacation;*
- 2. Law Director approval of all required easements including, but not limited to, access and utility easements; and*
- 3. Prior to submitting the plat to the County Recorder, it shall be signed by the Director of Law and Director of Planning.*

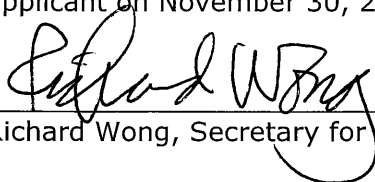
(c) conditionally approved development plan

Approved, 7-0, with the following additional conditions:

- 1. Approval conditioned upon City Council adoption of Top of the Hill Planned Development Overlay (PDO) District and its Development Standards;*
- 2. Development must comply with Top of the Hill Planned Development Overlay (PDO) District and its adopted Development Standards;*
- 3. Receipt of Planning Director approval of plans for landscaping, screening, tree preservation, tree protection, parking (bicycle and vehicle), and site lighting;*
- 4. Receipt of Architectural Board of Review approval of buildings, structures, Sign Design Guidelines, signage/wayfinding plan, and sign designs;*
- 5. Receipt of City Engineer approval of sanitary drainage and grading plan, and stormwater and stormwater management in compliance with Code chapter 1335;*

6. Receipt of Planning Director, Police Chief and City Engineer approval of delivery, service and trash removal plan which serves the development, 2330 Euclid Heights Boulevard (Buckingham), 12383 - 12397 Cedar Road (Nighttown and two adjacent businesses); Plan shall provide sufficient truck maneuvering area and shall be located so as to maximize convenience and minimize negative impacts on adjacent properties;
7. The use will not create a nuisance for adjacent residential properties;
8. The applicant shall work with staff to resolve complaints from neighbors;
9. Traffic and parking shall comply with Cedar-Fairmount District Parking Study and Top-of-the-Hill Mixed Use Development Project Parking & Traffic Assessment recommendations and final site access configuration shall be approved by City Engineer and Police Chief;
10. Receipt of Police Chief and Fire Chief approval of a Safety Plan;
11. Any future expansion or site reconfiguration shall require the approval of the Planning Commission;
12. Receipt of all required Building Department permits; and
13. The installation of the use shall be completed by December 31, 2022.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on November 27, 2018. I further certify that this Action Summary was mailed to each applicant on November 30, 2018.



Richard Wong, Secretary for Planning Commission

Revised 11/30/2018