

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

November 17, 2014

- Call to Order The meeting was called to order by Mr. Mader, Chair, at 6:33 p.m. A quorum was present.
- Approval of the Minutes Without objection the minutes of the meetings of September 2, 2014 and September 15, 2014 were approved.
- Agenda Items
- Temp. Ord. A-101 An ordinance accepting the Planning Commission approval, findings and conditions of the Riverwalk Mixed-Use Development-Phase 1 at 1749 S. Front Street and 1797 S. Front Street, 1803 S. Front Street and located on existing parcels 02-17769, 02-03122, 02-03123, 02-03124, 02-17696 and 02-1770 [sic] and declaring an emergency.
- Proponent testimony was offered by the Planning Director, Fred Guerra, who stated that this is a site plan approval for Phase 1 of the Riverwalk development, consisting of 3 buildings: two mixed-use buildings at 5,100 sq. ft. each with three apartments above and a 6,980 sq. ft. restaurant building. Phase 2 will involve two residential structures with parking below. The Planning Commission approved the Phase 1 development site plan on November 4, 2014 with five stipulations: the affected lots will be consolidated, there will be an agreement for shared parking of 17 parking spaces, a lighting plan will be submitted, a sign plan will be submitted, and a landscaping plan will be submitted. The development is consistent with current zoning as well as with the 2005 river corridor master plan.
- The Chair recognized Joel Testa, President of Testa Companies 2335 Second Street, who stated that the three buildings are almost fully committed. The

northernmost building will be Hibachi Japan. Another casual Italian restaurant and a specialty grocer will also occupy the development.

The Chair asked what the rents will be, as well as prices for condominiums. Mr. Testa stated the commercial space will start at \$14.50/sq. ft. Apartments will start at \$1,500/month. The condominiums will start at \$225,000 up to \$450,000 depending on the market. The agreement for 17 additional parking spaces is currently accommodated by parking at the Testa facility, and a tentative agreement has been reached with St. Joseph's Church. Two other locations are also under consideration.

The Chair recognized Mrs. Pyke, who noted that the Planning Commission specified that the additional parking be on an "adjacent" property, and asked if St. Joseph is an "adjacent" property. Mr. Guerra stated that the Planning Commission considers any property within walking distance to be "adjacent." Mrs. Pyke asked if the wording should be changed. Mr. Guerra stated that St. Joseph is within 300 feet of this development, which is the code requirement. It doesn't matter if the property is or is not actually adjacent, despite the Planning Commission's wording. Mrs. Pyke stated that there needs to be a traffic plan governing this area, considering the new development there.

The Chair recognized Mrs. Klinger, who asked if parking shown underneath the buildings will be reserved to those buildings. Mr. Guerra stated this is correct. Mrs. Klinger asked if there are any off-street spaces for the retail uses. Mr. Guerra stated that most of the parking for the retail uses will be on-street or at nearby locations. Hibachi will have a valet stand and the cars will be parked at the church. Self-parkers will need to park in the street. Mrs. Klinger stated that the drawing doesn't appear to provide room for a valet stand. Mr. Testa stated there is a

“knuckle” in the roundabout entrance where the valet stand will be. The plan has been revised to show a different entrance than the one given to Council. It will be round instead of oval to provide better access for emergency vehicles. Mrs. Klinger asked if there is a minimum duration for the shared parking agreement. Mr. Guerra stated that the shared parking section of the code requires cross-access easements, a written agreement, be within reasonable proximity to all building entrances, availability by time of day, and other requirements. The parking plan for this development is a “work in progress.” Mr. Testa stated 17 spaces will be provided in any event. Testa is seeking up to 70 additional spots, which is why it is seeking an agreement with St. Joseph Church. Mrs. Klinger stated that the City has no leverage to accomplish the code’s requirements other than the building permit. Mr. Guerra stated “this will be worked out before anything gets started.” Mrs. Klinger stated that the ordinance before Council does not require any commitment to the parking requirement. Mr. Guerra stated that if the 17 spaces are not acquired through a shared use agreement, they can be acquired using Testa’s property. Mrs. Klinger asked if Testa’s property (the Watermark) is considered “adjacent.” Mr. Guerra stated that it is “close by.” Mrs. Klinger asked if the City is considering providing parking for this area. Mr. Guerra stated a parking deck is called for in the City’s plan, as well as street improvements. Mrs. Klinger asked when the parking deck will be constructed. Mr. Guerra stated it will be looked at within five years. Mrs. Klinger asked what the parking deck would cost. City Engineer Tony Demasi stated it “could be in the magnitude” of \$5 million to \$10 million. Mrs. Klinger stated that the parking deck is not in the City’s five-year capital plan.

There was no opponent testimony. There was no public comment.

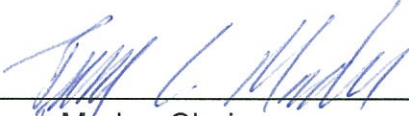
Motion by Mr. Weinhardt to release Temp. Ord. A-101 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Non-Agenda Items

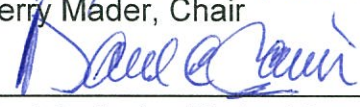
None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 6:58 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council