



Project No. 22-01 K. & E. Larkin, 14664 Superior Rd., A Single-Fam., requests reduction of required private parking spaces per Code section 1111, 1115, 1121, 1161.

Approved, 5-0, with the following conditions:

1. ABR approval of the addition and patio;
2. Removal of the current detached garage and all pavement not needed for the parking pad;
3. Receipt of required building permits;
4. Final landscape plan to be approved by the Planning Director; and
5. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Project No. 21-17 Flaherty & Collins, C-2X Multiple-Use, Cedar-Lee-Meadowbrook redevelopment, bounded by Cedar Rd., Lee Rd., and Meadowbrook Rd, and is bisected by Tullamore Rd (PPN 687-06-009, 687-06-010, 687-06-013, 687-06-088, 687-06-089, 687-06-090, 687-06-091, 687-06-092, 687-06-093, 687-06-094, 687-06-095, 687-06-096, 687-06-159 and 687-08-001) per Zoning Code chapters 1111, 1115, 1131, 1151, 1153 1161, 1165, 1166.

A) Requests approval of conditional use permit for public green space/park at the corner of Meadowbrook Blvd. and to establish building setback from Meadowbrook Blvd.

Approved, 5-0, with the following conditions:

1. Per Code Section 1131.14(b), the Planning Commission establishes a permitted setback for the Meadowbrook Building off of Meadowbrook Road to range from 89'9" to 130'7" as shown on the Dimensioned Site Plan;
2. Should the park plan be modified to include an outdoor play area the plan will need to be reviewed by the Planning Commission and per Zoning Code Section 1153.05(b), the Planning Commission may require a park to fence in the outdoor play area to minimize traffic hazards and buffer neighboring properties;
3. Details of all proposed fences shall be part of the Final Landscape Plan;
4. A Final Landscape Plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director;
5. A final Lighting Plan shall be provided, as specified in Zoning Code Section 1165.07 (Exterior Lighting Requirements), and should be environmentally-friendly, following Dark Sky principles, which will need to be approved by the Zoning Administrator;
6. The Applicant shall comply with Zoning Code Section 1151.02 (General Standards for all Conditional Uses);
7. The Applicant shall comply with those provisions of Zoning Code Section 1151.03 (Supplemental Standards for Conditional Uses) specific to Parks;
8. 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;
9. The Applicant shall work with staff to resolve any complaints from neighbors;
10. The Applicant shall obtain all other required local approvals and permits;
11. All required construction and installation of the use shall be completed within 36 months of Planning Commission approval. Upon a showing of substantial completion, the Planning Director may approve any extension requested by the Applicant of an additional 12-month grace period.

B) Requests approval of conditional use permit for live-work units and to establish Tullamore Rd. building setback

Approved, 5-0, with the following conditions:

1. Per 1131.14(b), the Planning Commission establishes a permitted setback for the Meadowbrook Building off of Tullamore Road of 11'8" feet as shown on the Dimensioned Site Plan;
2. A privacy fence and/or landscaping along the property line shared with 3216 Tullamore Road shall be installed. This fence detail, along with all proposed fences shall be part of the Final Landscape Plan;
3. A Final Landscape Plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director;
4. The Applicant shall comply with Zoning Code Section 1151.02 (General Standards for all Conditional Uses);
5. The Applicant shall comply with those provisions of Zoning Code Section 1151.03 (Supplemental Standards for Conditional Uses) specific to Live/Work Units;
6. 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;
7. The Applicant shall work with staff to resolve any complaints from neighbors;
8. Architectural Board of Review approval for the live/work units shall be required as part of the approval of the overall development;
9. The Applicant shall obtain all other required local approvals and permits;
10. All required construction and installation of the use shall be completed within 36 months of Planning Commission approval. Upon a showing of substantial completion, the Planning Director may approve any extension requested by the Applicant of an additional 12-month grace period.

C) Requests approval of larger-scale development site plan

Approved, 5-0, with the following conditions:

1. The final Development Plan drawings shall be revised to remove the privacy gate/fence between the southern end of the Cedar-Lee Building and the Parking Garage to allow for east-west public access and connectivity through the Site that would honor the historic street pattern of Cedarbrook Road to be submitted and approved by the Planning Director. The final Development Plan may require the Applicant to revise the Cedar Lee building plan which may be administratively approved by the Planning Director.;
2. A privacy fence and/or landscaping along the property line shared with 3216 Tullamore Road shall be installed;
3. Details of all proposed fences shall be part of the Final Landscape Plan;
4. The dog run shall have adequate screening from the single-family residential neighbors, this shall and included in the final Landscape Plan;
5. A Final Landscape Plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director;
6. Details on the tree inventory, tree impacts, and tree preservation during construction shall be provided and shall comply with a Final Tree Preservation Plan, in accordance with Zoning Code Section 1166.11, which will need to be approved by the Zoning Administrator;
7. A final Lighting Plan shall be provided, as specified in Zoning Code Section 1165.07 (Exterior Lighting Requirements), and should be environmentally-friendly, following Dark Sky principles, which will need to be approved by the Zoning Administrator;
8. Architectural Board of Review approval shall be required for the overall development;
9. Approval of a Fence Permit for all fencing on the property shall be required from the Zoning Administrator;
10. Details regarding green building and infrastructure, compliance with Zoning Code Section 1165.06 (Sustainability Guidelines), including the sustainability rating system to be utilized to measure the project, shall be provided to the Planning Director for review and approval;
11. Compliance with all other applicable provisions of the City's ordinances, including, but not limited to, Chapter 1334 (Erosion and Sediment Control) and Chapter 1335 (Stormwater Management);

12. The Applicant shall obtain all other required local approvals and permits;
13. The Applicant shall work with the City on implementing the recommendations of the Cedar-Lee District-wide parking and traffic studies;
14. The Applicant shall work with the City to identify locations for electric vehicle (EV) charging stations, car share, bike share, scooters, and other opportunities to promote alternative modes of transportation on the Site;
15. The Applicant shall coordinate with the City on any solutions to the sanitary sewer overflow (SSO) at Tullamore and Lee Roads;
16. The Applicant shall confirm through soil borings or samples that there is no indication of any environmental or hazardous condition on the Meadowbrook Site;
17. The Applicant shall to the extent possible install new on-site utilities underground or in a manner that does not impact the natural environment, particularly the trees;
18. A Lot Resubdivision for the parcels that make up the Cedar-Lee Site shall be approved by the Planning Commission;
19. Any signage requires a separate review and approval for zoning compliance by the Zoning Administrator and architectural review and approval by the Architectural Board of Review;
20. Per Section 1153.05(p), any Outdoor Dining will require a Conditional Use Permit, either from the Zoning Administrator (25 or fewer seats) or the Planning Commission (more than 25 seats);
21. All required construction shall be completed within 36 months of Planning Commission approval and an additional 12-month grace period approved by the Planning Director upon a showing of substantial completion; and
22. The Applicant shall return to the Zoning Administrator for any alteration to the Development Plan; the Zoning Administrator may determine that such alteration is significant, thereby requiring Planning Commission approval.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on February 9, 2022. I further certify that this Action Summary was mailed to the Applicant on February 10, 2022.



Eric Zamft, Secretary for Planning Commission

February 10, 2022

Date