



Beachwood Planning and Zoning Commission Meeting Agenda - Amended
Thursday, January 18, 2024, 5:00 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda Items

1. Roll Call
2. Approval of Minutes of the December 7, 2023 Planning and Zoning Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2024-6 Chris Arrietta, Public Works Director, and Derek Schroeder, Community Services Director, are requesting preliminary and final site plan approval for the installation of a new playground at 25125 Fairmount Blvd., Beachwood Family Aquatic Center.
6. Planning and Zoning Commission
2024-1 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final approval for lot consolidation of PPN's 742-13-039, 742-13-028 thru -030, creating Parcel A.
7. Planning and Zoning Commission
2024-2 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.
8. Planning and Zoning Commission
2024-3 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final approval for lot consolidation of PPN 741-12-051 and 741-14-100.
9. Planning and Zoning Commission
2024-4 Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.
10. Planning and Zoning Commission
2024-5 James F. Epple, Jacobs Real Estate Services, is requesting preliminary and final approval for a lot split of 43.3 acres of PPN 742-39-005, City of Cleveland, to provide an opportunity for a connector road from Harvard Road to Commerce Park Road.



PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 1/8/23

OWNER OF BUILDING: City of Beachwood PHONE: 216-292-1930

STREET ADDRESS: 25325 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood Ohio 44122

APPLICANT: City of Beachwood PHONE: 216-292-1930

COMPANY OR FIRM: City of Beachwood

EMAIL: Chris.arrietta@beachwoodohio.com

STREET ADDRESS: 23355 Mercantile Road

CITY/STATE/ZIP: Beachwood Ohio 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Derek Schroeder/Chris Arrietta

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25125 Fairmount Boulevard SUITE #

TENANT NAME: City of Beachwood

PERMANENT PARCEL # 741 - 118 - 005 PRESENT USE: PROPOSED USE:

PURPOSE OF APPLICATION: Installation of a new playground

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application. Please explain reason for variance (must indicate a hardship):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. No

***** (OVER) CONTINUED ON BACK*****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

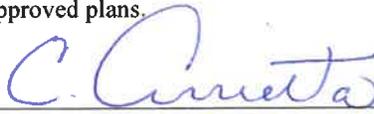
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

| | <u>Zoning District</u> | <u>Fee</u> |
|-----|---|------------|
| (1) | U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office. | \$300.00 |
| (2) | All other Zoning Districts for site development plan review (new building/addition) | \$5,000.00 |
| (3) | All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office | \$1,500.00 |
| (4) | For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use | \$750.00 |
| (5) | Map Amendment | \$2,500.00 |

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Chris Arrietta
1/8/23
 SIGNATURE PRINTED NAME DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

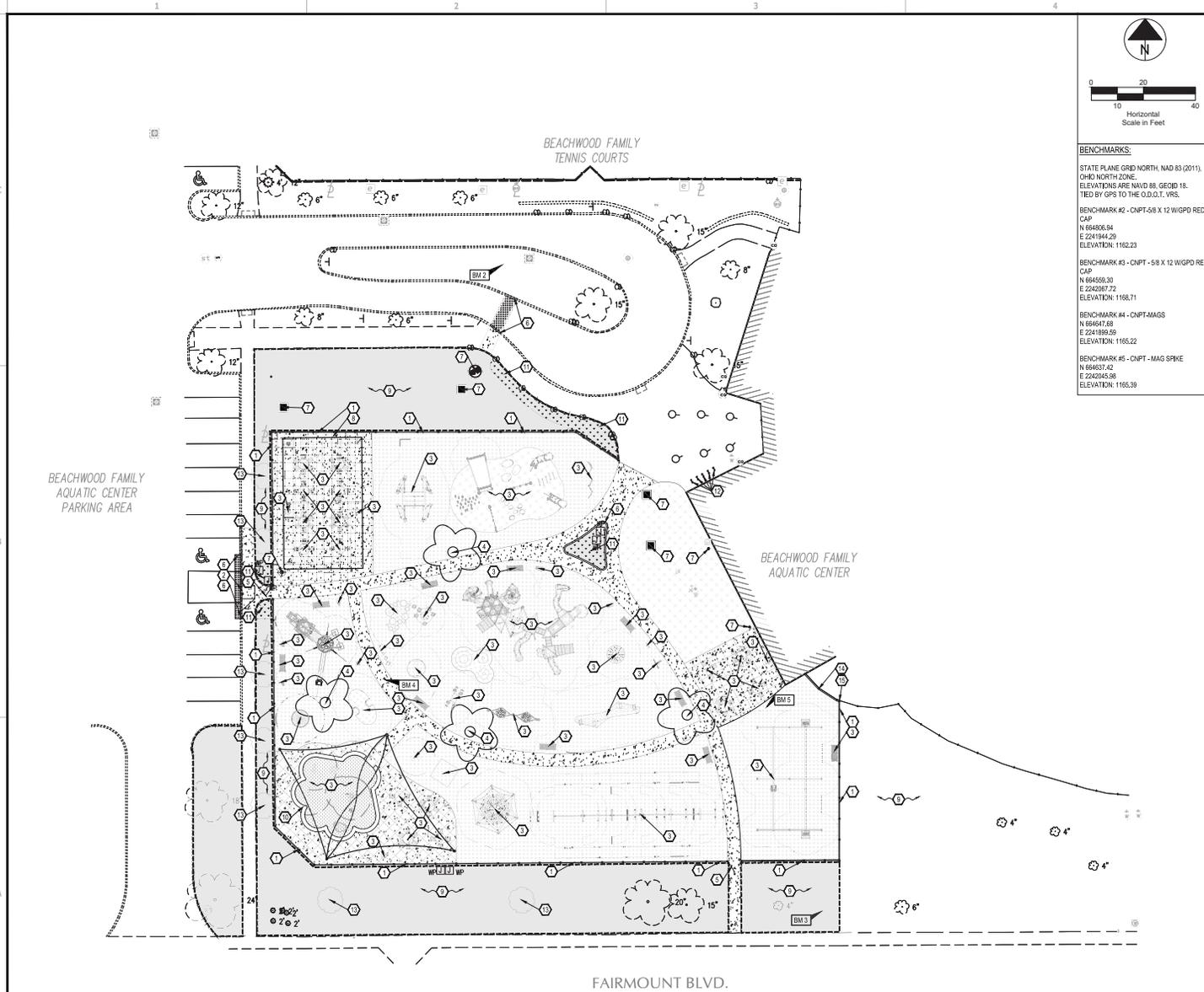
FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____ Date Final Approval: _____ Date

Recommendation to Council: YES NO Meeting Date: _____

Building Department
 Brian Roenigk, Building Commissioner
 Phone (216) 292-1914 • Fax (216) 292-1917

Drawn: Nemo, 01/20/2023 10:16, Beachwood.dwg - Program: I4 - Working File: 00 - Lockdown Version (New)
 CAD: 25/11/2023 11:50 - Nemo.dwg
 November 2, 2023 3:13 PM - JCH/ML



BENCHMARKS:

STATE PLANE GRID NORTH, NAD 83 (2011),
 GRID NORTH ZONE:
 ELEVATIONS ARE NAVD 88, GEOID 18,
 TIED BY GPS TO THE O.D.O.T. VRS.

BENCHMARK #2 - CNPT-58 X 12 W/GP RED
 C/P
 N 864806.84
 E 2241944.29
 ELEVATION: 1152.23

BENCHMARK #3 - CNPT - 58 X 12 W/GP RED
 C/P
 N 864559.30
 E 2242007.72
 ELEVATION: 1168.71

BENCHMARK #4 - CNPT-AMGS
 N 864647.89
 E 2241899.59
 ELEVATION: 1165.22

BENCHMARK #5 - CNPT - MAG SPIKE
 N 86857.82
 E 2242045.98
 ELEVATION: 1165.39

- GENERAL SHEET NOTES**
- SEE SHEET C-111 FOR GRADING INFORMATION.
 - SEE SHEET C-131 FOR UTILITY INFORMATION.
 - SEE SHEETS C-501 FOR SITE DETAILS.
- LEGEND**
 (SEE SHEET C-501 FOR GENERAL LEGEND)
- PROPOSED P.C.C. WALK, SEE SHEET C-501.
 - PROPOSED CONCRETE SEATING AREA, 3'X3' SCORING, CONTRACTOR SHALL SUBMIT PAVEMENT JOINT LAYOUT PLAN TO OWNER, SEE SHEET C-501.
 - PROPOSED STANDARD DUTY ASPHALT, SEE SHEET C-501.
 - PROPOSED POUR-IN-PLACE PLAY SURFACE, BY MIDSTATES RECREATION.
 - PROPOSED TURF PLAY SURFACE, BY MIDSTATES RECREATION.
 - PROPOSED SAND PLAY AREA, SEE SHEET C-501.
 - PROPOSED LANDSCAPE BED AREA, SEE NOTES ON SHEET C-502.
 - PROPOSED SHADE TREE, BY CITY OF BEACHWOOD
 - PROPOSED IRRIGATION LIMITS, SEE SHEET C-502
 - PROPOSED FLUSH-GRADE TIER 5 WEATHERPROOF PULLBOX, TYPICALLY QUARTZITE OR EQUAL, SEE SHEETS E-105-111 FOR ELECTRICAL INFORMATION.
 - CONSTRUCTION KEYNOTE

- PLAN KEYNOTES**
- PROPOSED P.C.C. FLUSH CURB WITH INTEGRATED ORNAMENTAL FENCE, SEE DETAIL ON SHEET C-501.
 - PROPOSED ADA RAMP, SEE DETAIL ON SHEET C-502.
 - PLAYGROUND EQUIPMENT AND SITE AMENITIES INCLUDING: PLAY STRUCTURES AND FOUNDATIONS, SAIL SHADE STRUCTURE AND FOUNDATIONS, BENCHES, TABLES, AND TRASH RECEPTACLES SHALL BE INSTALLED BY MIDSTATES RECREATION, CONTRACTOR TO COORDINATE WITH MIDSTATES RECREATION FOR INSTALLATION START DATE.
 - PROPOSED FLOWER SHADE STRUCTURE, SEE SHEETS C-502 AND C-503.
 - PROPOSED ORNAMENTAL MAN GATE, SEE SHEETS C-502 AND C-503.
 - PROPOSED CONCRETE CURB, SEE SHEET C-501.
 - PROPOSED STORM STRUCTURES, SEE SHEET C-131.
 - PROPOSED PAVILION STRUCTURE AND FOUNDATION, BY MIDSTATES RECREATION, SEE SHEETS E-105-111 FOR ELECTRICAL DESIGN INFORMATION.
 - PROPOSED LAWN AREA, SEED ALL DISTURBED AREAS, SEE SHEET C-501.
 - PROPOSED DECORATIVE SEATWALL, SEE SHEETS C-502 AND C-502.
 - PROPOSED LANDSCAPE BED AREA, SEE NOTES ON C-502.
 - PROPOSED BME RACK (S), SEE SHEET C-502 AND C-501.
 - PROPOSED FUTURE TREES, BY CITY OF BEACHWOOD.
 - PROPOSED 1.75' LF P.C.C. FLUSH CURB ADJACENT TO EXISTING FENCE TO BE INSTALLED WITHOUT INTEGRATED ORNAMENTAL FENCE.
 - PROPOSED ORNAMENTAL FENCE TO TERMINATE AT EXISTING FENCE, TERMINAL POST TO BE MAX. 2.5' FROM PROPOSED FENCE LINE.

- GENERAL NOTES**
- SEE SHEET C-502 FOR THE IRRIGATION SPECIFICATIONS FOR DESIGN.
 - CONTRACTOR TO COORDINATE WITH MIDSTATES RECREATION FOR INSTALLATION START.



