



12650 DETROIT AVENUE 44107 216-529-6055
www.lakewoodoh.gov
Lakewood City Council
SARAH KEPPLER, PRESIDENT
KYLE BAKER, VICE PRESIDENT

Council at Large
THOMAS R. BULLOCK III
SARAH KEPPLER
ANGELINA HAMILTON STEINER

Ward Council
KYLE BAKER, WARD 1
BRYAN EVANS, WARD 2
CINDY STREBIG, WARD 3
CINDY MARX, WARD 4

Noticed 01/22/25

PUBLIC NOTICE – HOUSING, PLANNING, & DEVELOPMENT

Housing, Planning, & Development Committee will meet Monday January 27, 2025 at 6:00 p.m. in the Auditorium of Lakewood City Hall at 12650 Detroit Avenue. The meeting is open to the public.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 6/21)

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

The agenda is as follows:

Approval of the minutes of the January 21, 2025 Housing, Planning, & Development Committee

ORDINANCE 38-2024 - AN ORDINANCE to amend Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood by changing and revising the Zoning Map of the City with respect to certain property as set forth and described as the Donald & Thoreau Development Project (PPN 312-26-102) from R2 (Residential, Single and Two Family) to PD (Planned Development). (*1st read & referred to HPD 12/16/24; 2nd reading 1/6/25*)

Kyle Baker, Chair

Tom Bullock, Bryan Evans; Members

HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net.

ORDINANCE NO. 38-2024

BY:

AN ORDINANCE to amend Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood by changing and revising the Zoning Map of the City with respect to certain property as set forth and described as the Donald & Thoreau Development Project (PPN 312-26-102) from R2 (Residential, Single and Two Family) to PD (Planned Development).

WHEREAS, it is desirable and necessary to rezone the property to allow for the redevelopment of the property in accordance with the Final PD Plan and Lot Split and Consolidation Plat submitted by Hilane Realty (the “Developer”), which have been approved by both the City Planning Commission and Architectural Board of Review in compliance with the procedures outlined in the PD zoning chapter (1156); and

WHEREAS, Section 3 of Article XVIII of the Constitution of the State of Ohio permits municipalities to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other regulations as are not in conflict with general laws; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in that moving forward with the development of this property promptly is in the best interest of the City; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD, OHIO:

Section 1. The Final PD Plan and Lot Split and Consolidation Plat submitted by the Developer is hereby approved in accordance with the procedures outlined in the PD zoning chapter (1156).

[See Final PD Plan and Lot Split and Consolidation Plat attached hereto as Exhibits A and B, respectively]

Section 2. Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood be and the same is hereby amended by changing and revising the Zoning Map of the City from R2 (Residential, Single and Two Family) to PD (Planned Development) for the following property described as the Donald & Thoreau Development Project (PPN 312-26-102).

[See Exhibit B]

Section 3. The Director of Planning and Development is hereby authorized and directed to make the reclassification change on the zoning map of the City of Lakewood, Ohio, in order to reflect the amendment designated in Section 2 of this ordinance.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Adopted: _____

Sarah Kepple, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. ____ - 24 duly adopted by the Council of the City of Lakewood, Ohio on _____, 2024.

Maureen M. Bach, Clerk of Council
City of Lakewood, Ohio

EXHIBIT A

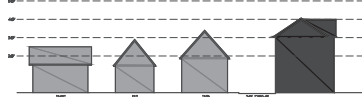
FINAL PD PLAN

(See Attached)



ENLARGED AERIAL

NT&A



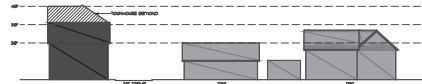
CONTEXT ELEVATIONS - DONALD AVENUE

NT&A



THOREAU TO SOUTH

NT&A



CONTEXT ELEVATIONS - THOREAU AVENUE

NT&A



THOREAU FROM NORTH

NT&A



VIEW TO WEST

NT&A



THOREAU TO NORTH

NT&A



ACROSS THOREAU

NT&A

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Site Context

A0



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review
5	10.23.24	abr & planning REV



