



COME TOGETHER & THRIVE

NOTICE OF PLANNING COMMISSION MEETING **Thursday, February 14, 2013**

The Cuyahoga County Public Library submitted their preliminary plans to the Building Commissioner. The plans will be submitted to the South Euclid Planning Commission at their meeting scheduled for **Thursday, February 14, 2013 at 7 pm at South Euclid City Hall.**

At this week's meeting, members of the Cuyahoga County Public Library design team will introduce the project to the Planning Commission. The meeting is open to the public, but is not a Public Hearing. ***The Planning Commission will be scheduling a Public Hearing in the coming weeks to encourage public review and input.***

Over the course of several Planning Commission Meetings, the commission will review the following prior to making a recommendation to City Council:

- Conditional Use Process (public hearing is required - date to be determined).
- Lot Consolidation Review
- Site Plan Review

In addition, the Architectural Review Board will review the following (no ARB meetings have been scheduled at this time):

- Site plan
- Landscaping Plan
- Lighting Plan
- Building elevations



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FACT SHEET

THE CUYAHOGA COUNTY PUBLIC LIBRARY'S PROPOSED NEW SOUTH EUCLID-LYNDHURST LIBRARY BRANCH

WHAT IS THE CITY'S ROLE?

The Cuyahoga County Public Library has proposed to build a new state-of-the-art library for residents on three-parcels of previously developed land on South Green Road across from Notre Dame College. The Following FAQ Sheet answers many questions about the proposed project.

- Q. Who Owns the Current Library Building located on Mayfield Road at the former Telling Mansion?**
- A.** The Building is owned and operated by the Cuyahoga County Public Library. The building is not owned by the City.
- Q. Does the City have any control over the decision of the Library to move their Current Branch and Relocate?**
- A. No.** The Cuyahoga County Library is a separate governmental entity with their own Board of Trustees. South Euclid City Council and Mayor **do not have any legal oversight** of the library or their decision-making process.
- Q. Can the City Prevent the Library from buying property for the new library or selling the current library site?**
- A.** No. Like any individual or business, the City has no control over the purchase or sale of private property.
- Q. Is the site where the proposed library wants to build currently greenspace or is it developed?**
- A.** All Parcels of land have been previously developed. The Library has purchased three parcels of land on South Green Road across from Notre Dame College. There is a business (Forest City) on the site of one of the parcels with several buildings. The other two parcels are developed with residential homes.

Q. Has the library completed the purchase of the property at the proposed site on South Green Road?

A. Yes. It is our understanding that the Cuyahoga County Library Board has completed the purchase of the property.

Q. Is the current site already zoned for a library or will the City be asked to rezone the property?

A. No rezoning is required. Libraries, like schools (and other uses), are **permitted uses** in all residential, commercial and residential-office districts. The proposed library would be located in a Residential-Office (R-O District). However, a **Conditional Use Permit** must be recommended by the Planning Commission and approved by City Council.

Q. What “Conditions” does the Planning Commission review to determine compliance with South Euclid’s Planning and Zoning Code and the recommendation of a Conditional Use Permit?

A. South Euclid Codified Ordinance 732.02 (c)(1)(E) – **Conditional Uses In Commercial Districts** – states that a library may be located in a Residence-Office District, **provided that they conform to the conditions set forth in Sections 722.02 and 722.03.**

This means that libraries are a permitted use in an R-O District as long as they meet the conditions set forth in those sections of the City’s Planning & Zoning Code. Specifically, the Cuyahoga County Library Project requires compliance with the following sections of the South Euclid Planning & Zoning Code:

- Section 732.02(c)(1) E – Library as a Conditional Use.
- Schedule 722.02 – Lot Requirements
- Schedule 722.04 – Parking Requirements
- Section 771 – Landscaping Requirements
- Section 772 – Parking

Each section of the Code may be reviewed in their entirety by visiting the City’s website at www.cityofsoutheuclid.com. Click on the “City Charter/Codified Ordinances” section on the City’s homepage.