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

CITY OF BEACHWOOD PLAYGROUND
 25125 FAIRMOUNT BLVD
 BEACHWOOD, OH 44122
SITE PLAN

| | |
|--------------|-----------|
| ISSUED FOR: | |
| PERMIT | 8/1/2023 |
| BID | 9/7/2023 |
| CONSTRUCTION | 11/3/2023 |
| RECORD | - |

| | |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| AMS | J.C. |

JOB NO.
2023119.50

C-111



Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-6 Site Plan (25125 Fairmount Blvd)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/21/23

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoools.org)

Ken Veon (kev@beachwoodschoools.org), Steve Zannoni (steven.zannoni@thompsonhine.c

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25501 BRYDEN RD, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Bryden Elementary School

PERMANENT PARCEL # 742 - 13 - 039 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: Lot consolidation

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application. Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor’s GIS website or Google Earth).
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| (5) | Map Amendment | \$2,500.00 |

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.

Ryan P. Schmit
Digitally signed by Ryan P. Schmit
 DN: C=US, E=rschmit@thendesign.com,
 O=IDA, CN=Ryan P. Schmit
 Date: 2023.12.19.17:05:21-05'00'

 SIGNATURE

Ryan P. Schmit

 PRINTED NAME

12/21/2023

 DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
 Date

Final Approval: _____
 Date

Recommendation to Council: YES NO Meeting Date: _____

Search Google Maps



Restaurants

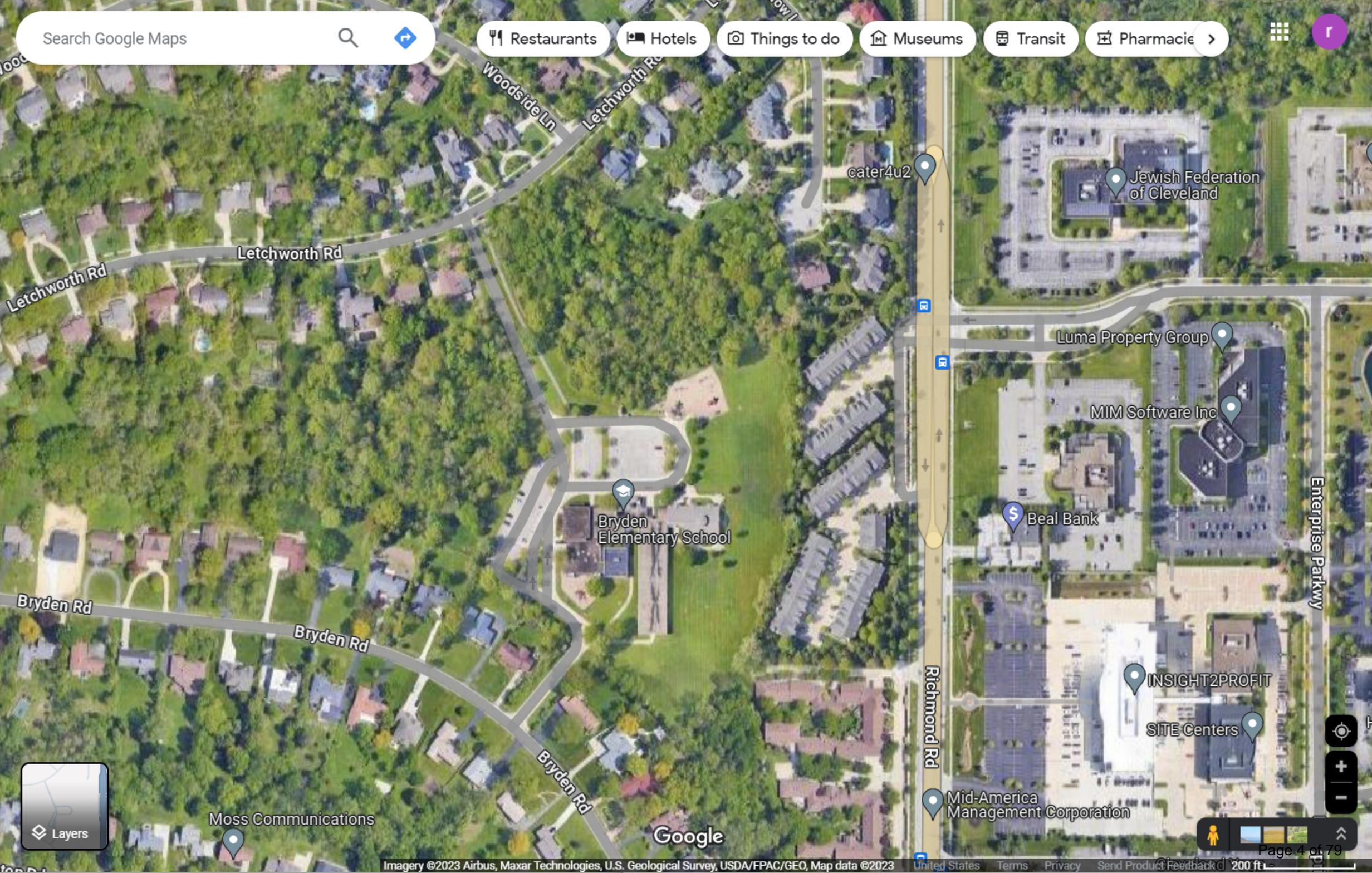
Hotels

Things to do

Museums

Transit

Pharmacies



Layers

Moss Communications

Google

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEACHWOOD, OHIO THIS
DAY OF _____, 20__.

CHAIRMAN

VERONICA MUTH - SECRETARY

APPROVED BY THE CITY ENGINEER OF THE CITY OF BEACHWOOD, OHIO THIS
DAY OF _____, 20__.

JOE CIUNI - CITY ENGINEER

Plat of Consolidation

of P.P.N.s 742-13-039, 742-13-028 thru 030 Creating Parcel "A"
known as being all of sublots 155-166, 183-192 of the Van Sweringen Co.s Shaker Country Estates Subdivision No. 32 as
recorded in Vol. 139, Pgs. 16-18 and the proposed portion of land known as Falkener Road (a.k.a Block S)
Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio,
and further known as being part of Lot 49, Original Warrensville Township, Being
Township No. 7 North in the 11th Range West of Townships in the Connecticut Western Reserve.
October, 2023 Scale 1"=50'

Boundary Certification:

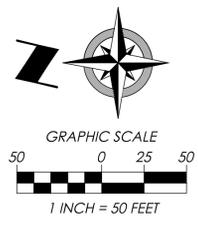
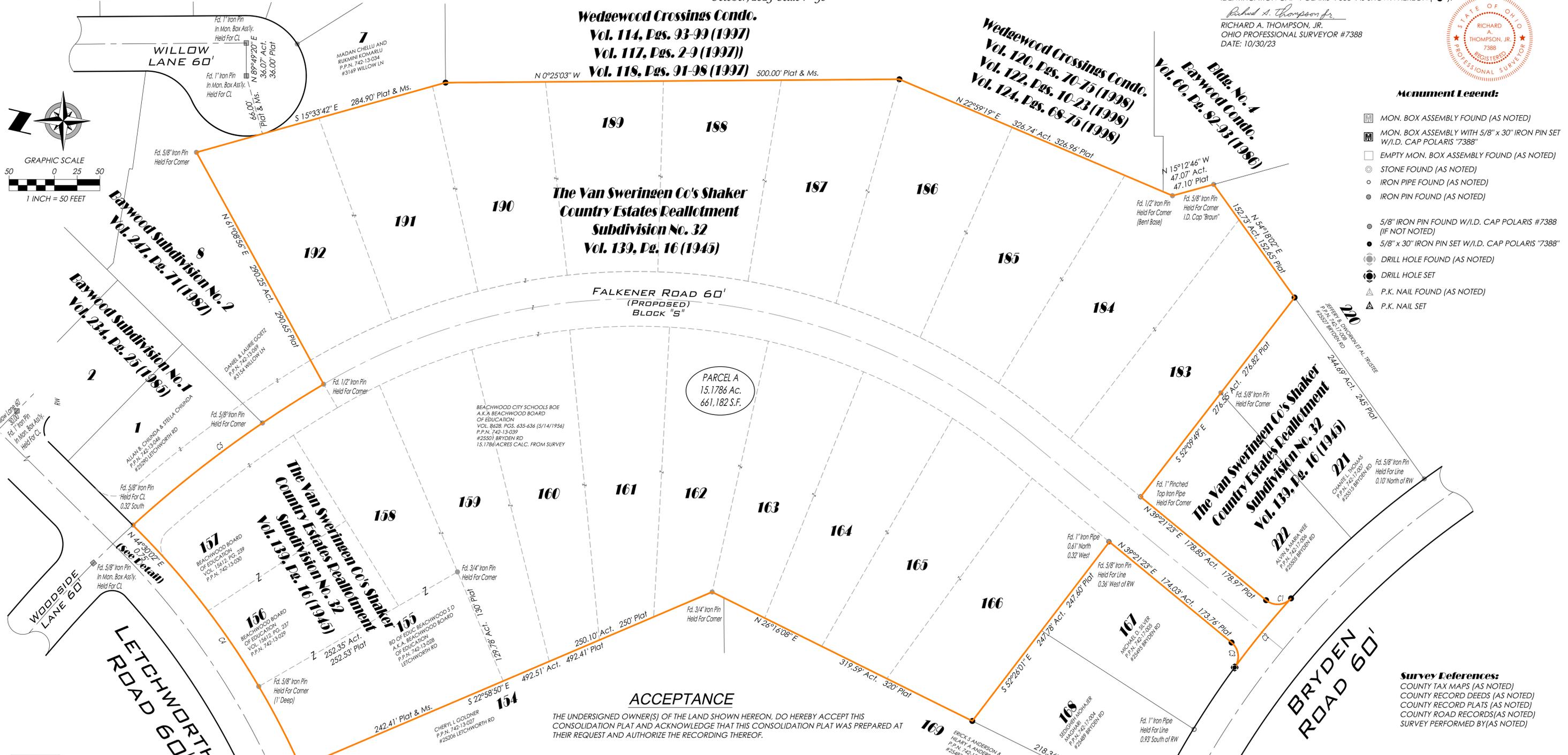
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8" INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS" 7388" AS SHOWN HEREON (●).

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 10/30/23



Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET



ACCEPTANCE

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS CONSOLIDATION PLAT AND ACKNOWLEDGE THAT THIS CONSOLIDATION PLAT WAS PREPARED AT THEIR REQUEST AND AUTHORIZE THE RECORDING THEREOF.

PRINT NAME & TITLE _____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC

Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

PARCEL CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING | TANGENT |
|-------|---------|----------|-----------|---------|-------------|---------|
| C1 | 30.38' | 20.00' | 87°02'10" | 27.54' | S4°09'42"E | 18.99' |
| C2 | 97.99' | 952.65' | 5°53'36" | 97.94' | N50°37'35"W | 49.04' |
| C3 | 30.39' | 20.00' | 87°04'14" | 27.55' | N82°53'30"E | 19.00' |
| C4 | 324.54' | 870.00' | 21°22'24" | 322.66' | N55°11'14"E | 164.18' |
| C5 | 261.31' | 1276.17' | 11°43'55" | 260.85' | N36°21'18"W | 131.11' |

DATE: 10/30/23
SCALE: 1"=50'
FOLDER: Survey Base
DWG: Survey Base
TAB: 01 - POC

CONTRACT No.
23143
SHEET OF
01 01



POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



**LEGAL DESCRIPTION
OF PARCEL "A"**

SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 49 OF ORIGINAL WARRENSVILLE TOWNSHIP, FURTHER KNOWN AS BEING PARCEL 'A' AS SHOWN BY THE PLAT OF CONSOLIDATION RECORDED IN A.F.N. _____ OF CUYAHOGA COUNTY RECORDS AND CONTAINING 15.1786 ACRES (661,182 S.F.) OF LAND AS APPEARS BY SAID PLAT, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

REVISED

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: January 1, 2024



RE: **P&Z 2024-1** **ThenDesign Architecture**
Beachwood Board of Education
Bryden School
Lot Consolidation Plat

This request is for approval of a lot consolidation plat. The applicant proposes to consolidate several lots into Parcel "A" which is approximately 15.2 acres for the purpose of constructing a new elementary school. The resulting parcel would have frontage on both Bryden Road and Letchworth Road. The properties are zoned U-5 Public and Institutional District and U-1 Single Family Residential District. The City will be rezoning the U-1 zoned parcels to U-5 later this year.

