

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
October 11, 2023
MINUTES OF THE REGULAR MEETING**

PRESENT MEMBERS:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Leonard Horowitz	
	Ken Surratt	
	Judith Miles	
	Adam Howe	
	Jessica Wobig	

STAFF PRESENT:	Eric Zamft	Planning Director
	Lori Wagner	Assistant Director of Law
	Karen Knittel	Assistant Planning Director
	Christy Lee	Recording Secretary
	Brooke Siggers	Planner I

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to September 13, 2023, the regular meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Minutes for August 9, 2023, were approved and held the approval of the September 13, 2023 meeting.

Ms. Wagner swore in all staff, the public, and applicants.

Ms. Sigger's PowerPoint Presentation was as follows:

Proj. No. 23-23 F. Reilly, 3085 Fairmount, 'A' and 'AA' Single Family, requests lot resubdivision for PPNs 686-28-010 & 686-28-031 per Code Chapters 1111 & 1121.

The applicant requested that their case be postponed until November Planning Commission meeting.

Proj. No. 23-24 Shimaa Hassan Tolba/Nobil Amir, LLC, 2610

Noble Road, "C-2" Local Retail, requests expansion of conditional use permit to allow 24-hour operation, eliminate private security requirement, & a kitchen addition to prepare carry-out food with existing gas station/convenience store per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166.

The applicant, Mr. Shimaa Hassan Tolba, and his attorney, Ms. Tiffany Hill, reviewed their conditional use permit request to add a kitchen for carryout food, expand the operating hours to permit 24 hours per day, and to remove the requirement to have a private security guard on site.

Ms. Cohen asked staff for their presentation.

Ms. Brooke Stiggers reviewed the staff report using a PowerPoint presentation. Ms. Stiggers asked that Police Britton comment on the topic of security and hours of operation.

Chief Britton stated that this location has a long history of problem behaviors and he believed that the reduction in the number of incidents at this location was due to the security measures that were put in place that include the private security guard and the hours of operation. He said he could not support expanding the hours of operation to 24 hours and that he believed that a security guard on site was resulting in less problematic behaviors.

Ms Brooke concluded the staff report by reviewing the staff recommendations:

Staff recommends that the Planning Commission deny the request to expand the hours of operation to 24 hours and deny the request to eliminate the current private security plan.

Staff recommends that the Planning Commission approve the addition of a kitchen for carry-out foods to the current convenience store and gasoline service with the following additional conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The applicants shall work with staff to resolve any complaints from neighbors;
3. The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air, and windshield wiper fluid;
4. The location, display, or storage of rental trailers, automobiles, trucks, or other rental equipment on the premises is prohibited;
5. No merchandise except fuel and oil may be stored or displayed outside the building.
6. Except while being services at the pump island, no vehicles shall be parked between the pump and the setback line and the front property line, nor on a corner lot shall any vehicles be parked between the pump setback line and the property line on either of the intersecting streets. A vehicle parked in violation hereof during the time the station is open for business shall be presumed to have been parked with the knowledge and consent of the operator of that station;

