



perimeter of the stadium, and a new press box approximately twenty (20) feet in height with concession stand below.

Presently, there are no lights in the stadium. The proposed four (4) lights are a 90 foot pole which is the most sufficient height for these lights as determined by the lighting companies. Mr. Schmit stated they have worked with the School District at length to make sure everything they are doing is to try to keep the lights, sounds and activity within the stadium itself. They have also worked with the City services to make sure all the access pathways were adequate for what they need to get fire trucks and ambulances onto the site.

Mr. Griswold stated Fire Department met with the design team and all of the life safety concerns have been addressed. The Fire Prevention Bureau will continue to work with the design team during the project to evaluate any future concerns. Mr. Ciuni, City Engineer, requested applicant to submit a full engineering submittal including all geometric, utility, and design detail drawings for review. Also to include critical storm calculations, storm water management calculations, water quality calculations, storm sewer capacity calculations, storm water pollution prevention plan and all necessary details. Mr. Ciuni recommended preliminary approval subject to the resolution of the above. Mr. Griswold stated the Police Chief is at the meeting for any questions they may have.

Mr. Smerigan stated this request is for preliminary site plan approval for revisions to the Beachwood High School athletic facilities. Specifically, the applicant is proposing major renovations to the existing football and track facilities. The improvements include resurfacing of the existing football field and track, new visitor bleachers, new home bleachers, a new press box, construction of some new track facilities, a new service building, and new fencing around the entire facility. The subject site is in the U-5 Public and Institutional District.

The football field and running track would remain in their present locations. The new visitor bleachers and the new service building would be located on the east side of the field and track. The proposed service building would also house concessions. Both the bleachers and the service building would comply with the required 80 feet setback from adjacent residentially zoned property. The new home bleachers, press box, and concession stand are on the west side of the field and track. The applicant is proposing a fence around the entire facility to control access. Accessibility has been provided for emergency vehicles.

There are no setback issues associated with the proposed site plan. The applicant is proposing to light the football field for evening games. The proposal is to use LED lighting with directionally controlled fixtures that would focus the lighting on the field. The applicant has provided a photometric plan that indicates that the lighting would comply with the Zoning Code requirement that there be no light spillage onto adjoining properties. The drawings indicate four (4) light poles that are 90 feet in height. Section 1124.08 limits the height of light poles in the U-5 Public and Institutional District to 30 feet; therefore, a variance will be required. Clearly, it is not possible to adequately light the athletic facilities for night events with light poles 30 feet in height.

Since the preliminary site plan requires a variance for the pole height, the Planning and Zoning Commission will need to act in the form of a recommendation to City Council. Should the Commission determine to grant preliminary site plan approval, the following stipulations are suggested:

- 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 1124.08 with regard to site lighting.
- 2) Granting a variance of 60 feet to Section 1124.08 to permit the light poles for the athletic facilities to be 90 feet in height in lieu of the Code required 30 feet.

Chairman Jacobs asked what communication has there been with neighbors near the high school who may be impacted by either light or sound and has there been any issues raised.

Mr. Schmit replied the school puts out information packages which have been the bulk of the interaction and he has not heard of any specific complaints or concerns with lighting. He stated they will not expand or exceed the present volume of the sound system for the stadium. It is a fairly standard configuration for a high school stadium.

Ms. Hecht asked what times do the evening games begin and will the walkways be lit.

Mr. Robert Hardis, Superintendent Beachwood High School, stated the games begin at 7:00 PM and usually end at 9:00-9:30 PM. They anticipate the lights staying on 30-60 minutes after for cleanup and as people exit the facility. The soccer games usually end earlier at 8:00-8:30 PM. The sidewalks will be well lit solely on those paths.

Ms. Hecht asked if surveys have been done on the controversies of astro turf versus real grass in regard to player injuries.

Mr. Schmit stated the school has gone through an extensive exercise with them in looking at other facilities, comparing the benefits and pros and cons of all the different turf systems. The synthetic system they are proposing to use is very safe. The product has a shock pad which is a layer underneath the turf system which acts as an impact absorber. The turf system has an ecofriendly infill system within it as well. The turf system is required to maintain a Gmax rating.

Mr. Cohen asked if the additional 100-150 seats are on the home or visitor side.

Mr. Schmit replied they are adding 100 seats on the visitor side and 50 seats on the home side to support the programs they have presently.

Mr. Zabell asked if the filler material type has been determined, specifically concerned about the use of tire crumb.

Mr. Schmit replied they will not be using tire crumb. One of the products is an encapsulated sand product called Envirofill which is a step up in the lawn infill system.

Mr. Zabell asked if it is commonplace within the schools division that most schools have access and ability to provide a night game.

Mr. Hardis stated the vast majority, he believes, has an upwards of 80% of the schools in the conference have lights.



Mr. Blaker stated they recently opened a similar facility in Avon this past December which has been very well received. They are looking to serve the community at large in the Eastern region of Cleveland which they found at the available site located at Science Parkway and South Woodland Road. They have been able to incorporate the existing wetlands. Mr. Blaker proceeded to discuss the rehabilitation facility layout which they have spent a number of years developing this model. He stated they focus on patient outcomes and, both annually and clinically with their partners, they are either rated number one (1) or two (2) inpatient rehabilitative services in the country.