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

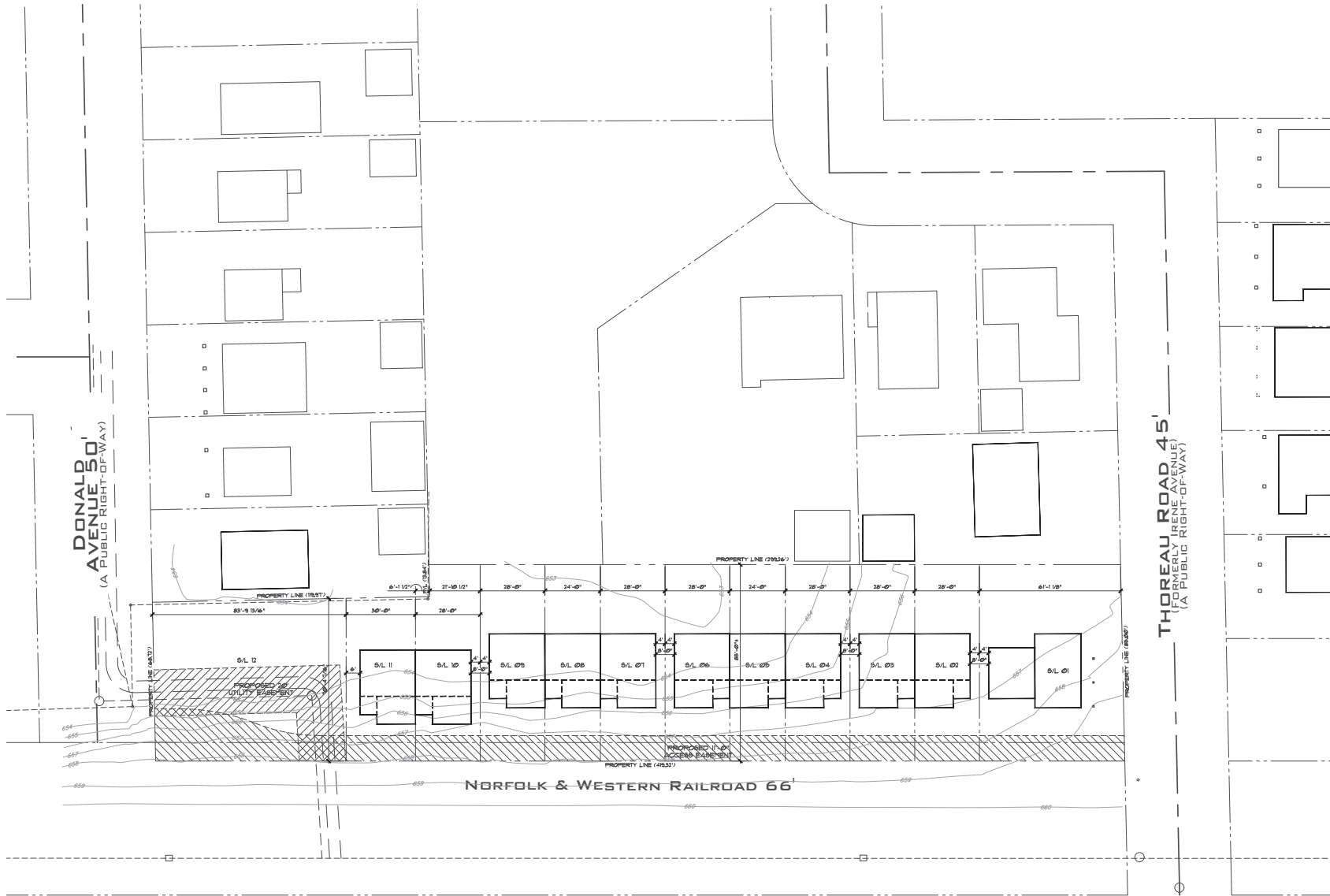
project no. 23-075

Hilane Realty
Donald & Thoreau
Development

p.p.n 312-26-102
lakewood, oh 44107

Architectural Site Plan

A1



ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review
5	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Preliminary Lot Split Plan

A2



SKY PENCIL HOLLY



BLUE ARROW JUNIPER



LIMELIGHT HYDRANGEA



BOLLARDS



TRIDENT MAPLE - FALL



TRIDENT MAPLE - SUMMER



REDBUD



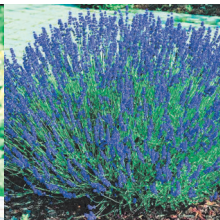
ROYAL PURPLE SMOKE TREE



WINTER GEM BOXWOOD



DOUBLE KNOCKOUT ROSE



ENGLISH LAVENDER

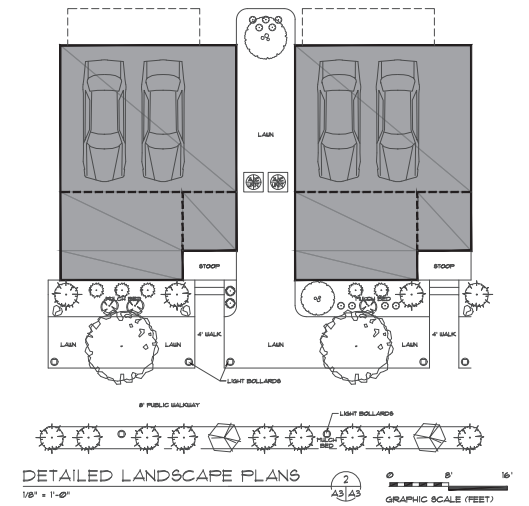
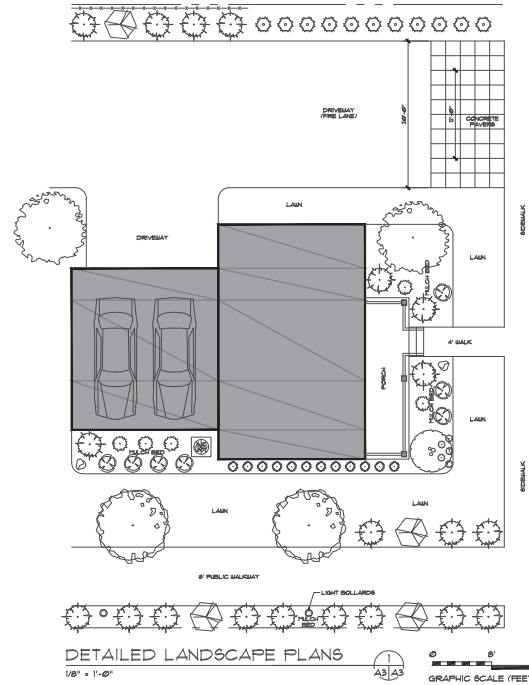