It is recommended that the Commission grant approval of the lot consolidation plat subject to any comments or recommendations of the City Engineer.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 18, 2024

Report Date: January 9, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 5

P & Z 2024-01 Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final site approval for lot consolidation of PPN's 742-13-039, 742-13-028 thru 030, creating Parcel A.

This consolidation plat will combine the Bryden School Parcel (742-13-039) with 3 lots along Letchworth Road (742-13-28 thru 30), creating a 15.1786-acre parcel (Parcel A). We have reviewed the Consolidation Plat and it meets all City and the County standards and we hereby recommend approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-1 Lot consolidation

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

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STREET ADDRESS: 24601 Fairmount Boulevard

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APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoo

Ken Veon (kev@beachwoodschoo

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25501 BRYDEN RD, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Bryden Elementary School

PERMANENT PARCEL # 742 - 13 - 039 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: Approval of 3' setback from adjacent wetlands, approval of 6' parking setback, and preliminary plan review.

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance. **3' setback from wetlands and 6' setback from west property line (match existing)**

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (**must indicate a hardship**):

avoid disruption to students, space to provide emergency responder access, match existing

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor’s GIS website or Google Earth).
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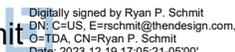
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| | <u>Zoning District</u> | <u>Fee</u> |
|-----|---|-------------------|
| (1) | U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder’s Office. | \$300.00 |
| (2) | All other Zoning Districts for site development plan review (new building/addition) | \$5,000.00 |
| (3) | All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office | \$1,500.00 |
| (4) | For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use | \$750.00 |
| (5) | Map Amendment | \$2,500.00 |

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Ryan P. Schmit
 SIGNATURE

Ryan P. Schmit
 PRINTED NAME

12/21/2023
 DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

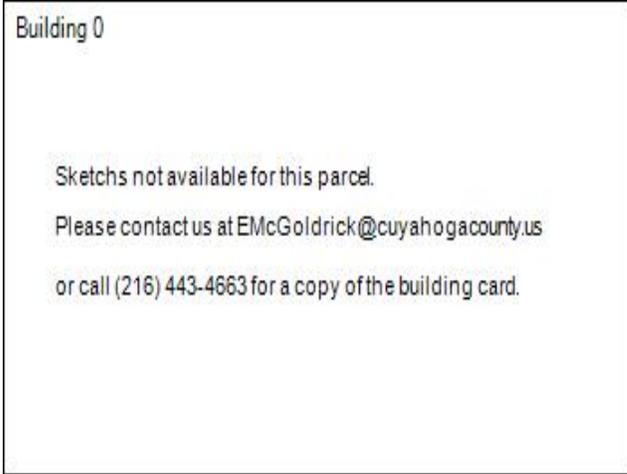
Preliminary Approval: _____
 Date

Final Approval: _____
 Date

Recommendation to Council: YES NO Meeting Date: _____

Owner BD OF EDUC BEACHWOOD S D
Address LETCHWORTH RD
 BEACHWOOD, OH. 44122
Land Use () E -
Description 49 SHCOES#32 RESUB 0155 ALL
Neighborhood Code 32113

SKETCH



MAP VIEW

Map Image

BUILDING INFORMATION

LAND

| Code | Frontage | Depth | Acreage | Sq Ft |
|------|----------|-------|---------|--------|
| PRM | 100 | | 0.64 | 27,877 |

VALUATION

| 2023 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value |
|----------------|----------------------|---------------------|---------------------|------------------------|
| Land Value | \$0 | \$85,900 | \$0 | \$0 |
| Building Value | \$0 | \$0 | \$0 | \$0 |
| Total Value | \$0 | \$85,900 | \$0 | \$0 |
| Land Use | | 6500 | | EXEMPT BOE OWNED |

PERMITS

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

SALES

| Date | Buyer | Seller | Price |
|----------|--------------------------|--------|-------|
| 1/1/1975 | Bd Of Educ Beachwood S D | | \$0 |

Taxes

| 2023 Taxes | Charges | Payments | Balance Due |
|---------------------|----------|----------|-------------|
| Tax Balance Summary | \$153.87 | \$0.00 | \$153.87 |

Owner BEACHWOOD BD OF EDUC
Address LETCHWORTH RD
 BEACHWOOD, OH. 44122
Land Use () E -
Description 49 SHCOES#32 RESUB 0156 ALL
Neighborhood Code 32179

SKETCH

MAP VIEW

Building 0

Sketchs not available for this parcel.
 Please contact us at EMcGoldrick@cuyahogacounty.us
 or call (216) 443-4663 for a copy of the building card.

Map Image

BUILDING INFORMATION

LAND

| Code | Frontage | Depth | Acreage | Sq Ft |
|------|----------|-------|---------|--------|
| PRM | 100 | | 0.42 | 18,391 |

VALUATION

| 2023 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value |
|----------------|----------------------|---------------------|---------------------|------------------------|
| Land Value | \$0 | \$56,700 | \$0 | \$0 |
| Building Value | \$0 | \$0 | \$0 | \$0 |
| Total Value | \$0 | \$56,700 | \$0 | \$0 |
| Land Use | | 6500 | | EXEMPT BOE OWNED |

PERMITS

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

SALES

| Date | Buyer | Seller | Price |
|-----------|----------------------------|----------------------------|----------|
| 1/15/1982 | Beachwood Bd Of Educ | Miller Arnold M & Sydell L | \$30,500 |
| 1/1/1975 | Miller Arnold M & Sydell L | | \$0 |

Taxes

| 2023 Taxes | Charges | Payments | Balance Due |
|---------------------|----------|----------|-------------|
| Tax Balance Summary | \$153.87 | \$.00 | \$153.87 |

Owner BEACHWOOD BD OF EDUC
Address LETCHWORTH RD
 BEACHWOOD, OH. 44122
Land Use () E -
Description 49 SHCOES#32 RESUB 0157 ALL
Neighborhood Code 32179

SKETCH

MAP VIEW

Building 0

Sketchs not available for this parcel.
 Please contact us at EMcGoldrick@cuyahogacounty.us
 or call (216) 443-4663 for a copy of the building card.

Map Image

BUILDING INFORMATION

LAND

| Code | Frontage | Depth | Acreage | Sq Ft |
|------|----------|-------|---------|--------|
| PRM | 91 | | 0.37 | 16,107 |

VALUATION

| 2023 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value |
|----------------|----------------------|---------------------|---------------------|------------------------|
| Land Value | \$0 | \$49,600 | \$0 | \$0 |
| Building Value | \$0 | \$0 | \$0 | \$0 |
| Total Value | \$0 | \$49,600 | \$0 | \$0 |
| Land Use | | 6500 | | EXEMPT BOE OWNED |

PERMITS

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

SALES

| Date | Buyer | Seller | Price |
|-----------|----------------------|----------------------|----------|
| 1/15/1982 | Beachwood Bd Of Educ | Visconsi Dominic A & | \$30,000 |
| 1/1/1975 | Visconsi Dominic A & | | \$0 |

Taxes

| 2023 Taxes | Charges | Payments | Balance Due |
|---------------------|----------|----------|-------------|
| Tax Balance Summary | \$140.37 | \$.00 | \$140.37 |

APPLICANT: Bryden Elementary School

| P&Z: | ZONING DATA | | DATE: 12/21/23 |
|-------------------------------------|---|---|-----------------------|
| ZONING STANDARDS | REQUIRED | PROPOSED | VARIANCE |
| ZONING DISTRICT | U5 | U5 | |
| MINIMUM LOT AREA | 18,000 sf | 661,181 sf | |
| MINIMUM LOT FRONTAGE | 100' | 422' | |
| MINIMUM FRONT YARD BUILDING SETBACK | 50' | 499' | |
| MINIMUM SIDE YARD BUILDING SETBACK | 20' | 56' | |
| MINIMUM REAR YARD BUILDING SETBACK | 40' | 336' | |
| MAXIMUM BUILDING HEIGHT | 40' | 32' | |
| MINIMUM LANDSCAPED AREA | 25% of total area = 165,295 sf | | |
| MINIMUM PARKING SETBACKS | Front = 20' Side = 10' Rear = 20' | Front = 58' Side = 6' Rear = 611' | 4' side |
| MINIMUM DRIVE AISLE | 24' | 24' | |
| MINIMUM PARKING STALL | 9' x 20' = 180sf | 9' x 20' 180sf | |
| MINIMUM OFF-STREET PARKING | 32 classrooms x 2 = 64 2,250/200 = 12 76 total spaces | 96 total spaces | |
| SITE DEVELOPMENT PLANS | | | |



