

Issue	Specific	Concerns	Evaluation	Mitigation
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COMMERCIAL

Traffic	Road Infrastructure (i.e. Capacity):	Site Access from adjacent thoroughfares: Warrens ville Center Road (WCR) Cedar Road (south of site) Mayfield Road (north of site)	Traffic Impact Study: Warrens ville Center Retail Center, South Euclid, Ohio TMS Engineers, Inc. New Trip Generation Peak Hours, 7-9 am: Commercial – 306 trips Peak Hours, 4-6 pm: Commercial – 999 trips McKenna Associates City Planner's Report, 3/2/11 Expected increases in traffic would not exceed volumes that WCR was designed to safely accommodate.	Traffic Impact Study Conclusions: (pg 45) Intersection of WCR/Stonhaven Road (Main Development Access Drive) were determined to require the following improvements to allow the intersection to operate with acceptable levels-of-service under the peak hour 2012 build conditions: - Construct two exclusive northbound left turn lanes on WCR - Construct exclusive southbound left and right turn lanes on WCR - Construct traffic signal control for the intersection and interconnect to the existing traffic signal at WCR and East Antisdale WCR and Development Southern Access - Install stop sign control on the access drive approach
	Site Ingress / Egress:	Site Access: Stonhaven	S.E. City Engineer's Report, 2/28/11: Traffic Impact on surrounding neighborhoods to south and east	Neighborhood Traffic Calming Policy: Modify Stonhaven intersection to only permit right hand turns into and out of Stonhaven onto WCR
	Cut-Through Traffic:	Potential Residential Cut Through Streets: Stonhaven, East Antisdale, Verona, Genesee, Sherbrook, Holmden, Felton, Bexley, etc.	S.E. City Engineer's Report, 2/28/11: Traffic Impact on surrounding neighborhoods	Neighborhood Traffic Calming Policy: Recommend that Administration establish & implement a Neighborhood Traffic Calming Policy addressing: - A methodology to identify problem streets - Collect traffic data pre & post construction for evaluation to established criteria - Identify specific traffic calming measures - Implementation of the measure Applicant will put \$50K in an escrow account for the streets south of WCR and \$50K for the streets east of WCR.

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Water / Sewer	Estimated Usage:	Comparison of impact if developed under current R-75 vs. proposed C-2 zoning Comparison between residential and commercial	S.E. City Engineer's Report, 1/12/11 Uniform Standards for Sewerage Improvements, Table 3.1 provide the following estimate: Residential – 66,000 GPD Commercial – 34,250 GPD McKenna Associates City Planner's Report. 3/2/11 City's existing infrastructure capable of adequately serving all uses permitted in the C-2 district.	City's existing water/sewer infrastructure capable of adequately serving permitted residential or proposed commercial use. No mitigation required.
Storm Water	Impact on Area:	Current R-75 vs. Proposed C-2 Storm water impacts of the proposed development on Nine Mile Creek tributary, which runs adjacent to the eastern boundary of the subject site	S.E. City Engineer Report, 1/12/11 R-75 C-2 Building: 577,500 – 325,000 Pavement: 165,600 – 487,500 Sidewalk: 72,000 – 13,149 815,100 – 825,649 McKenna Associates City Planner's Report. 3/2/11 Acre to acre impact similar when proposed greenspace taken into account	Enforcement of the existing City's Storm Water Management regulations. Applicant committed to implementing LEED certified Best Management Practices re: storm water retention.
Riparian	Nine Mile Creek Impairment:	Development's impact on the Nine Mile Creek riparian corridor Development may compromise Nine Mile Creek physical, chemical, and biological characteristics; stream function	S.E. Zoning Ord. Chapter. 780 -Controlling Riparian and Wetlands Setbacks 2005 Riparian regulations were reviewed by the EPA and found to be acceptable.	Enforcement of Chapter 780 "Controlling Riparian and Wetlands Setbacks" regulations. Would take place during the site plan review process.

