



Mr. Griswold stated the Police and Building Department had no issues and recommend approval.

Mr. Ciuni stated they are much happier with this submission in regards to the traffic flow. Engineering Department recommends preliminary approval of the plan. For final approval we need geometric plans, grading plan, utility plans and storm water management plans to make sure it meets the codes and requirements.

Mr. Smerigan stated this request is for preliminary site plan approval for a new medical office building. The subject site is zoned U-9 Motor Service District. The subject site is a 0.83 acre parcel that lies between the proposed new apartment building and the existing Residence Inn hotel. Based upon recommendations from City Staff, the applicant has revised the site plan and is now proposing to construct a one-story office building with a total of 8,278 square feet of floor area. The reduction in building area and the revisions to the site plan have combined to eliminate the need for multiple variances. A new medical office building is a positive addition to the City, and having such a facility on Park East Drive makes good locational sense.

The revised site plan provides for a full access drive from Park East Drive near the northern property line and an exit only drive near the southern property line. The angled and parallel parking spaces have been eliminated and the site plan now provides for standard 90 degree parking. The intended use is a medical office with a small outpatient surgery facility. Based upon the revised design, the surgery center is now ancillary and accessory to the medical office use and therefore parking for the entire building has been calculated at the medical office rate of one parking space for each 150 square feet of floor area. Based upon that determination, the proposed development plan now complies with the minimum parking requirement. The applicant has provided historic patient generation data that verifies that the one space per 150 square feet standard will provide sufficient parking.

The sole remaining variance requested is a front parking setback variance to permit the parking lot to be 10 feet from the street right-of-way line in lieu of the 35 feet required by the Zoning Code. The subject property is a tight site because of its size and the odd shape created by the property line angles that impact setbacks for placement of improvements. Those factors make some variance likely if the site is to be used effectively. The applicant has attempted to address all of the staff concerns, and the remaining variance appears to be reasonable provided that the front setback area is heavily landscaped.

Since a variance is required, the Commission will need to act in the form of a recommendation to City Council. Should the Commission determine to recommend approval of the preliminary site development plan for this medical office building the following stipulations are recommended:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1131.05(a) with regard to the required front parking setback.
2. Granting a variance of 25 feet to Section 1131.05(a) to permit the front parking setback to be 10 feet from the right-of-way of Park East Drive in lieu of the required 35 feet.
3. The applicant shall install extensive landscaping within the front setback area pursuant to a landscape plan submitted with the final site development plan and approved by the Planning and Zoning Commission.





result of the more compact footprint and reorientation of the building to face Commerce Park Drive, the site plan is able to accommodate additional on-site parking. The site plan still provides for an access and fire drive around the back of the rear building. The architectural treatment of the rear building matches that of the front building, using similar materials and some common design elements

The front building houses a dialysis center and a vascular access center. Parking generation for the dialysis center was previously determined based upon the number of machines and average treatment times. The vascular access center treats approximately 10 patients per day. Based upon the specific parking demand data for those tenants, the Planning and Zoning Commission previously approved the use of the standard office building parking requirement of one space per 250 square feet of gross floor area for the front office building in lieu of the higher medical office parking standard with the understanding that any change in tenancy to another medical office type use would require a parking review. The Commission also granted a variance of 15 parking spaces to permit the elimination of some parking spaces in order to provide for a patient drop-off area, which is reflected in the revised preliminary plan.

The rear building is intended for additional medical office uses. As a result, the parking requirement for the rear building will be one space for each 150 square feet of floor area. That makes the combined parking requirement for the entire site 115 spaces, less the 15 space variance previously granted, or 100 spaces. The site plan indicates a total of 111 parking spaces. The Commission should adjust the previously approved parking variance to reduce the permitted variance to be four (4) spaces.

The proposed preliminary site plan requires two other variances. One is a rear setback variance to permit the building to be 35 feet from the rear line in lieu of the Code required 40 feet. This variance is necessary to meet the standard parking and drive aisle configuration dimensions and to maximize the parking between the two buildings. The rear of the site abuts a parking lot for the building to the rear.

The other variance is for the combined side yard building setback requirement. The Zoning Code requires a minimum side yard building setback of 20 feet, but a combined total for both side yards of 80 feet. The applicant is proposing two side yard setbacks of 35 feet each. The southern side yard abuts the City of Beachwood Service Garage. There is a substantial grade change between the two properties. As a result, there is a large landscaped area on the City property adjacent to the subject site. It is unlikely that that portion of the City property will be used for anything other than open space.

Since variances are required, the Planning and Zoning Commission will need to act in the form of a recommendation to City Council. Should the Commission determine to recommend approval of the revised preliminary site plan the following stipulations would be appropriate:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty exists or will result on the subject site from the literal enforcement of Zoning Code Section 1129.03(b)(3) with regard to the required rear building setback and Section 1129.03(b)(2) with regard to the combined side yard building setback requirement.
2. Granting a variance of 5 feet to Section 1129.03(b)(3) to permit the rear building setback to be 35 feet in lieu of the required 40 feet.
3. Granting a variance of 10 feet to Section 1129.03(b)(2) to permit the combined building side setbacks to be 70 feet in lieu of the required 80 feet.
4. Reducing the previously approved parking variance to 4 spaces to permit the total on-site parking to be 111 spaces.