Restaurants

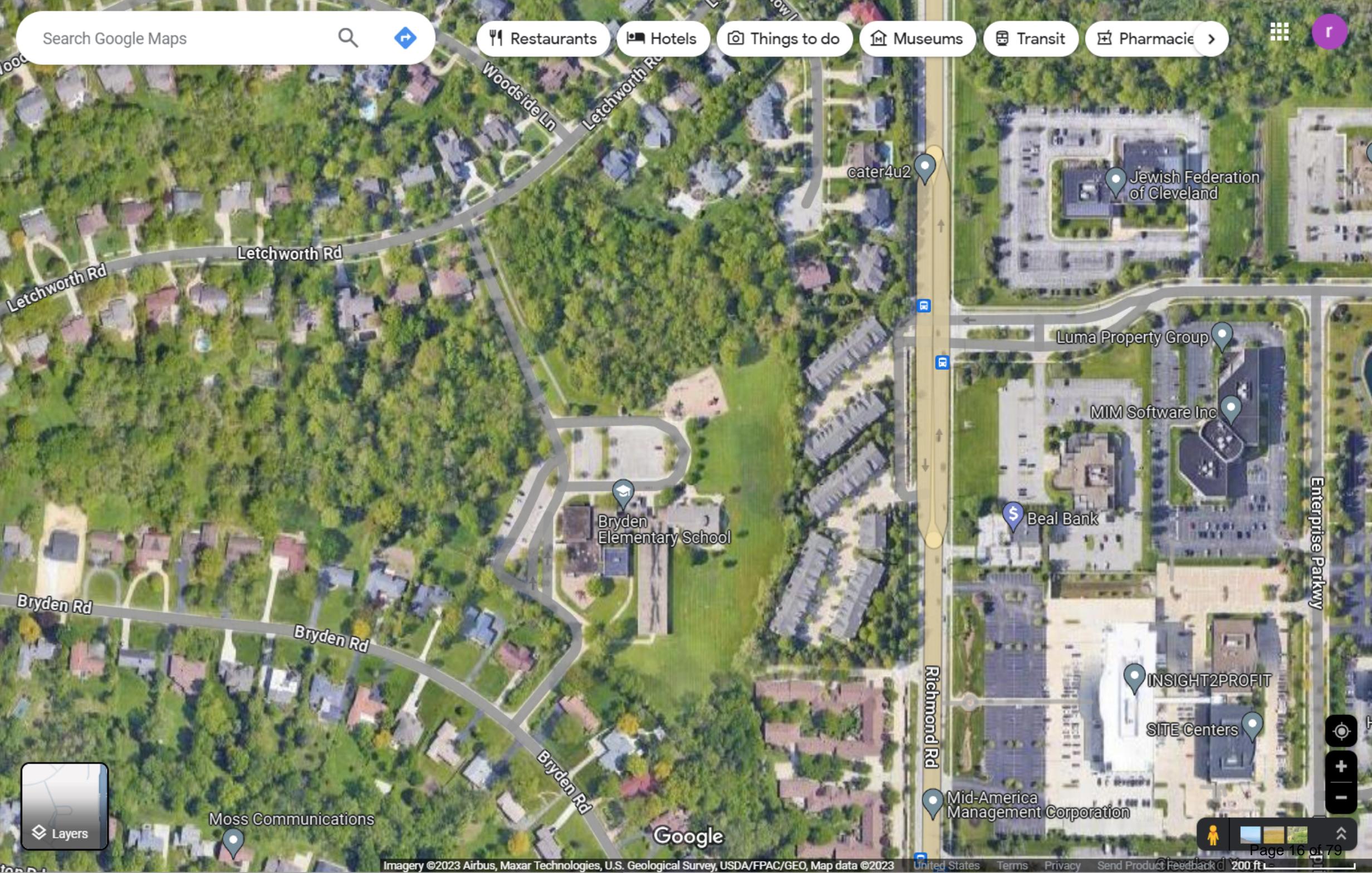
Hotels

Things to do

Museums

Transit

Pharmacie

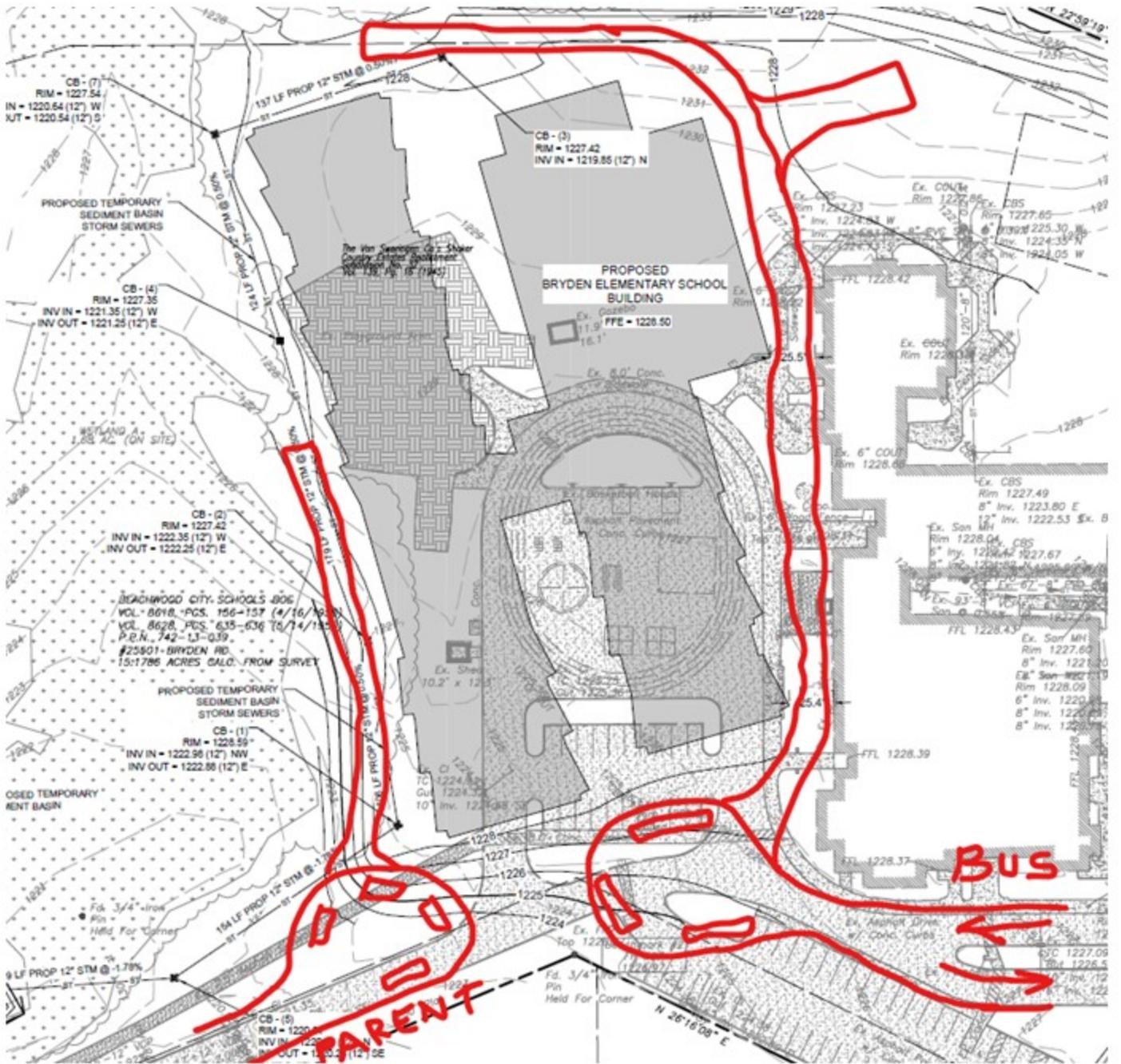


Layers

Moss Communications

Google

Bryden:



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

REVISED

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: January 3, 2024

RE: **P&Z 2024-2** **ThenDesign Architecture**
Beachwood Board of Education
Bryden School
Preliminary Site Development Plan

This request is for approval of the preliminary site development plan. The property is zoned U-5 Public and Institutional District. The applicant is proposing to construct a new elementary school that would accommodate grades Pre-K through 2. The proposed building is in the shape of an “H” with 32 classrooms and about 2,250 square feet of administrative offices. One leg of the H is a core area that would house a media center, cafeteria, gymnasium, and specialty classrooms such as art and music.

The site would be accessed from both Bryden Road and Letchworth Road. Buses would use the Bryden Road access, while parent drop-off and pick-up would be via Letchworth. The site plan indicates a total of 96 parking spaces. There are wetlands on the subject site which limit building location options. The proposed plan is compliant with the Code with two (2) exceptions. First, a required emergency access drive is located 3 feet from a wetland boundary in lieu of the required 30 feet. No buildings are within the wetland setback, only the emergency access drive requested by the Fire Department. Clearly, the safety considerations outweigh any environmental concerns. Second, the applicant is asking for a variance to the parking setback from the side lot line. The Code requirement is 10 feet and the parking lot is at 6 feet. It should be noted that this circumstance exists with the current parking lot, so there is no additional encroachment.

It is recommended that the Commission grant preliminary site development plan approval subject to the following stipulations:

- 1. Pursuant to Section 1159.04 it is determined that a practical difficulty will

- result on the subject site from the literal enforcement of Code Section 1001.05 with regard to riparian setbacks and Code Section 1124.04(d)(2) with regard to side yard parking setbacks.
2. Granting a variance of 27 feet to Section 1001.05 to permit the emergency access drive to be 3 feet from the wetland boundary in lieu of the required 30 feet.
 3. Granting a variance of 4 feet to Section 1124.04(d)(2) to permit the parking lot to be 6 feet from the side lot line in lieu of the required 10 feet.
 4. The interim detention basin shall be fenced.
 5. Compliance with any comments of the City Engineer.



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Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 18, 2024

Report Date: January 9, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 6

P & Z 2024-02 Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.

We have reviewed the interim phase preliminary plan and the final condition preliminary plan, and they are both recommended for approval to proceed to final design.

Please include with the final plans the proper notes to the contractor to re-establish the existing wetlands to their original condition after the 12" pipe crossing of the wetland to the temporary sediment basin.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-2 Preliminary Site Plan (25501 Bryden)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Provide fire lane around structure as discussed in planning meeting. Minimum width of 22 feet.
2. Standpipe will be installed due to limited vehicle access. Location of standpipe and FDC to be determined by fire prevention.
3. Fire hydrants to be installed around structure. Location to be determined at plan submittal by fire prevention.
4. The fire department has no additional comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/21/23

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoo.org)

Ken Veon (kev@beachwoodschoo.org), Steve Zannoni (steven.zannoni@thompsonhine.c)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24524 HILLTOP DR, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Hilltop Elementary School

PERMANENT PARCEL # 741 - 12 - 051 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: lot consolidation

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application. Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor’s GIS website or Google Earth).
- Attach copy of the Auditor’s Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

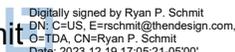
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

| | <u>Zoning District</u> | <u>Fee</u> |
|-----|---|-------------------|
| (1) | U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder’s Office. | \$300.00 |
| (2) | All other Zoning Districts for site development plan review (new building/addition) | \$5,000.00 |
| (3) | All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office | \$1,500.00 |
| (4) | For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use | \$750.00 |
| (5) | Map Amendment | \$2,500.00 |

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Ryan P. Schmit
 SIGNATURE

Ryan P. Schmit
 PRINTED NAME

12/21/2023
 DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
 Date

Final Approval: _____
 Date

Recommendation to Council: YES NO Meeting Date: _____

Search Google Maps



Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies



Gloria Sells Cleveland
- VSD Realty

E Silsby Rd

Hilltop Dr

Hilltop Dr

Hilltop Dr

Hilltop Dr

E Groveland Rd

E Groveland Rd

Haleyon Rd

Hilltop Elementary School

Margot Ct

Orchard Way

Woodway Rd

Woodway Rd

Greenlawn Ave

Greenlawn Ave

Penshurst Dr

Penshurst Dr

Penshurst Dr

Ver

Wendover Dr

Twickenham Dr

Twickenham Dr

Twickenham Dr

Twickenham Dr

Layers

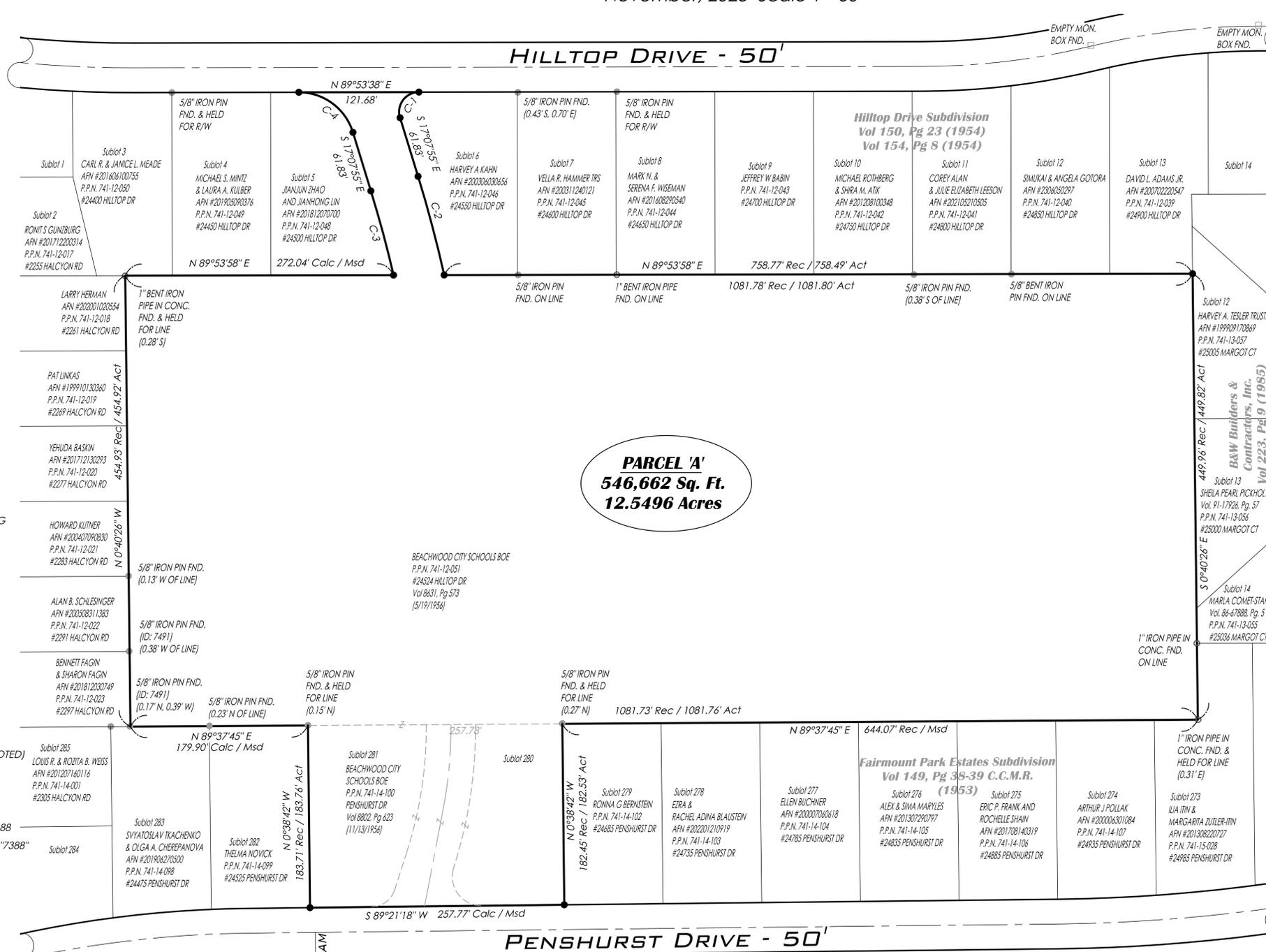
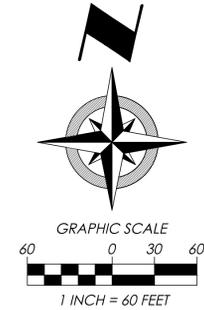
Google



| PARCEL CURVE TABLE | | | | | | |
|--------------------|---------|----------|------------|---------|-------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING | TANGENT |
| C1 | 37.36' | 20.00' | 107°01'33" | 32.16' | S36°22'52"W | 27.04' |
| C2 | 103.00' | 1311.78' | 4°29'55" | 102.97' | N14°52'57"W | 51.53' |
| C3 | 87.95' | 1261.78' | 3°59'37" | 87.93' | N15°08'07"W | 43.99' |
| C4 | 72.92' | 57.25' | 72°58'27" | 68.09' | N53°37'08"W | 42.34' |