7. No junk, inoperative, or unlicensed vehicle will be permitted to remain on gasoline station property for more than forty-eight (48) hours.
8. All refuse shall be kept or stored within the building or be screened from view as required by Section 1166.10.
9. A landscaping and screening plan shall be approved by the Zoning Administrator. The dumpster shall be screened as required by Section 1166.10(a);
10. Applicant shall maintain, weed, mulch and replace landscaping as needed;
11. Applicant shall empty trash containers and dumpsters regularly and keep the site free of trash and debris;
12. Parking lots shall be striped in accordance with the approved site plan and cars shall park in an orderly manner as shown on the approved plan;
13. Architectural Board of Review approval shall be required for any exterior changes to the building, including signage.
14. The current operational security plan be maintained. This includes:
 - a. Hours of operation shall be from 7:00 a.m. until 12:00 midnight; the store/carryout kitchen must be closed and the gas pumps turned off between the hours of 12:00 midnight and 7:00 a.m.
 - b. Applicant shall maintain armed private security on the premises during the hours of 3:00 p.m. to 12:00 midnight on Monday through Thursday and from 12:00 p.m. to 12:00 midnight on Friday through Sunday.
 - c. Applicant, Applicant's employees, and any private security company hired by the Applicant shall cooperate with all police investigations;
 - d. Applicant shall continue to maintain all security lighting at the premises;
 - e. At all times, Applicant shall maintain all security cameras currently installed in good working order, subject to normal wear and tear, and shall maintain the video recording equipment so as to keep a video archive of all security cameras for a period of not less than thirty (30) days. Applicant shall provide access and duplication opportunities to the employees of the City of Cleveland Heights upon forty-eight (48) hours' notice to the Applicant. This access does not require the removal of any of the security cameras and/or security system hard drives and/or other security equipment from the premises.
 - f. Applicant shall make all employees aware of the conditions of approval and post them in a location visible to all employees.
15. All required construction and installation shall be completed within 18 months of the Planning Commission's approval.

Tiffany Hill came forth as the Legal Representation for Proj. No 23-24, she went on to state that this current location has not been a disturbance to the neighborhood, and has followed all Zoning Regulations at this time. They are requesting to add additional hours to compensate for the rise in cost to maintain the business and

increasing demand for take-out food orders, gas service, and convenience store use. She added that there is security at the location as well.

Mr. Shima Hassan Tolba came forth echoing the same as his legal representative, stating that due to the rising cost of renting the establishment, he wanted to add the take-out kitchen, extend the hours of operation to offset costs as well for the private security that he has on-site that he pays out of pocket for. He added that the other gas station directly across from them has operation hours that end at 1:00 a.m.

Planning Commission members commented on the gas station across the street being open until 1:00 a.m. and that it seemed appropriate that the applicant be able to remain open until this same hour.

Mr. Horwitz motioned for approval **Proj. No. 23-24 Shima Hassan Tolba/Nobil Amir, LLC, 2610 Noble Road**, "C-2" Local Retail, requests expansion of conditional use permit to allow 24-hour operation, eliminate private security requirement, & a kitchen addition to preparing carry-out food with existing gas station/convenience store per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166, with staff conditions 1 through 13 and 15.

Ms. Miles seconded the motion, the motion was approved 7-0.

Mr. Horowitz motioned to amend the approval to include staff's condition 14 changing the hours of operation to permit the establishment to be open until 1:00 a.m., therefore item 14a becomes: Hours of operation shall be from 7:00 a.m. until 1:00 a.m.; the store/carryout kitchen must be closed and the gas pumps turned off between the hours of 1:00 a.m. and 7:00 a.m. and item 14b becomes: Applicant shall maintain armed private security on the premises during the hours of 8:00 p.m. to 1:00 a.m. seven days a week.

Mr. Surratt seconded the motion, the motion was approved 7-0.

Mr. Gaaynier motioned to amend the approval item 14 to include:
14g. Applicant may return to the Planning Commission to have private security requirements reviewed after one (1) year.

Mr. Howe seconded the motion, the motion was approved 7-0.

Discussion of Public Notice Requirements, Section 1115.08(d) Mr. Zamft gave a PowerPoint Presentation on how public notices are acquired and disturbed among the public.

- To alert impacted or interested parties about an application so that they may

contribute their feedback to the design review

- Focused on immediate neighbors or those that would be directly impacted by the project
- Tends to be once plans are well developed

vs.

Community Engagement

- To alert the entire community about an initiative or project
- Should still have focus on immediate neighbors/directly impacted
- Earlier in the process To alert impacted or interested parties about an application so that they may contribute their feedback to the design review
- Focused on immediate neighbors or those that would be directly impacted by the project
- Tends to be once plans are well developed

vs.