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Safety / Welfare	Noise, Odor, Dust, Fumes:	Impact on abutting Residential Districts, City as a Whole. Negative impacts associated with proposed C-2 zoning and Oakwood Commons.	S. E. Planning and Zoning Code and Building Code Planning and Zoning Code: Chapters 723, 733, 734, 736, 737, and 770 apply S. E. Building Code: 1328 apply Mckenna Associates City Planner's Report. 3/2/11 Zoning regulations intended to ensure safety, welfare of residents	Enforcement of current S.E. Planning and Zoning Code and Building Code regulations Additional safety related issues, beyond those noted are normally addressed during site plan review process.
Comprehensive Plan	Conflicts between Plan and proposed rezoning:	Plan not in-line w/ City's development policies and objectives City's long-term viability.	Mckenna Associates City Planner's Report, 3/2/11 Unanticipated availability of the Oakwood site, and at the scale (40+ acres) in an inner ring suburb, constitutes a significant change in conditions. Warrants a re-visiting of the Comprehensive Plan.	Revise the Comprehensive Plan and Map taking into consideration the sudden and current availability of the Oakwood site. Ensure that the Comprehensive Plan aligns with the City's development policies and overall objectives for the Oakwood site.
Municipal Services	Added burden:	Police, Fire, EMS Retail activity would require additional service that may impact ability to serve existing residents	Email memo from Kevin Nietert, Chief of Police South Buclid Police Department. Certainly the creation of any retail development will require additional service but that can be said about any development including residential. When dealing with retail development I would anticipate that we would see an increase in the number of theft reports and arrests. To highlight this point in 2007, the last year that I computed this type of statistic, Giant Eagle,	Development agreement to include the provision for private on-site security services.

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CH Oakwood	Traffic capacity:	Main Road Site Access	<p>Marcus on Mayfield and Cedar, and Walgreens on Mayfield and Warrensville accounted for 29% of our theft related offenses. In 2006 it was 30%. Not knowing what stores will be in the development makes it difficult to gauge the impact. If it is a "big box" store such as Wal-Mart, Lowes, or Home Depot, which have been rumored, these stores would tend to have more of an impact on our resources simply based on the size of their operations.</p>	<p>The improvements to allow the intersection to operate with acceptable levels-of-service will be determined by the Traffic Impact Study for future CH Oakwood Development.</p>
	Ingress / Egress:	Site Access:	<p>The Traffic Impact will be determined for any future CH Oakwood Development.</p>	<p>Neighborhood Traffic Calming Policy: Depending upon the location of the ingress / egress to the site, the corresponding intersection to the Residential District in South Euclid will require mitigation. The mitigation parameters will be determined during the required Traffic Impact Study for the CH Oakwood Development.</p>
	Cut-Through Traffic:	Potential Residential Streets:	<p>The Traffic Impact on surrounding neighborhoods will be determined for any future CH Oakwood Development.</p>	<p>Neighborhood Traffic Calming Policy: Recommend that Administration establish & implement a Neighborhood Traffic Calming Policy addressing:</p> <ul style="list-style-type: none"> - A methodology to identify problem streets - Collect traffic data pre & post construction for evaluation to established criteria - Identify specific traffic calming

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				<ul style="list-style-type: none"> - measures - Implementation of the measure - Applicant will put \$60K in an escrow account, (\$10K for a traffic study) and (\$50K the implementation of any traffic calming measures). Per April 7, 2011 letter from First Interstate Properties, Ltd.

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<p>Water / Sewer</p>	<p>Estimated Usage:</p>	<p>Comparison of impact if developed under current R-75 vs. proposed C-2 zoning Comparison between residential and commercial</p>	<p>S.E. City Engineer's Report, 1/12/11 Uniform Standards for Sewerage Improvements, Table 3.1 provide the following estimate: Residential – 66,000 GPD Commercial – 34,250 GPD McKenna Associates City Planner's Report, 3/2/11 City's existing infrastructure capable of adequately serving all uses permitted in the C-2 district.</p>	<p>City's existing water/sewer infrastructure capable of adequately serving permitted residential or proposed commercial use. No mitigation required.</p>
<p>Storm Water</p>	<p>Impact on Area:</p>	<p>Current R-75 vs. Proposed C-2 Storm water impacts of the proposed development on Nine Mile Creek tributary, which runs adjacent to the eastern boundary of the subject site</p>	<p>S.E. City Engineer Report, 1/12/11 R-75 C-2 Building: 577,500 – 325,000 Pavement: 165,600 – 487,500 Sidewalk: 72,000 – 13,149 815,100 – 825,649 McKenna Associates City Planner's Report, 3/2/11 Acre to acre impact similar when proposed greenspace taken into account</p>	<p>Enforcement of the existing City's Storm Water Management regulations.</p>