Plat of Consolidation

Prepared for Beachwood City Schools ~ P.P.N. 741-12-051 & 741-14-100 ~ 24524 Hilltop Drive
 Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio,
 and further known as being part of Lot 9, Original Warrensville Township, Being
 Township No. 7 in the 11th Range of Townships in the Connecticut Western Reserve.
 November, 2023 Scale 1"=60'



PARCEL 'A'
546,662 Sq. Ft.
12.5496 Acres

- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
 - (ACT.) = ACTUAL DISTANCE
 - (CALC.) = CALCULATED DISTANCE
 - (CL) = CENTERLINE
 - (C.S.R.) = CITY SURVEY RECORDS
 - (Dd.) = DEED DISTANCE
 - (D.R.) = DEED RECORD
 - (Doc.) = DOCUMENT NUMBER
 - (Encr.) = ENCROACHMENT
 - (Fd.) = FOUND
 - (Inst.) = INSTRUMENT NUMBER
 - (Ms.) = MEASURED DISTANCE
 - (Mon.Box) = MONUMENT BOX ASSEMBLY
 - (Obs.) = OBSERVED DISTANCE
 - (O.L.) = ORIGINAL LOT LINE
 - (O.R.) = OFFICIAL RECORD
 - (PL) = PROPERTY LINE
 - (P.P.N.) = PERMANENT PARCEL NUMBER
 - (P.C.) = POINT OF CURVATURE
 - (P.T.) = POINT OF TANGENCY
 - (POB) = PLACE OF BEGINNING
 - (PPOB) = PRINCIPAL PLACE OF BEGINNING
 - (Rec.) = RECORD DISTANCE
 - (R.P.) = RECORDED PLAT
 - (RW) = RIGHT-OF-WAY
 - (Trn.) = TURNED ANGLE
 - (S/L) = SUBLOT
- Survey References:**
- COUNTY TAX MAPS (AS NOTED)
 - COUNTY RECORD DEEDS (AS NOTED)
 - COUNTY RECORD PLATS (AS NOTED)
 - COUNTY ROAD RECORDS (AS NOTED)
 - SURVEY PERFORMED BY (AS NOTED)
- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ⊙ STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - ⊙ DRILL HOLE FOUND (AS NOTED)
 - ⊙ DRILL HOLE SET (AS NOTED)
 - ▲ P.K. NAIL FOUND (AS NOTED)
 - ▲ P.K. NAIL SET (AS NOTED)

Owners Acceptance:
 I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON,
 DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

SIGNATURE _____ PRINT NAME _____
 BEACHWOOD CITY SCHOOLS BOE

NOTARY:
 STATE OF OHIO }
 COUNTY OF CUYAHOGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
 APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT SHE DID SIGN
 THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL SEAL
 AT _____, OHIO THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

Approvals:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEACHWOOD,
 OHIO THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
 VERONICA MUTH - SECRETARY

APPROVED BY THE CITY ENGINEER OF THE CITY OF BEACHWOOD, OHIO
 THIS _____ DAY OF _____, 20____.

JOE CIUNI - CITY ENGINEER

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
 ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37
 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL
 PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS
 SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO
 BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS
 BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT
 CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT
 WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO
 ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER
 TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE
 ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH
 DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS
 SHOWN HEREON (●).

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 11/20/2023

DATE: 11/20/2023
 SCALE: HOR. 1"=60'
 VERT. N/A
 FOLDER: DWG/Survey
 FILENAME: Consolidation
 TAB: 01-Consolidation



**POLARIS ENGINEERING
 and SURVEYING, INC.**
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



| | |
|--------------|----|
| CONTRACT No. | |
| 23144 | |
| SHEET | OF |
| 01 | 01 |

***LEGAL DESCRIPTION
OF PARCEL "A"***

SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 9 OF ORIGINAL WARRENSVILLE TOWNSHIP, FURTHER KNOWN AS BEING PARCEL 'A' AS SHOWN BY THE PLAT OF CONSOLIDATION RECORDED IN A.F.N. _____ OF CUYAHOGA COUNTY RECORDS AND CONTAINING 12.5496 ACRES (546,662 S.F.) OF LAND AS APPEARS BY SAID PLAT, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

REVISED

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: January 1, 2024

RE: **P&Z 2024-3** **ThenDesign Architecture**
Beachwood Board of Education
Hilltop School
Lot Consolidation Plat

This request is for approval of a lot consolidation plat. The applicant proposes to consolidate two (2) existing lots into new Parcel "A" which would contain a total of approximately 12.55 acres. The purpose of the consolidation is for the construction of a new elementary school. The resulting parcel would have frontage on both Hilltop Drive and Penshurst Drive. The properties are zoned U-5 Public and Institutional District and U-1 Single Family Residential District. The City will be rezoning the U-1 parcels to U-5 later this year.

It is recommended that the Commission grant approval of the lot consolidation plat subject to any comments or recommendations of the City Engineer.



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Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545

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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 18, 2024

Report Date: January 9, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 7

P & Z 2024-03 Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting preliminary and final approval for lot consolidation of PPN 741-12-051 and 741-14-100.

This Consolidation Plat will combine the Hilltop School Parcel (741-12-051) with a lot on Penshurst Road (741-14-100), creating a 12.5496 parcel (Parcel A). We have reviewed the Consolidation Plat and find that it meets all City and County Standards, and we hereby recommend it for approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-3 Lot consolidation

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/21/23

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoo

Ken Veon (kev@beachwoodschoo

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24524 HILLTOP DR, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Hilltop Elementary School

PERMANENT PARCEL # 741 - 12 - 051 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: preliminary plan review.

NATURE OF THE REQUEST (check as many as apply):

- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other _____
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application. Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor’s GIS website or Google Earth).
- Attach copy of the Auditor’s Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

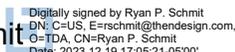
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

| | <u>Zoning District</u> | <u>Fee</u> |
|-----|---|-------------------|
| (1) | U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder’s Office. | \$300.00 |
| (2) | All other Zoning Districts for site development plan review (new building/addition) | \$5,000.00 |
| (3) | All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder’s Office | \$1,500.00 |
| (4) | For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use | \$750.00 |
| (5) | Map Amendment | \$2,500.00 |

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Ryan P. Schmit
 SIGNATURE

Ryan P. Schmit
 PRINTED NAME

12/21/2023
 DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
 Date

Final Approval: _____
 Date

Recommendation to Council: YES NO Meeting Date: _____

Owner BEACHWOOD CITY SCHOOLS BOE
Address 24524 HILLTOP DR
 BEACHWOOD, OH. 44122
Land Use () E -
Description 9 PROP ST BET LOTS 5&6 HILLTOP SUB & NEXT S 1081.73FT IN REAR 130EST F
Neighborhood Code 33379

SKETCH

MAP VIEW

Building 1

If this is a residential property the sketch is unavailable.
 Commercial building sketches are not available at this time.
 Please contact us at EMcGoldrick@cuyahogacounty.us
 or call (216) 443-4663 for a copy of the building card.

Map Image

BUILDING INFORMATION

| | | | | | |
|--------------------|----------------|--------------------|--------------|------------------|-------------|
| Building ID | 1 | Construction Class | CLASS C | Basement Type | SLAB |
| Total Story Height | 2 | Usable Area | 64,535 | Condition | AVERAGE |
| Date Built | 1957 | Date Remodeled | 1984 | Exterior Walls | BRICK |
| Framing | FIRE RESISTANT | Roof Type | FLAT | Roof Covering | COMPOSITION |
| Office Area | | Mezzanine Area | | Mezzanine Finish | |
| Wall Height | 12 | Heat Type | HOT-WATR/STM | Air Conditioning | NONE |
| Office Finish | | Retail Area | | Retail Finish | |

LAND

VALUATION

| Code | Frontage | Depth | Acreage | Sq Ft |
|------|----------|-------|---------|---------|
| PRM | | | 11.23 | 489,178 |

| 2023 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value |
|----------------|----------------------|---------------------|---------------------|------------------------|
| Land Value | \$0 | \$1,663,200 | \$0 | \$0 |
| Building Value | \$0 | \$3,390,800 | \$0 | \$0 |
| Total Value | \$0 | \$5,054,000 | \$0 | \$0 |
| Land Use | | 6500 | | EXEMPT BOE OWNED |

PERMITS

IMPROVEMENTS

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|-----------------------|------------|---------------|------------------|-----------|---|
| 2009 | 30 - New Construction | \$ | \$ | 100% | No | SHED 100% COMPLETE NO VALUE CHANGE 1-1-2009 |

| Type | Description | Size | Height Depth |
|------|----------------|--------------------|--------------|
| 200 | PAVING | 10,000 SQUARE FEET | |
| 140 | GREENHOUSE-RES | 403 SQUARE FEET | |

SALES

| Date | Buyer | Seller | Price |
|-----------|--------------------|--------|-------|
| 1/11/1975 | Board Of Education | | \$0 |

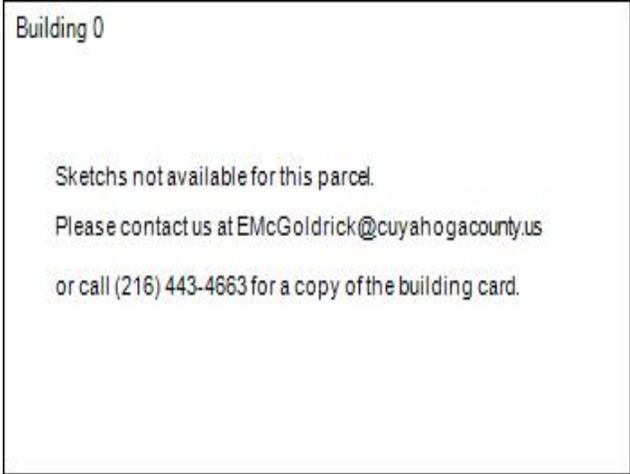
Taxes

| 2023 Taxes | Charges | Payments | Balance Due |
|---------------------|----------|----------|-------------|
| Tax Balance Summary | \$153.95 | \$.00 | \$153.95 |

Owner BEACHWOOD CITY SCHOOLS BOE
Address PENSURST DR
 BEACHWOOD, OH. 44122
Land Use () E -
Description 9 FAIRMT PKEST S/L281 ALL & PROP ST 0280 ALL 74114101
Neighborhood Code 33313

SKETCH

MAP VIEW



Map Image

BUILDING INFORMATION

LAND

| Code | Frontage | Depth | Acreage | Sq Ft |
|------|----------|-------|---------|--------|
| PRM | 252 | 184 | 1.05 | 45,738 |

VALUATION

| 2023 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value |
|----------------|----------------------|---------------------|---------------------|------------------------|
| Land Value | \$0 | \$155,600 | \$0 | \$0 |
| Building Value | \$0 | \$0 | \$0 | \$0 |
| Total Value | \$0 | \$155,600 | \$0 | \$0 |
| Land Use | | 6500 | | EXEMPT BOE OWNED |

PERMITS

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

SALES

| Date | Buyer | Seller | Price |
|----------|--------------------|--------|-------|
| 1/1/1975 | Board Of Education | | \$0 |