DWARF FOUNTAIN GRASS

LANDSCAPE TREE LEGEND				
SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME	SPACING
	TRIDENT MAPLE	20 GAL.	ACER RUBRIFOLIUM	30'
	REDBUD	20 GAL.	CERCIS CANADENSIS	30'
	ROYAL PURPLE SMOKE TREE	MULTI-STEM	COTYNE COSSYTORIA ROYAL PURPLE	6-8'

LANDSCAPE PLAN LEGEND				
SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME	SPACING
	BLUE ARROW JUNIPER	4' HT.	JUNIPERUS SCOPULORUM VELLE JUNIPER	4'
	DOUBLE KNOCKOUT ROSE	3 GAL.	ROSA 'RADIOS'	3'
	WINTER GEM BOXWOOD	3 GAL.	EUONYMUS HYDRONIFOLIUM VAR. JAPONICA 'WINTER GEM'	30"
	DWARF FOUNTAIN GRASS	3 GAL.	PHENACOLYPTIS ALPENSIS 'NAUSELI'	3-4'
	SKY PENCIL HOLLY	4' HT.	ILEX CRISTATA 'SKY PENCIL'	3'
	LIMELIGHT HYDRANGEA	3 GAL.	HYDRANGEA PANICULATA LIMELIGHT	4'
	ENGLISH LAVENDER	1 GAL.	LAVANDULA ANGLICIFOLIA	24"

NOTE:
SEE FULL SITE PLAN FOR ADDITIONAL
LANDSCAPE DESIGN ELEMENTS.



ISSUE	DATE	DESCRIPTION
1	09.18.24	abr & planning review
2	10.23.24	abr & planning REV



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Architectural Site Plan

A3



VIEW AT EAST END
N.T.S.



VIEW TO WEST
N.T.S.



VIEW AT WEST END
N.T.S.



VIEW TO EAST
N.T.S.

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

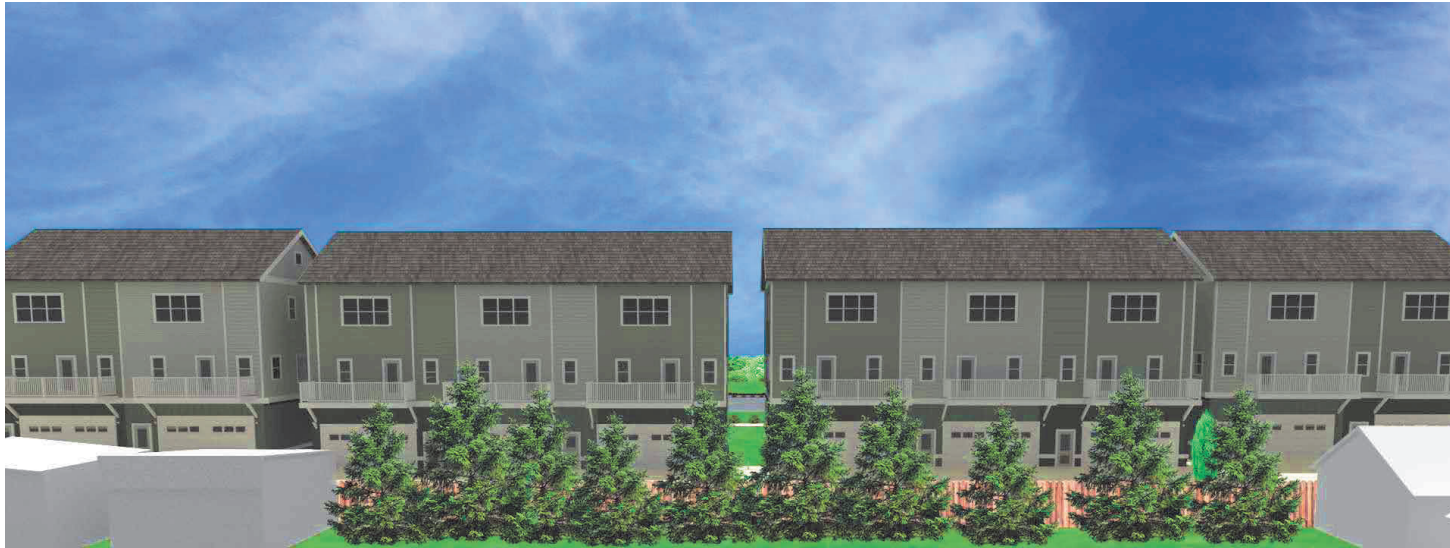
Townhouses
Project Renderings

A4



VIEW ACROSS CENTER

N.T.S.



VIEW ACROSS BACK CENTER

N.T.S.