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Riparian	Nine Mile Creek Impairment:	Development's impact on the Nine Mile Creek riparian corridor Development may compromise Nine Mile Creek physical, chemical, and biological characteristics; stream function	S.E. Zoning Ord. Chapter. 780 -Controlling Riparian and Wetlands Setbacks 2005 Riparian regulations were reviewed by the EPA and found to be acceptable.	Enforcement of Chapter 780 "Controlling Riparian and Wetlands Setbacks" regulations. Would take place during the site plan review process.
Safety / Welfare	Noise, Odor, Dust, Fumes:	Impact on abutting Residential Districts, City as a Whole. Negative impacts associated with existing R-75 zoning.	S. E. Planning and Zoning Code and Building Code Planning and Zoning Code: Title Two – Residential District Regulations apply McKenna Associates City Planner's Report. 3/2/11 Zoning regulations intended to ensure safety, welfare of residents	Enforcement of current S.E. Planning and Zoning Code and Building Code regulations Additional safety related issues, beyond those noted are normally addressed during site plan review process.
Comprehensive Plan	Conflicts between Plan and proposed rezoning:	Plan not in-line w/ City's development policies and objectives City's long-term viability.	McKenna Associates City Planner's Report, 3/2/11 Unanticipated availability of the Oakwood site, and at the scale (40+ acres) in an inner ring suburb, constitutes a significant change in conditions. Warrants a re-visiting of the Comprehensive Plan.	Revise the Comprehensive Plan and Map taking into consideration the sudden and current availability of the Oakwood site. Ensure that the Comprehensive Plan aligns with the City's development policies and overall objectives for the Oakwood site.
Municipal Services	Added burden:	Police, Fire, EMS Residential activity would require additional service that may impact ability to serve existing residents - School	Email memo from Kevin Nietert, Chief of Police South Euclid Police Department. Certainly the creation of any retail development will require additional service but that can be said about any development including residential.	Residential – no additional mitigation

PUBLIC HEARING / INPUT

R-75 versus C-2	Rezoning application:	Negative Impacts: <ul style="list-style-type: none"> • Traffic • Property Values • Crime • Comprehensive Plan conflicts • NOACA Study 	Ref. to Sections / Meetings Traffic Section 2/10, 17, 24, and 3/3 meetings addressed this issue. 2/24 and 3/3 meetings addressed this issue. Comprehensive Plan review scheduled 3/3, 17 and 24 meetings.	The Planning Commission has spent several meetings, each dedicated to separate issues noted above. Commission will take input received into consideration prior to making a recommendation to City Council. Per McKenna recommendation, the City is undertaking a revision to the Comprehensive Plan to address the Oakwood site to ensure that Plan aligns with the City's development policies and overall objectives for the Oakwood site.
	Site Plan, not Rezoning:	Summation of Issues presented: <ul style="list-style-type: none"> • Buffer – 50' insufficient / bldg height. • Site Layout • Retail only option – long-term sustainability of retail development • LEED Construction 	The concerns raised would be addressed during the Site Plan Review process. Not germane to the rezoning stage of the development process. Rezoning is currently the Planning Commission's singular focus.	None. Note to Commission: C-2 Zoning, permits all uses in C-1 District, which includes all uses permitted in the R-O district except residential dwellings permitted in Residential Districts. It is important to note that the C-2 district would permit professional, administrative, medical office buildings and accessory uses. Retail is not only use option. LEED construction is a benefit and would be part of the development agreement if rezoned.
	Not in City's Control:	Summation of Issues presented: <ul style="list-style-type: none"> • Type of tenants- tenant mix • Private land dedicated to Metro Parks • Residents meeting with developer • Mailers not statistically valid • Impact on surrounding commercial enterprises 	The concerns raised are not within the authority of the City Administration or Council. The issue being considered is solely whether to permit C-2 commercial zoning and all associated uses (approve rezoning) or R-75 residential use (deny rezoning).	None. Note to Commission: Meetings between residents and the developer and the format of mailers is not within the City's control. Impact on surrounding commercial enterprises within the City should be factored into decision, but the primary focus should be the <u>overall</u> impact on South Euclid. The impact vs. benefit to South Euclid should prevail.

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	Unrelated to rezoning:	Summation of Issues presented: <ul style="list-style-type: none"> • Cedar Center status • Mayfield Green Business District • Recreation Center 	The issues raised are important for the City, but not of direct import to the Oakwood rezoning application.	None. Note to Commission. Future redevelopment of Cedar Center is important, as is the viability of existing businesses in the Mayfield Green corridor. Indoor recreational establishments are permitted in C-2, however, the applicant has indicated primarily retail and restaurant uses.
Spot Zoning	Oakwood Property	Deviation from Comprehensive Plan The issue of a deviation from the Comprehensive Plan constitutes an implied Spot Zoning of the site.	Spot zoning is normally invalid if the permitted use is <u>very</u> different from the surrounding area; the area involved is <u>small</u> ; or it can be shown that the municipality has favored one landowner to the unreasonable detriment of the surrounding area.	The area directly to the south of the site along WRC is commercially zoned, thereby constituting a <u>logical extension of nonresidential uses</u> ; connects to another commercial district – CC district; this is not a small isolated site (40+ acres); the rezoning request would <u>benefit the entire City</u> , not one landowner.