Taxes

| 2023 Taxes | Charges | Payments | Balance Due |
|---------------------|----------|----------|-------------|
| Tax Balance Summary | \$388.72 | \$0.00 | \$388.72 |

APPLICANT: Hilltop Elementary School

| P&Z: | ZONING DATA | | DATE: 12/21/23 |
|-------------------------------------|---|---|-----------------------|
| ZONING STANDARDS | REQUIRED | PROPOSED | VARIANCE |
| ZONING DISTRICT | U5 | U5 | |
| MINIMUM LOT AREA | 18,000 sf | 546,844 sf | |
| MINIMUM LOT FRONTAGE | 100' | 121' | |
| MINIMUM FRONT YARD BUILDING SETBACK | 50' | 226' | |
| MINIMUM SIDE YARD BUILDING SETBACK | 20' | 29' | |
| MINIMUM REAR YARD BUILDING SETBACK | 40' | 134' | |
| MAXIMUM BUILDING HEIGHT | 40' | 32' | |
| MINIMUM LANDSCAPED AREA | 25% of total area = 136,711 sf | | |
| MINIMUM PARKING SETBACKS | Front = 20' Side = 10' Rear = 20' | Front = 257' Side = 70' Rear = 255' | |
| MINIMUM DRIVE AISLE | 24' | 24' | |
| MINIMUM PARKING STALL | 9' x 20' = 180sf | 9' x 20' = 180 sf | |
| MINIMUM OFF-STREET PARKING | 29 classrooms x 2 = 58 2,250/200 = 12 70 total spaces | 90 total spaces | |
| SITE DEVELOPMENT PLANS | | | |

Search Google Maps



Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies



Gloria Sells Cleveland
- VSD Realty

E Silsby Rd

Hilltop Dr

Hilltop Dr

Hilltop Dr

Hilltop Dr

E Groveland Rd

E Groveland Rd

Haleyon Rd

Hilltop Elementary School

Margot Ct

Orchard Way

Woodway Rd

Woodway Rd

Greenlawn Ave

Greenlawn Ave

Penshurst Dr

Penshurst Dr

Penshurst Dr

Ver

Wendover Dr

Twickenham Dr

Twickenham Dr

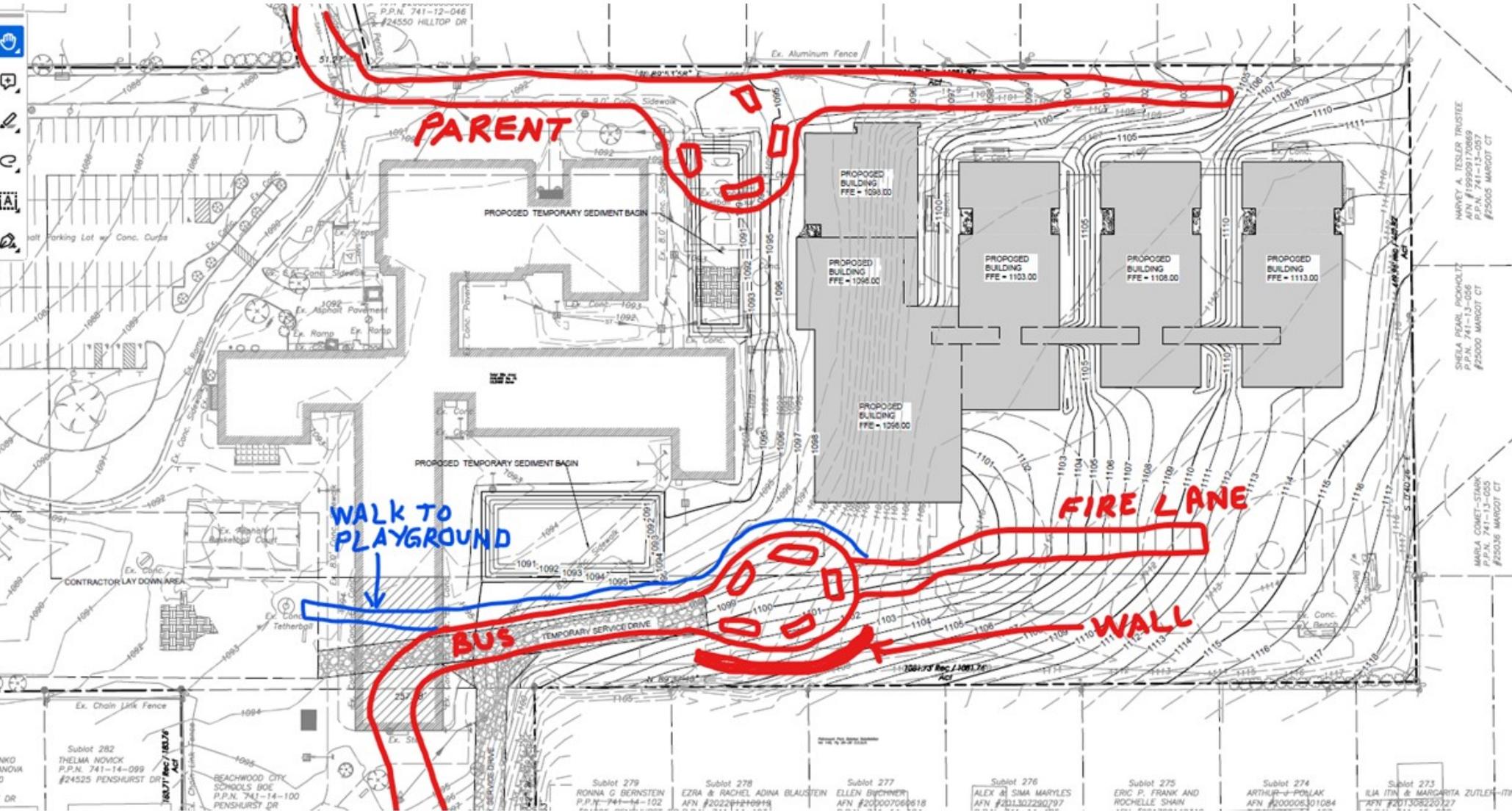
Twickenham Dr

Twickenham Dr

Layers

Google





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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: January 1, 2024

RE: **P&Z 2024-4** **ThenDesign Architecture**
Beachwood Board of Education
Hilltop School
Preliminary Site Development Plan

This request is for approval of the preliminary site development plan. The property is zoned U-5 Public and Institutional District. The applicant is proposing to construct a new elementary school that would accommodate grades 3 – 5. The proposed plan provides for 29 classrooms as well as an office wing of approximately 2,400 square feet, a media center of about 2,887 square feet, a cafeteria, and a gymnasium. The offices, media center, cafeteria, and gymnasium are grouped together in the western most wing of the building. Going eastward there are three classroom wings.

The site would be accessed from both Hilltop Drive and Penshurst Drive. Buses would use the Penshurst Drive access, while parent drop-off and pick-up would be via Hilltop Drive. The site plan indicates a total of 90 parking spaces. The site plan includes outdoor play areas, including soccer and baseball/softball fields. There is an elevation change of 30 feet across the subject site from east to west. As a result, the play areas, parking areas, and various wings of the building will be set at different levels to minimum earth moving.

There do not appear to be any code compliance issues associated with the proposed preliminary site plan.

It is recommended that the Commission grant preliminary site development plan approval subject to any comments or recommendations of the City Engineer.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 18, 2024

Report Date: January 9, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 8

P & Z 2024-04 Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting preliminary site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.

We have reviewed the interim early phase preliminary plan and final condition preliminary plan and hereby recommend both for approval to proceed to final design.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-4 Preliminary Site Plan (24524 Hilltop Dr.)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Provide fire lane around structure as discussed in planning meeting. Minimum width of 22 feet.
2. Standpipe will be installed due to limited vehicle access. Location of standpipe and FDC to be determined by fire prevention.
3. Fire hydrants to be installed around structure. Location to be determined at plan submittal by fire prevention.
4. The fire department has no additional comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 12/19/23

OWNER OF BUILDING: Chagrin Highlands, Ltd. PHONE: 440-871-4800

STREET ADDRESS: 600 Superior Avenue East, Suite 2440

CITY/STATE/ZIP: Cleveland, OH 44114

APPLICANT: James F EpeleHar PHONE: 440-463-0869

COMPANY OR FIRM: Jacobs Real Estate Services

EMAIL: jepele@rejacobsgroup.com

STREET ADDRESS: 600 Superior Avenue East, Suite 2440

CITY/STATE/ZIP: Cleveland, OH 44114

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

James F Epele jepele@rejacobsgroup.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: Harvard Road SUITE #

TENANT NAME:

PERMANENT PARCEL # 742 -39 -005 PRESENT USE: Vacant PROPOSED USE: TBD

PURPOSE OF APPLICATION: Lot Split of 43.3 acres to provide opportunity for connector road from Harvard to Beachwood Commerce Park and additional development opportunities

NATURE OF THE REQUEST (check as many as apply):

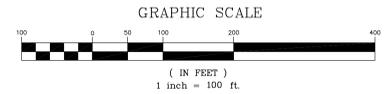
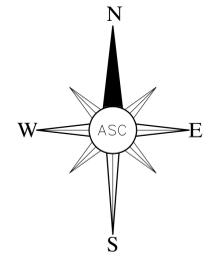
- Preliminary site plan approval
- Final site plan approval
- Lot split
- Lot consolidation
- Conditional use permit
- Rezoning
- Zoning text amendment
- Other
- Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application. Please explain reason for variance (must indicate a hardship):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain.

***** (OVER) CONTINUED ON BACK*****

COMMERCE PARK DEVELOPMENT Vol.185, Pg.73-75

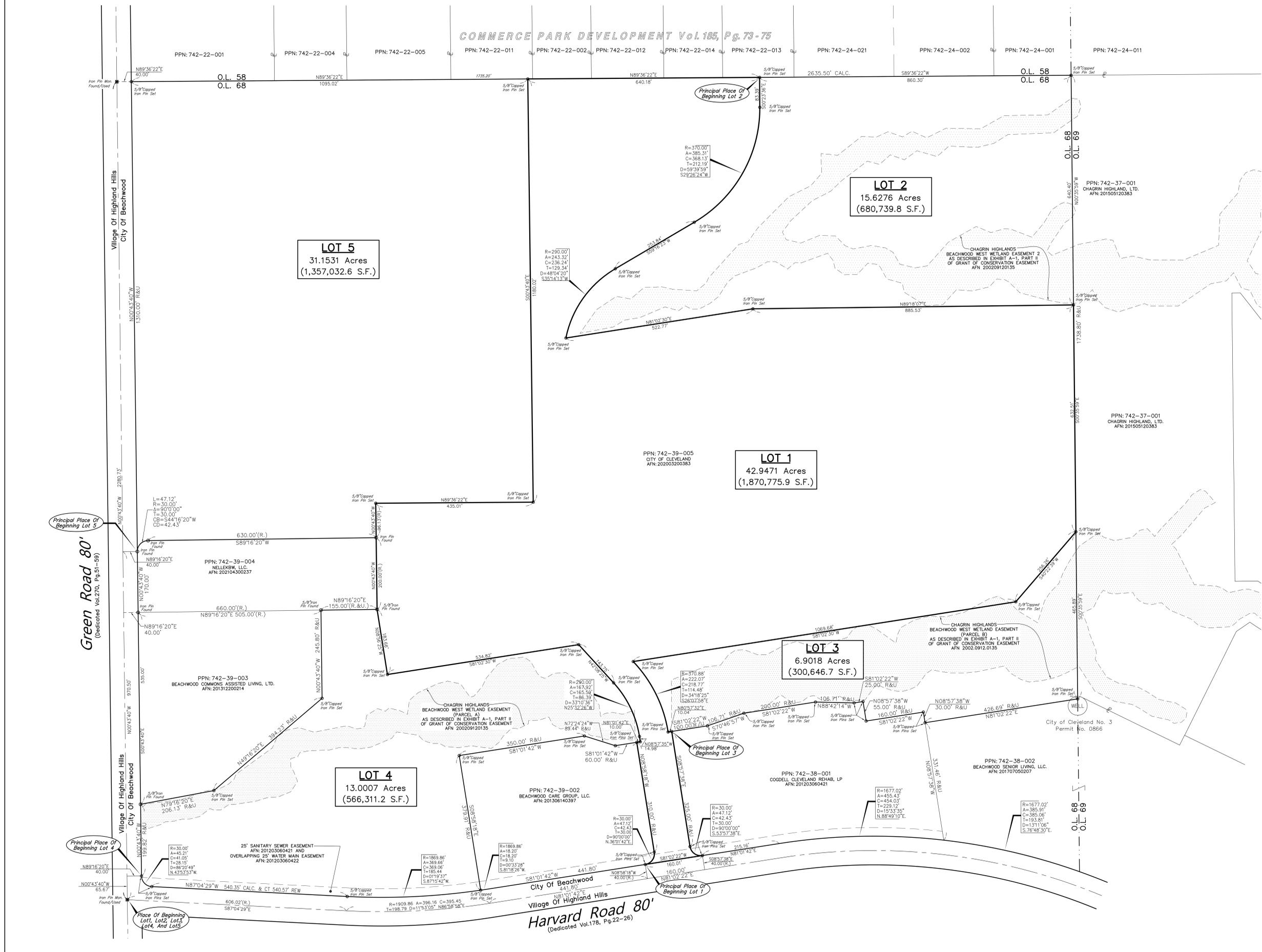


BASIS OF BEARING:
Bearings are based on Ohio State Plane North Zone (NAD83) by GPS observations.