Mr. Griswold stated Mr. Ciuni, City Engineer, recommends preliminary site approval. Mr. Smerigan will speak further on the variances of the parking lot, etc. The Fire Department had the following comments:

- 1) The plans submitted failed to denote a looped fire main with hydrants space no more than 300 ft. apart around the facility. The designer will have to provide this information to the Fire Department when a detailed civil drawing is submitted.
- 2) The plans failed to denote the location of the FDC for the building sprinkler system. The designer will have to provide this information to the Fire Department when a detailed civil drawing is submitted.
- 3) The plans submitted denote a loop road for Fire Apparatus access. The road will need to be constructed with a finished surface that can be maintained during winter months. Modeling of the Fire Departments apparatus will need to be completed.
- 4) The plans submitted fail to denote the height of the canopy (if applicable). The canopy height will need to be no less than 13ft in height to allow Fire Apparatus access.

Mr. Smerigan stated this request is for preliminary site plan approval for a rehabilitation hospital. The subject site consists of two existing parcels which total 11.68 acres located on the southeast corner of Science Park Drive and South Woodland Road. The property is in the U-8A Office Building and Research District. Licensed health care facilities are permitted uses in the U-8A District. The applicant is proposing to construct a one-story building with sixty (60) nursing beds for rehabilitation patients who will be in residence on-site during therapy.

The applicant has worked extensively with the staff to accommodate meeting the City's code requirements and at the same time trying to minimize the impact on the wetlands. One of the features of the wetlands the applicant worked around was the loop access around the entire building for the Fire Department which has been addressed. There is, in fact, a loop fire access around the entire building to provide that safety because of the nature of the patients in the facility.

The proposed site plan indicates an access drive from Science Park Drive and a combination service drive and fire access from South Woodland Road. The site development plan indicates a total of 143 paved parking spaces and an additional 173 land banked parking spaces. There are wetlands on the site and the applicant has indicated that the site plan was designed to keep the wetland impact under one-half acre in order to obtain a Nationwide Permit and avoid mitigation. The wetlands somewhat limit building and parking location options and have resulted in two (2) relatively minor setback variances, one for the building and one for the parking. Both variances occur on Science Park Drive. Finally, the applicant is seeking authorization to land bank parking. The applicant proposes to provide the capability to construct all of the parking necessary for office use of the proposed building, but to land bank the spaces not needed for the current use. This is the same approach to parking design that the Planning and Zoning Commission approved for the last rehabilitation hospital constructed in the City.

Because of there are variances required, action on the preliminary site plan will require a recommendation to City Council. Should the Commission determine to recommend approval, the following stipulations are suggested:

- 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 1130.03(b) with regard to building setbacks and Section 1130.04(e) with regard to parking setbacks.
- 2) Granting a variance of 8.5 feet to Section 1130.03(b) to permit a building setback of 91.5 feet from Science Park Drive in lieu of the Code required 100 feet.
- 3) Granting a variance of 5 feet to Section 1130.04(e) to permit a parking setback of 30 feet from Science Park Drive in lieu of the Code required 35 feet.
- 4) Making a determination pursuant to Section 1130.04(f) that the total number of required parking spaces shall be 316 and permitting 173 of the total number of required parking spaces to be land banked as shown on the site plan until such time as the Building Commissioner or the applicant determine that such spaces are required, at which time they shall be installed in accordance with the site plan and in such time frame as is established by the Building Commissioner.
- 5) That a lot split and consolidation plat be submitted for approval with the final site development plan.

Mr. Smerigan stated the lot split and consolidation plat has been provided and they are not asking the Commission to act on it tonight but rather act on it when they approve the final site plan. The applicant has demonstrated their willingness and ability to provide the lot split and consolidation. The site plan drawing shows the placement of the land banked parking on that additional parcel. Approval is recommended.

Mr. Cohen stated in their site plan they are diminishing a lot of the landscape buffer and wonders how strict the one-story model is and if they can tier some of it and pull some of the building and parking back so they could get a deeper buffer.

Mr. Blaker stated over the years they have looked programmatically from the patient outcome point of view the most effective building. He replied if you start going vertically, you have to start looking into vertical transportation issues and you lose some of the functions you have in a one-story building keeping everyone on the same plain. Given the option, clinical staff says the one-story building is the ideal, preferred model.

Mr. Cohen asked where the land banked parking is located.

Mr. Smerigan stated it is to the south. If they were to expand the building they would have to expand to the south. They have the capability with the lot split they are proposing to accommodate the full land bank parking amount and meet all the setbacks so they have some additional land area.

Mr. Blaker stated if the facility were to expand, it would expand one more 30-bed type unit, not vertically.

Mr. Pasch asked is there any portion of land wetlands that you are building on.

Mr. Smith replied yes, there is a small portion. They are well within the nationwide permit from the Army Corps of Engineers.



