



OFFICE OF THE CITY COUNCIL

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**PLANNING, ZONING, LEGISLATIVE COMMITTEE MEETING MINUTES
MARCH 22, 2022**

Present: Committee members Dennis Sullivan, chair; Nick Nunnari and Duane Van Dyke.

Also present: Planning Director Jim Bedell; Economic Development Manager Michelle Boczek.

The meeting convened at 6:45 p.m.

- I. Discuss zoning code amendment application from Kevin Hoffman, agent for Bradley Park Suites, LLC/Dr. Hazem Nouraldin, requesting to change the zoning of permanent parcel number 217-16-005 from general business to RMF-40 for the best use of the property due to environmental conditions and proximity to the Metroparks.**

Planning Director Bedell explained this request, reviewed the permitted uses in RMF-40 as well as those in general business, which this parcel and surrounding ones are currently designated. The applicant's conceptual plan is for 37 3-story townhomes, which would need a height modification or a redesign to comply with the permitted height of 2½ stories if the parcel were to be rezoned. Mr. Bedell stated that the Guide Plan would also need to be changed since it currently indicates general business for this area. He advised that rezoning just this parcel would be considered spot zoning unless other parcels in the area would be similarly rezoned. The timeline of the approval process was outlined, and there were concerns about not having enough time to meet the deadline for the November election since this request, which increases the residential density, would require voter approval, of which the applicant is aware.

Dr. Hazem Nouraldin, applicant and owner of the property, spoke of his proposal and is aware of the tight timeline should this request move forward. Committee members expressed concerns over the multiple issues involving spot zoning, wetlands, the need for a possible text amendment, possible guide plan and future land use changes, and the timeline for review by Council and planning commission.

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, to recommend to Council that legislation be drafted relative to this request. Motion carried, 3 yeas, 0 nays.

II. Discuss zoning code amendment application from Westlake 555 LLC requesting 1) to change the zoning of 24650 Center Ridge Road, parcel 213-28-010, from office building to RMF-24 and 2) to amend 1211.09 to permit apartment buildings up to 4 stories and minimum lot area/dwelling unit of 1,500 s.f.

Planning Director Bedell explained this request to rezone this parcel in order to convert an existing office building to apartments. The maximum number of units that RMF-24 would permit is 47. The applicant requests 86. The zoning code would also have to be changed to allow 4 stories and to reduce the lot area/dwelling unit to 1,500 s.f. for 86 units. Additionally, there would be buffering requirements and setback issues.

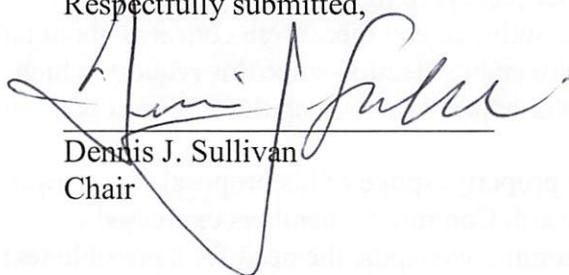
Adam Trott, architect for the applicant, stated that the building is losing tenants and to make it more viable for the owner, proposes 1- and 2-bedroom apartments at 751-900+ s.f. respectively. They propose to tear down the back building on the north side and rebuild it as a 3-story apartment building. They feel this would be a good re-use of the property and would incorporate some of the recommendations of the recent Center Ridge Road Corridor study, increasing open green space and possibly working with the city to connect to bike lanes on Hilliard Boulevard via the former Parkside Intermediate School.

Committee members had many concerns about the number of issues involved including increasing the residential density, the possibility of other neighboring building owners making similar requests, the scale of the project, the number of exceptions to the codes it would require, etc. The applicant is aware that, if the request should go forward, it would ultimately require voter approval as well.

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, to recommend to Council that legislation be drafted relative to this request. Motion carried, 2 yeas, 1 nay (Van Dyke).

Meeting adjourned at 8:18 p.m.

Respectfully submitted,


Dennis J. Sullivan
Chair


Denise L. Rosenbaum, MMC
Clerk of Council