NOTE:
All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

SURVEYORS CERTIFICATION:
I, THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |
| | | |
| | | |
| | | |

PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

Plat of Lot Split
Chagrin Highlands
Lands Known As Being Part Of Original Warrensville
Township Lot Number 68, Now In The City Of
Beachwood, County Of Cuyahoga In The State Of Ohio.

DATE: March, 2023
SCALE: 1"=100'
FIELD M.H.
DRAWN BY: D.M.K.
CHKD. BY: J.R.A.
SHEET 1 of 1

LEGAL DESCRIPTION:
LOT 1, 42.9471 Acres
City of Beachwood, Ohio.

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 68, bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of the right of way of Green Road (80 feet wide) and the centerline of right of way of Harvard Road (80 feet wide); THENCE, South 87°04'29" East, along the centerline of said Harvard Road, a distance of 606.02 feet to point of curvature; THENCE, along a curve deflecting to the left and having a central angle of 11°53'05", an arc length of 396.16 feet, a radius of 1909.86 feet, a tangent of 198.79 feet and a chord which bears North 86°58'58" East a distance of 395.45 feet to a point of tangency; THENCE, continuing along said Harvard Road centerline, North 81°01'42" East, a distance of 441.80 feet to a point; THENCE, leaving said centerline, North 08°58'18" West, a distance of 40.00 feet to the southerly sideline of Harvard Road, said point also being the southeasterly corner of PPN: 742-39-002, land conveyed to Beachwood Care Group, LLC., as recorded in AFN: 201306140397 of Cuyahoga County Records, a 5/8" capped iron pin set and the principal place of beginning of the premises herein described;

THENCE, along the easterly line of Beachwood Care Group along a curve deflecting to the left and having a central angle of 90°00'00", an arc length of 47.12 feet, a radius of 30.00 feet, a tangent of 30.00 feet, and a chord which bears North 36°01'42" East a distance of 42.43 feet to a point a point of tangency and a 5/8" capped iron pin set;

THENCE, North 08°58'18" West, along the easterly line of Beachwood Care Group, a distance of 310.00 feet to a 5/8" capped iron pin set at the northeast corner of the same;

THENCE, creating a new line, the following six courses:

Course 1.) Thence, North 81°01'42" East, a distance of 10.00 feet to a 5/8" capped iron pin set;

Course 2.) Thence, North 08°57'35" West, a distance of 14.98 feet to a 5/8" capped iron pin set;

Course 3.) Thence, along a curve deflecting to the left and having a central angle of 33°10'36", an arc length of 167.92 feet, a radius of 290.00 feet, a tangent of 86.39 feet, and a chord which bears North 25°32'26" West a distance of 165.59 feet to a 5/8" capped iron pin set;

Course 4.) Thence, North 42°08'25" West, a distance of 143.75 feet to a 5/8" capped iron pin set;

Course 5.) Thence, South $81^{\circ}02'30''$ West, a distance of 534.82 feet to a $5/8''$ capped iron pin set;

Course 6.) Thence, North $08^{\circ}56'25''$ West, a distance of 183.66 feet to the southeasterly corner of PPN: 742-39-004, land conveyed to Nellekbw, LLC., as recorded in AFN:202104300237 of C.C.R., and a $5/8''$ iron pin found therein;

THENCE, North $00^{\circ}43'40''$ West, along the easterly line of said Nellekbw, LLC., a distance of 200.00 feet to a $5/8''$ iron pin found at the northeasterly corner of the same;

THENCE, North $00^{\circ}43'40''$ West, along a new line, a distance of 96.13 feet to a $5/8''$ capped iron pin set;

THENCE, continuing along said new line, North $89^{\circ}36'22''$ East, a distance of 435.01 feet to a $5/8''$ capped iron pin set;

THENCE, North $00^{\circ}43'40''$ West, along said new line, a distance of 1180.02 feet to the southerly line of The Commerce Park Development subdivision, as recorded in Vol.185, Pgs. 73-75 of C.C.M.R., and a $5/8''$ capped iron pin set;

THENCE, North $89^{\circ}36'22''$ East, along the southerly line of Commerce Park Development, a distance of 640.18 feet to point and a $5/8''$ capped iron pin set;

THENCE, along a new line, the following six courses:

Course 7.) Thence, South $00^{\circ}23'36''$ East, a distance of 83.39 feet to a $5/8''$ capped iron pin set at a point of curvature;

Course 8.) Thence, along a curve deflecting to the right and having a central angle of $59^{\circ}39'59''$, an arc length of 385.31 feet, a radius of 370.00 feet, a tangent of 212.19 feet, and a chord which bears South $29^{\circ}26'24''$ West a distance of 368.13 feet to a $5/8''$ capped iron pin set at a point of tangency;

Course 9.) Thence, South $59^{\circ}16'23''$ West, a distance of 253.84 feet to a $5/8''$ capped iron pin set at a point of curvature;

Course 10.) Thence, along a curve deflecting to the left and having a central angle of $48^{\circ}04'20''$, an arc length of 243.32 feet, a radius of 290.00 feet, a tangent of 129.34 feet, and a chord which bears South $35^{\circ}14'13''$ West a distance of 236.24 feet to a $5/8''$ capped iron pin set at a point of tangency;

Course 11.) Thence, North $81^{\circ}02'30''$ East, a distance of 522.77 feet to a $5/8''$ capped iron pin set;

Course 12.) Thence, North $89^{\circ}18'07''$ East, a distance of 885.53 feet to the westerly line of PPN: 742-37-001, land conveyed to Chagrin Highland, Ltd., as recorded in AFN: 201505120383 of C.C.R., and a $5/8''$ capped iron pin set;

THENCE, South $00^{\circ}35'59''$ East, along the westerly line of Chagrin Highland, Ltd., a distance of 632.51 feet to a $5/8''$ capped iron pin set;

THENCE, leaving the westerly line of Chagrin Highland, Ltd., along a new line, the following four courses:

Course 13.) Thence, South $40^{\circ}22'39''$ West, a distance of 256.26 feet to a $5/8''$ capped iron pin set;

Course 14.) Thence, South $81^{\circ}02'30''$ West, a distance of 1069.68 feet to a $5/8''$ capped iron pin set;

Course 15.) Thence, along a curve deflecting to the right and having a central angle of $34^{\circ}18'25''$, an arc length of 222.07 feet, a radius of 370.88 feet, a tangent of 114.48 feet, and a chord which bears South $26^{\circ}07'58''$ East a distance of 218.77 feet to a $5/8''$ capped iron pin set at a point;

Course 16.) Thence, North $80^{\circ}57'32''$ East, a distance of 10.04 feet to the northwesterly corner of PPN:742-38-001, land conveyed to Cogdell Cleveland Rehab, LP., as recorded in AFN: 201203060421 of C.C.R., and a $5/8''$ capped iron pin set;

THENCE, South $08^{\circ}57'38''$ East, along the westerly line of Cogdell Cleveland Rehab, LP., a distance of 325.00 feet to point and a $5/8''$ capped iron pin set;

THENCE, along a curve deflecting to the left and having a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet, a radius of 30.00 feet, a tangent of 30.00 feet, and a chord which bears South $53^{\circ}57'38''$ East a distance of 42.43 feet to a $5/8''$ capped iron pin set at the northerly line of Harvard Road (80 feet);

THENCE, South $81^{\circ}02'22''$ West, along said northerly line of Harvard Road, a distance of 160.01 feet to the principal place of beginning and containing 42.9471 acres of land based on a survey conducted in March of 2023 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).

All pins set are $5/8''$ X 30" rebar with yellow cap marked "J. Alban 7651."

LEGAL DESCRIPTION:
LOT 2, 15.6275 Acres
City of Beachwood, Ohio.

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 68, bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of the right of way of Green Road (80 feet wide) and the centerline of right of way of Harvard Road (80 feet wide); THENCE, North 00°43'40" West, along the centerline of Green Road, said centerline being the corporation line between the Village of Highland Hills and the City of Beachwood, a distance of 2280.73 feet to an iron pin monument found; THENCE, leaving said centerline, North 89°36'22" East, a distance of 40.00 feet to the easterly sideline of Green Road (80 feet), the southwesterly corner of Commerce Park Development, as recorded in Vol.185, Pgs.73-75, of C.C.M.R., and a 5/8" capped iron pin set; THENCE, North 89°36'22" East, along the southerly line of Commerce Park Development, a distance of 1735.20 feet to a 5/8" capped iron pin set and the principal place of beginning of the premises herein described;

THENCE, along a new line, the following six courses:

Course 1.) Thence, South 00°23'36" East, a distance of 83.39 feet to a 5/8" capped iron pin set at a point of curvature;

Course 2.) Thence, along a curve deflecting to the right and having a central angle of 59°39'59", an arc length of 385.31 feet, a radius of 370.00 feet, a tangent of 212.19 feet, and a chord which bears South 29°26'24" West a distance of 368.13 feet to a 5/8" capped iron pin set at a point of tangency;

Course 3.) Thence, South 59°16'23" West, a distance of 253.84 feet to a 5/8" capped iron pin set at a point of curvature;

Course 4.) Thence, along a curve deflecting to the left and having a central angle of 48°04'20", an arc length of 243.32 feet, a radius of 290.00 feet, a tangent of 129.34 feet, and a chord which bears South 35°14'13" West a distance of 236.24 feet to a 5/8" capped iron pin set at a point of tangency;

Course 5.) Thence, North 81°02'30" East, a distance of 522.77 feet to a 5/8" capped iron pin set;

Course 6.) Thence, North 89°18'07" East, a distance of 885.53 feet to the westerly line of PPN: 742-37-001, land conveyed to Chagrin Highland, Ltd., as recorded in AFN: 201505120383 of C.C.R., the same being the westerly line of Original Lot No.69, and a 5/8" capped iron pin set;

THENCE, North 00°35'59" West, along the westerly line of Chagrin Highland, Ltd., a distance of 640.40 feet to a point in the southerly line of Commerce Park Development, and a 5/8" capped iron pin set;

THENCE, South 89°36'22" West, along said southerly line, a distance of 860.30 feet to the principal place of beginning and containing 15.6276 acres of land based on a survey conducted in March of 2023 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

LEGAL DESCRIPTION:
LOT 3, 6.9018 Acres
City of Beachwood, Ohio.