Community Engagement

- To alert the entire community about an initiative or project
- Should still have focus on immediate neighbors/directly impacted

Earlier in the process

- Requests for variances from the Board of Zoning Appeals
- **Conditional Use approval by the Planning Commission**
- Zoning Text Amendments/Zoning Map Changes by Council
- S-1 District (Severance Town Center) Review by Planning Commission
- Landmark Commission
- Architectural Board of Review
- Requests for variances from the Board of Zoning Appeals
- **Conditional Use approval by the Planning Commission**
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Follow the Procedures for Conditional Use Approval

- All other approvals by the Planning Commission

Conditional Uses

- Section 1115.08(d), Notice of Public Hearing

Before conducting the public hearing required in subsection (c) hereof, notice of such hearing shall be **posted** on the City's website at least ten (10) days before the date of such hearing. In addition, a **written notice** of the hearing shall be mailed by the Zoning Administrator or designated agent at least ten (10) days before the day of the public hearing to the applicant, the owner of the property if he or she is not the applicant, and to adjacent properties to the attention of the owners of such properties as follows:

- (1) Properties on the same side of the street which abut the site on which the building or use is sought to be located;**
- (2) Properties on the same side of the street next contiguous to the premises so abutting;**
- (3) Properties across the street immediately opposite the site; and the premises opposite the abutting and contiguous premises referred to in subsections (1) and (2) hereof; and**
- (4) All other premises abutting the site.**

The notice shall set forth the time and place of the public hearing and the nature of the proposed conditional use. The failure of any person to receive such notice shall not affect the right and power of the Commission to hear such application or to take action in accordance with such public notice.

- Property owner of record (can be out of town/state)
- Public entities
- For rentals, “current occupant” - renters change; City/County does not have up-to-date list
- Based upon County data – sometimes its funky

- Larger Project” is not necessarily a defined term
 - Recent example projects: CLM, Wellington Mews, Taylor-Tudor, Noble Station
- Staff requests of applicants that they hold community meetings prior to formal application
- Applicants tend to ask staff for list and extent of people to invite
- Staff typically provides list/map based upon Conditional Use requirements
- Applicant mails notice, does their own promotion, and holds meeting
- Staff is typically invited, but is not involved in the planning or running of meeting
- Those meetings and their records are not considered “public meetings”
- The City cannot force an applicant to hold such a community meeting or additional meetings; staff can strongly suggest; staff can inform the boards/commissions; boards/commissions can request additional preliminary meetings
- The Zoning Code could be updated to require at least one (1) community meeting for Larger Projects
 - Better define “Larger Project”
 - Community meeting could be required to be held at least one (1) month prior to appearing before Planning Commission
 - Proof of community meeting could be required as part of Planning Commission submittal
 - Noticing requirements could be expanded and/or tied to if a

community process had already taken place (e.g., Master Plan, neighborhood plan, previous community engagement)

- Noticing could be required to be hand-delivered

Zoning Text and Map Amendments: Annual Code Review and Staff Report on Planning Activity was as followed by Mr. Zamft

- Zoning codes are “Living and Breathing Documents”
- Planning Commission has a requirement to conduct an Annual Code Review (Section 1119.08) – *The Planning Commission shall review the entire Zoning Code at least once each year and make recommendations to Council as to any changes which it recommends to improve this Zoning Code. The first annual review by the Planning Commission shall be completed not later than December 31, 1992, and each subsequent annual review shall be completed not later than December 31 of each year thereafter.*
- Process for Amending the Zoning Code is contained in Chapter 1119 (Amendments)
- **Shared Spaces** – Commission recommended on 9/13/2023; Council public hearing 11/6
- **South Taylor Road** – To be conceptually discussed tonight
- **Park Synagogue Property** – Anticipated as part of redevelopment; looks like 2024
- **Severance** – Board of Control/Administration taking lead; working on options; 2024
- **Accessory Dwelling Units** – County Planning contracted; anticipate report later this year
- **Sustainability** – Climate Action & Resiliency Plan process kicking-off; will inform
- **Signage** – Entire Signage Ordinance needs to be revised; outside consultant
- **Short-Term Rentals** – Problematic nationwide
- **Places of Worship** – Commission okay’d Law/Planning to move forward to introduce legislation; hopefully soon
- **Front Yards on Partially Built-Up Blocks** – Needs to be examined
- **Sidewalks** – Examples provided; to be discussed specifically
- **Fences*** – Needs closer look; consistency with Building Code
- **Window Transparency*** – Needs closer look
- **Inclusion*** – Comment about outdated language regarding inclusion
- **Permitting On-Street Parking** – Not a Zoning or Building Code matter; public policy
- **Enclosed Private Parking Garages / Driveways** – Continue to re-examine