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
**Donald & Thoreau
Development**

ppn 312-26-102
lakewood, oh 44107

Townhouses
Project Renderings

A5

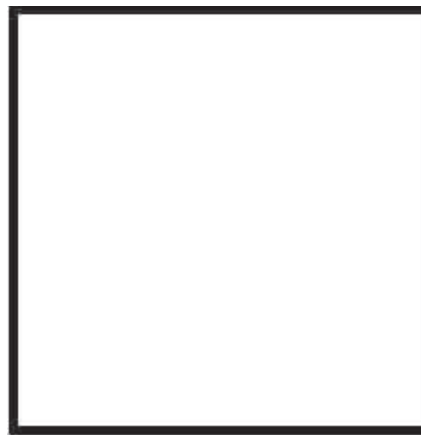
© BEEGAN ARCHITECTURAL DESIGN LLC



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION A

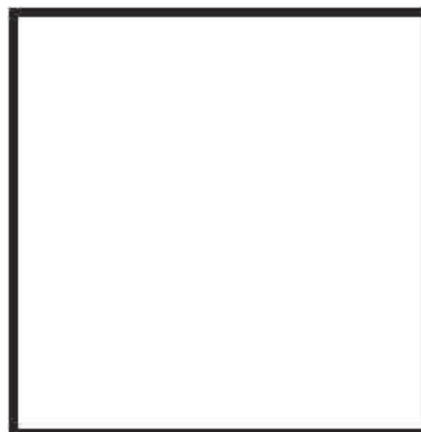
NTA



VINYL SIDING



BOARD AND BATTEN



TRIM AND GARAGE DOOR

COMBINATION B

NTA



FRONT DOOR



FRONT AND BACK DOOR SCONCE

ISSUE	DATE	DESCRIPTION
1	08.07.24	abr revisions
2	09.18.24	abr & planning review
3	10.23.24	abr & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

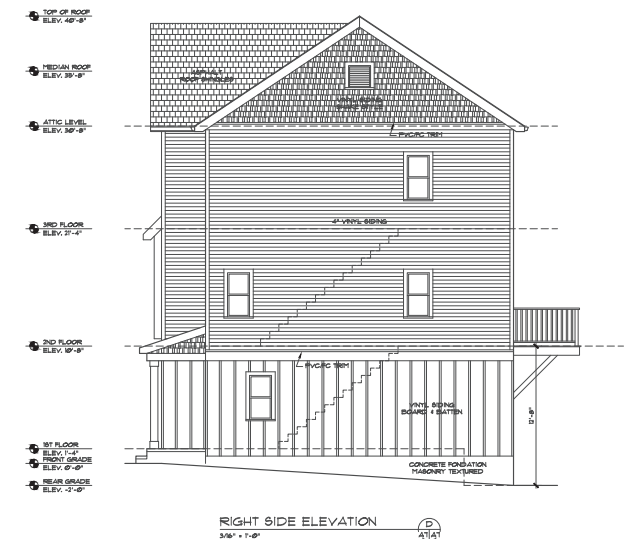
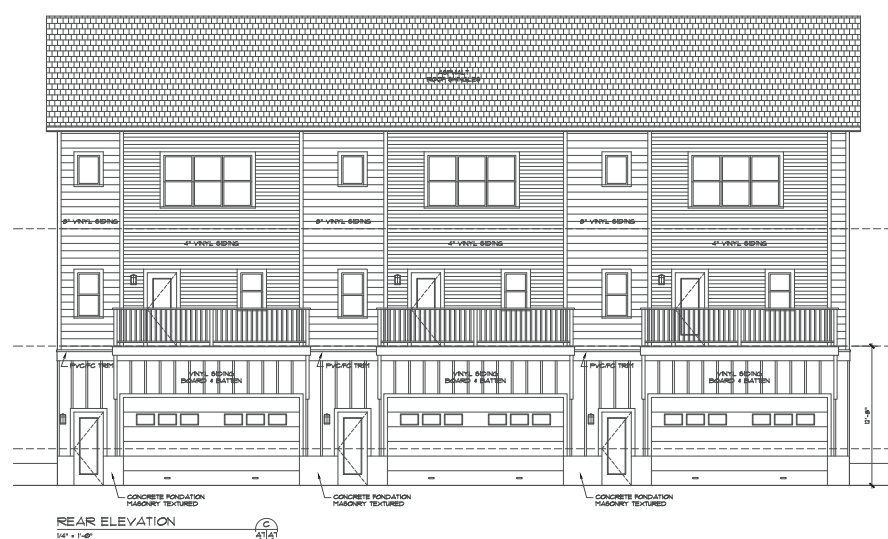
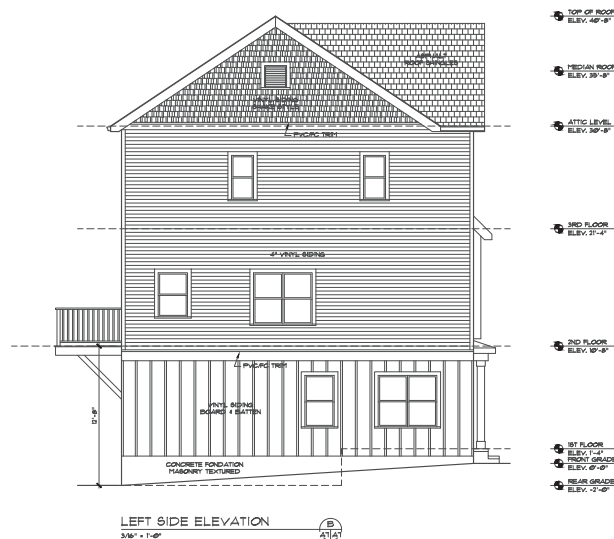
Hilane Realty
**Donald & Thoreau
Development**

ppn 312-26-102
lakewood, oh 44107

Exterior Finishes

A6

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	08.07.24	abr revisions
4	09.18.24	abr & planning review
5	10.23.24	abr & planning REV