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 68, bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of the right of way of Green Road (80 feet wide) and the centerline of right of way of Harvard Road (80 feet wide); THENCE, South $87^{\circ}04'29''$ East, along the centerline of said Harvard Road, a distance of 606.02 feet to point of curvature; THENCE, along a curve deflecting to the left and having a central angle of $11^{\circ}53'05''$, an arc length of 396.16 feet, a radius of 1909.86 feet, a tangent of 198.79 feet and a chord which bears North $86^{\circ}58'58''$ East a distance of 395.45 feet to a point of tangency; THENCE, continuing along said Harvard Road centerline, North $81^{\circ}01'42''$ East, a distance of 441.80 feet to an angle point therein; THENCE, continuing along said centerline, North $81^{\circ}02'22''$ East, a distance of 160.00 feet to a point; THENCE, leaving said centerline, North $08^{\circ}57'38''$ West, a distance of 40.00 feet to the southerly sideline of Harvard Road, said point also being the southwesterly corner of PPN:742-38-001, land conveyed to Cogdell Cleveland Rehab, LP., as recorded in AFN: 201203060421 of Cuyahoga County Records, a $5/8''$ capped iron pin set; Thence, along a curve deflecting to the right and having a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet, a radius of 30.00 feet, a tangent of 30.00 feet, and a chord which bears North $53^{\circ}57'38''$ West a distance of 42.43 feet to a $5/8''$ capped iron pin set at a point of tangency; THENCE, North $08^{\circ}57'38''$ West, along the westerly line of Cogdell Cleveland Rehab, a distance of 325.00 feet to the northwesterly corner of the same, and a $5/8''$ capped iron pin set, at the principal place of beginning of the premises herein described;

THENCE, along a new line, the following four courses:

Course 1.) Thence, South $80^{\circ}57'32''$ West, a distance of 10.04 feet to a $5/8''$ capped iron pin set;

Course 2.) along a curve deflecting to the left and having a central angle of $34^{\circ}18'25''$, an arc length of 222.07 feet, a radius of 370.88 feet, a tangent of 114.48 feet, and a chord which bears North $26^{\circ}07'58''$ West a distance of 218.77 feet to a point, and a $5/8''$ capped iron pin set;

Course 3.) Thence, North $81^{\circ}02'30''$ East, a distance of 1069.68 feet to a point and a $5/8''$ capped iron pin set;

Course 4.) Thence, North $40^{\circ}22'39''$ East, a distance of 256.26 feet to the westerly line of PPN: 742-37-001, land conveyed to Chagrin Highland, Ltd., as recorded in AFN: 201505120383 of C.C.R.;

THENCE, along the westerly line of Chagrin Highland, Ltd., South $00^{\circ}35'59''$ East, a distance of 465.89 feet to the northeasterly corner of PPN: 742-38-002, land conveyed to Beachwood Senior Living, LLC., as recorded in AFN: 201707050207 of C.C.R., and a $5/8''$ capped iron pin set;

THENCE, South 81°02'22" West, along the northerly line of Beachwood Senior Living, a distance of 426.69 feet to the easterly line of PPN: 742-38-001, land conveyed to Cogdell Cleveland Rehab, LP., as recorded in AFN:201203060421 of C.C.R., and a 5/8" capped iron pin set;

THENCE, along the northerly lines of Cogdell Cleveland Rehab, the following seven courses;

Course 5.) Thence, North 08°57'38" West, a distance of 30.00 feet to a 5/8" capped iron pin set;

Course 6.) Thence, South 81°02'22" West, a distance of 160.00 feet to a 5/8" capped iron pin set;

Course 7.) Thence, North 08°57'38" West, a distance of 55.00 feet to a 5/8" capped iron pin set;

Course 8.) Thence, South 81°02'22" West, a distance of 25.00 feet to a 5/8" capped iron pin set;

Course 9.) Thence, North 88°42'14" West, a distance of 106.71 feet to a 5/8" capped iron pin set;

Course 10.) Thence, South 81°02'22" West, a distance of 200.00 feet to a 5/8" capped iron pin set;

Course 11.) Thence, South 70°46'57" West, a distance of 106.71 feet to a 5/8" capped iron pin set;

THENCE, South 81°02'22" West, a distance of 100.00 feet to the principal place of beginning and containing 6.9018 acres of land based on a survey conducted in March of 2023 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

LEGAL DESCRIPTION:
LOT 4, 13.0007 Acres
City of Beachwood, Ohio.

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 68, bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of the right of way of Green Road (80 feet wide) and the centerline of right of way of Harvard Road (80 feet wide); THENCE, North 00°43'40" West, along the centerline of Green Road, said centerline being the corporation line between the Village of Highland Hills and the City of Beachwood, a distance of 65.67 feet to a point; THENCE, leaving said centerline, North 89°16'20" East, a distance of 40.00 feet to the easterly sideline of Green Road (80 feet), to a 5/8" capped iron pin set and the principal place of beginning of the premises herein described;

THENCE, along the easterly line of Green Road, North 00°43'40" West, a distance of 199.82 feet to the southwesterly corner of PPN: 742-39-003, land conveyed to Beachwood Commons Assisted Living, Ltd., as recorded in AFN: 201312200214 of C.C.R., and a 5/8" iron pin found;

THENCE, along the southerly line of Beachwood Commons Assisted Living, Ltd., North 79°16'20" East, a distance of 206.13 feet to a 5/8" capped iron pin set;

THENCE, North 49°16'20" East, along the southeasterly line of Beachwood Commons Assisted Living, Ltd., a distance of 394.23 feet to a 5/8" capped iron pin set;

THENCE, along the easterly line of Beachwood Commons Assisted Living, Ltd., North 00°43'40" West, a distance of 245.80 feet to the southerly line of PPN: 742-39-004, land conveyed to Nellekbw, LLC., as recorded in AFN: 202104300237 of C.C.R.; and a 5/8" iron pin found;

THENCE, along the southerly line of Nellekbw, LLC., North 89°16'20" East, a distance of 155.00 feet to a 5/8" iron pin found;

THENCE, along a new line, the following six courses:

Course 1.) Thence, South 08°56'25" East, a distance of 183.66 feet to a 5/8" capped iron pin set;

Course 2.) Thence, North 81°02'30" East, a distance of 534.82 feet to a 5/8" capped iron pin set;

Course 3.) Thence, South 42°08'25" East, a distance of 143.75 feet to a point of curvature and a 5/8" capped iron pin set;

Course 4.) Thence, along a curve deflecting to the right and having a central angle of 33°10'36", an arc length of 167.92 feet, a radius of 290.00 feet, a tangent of 86.39 feet, and a chord which bears South 25°32'26" East a distance of 165.59 feet to a 5/8" capped iron pin set;

Course 5.) Thence, South 08°57'35" East, a distance of 14.98 feet to a 5/8" capped iron pin set;

Course 6.) Thence, South 81°01'42" West, a distance of 10.00 feet to the northeasterly corner of PPN: 742-39-002, land conveyed to Beachwood Care Group, LLC., as recorded in AFN: 201306140397 of C.C.R., and a 5/8" capped iron pin set;

THENCE, along the northerly line of Beachwood Care Group, South 81d01'42" West, a distance of 60.00 feet to a 5/8" capped iron pin set;

THENCE, continuing along said northerly line, North 72°24'24" West, a distance of 89.44 feet to point;

THENCE, South 81°01'42" West, a distance of 350.00 feet to the northwesterly corner of said Beachwood Care Group, and a 5/8" capped iron pin set;

THENCE, South 08°58'18" East, along the westerly line of Beachwood Care Group, a distance of 379.91 feet to the northerly line of Harvard Road, and a 5/8" capped iron pin set;

THENCE, on the north line of Harvard Road, along a curve deflecting to the right and having a central angle of 01°19'37", an arc length of 369.66 feet, a radius of 1869.86 feet, a tangent of 185.44 feet, and a chord which bears South 87°15'42" West a distance of 369.06 feet to a 5/8" capped iron pin set at a point of tangency;

THENCE, continuing along the northerly line of Harvard Road, North 87°04'29" West, a distance of 540.35 feet to a point of curvature and a 5/8" capped iron pin set;

THENCE, along a curve deflecting to the right and having a central angle of 86°20'49", an arc length of 45.21 feet, a radius of 30.00 feet, a tangent of 28.15 feet, and a chord which bears North 43°53'53" West a distance of 41.05 feet to a point of tangency and the principal place of beginning and containing 13.0007 acres of land based on a survey conducted in March of 2023 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

LEGAL DESCRIPTION:
LOT 5, 31.1531 Acres
City of Beachwood, Ohio.

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 68, bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of the right of way of Green Road (80 feet wide) and the centerline of right of way of Harvard Road (80 feet wide); THENCE, North 00°43'40" West, along the centerline of Green Road, said centerline being the corporation line between the Village of Highland Hills and the City of Beachwood, a distance of 970.50 feet to a point; THENCE, leaving said centerline, North 89°16'20" East, a distance of 40.00 feet to the easterly sideline of Green Road (80 feet), to a 5/8" capped iron pin set and the principal place of beginning of the premises herein described;

THENCE, along the easterly line of Green Road, North 00°43'40" West, a distance of 1310.00 feet to the southwesterly corner of The Commerce Park Development subdivision, as recorded in Vol.185, Pgs. 73-75 of C.C.M.R.,

THENCE, North 89°36'22" East, along the southerly line of Commerce Park Development, a distance of 1095.02 feet to a 5/8" capped iron pin set;

THENCE, along a new line, South 00°43'40" East, a distance of 1180.02 feet to a 5/8" capped iron pin set;

THENCE, continuing along said new line, South 89°36'22" West, a distance of 435.01 feet to a 5/8" capped iron pin set;

THENCE, South 00°43'40" East, a distance of 96.13 feet to the northeasterly corner of PPN: 742-39-004, land conveyed to Nellekbw, LLC., and a 5/8" iron pin set;

THENCE, along the northerly line of Nellekbw, LLC., South 89°16'20" West, a distance of 630.00 feet to a point of curvature, and a 5/8" iron pin found:

THENCE, along a curve deflecting to the left and having a central angle of 90°00'00", an arc length of 47.12 feet, a radius of 30.00 feet, a tangent of 30.00 feet, and a chord which bears South 44°16'20" West, a distance of 42.43 feet to a point of tangency on the easterly line of Green Road and the principal place of beginning and containing 31.1531 acres of land based on a survey conducted in March of 2023 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon the O.D.O.T. Ohio State Plane, NAD83 (CORS96).

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Tactical Planning, LLC

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

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner



DATE: January 1, 2024

RE: **P&Z 2024-5** **Jacobs Real Estate Services**
City of Cleveland
Chagrin Highlands
Lot Split Plat

This request is for approval of a lot split plat. The applicant proposes to split existing PP No. 742-39-005 into five (5) parcels. The entire parcel is zoned U-10 Planned Mixed-Use Development District. The purpose of the lot split is to create a parcel of land (Lot 1) of approximately 43 acres for transfer to the City of Beachwood for future development and construction of the connector road from Commerce Park to Harvard Road. The City has been in negotiations with the City of Cleveland and the Jacobs Group regarding acquisition of this property.

Proposed Lots 2 and 3 contain areas of protected and deed restricted wetlands and would be retained by the City of Cleveland. Lot 2 is approximately 15.6 acres. Lot 3 is 6.9 acres. Lot 5, which has frontage on Green Road and is about 31 acres, includes the water storage facility and would also be retained by the City of Cleveland. Lot 4 is 13 acres with frontage on both Harvard Road and Green Road. While Lot 4 also contains some protected wetlands, it is a developable parcel for the Jacobs Group similar to the other facilities along Harvard Road and Green Road.

It is recommended that the Commission grant approval of the lot split plat subject to any comments or recommendations of the City Engineer.



MEMORANDUM
CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING

Meeting Date: January 18, 2024

Report Date: January 9, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 9

P & Z 2024-05 James F. Epple, Jacobs Real Estate Services, is requesting preliminary and final approval for a lot split of 43.3 acres of PPN 742-39-005, City of Cleveland, to provide an opportunity for a connector road from Harvard Road to Mercantile Road.

This Lot Split Plat was reviewed and found to meet all City and County Standards. We have 2 minor comments on the Legal Descriptions provided with the Plat:

1. Legal Description for Lot 2 (15.6275 acres) is written counterclockwise.
2. Legal Description for Lot 4 (13.0007 acres) has a typo on page 2 in the paragraph after Course 6.

We hereby recommend approval of the Lot Split Plat, subject to correction of the above legal descriptions.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 01/09/2024
Re: P&Z # 2024-5 Lot Split (Harvard to Commerce)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief