

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Planning Commission

FROM: George Smerigan, City Planner

DATE: July 14, 2021

RE: **Park Synagogue
Building Addition and Site Renovations
Preliminary Site Development Plan**



This request is for preliminary site development plan approval for a building addition of approximately 10,000 square feet and accompanying renovations to the existing building. The site plan was submitted pursuant to Chapter 1275 and includes provisions for expansion of the parking lots, modifications to site access, and extensive mounding and landscaping enhancements. The applicant has submitted a plan package that complies with the requirements of Section 1275.02.

The plans for the addition indicate a community hall with associated lobby and storage areas. The proposed addition is two stories in height. The addition will be located on the north side of the existing facility. The applicant has provided building elevations to demonstrate how the proposed addition will relate to the existing building.

The site plan includes installation of 95 new parking spaces that will bring the total number of parking spaces on the site to 259, which exceeds the Code requirement of 225 spaces. The new parking areas are located to the east of the proposed addition and to the west of the existing southern parking lot, with some other minor additions to the existing lot. Handicapped parking is located at the northwest corner of the existing building. The plan also provides for sidewalks and walking paths to enhance pedestrian access on the site. The plans include extensive mounding and landscaping along the street frontages on both Relocated Brainard and Shaker Boulevard. Detailed plans for the mounding and landscaping have been provided. The landscaping plans also include a tree preservation and management plan that identifies trees to be removed and preserved along with a proposed tree planting plan.

The submission package also includes site lighting details. Parking lot lighting will be mounted on poles 20 feet in height, which is compliant with the Code. The plan also calls for the use of bollard lighting, which will provide lower-level lighting for various areas on the subject site. The plan provides for relocation of the existing monument sign.

The application package includes grading and storm water management and erosion control plans as required by the Code. I defer to the City Engineer with regard to analysis of those plans.

The proposed plan provides for two access driveways from Relocated Brainard and one access drive off of Shaker Boulevard. On-site traffic flow provides for the interconnection of the parking lots and permits vehicular travel around the entire site. The applicant has provided traffic generation information as support for the proposed plan.

In summary, it is my opinion that:

1. The application package conforms with the submission requirements of Section 1275.02;
2. The proposed buildings and parking lots conform to the front, side, and rear setback requirements of the U-2 District;
3. Provisions for site lighting are reasonable and acceptable as proposed;
4. The mounding and landscaping along the street frontages constitute a significant and positive enhancement to the site;
5. The applicant is in compliance with the tree preservation and management requirements; and
6. On-site parking complies with the requirements of the Code.

It is therefore my recommendation that the Planning Commission grant preliminary site plan approval as provided in Section 1275.04, subject to any comments and recommendations of the City Engineer.