- **Non-Conformities** – Clarify language related to ownership
- **Fences** – Re-examine so that standards are consistent; see ABR
- **Window Transparency** – Ensure that the standards are enforceable; see C-2X
- **Front Yards on Partially Built-Up Blocks** – Standardize
- **Corner Side Yards** – Make more consistent and understandable
- **General Review of Inclusionary Language** – Look at comprehensively
- **Sidewalks** – Require for all projects
- **Fair Housing** – Working with Fair Housing Center; will update at next meeting
- **Architectural Board of Review (ABR)** – Working on streamlining process; would not involve Planning Commission review; include fences
- **Landmark Ordinance** – City is working with consultant; kick-off next week; PC participation.
- **Infill Housing** – Based upon the County’s Single-Family Infill Housing Study
- **Transit-Oriented Development** – County study on-going

County InFill Housing Study

- Simplify the Zoning Code Structure & Language
- Address Infill in the Purpose & Applicability Standards
- Broaden Permitted Use Regulations
- Update Definitions
- Adjust Dimensional Standards
- Consider Additional Provisions for Addressing Specific Concerns
- **Simplify Administrative Procedures**
 - *Exempt SF for certain requirements*
 - *Allow for administrative waivers*
 - *Shorten the approval process*

• **County TOD Study**

- Allow for Increased Density
- Mix Uses Appropriately
- Get Parking Right
- Design Buildings for Walkability
- Foster Vibrant Public Spaces
- Provide Safe Connections
- *Prioritize Affordable Housing*
- **County developing model ordinance**

Sidewalk

- Reviewing best national practices
- Can be handled in zoning, subdivision, and/or other regulations
- Focus on new construction
- Consideration of green alternatives / multi-purpose trails

Hilliard, OH

(d) *New Development.* All new developments within the City shall include the design and construction of sidewalks, curb ramps, and shared-use paths that meet the current Public Right-of-Way Accessibility Guidelines (PROWAG) and conform to City requirements. Sidewalks and ramps shall be provided within the public right-of-way along both sides of all public streets, and along private streets and parking areas per the City's Complete Streets Policy and per City specifications. Shared-use paths shall be provided along all Thoroughfare Plan streets as "frontage improvements" with all new development.

(1) *Single-family residential development.* Residential subdivisions shall include the construction of all required curb ramps per plan as part of the initial infrastructure construction, prior to the acceptance of the public improvements by the City. The City will inspect and approve forms for curb ramps prior to the placement of concrete; final inspection of curb ramps shall occur after completion of construction on the adjacent corner lot. The construction of sidewalk fronting residential lots may be deferred until the construction of the associated residence on any lot; however, in no circumstance shall the construction of the walk be deferred for a period exceeding thirty months from the date of acceptance of public improvements for that development section. If a lot is left undeveloped for greater than thirty months after acceptance of the public improvements, the Developer shall build the sidewalk in front of each undeveloped lot to ensure a connected sidewalk network. In such circumstances, if the sidewalk is damaged by future construction activity on the lot, the sidewalk shall be replaced upon completion of building on the lot.

(2) *Multi-family residential development.* Sidewalks and curb ramps shown on approved plans may be constructed in phases in association with the construction of specific buildings, and are to be completed, inspected, and approved by the City prior to the occupancy of any adjacent building.

(3) *Commercial and mixed-use developments.* Sidewalks shown on approved plans are to be constructed, inspected, and approved by the City prior to the occupancy of any new facility associated with the development.

(e) *Re-Development of Existing Property or Lots.* Any property or lot in which the existing building or structure is removed and replaced with a new structure or expanded more than fifty percent of its existing size shall include the design and construction of sidewalks and, if on a corner lot, curb ramps that meet the requirements of subsection (d) hereof. The sidewalk shall be situated horizontally and vertically in a manner to allow for connection to adjacent lots,

typically located one foot inside the public right-of-way. Any property or lot that is situated along a Thoroughfare Plan street shall provide a shared-use path in lieu of a sidewalk unless otherwise approved by the City Engineer.

- *Recommend including the requirements in the Zoning Code, but refer to the design standards elsewhere in the Codified Ordinances*

Enclosed Private Parking Garages

1161.051 EXCEPTIONS TO REQUIRED ENCLOSED PRIVATE PARKING SPACES

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Any application on a property with an existing residential building that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of this section. These exceptions shall not be applicable to new residential construction.

- (a) Exceptions. The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03, unless one (1) or more of the following exceptions can be substantiated:
 - (i) The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage.
 - (ii) Special conditions exist specific to the lot that are not applicable generally to other lots in the same Zoning District that render a Code-conforming private parking garage impractical.
 - (iii) If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling, the Zoning Administrator may approve an exception administratively.
 - (iv) If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.
 - (v) If a substantial expansion or addition to the principal structure is proposed.

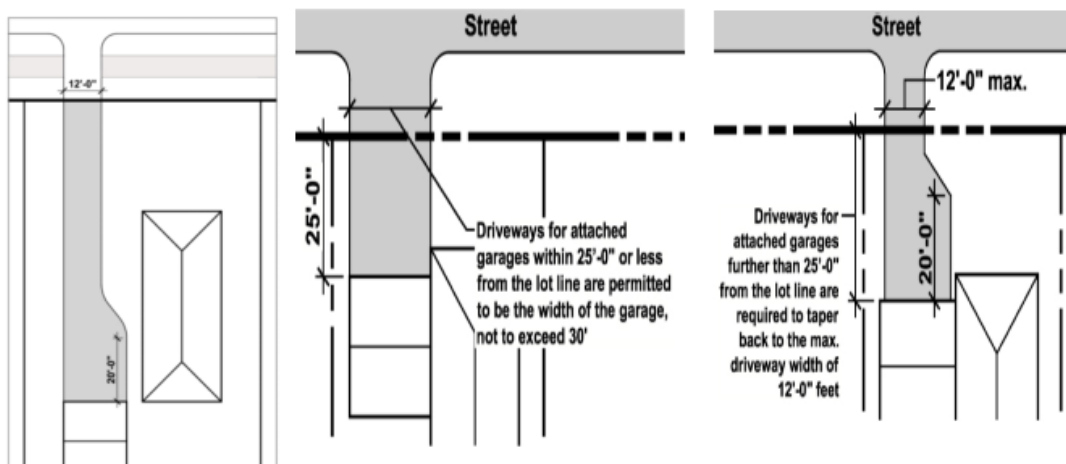
Single- and Two Family Driveways

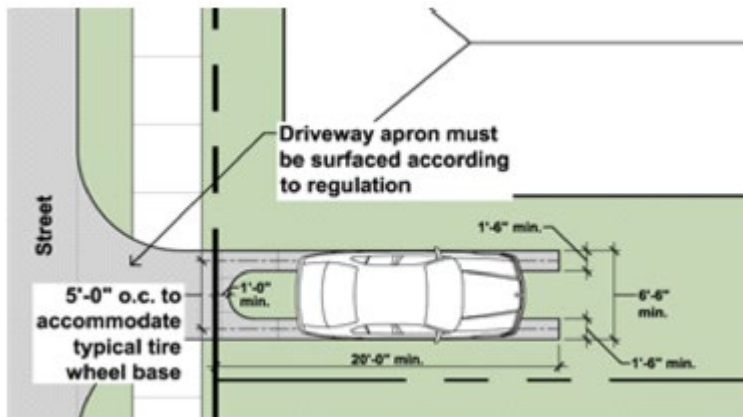
1161.105 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DRIVEWAYS.