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

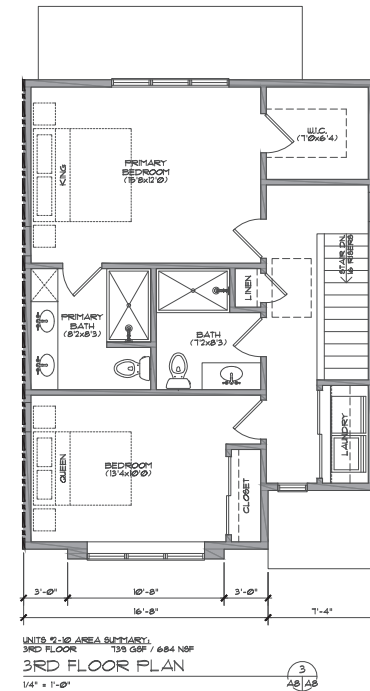
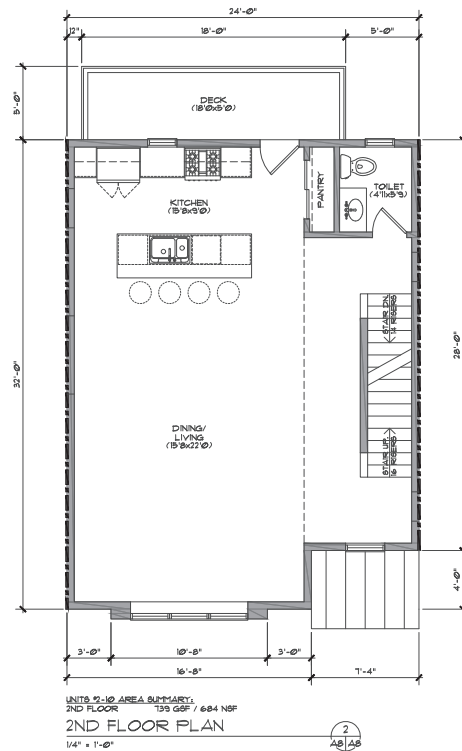
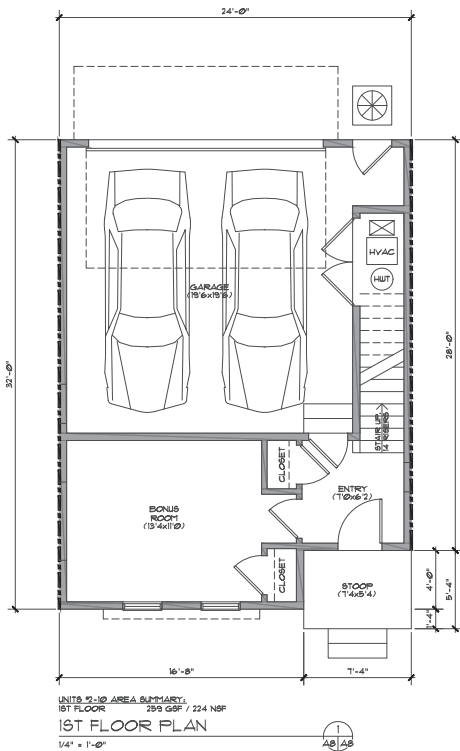
Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Exterior Elevations