Q. What is City Council’s role in approving the proposed library project?

A. A library is already an approved use, not just in a residential district, but also in the residential-office zoning district in which these properties are located. Therefore, the only legislation before City Council will be to vote on the issuance of a Conditional Use Permit – the CONDITIONS under which the use is permitted – and there will not be a “yes-or-no” vote on whether or not a library can be built on the site. In 2006 the Ohio Supreme Court issued a ruling regarding a Conditional Use Permit challenge for a proposed housing development in South Euclid. In that case, the Court ruled that the Conditional Use Permit was not subject to referendum.

Q. Will there be any issues with a new building being constructed near Nine Mile Creek?

A. No. Municipal, state and federal laws now regulate both surface runoff and discharges into storm sewer systems that could impact receiving waters, and the requirement for any new development is that no more volume of surface runoff can leave a site after construction than does so before construction, and that no discharge may negatively affect water quality.

Q. What is the process for any City-Related approvals?

- The Library will submit detailed site, engineering and architectural plans to the City's Building Department and request a "Conditional Use Permit" for the project site. The plans will also be distributed to the Fire Department, Police Department and City Engineer for review.
- Once the City's departments have reviewed the Plans, the public review process begins and the City's Planning Commission and Architectural Review Board will begin meeting to review and discuss the plans submitted by the Library.
- The Planning Commission will review the Site Plans and make certain that the "conditions" set forth in the City's Planning & Zoning Code have been met.
- The Planning Commission will also review the proposal and may apply additional conditions to ensure that the development does not adversely affect neighboring properties, create undesirable traffic congestion or otherwise impair the safety and general welfare of the residents of the City.
- The Planning Commission will also schedule a Public Hearing to solicit input from the public.
- Following their review and deliberations, the Planning Commission will make a recommendation regarding the Conditional Use Permit to South Euclid City Council for final approval and to ensure that all conditions, as set forth in the Planning & Zoning Code have been satisfactorily met.

Q. Are the Architectural Review Board and Planning Commission Meetings open to the public?

A. Yes. All meetings of the City's Boards and Commissions are open to the public. The Architectural Review Board meets the 2nd Wednesday of each Month at 5 pm at South Euclid City Hall. The Planning Commission meets on the 2nd and 4th Thursdays of each month at 7 pm (Special meetings may be scheduled and dates may change to accommodate holidays). Please check the City's website at www.cityofsoutheuclid.com and go to the "Boards and Commissions Page" to review upcoming meetings and agendas.

- Q. Can I voice my opinion or make suggestions regarding the proposed Library?**
- A.** Yes. City Council meetings are held on the 2nd and 4th Mondays of each month at 8 pm, and the public is welcome to provide opinion and input during the Council Meeting's "Open Meeting of Council" held near the beginning of each regular meeting.
- Q. Has the Library agreed to take suggestions from the public regarding what amenities the new library will offer residents?**
- A.** Yes. The Library has agreed to a series of community meetings to review their plans for the new library and seek input from residents regarding what amenities the new facility will offer. When these meetings are scheduled, they will be posted on the City's website.
- Q. How can I find out more about the proposed Library project and the schedule for any upcoming meetings?**
- A.** Please visit the City's homepage at www.cityofsoutheuclid.com and click on the "Current Projects" button. Any new information, as well as city-scheduled meetings regarding the proposed library project will be updated, as they become available.
- Q. If I have any questions regarding the current or proposed South Euclid-Lyndhurst Library, whom can I contact at the Library?**
- A.** The Library holds monthly Board Meetings on the 4th Tuesday of every month at 6 pm and public comment is welcomed. Meetings are held at the Administrative Office Building at 2111 Snow Road in Parma, Ohio. More Information about the Cuyahoga County Public Library System can be found by visiting their website at www.cuyahogalibrary.org. You can reach the Cuyahoga County Public Library by calling 216.398.1800 or visiting their website to submit questions for Executive Director Sari Feldman.

Additional questions regarding the City & Council Review Process may be directed to Keith Benjamin, South Euclid Director of Community Services at 216.691.4234 or kbenjamin@seuclid.com