- (a) For single-family and two-family dwellings, a residential driveway that provides access to an enclosed private parking garage is limited to twelve (12) feet in width. A driveway apron, the width of the private parking garage,

as measured from the garage walls, is permitted to extend for a distance (depth) of twenty (20) feet from the garage doors before tapering back to the maximum driveway width of twelve (12) feet. For attached garages located twenty-five (25) feet or less from the lot line, the driveway is permitted to be the width of the attached garage and no tapering is required on private property, However, the apron shall be a maximum of twelve (12) feet. (See Figure 1164.105(a)).

- (b) For dwellings with a single-car enclosed private parking garage, the Zoning Administrator may approve a greater driveway width that provides access to the enclosed private parking garage.
- (c) Driveways must be located a minimum of three (3) feet from the side and rear lot line.
- (d) A residential driveway may be shared by adjacent lots and constructed on the lot line. This shared driveway location is only allowed if agreed to by the owners of each lot.
- (e) All single-family and two-family dwellings are permitted to construct driveways that consist of two (2) paved wheel strips, each of which is a minimum of eighteen (18) inches wide and a minimum of twenty (20) feet long. A permeable surface, such as turf, must be maintained between such wheel strips. (See Figure 1161.105(d): Paved Wheel Strips). All driveway aprons must comply with the construction and paving requirements of this Zoning Code.
- (f) Residential driveways and driveway aprons must be surfaced and maintained in accordance with Section 1161.11(d). Paving with semi-pervious materials, such as permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete, is encouraged. A semi-pervious driveway or apron is still subject to the coverage requirements of each individual yard. Gravel and wood chips are prohibited.
- (g) For single-family and two-family dwellings, driveways may be used for accessory parking spaces, so long as such driveway can accommodate vehicles without the vehicles extending over sidewalks, the street, or landscaped areas.





Non-Conformities

Title Eleven- Nonconformities

Chap. 1171, Intent and General Regulations

Chap.1173. Nonconforming Uses

Chap.1175. Nonconforming Site Conditions

- Tight-rope – Persuade zoning conformity over the long-term, without driving existing businesses away
- Leave Chapter 1173 alone for now; wait until larger Zoning Code revision
- Amend Section 1175.01 to:
 - Soften the requirements to be code conforming for site amenities and accessory uses (including parking, landscaping, lighting)
 - Allow for specific additions in commercial and mixed-use districts similar to the single- and two-family permissions
- Amend Section 1175.02 to:
 - (a) Provide same permissions to lots in the same ownership as are provided for lots in separate ownership
 - (b) Remove requirements that if two or more adjacent lots are in same ownership it is considered a single-lot.

Front Yards on Partially Built-Up Blocks/Corner Yards

- Simplify and provide flexibility (similar to Shaker Heights and University Heights)

- Remove “Corner Side” or “Corner Yard”; replace with “Principal Frontage” and “Secondary Frontage”
- Revise entire Section 1121.08 (Setbacks for Principal Buildings)
 - Front yards – for each residential district – Standard minimum for principal frontage, secondary frontage; introduce standard maximum for principal & secondary frontage
 - Side yards – for each residential district – minimum, no maximum
 - Rear yards – standard minimum for all residential districts
 - Revisit Section 1121.12(a) (Setbacks for Accessory Buildings)
- Ensure “transition zones” for all non-residential districts adjacent to single- or two-family districts

South Taylor Road Rezoning-Sneak Peak

- Why are we looking at So. Taylor:
 - The current zoning along South Taylor Road
 - Private development – the Cain Park Village project; also UH townhomes
 - A renewed focus by the City on streamlining processes and procedures
 - Unique funding opportunities coming out of COVID

Challenge

Current Zoning has 6 different zoning districts, each with a different purpose & permitted uses and regulations

Opportunity

Create New Zoning that would be a single, unified district for the entire corridor. Such zoning should promote mixed-use buildings and walkability, while providing flexibility to existing properties

South Taylor Road Rezoning-Proposed Concept

To create zoning for South Taylor Road that is more modern, reflects the mixed-use nature of the corridor, but respects the low-density residential neighborhoods that are adjacent. To utilize a more form-based (prioritizing the public realm) approach to how we suggest what is desired for the district.