A7

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

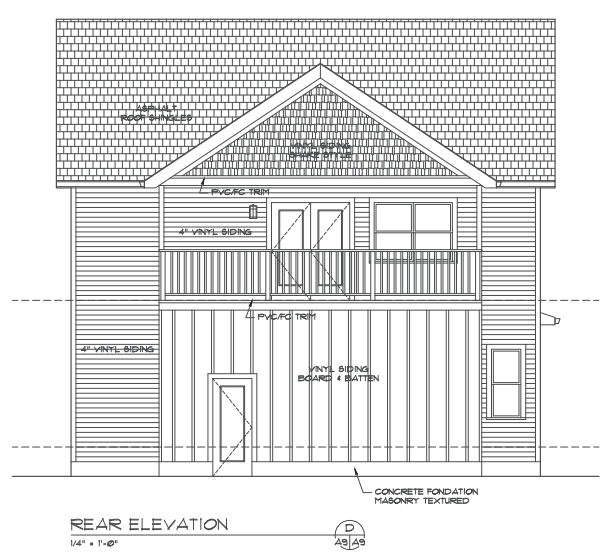
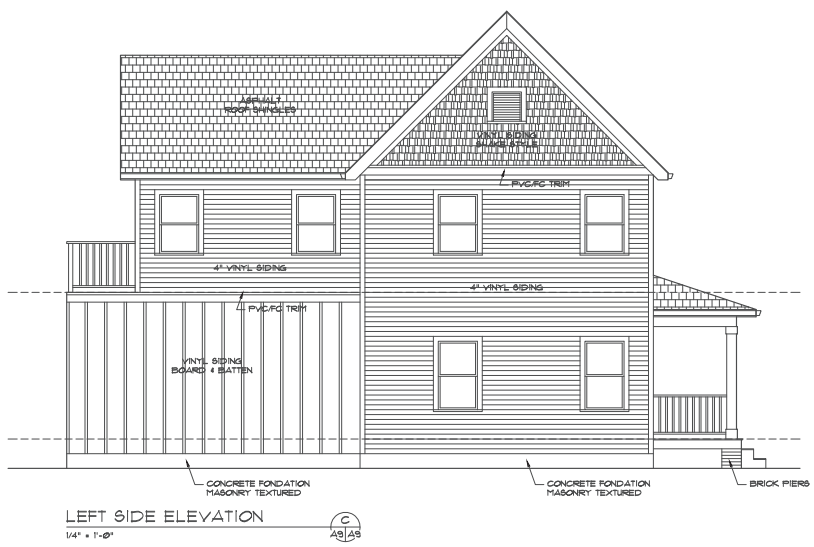
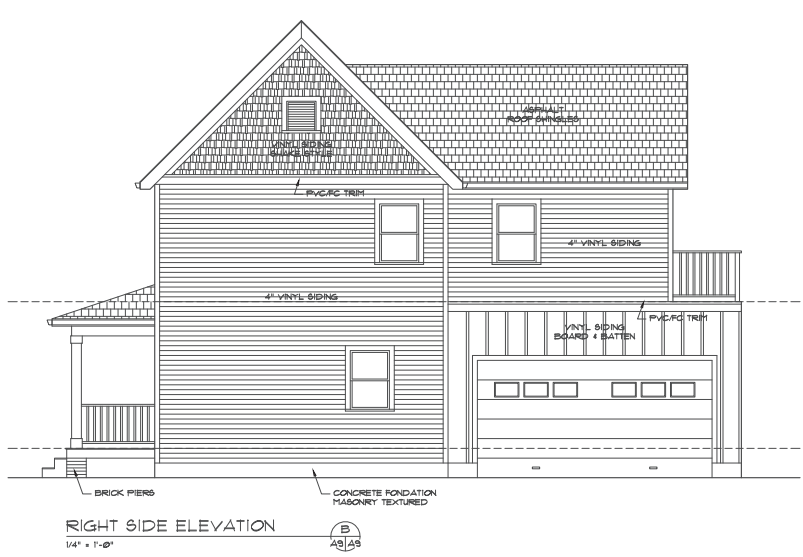
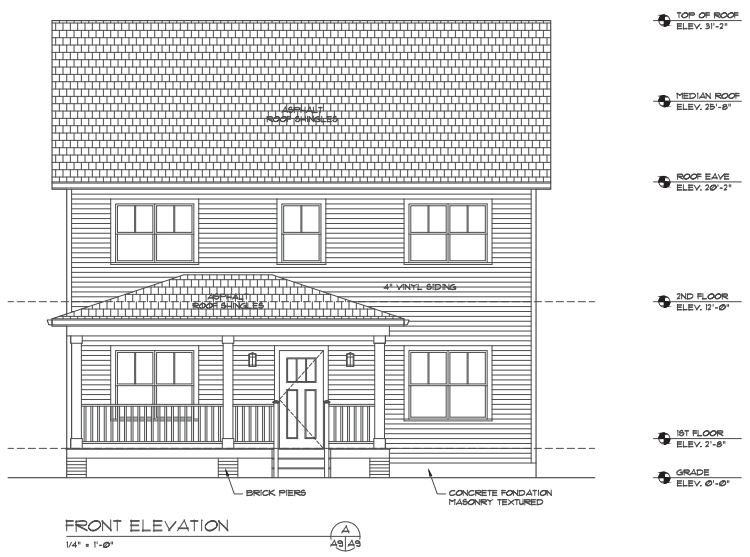
Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Townhouses
Floor Plans

A8

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning REV



PAUL R. BEEGAN LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 23-075

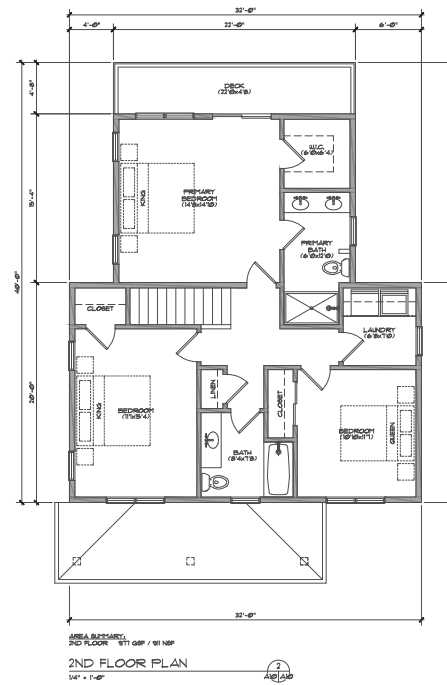
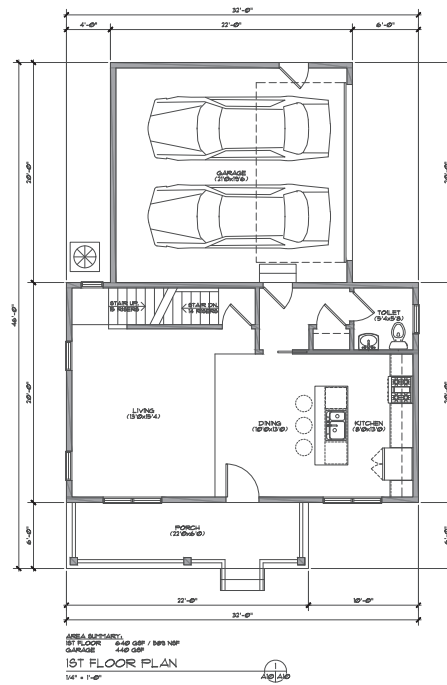
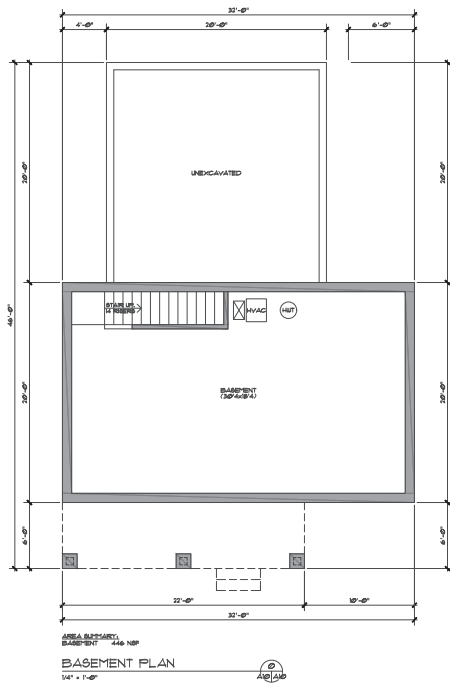
Hilane Realty
Donald & Thoreau
Development

ppn 312-26-102
lakewood, oh 44107

Single-Family House East
Exterior Elevations

A9

ISSUE	DATE	DESCRIPTION
1	05.20.24	schematic design
2	07.18.24	abr & planning review
3	09.18.24	abr & planning review
4	10.23.24	abr & planning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2025

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE 216.521.9000 PHONE
LAKEWOOD, OHIO 44107 216.916.4591 FAX
WWW.BEEGAN-AD.COM PAUL@BEEGAN-AD.COM

project no. 23-075

Hilane Realty
**Donald & Thoreau
Development**

ppn 312-26-102
lakewood, oh 44107

Single-Family House
Floor Plans

A10

EXHIBIT B

LOT SPLIT AND CONSOLIDATION PLAT
(See Attached)

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept The Railside Park Subdivision of the same.

Owner's Name _____

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 20__.

Notary Public _____

My commission expires _____

THE RAILSIDE PARK SUBDIVISION
OF
P.P.N. 312-26-_____
CREATING
SUBLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12
CITY OF LAKEWOOD, OHIO

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of Parcel "A" in the Lot Split and Consolidation Plat part of the Original Record Township Lot No. 58 and 57, in Section No. 21 as recorded in AFN _____ of Cuyahoga County Records.

APPROVALS

This subdivision and plat are approved by the Planning Commission Secretary of the City of Lakewood, Ohio this _____ day of _____, 20__.

- Planning Commission Secretary

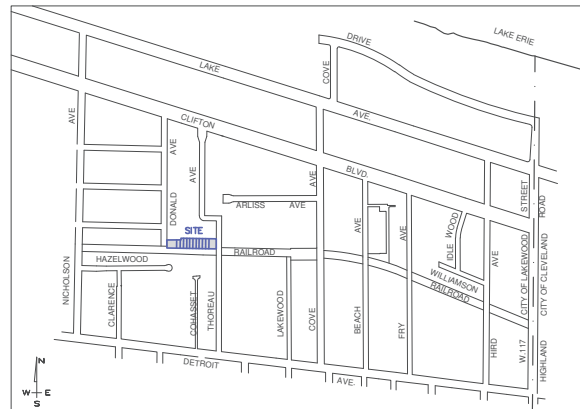
This subdivision and plat are approved by the Planning Commission Chairman of the City of Lakewood, Ohio this _____ day of _____, 20__.

- Planning Commission Chairman

This subdivision and plat are approved by the City of Lakewood Engineer of the City of Lakewood, Ohio this _____ day of _____, 20__.

- City of Lakewood Engineer

VICINITY MAP



NOT TO SCALE

MONUMENTATION NOTE

Due to proposed construction and development some property corner monuments may be set at a later date.

- Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

EASEMENT NOTE

Due to proposed utilities on the subject property(s) a blanket easement for utilities needed to service the proposed buildings on the property(s) is being created as part of this Subdivision Plat.

