

**City of Cleveland Heights
Board of Control**

PLANNING COMMISSION RECOMMENDATION

TO: Members of the Board of Control

FROM: Eric Zamft, Director of Planning; Karen Knittel, Assistant Director of Planning

CC: William Hanna, Law Director; Tim Boland, Director of Economic Development

DATE: March 18, 2021

SUBJECT: **BOC 2021-01: MetroHealth Medical Center 10 Severance Circle**, S-1 Mixed-Use District, requests approval of Amendment to the Detailed Development Plan, conditional use permit, and reduction of parking to construct a 79,000 s.f., 100-bed behavioral health hospital & construct an additional 12-bed behavior health patient unit in the existing hospital, reconfiguration of the west parking lot and requesting a reduction in the required parking per Code Chapters 1111, 1115, 1121, 1143, 1161, & 1166.

On March 10, 2021 and March 17, 2021, the Planning Commission held public hearings on the above-mentioned project.

The Planning Commission review of this case resulted in an approval of and recommendation that the Board of Control should grant:

- (a) Approval of the Amendment to the Detailed Development Plan [per Section 143.12(h)(2)]
- (b) Approval of a variance for the reduction of parking [per Section 1161.05]
- (c) Conditional use approval for the proposed expanded hospital use [per Section 1143.02 for the S-1 District, based upon Section 1131.02 for the hospital use], subject to the following conditions:
 - 1. All new/additional signage shall require review and approval by the Board of Control prior to the issuance of any building permit and installation of any signage;
 - 2. The earthen berm on the southern portion of the Site shall be extended eastward and included on the final landscape plan;
 - 3. Additional bushes and shrubbery shall be planted in the southern 150-foot buffer area to discourage cut-through pedestrian movement and included on the final landscape plan;
 - 4. The Applicant shall work with the Planning Department on refining the landscaping and plantings, including species, number, and location, as well as consideration of a pollinator garden. A final landscape plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director before the issuance of a building permit or certificate of occupancy;
 - 5. Details on the tree inventory, tree impacts, and tree preservation during construction shall be provided and shall comply with a final tree preservation plan, in accordance with Zoning Code Section 1166.11, which will need to be approved by the Zoning Administrator prior to the issuance of a building permit;
 - 6. The 150-foot-deep densely wooded setback area along the east and south border shall continue to be maintained so that the trees visually screen the Project from the residentially-zoned properties to the east and south. Trees shall be planted periodically by the Applicant if necessary to maintain and preserve the wooded setback's present character. An arborist should be retained to guide the long-term tree maintenance strategy;
 - 7. The Zoning Administrator, on the basis of increased parking demand for the use, may require alternative approaches or the conversion of all or part of the land banked area

to off-street parking spaces. Such conversion shall require approval by the Board of Control and Planning Commission;

8. The Applicant should implement the recommendations related to the improvements to parking lots found in the January 29, 2021 Parking Study by Walker Consultants;
9. Ambulance sirens shall continue to not be used upon entering Severance Town Center. The Applicant shall reach out to the fire and EMS departments that use the Facility to remind them of the no-siren zone;
10. The Facility shall be maintained and operated so that the noise generated from the Site does not create a nuisance to the abutting residential properties of Severn Road;
11. The self-test of each generator on the Site shall take place between the hours of 7:00 AM and 7:00 PM, and each shall be conducted no more than once monthly for a maximum of ½ hour per day, unless change is approved by the Planning Director;
12. The Applicant shall establish a clear channel for neighbors to bring issues to our attention quickly and get a timely response from MetroHealth; and
13. The City may require the Applicant to return to the Board of Control for additional approvals should the goals and objectives of the conditional use not be met.