

South Euclid Planning Commission Oakwood Agenda

Background

When rezoning from Residential to Commercial what concerns will require that mitigations / measures need to take place in order to ensure that the adjoining Residential Districts and Community objectives are maintained?

- Are the mitigations / measures possible / reasonable / effective?
- Is the requested designated zoning (C-3) appropriate?
- This process will create a single lot within two different zoning districts.

February 10, 2011 – Planning Commission Scheduled Meeting

- a. Introduction to the Oakwood Zoning Map application.
 - Explanation of the governing regulations for the Zoning Map process – 763.02
- b. Identify concerns to be addressed in future sessions – Traffic, Safety, etc.
 - The application is proposing a lot split by default; Commercial / Residential – how should this be processed. A major or minor subdivision – 762.07 versus 762.08.
 - Other pertinent regulations – 730.01, 731.04, 736.04, 780
 - Identify needed reports – City Planner

Requested Attendees: Law Director, Michael Lograsso
Zoning Administrator, Paul Kowalczyk
ED Director, Ed Gallagher
City Planner (he will be out of town)
Individual(s) as requested

February 17, 2011 – Planning Commission Work Session Meeting

- a. Traffic – impact on the adjoining residential districts
 - Cut through traffic to Wrenford, Green, Mayfield, Cedar via streets east of Warrensville and the streets south of the “Oakwood” property.
 - The proposed egress and ingress locations in reference to the residential districts
 - Regulations regarding – 730.01, 731.04, 736.04

Requested Attendees: City Engineer, Andy Blackley
Traffic Commissioner, Bob Abele
Zoning Administrator, Paul Kowalczyk
ED Director, Ed Gallagher
City Planner
Individual(s) as requested

February 24, 2011 – Planning Commission Scheduled Meeting

- a. Safety – impact of access of “new” park to adjoining residential districts
 - Lighting,
 - Lack of multiple egress and ingress access
 - Parking
 - City intention with regards to the land
- b. Chapter 780 Controlling Riparian and Wetlands Setbacks
 - Are there any impacts with relation to infrastructure (utilities) in place (storm, sanitary, water, etc)?
 - What impacts from storm water management?
- c. Tentatively schedule Public Hearing for March 10, 2011 @ 7:00 pm

**South Euclid Planning Commission
Oakwood Agenda**

Requested Attendees: Police Chief, Kevin Nietert
Traffic Commissioner, Bob Abele
City Engineer, Andy Blackley
Zoning Administrator, Paul Kowalczyk
ED Director, Ed Gallagher
City Planner
Individual(s) as requested

March 3, 2011 – Planning Commission Work Session Meeting

- a. C-3 designation within the application
 - What are the special retail needs of the City taking into account special and unique problems affecting the public safety and welfare of the community?
 - The actual intent is for a multi-use district?
- b. C-3 impact on the Master Plan, if any.

Requested Attendees: City Planner
Law Director, Michael Lograsso
Zoning Administrator, Paul Kowalczyk
ED Director, Ed Gallagher
Individual(s) as requested