1. Amend the C2-X Multiple-Use Zoning District

2. Rezone the entirety of South Taylor Road from Euclid Heights Boulevard to Cedarbrook Road to the C2-X District
3. Utilize a “form-based approach that approach prioritizes how buildings look and function over ridge use classifications.

South Taylor Road Rezoning-Proposed Purpose

The C2-X Multiple-Use District is established to provide standards or the continued operation of mixed use neighborhoods and to provide for dense, mixed uses along main thoroughfares and to concentrate mixed-use buildings to promote and encourage pedestrian activity. Parking and driveways are generally located so as not to disrupt the pedestrian activity.

South Taylor Road Rezoning- Proposed District Boundaries

The C2-X Multiple-Use District is established to provide standards or the continued operation of mixed use neighborhoods and to provide for dense, mixed uses along main thoroughfares and to concentrate mixed-use buildings to promote and encourage pedestrian activity. Parking and driveways are generally located so as not to disrupt the pedestrian activity.

South Taylor Road Rezoning-Use/Bulk & Lot Regulations

The C2-X Multiple-Use District is established to provide standards or the continued operation of mixed use neighborhoods and to provide for dense, mixed uses along main thoroughfares and to concentrate mixed-use buildings to promote and encourage pedestrian activity. Parking and driveways are generally located so as not to disrupt the pedestrian activity.



Kiosk

A one-story temporary or permanent structure intended to facilitate food, retail, commercial or civic services having any kitchen equipment stored completely within the kiosk. They are a maximum of 100 square feet and their placement does not impede within any pedestrian circulation path. The interior of a kiosk is not intended for the public to enter.

**C-1
C-2
C-2X
C-3**



Jewel Box

A one-story temporary or permanent structure intended to facilitate food, retail, commercial and/or civic services having any kitchen equipment stored completely within the jewel box. They are a maximum of 400 square feet and may have open air rooftop occupiable space. Their placement should not impede within any pedestrian circulation path and are operational and provide service year-round. Jewel box interiors are intended for the use of service personal and the public.

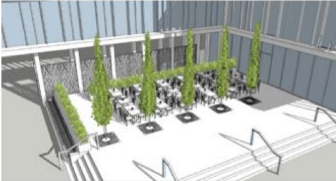
**C-1
C-2
C-2X
C-3**



Open-Air Cafe

A permanently unenclosed areas for dining with food and drink services provided from a kiosk or jewel box having kitchen equipment contained within the structure with permitted shade applications. Open-Air Cafes are accessible from all sides that do not abut a building façade.

C-1
C-2
C-2X
C-3



Dining Patio

A permanently unenclosed areas for dining with food and drink service provided from a restaurant in an adjacent building with permitted shade applications. Dining patios in a public, outdoor space are accessible from all sides that do not abut a building façade but are adjacent to additional public, outdoor spaces.

C-1
C-2
C-2X
C-3

South Taylor Road Rezoning-Reception/Next Steps

We've held a number of meeting with property owners, businesses, and neighbors – the reception has been positive

Next Steps

- Finalize draft of proposed changes
- Law review
- Aim to have First Reading/presentation to Council in late-November
- Follow process of Chapter 1119
 - Referral to Planning Commission
 - Planning Commission review and recommendation (potentially at December meeting)
 - Council public hearing/consideration of adoption (potentially in December)

ADJOURNMENT

Jessica Cohen, Chair

Eric Zamft, Secretary