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Brian Siebenthal P.S. No. 8740 Date _____

LAND AREA

S/L 1	0.1209 Acres	5,268 Sq.Ft.
S/L 2	0.0546 Acres	2,378 Sq.Ft.
S/L 3	0.0546 Acres	2,378 Sq.Ft.
S/L 4	0.0546 Acres	2,378 Sq.Ft.
S/L 5	0.0468 Acres	2,038 Sq.Ft.
S/L 6	0.0546 Acres	2,377 Sq.Ft.
S/L 7	0.0546 Acres	2,377 Sq.Ft.
S/L 8	0.0468 Acres	2,038 Sq.Ft.
S/L 9	0.0545 Acres	2,376 Sq.Ft.
S/L 10	0.0526 Acres	2,292 Sq.Ft.
S/L 11	0.0486 Acres	2,116 Sq.Ft.
S/L 12	0.1324 Acres	5,767 Sq.Ft.
Sidewalk Easement	0.1160 Acres	5,052 Sq.Ft.
Utility Easement	0.0480 Acres	2,091 Sq.Ft.
Ingress / Egress & Parking Easement	0.2810 Acres	12,238 Sq.Ft.

DRAWN BY

BOK

APPROVED

BS PS No. 8740



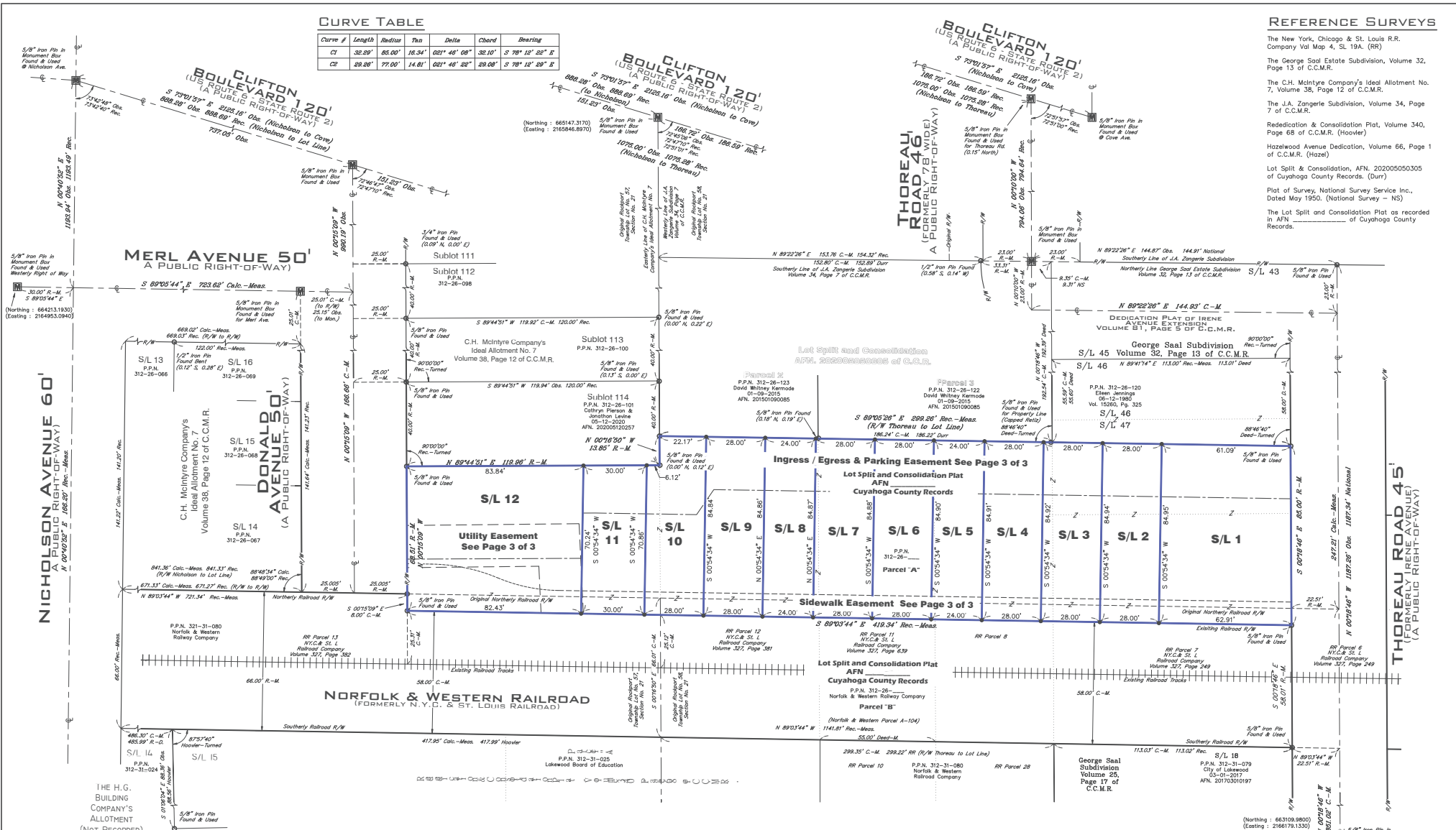
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE SUITE 100
CLEVELAND OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

CURVE TABLE

Curve #	Length	Radius	Pin	Delta	Chord	Bearing
C1	32.29'	65.00'	16.34'	02°14'09" E	32.10'	S 78°12'22" E
C2	49.28'	77.00'	14.81'	02°14'09" E	29.08'	S 78°12'22" E

REFERENCE SURVEYS

The New York, Chicago & St. Louis R.R. Company Val Map 4, SL 19A. (RR)
 The George Saal Estate Subdivision, Volume 32, Page 13 of C.C.M.R.
 The C.H. McIntyre Company's Ideal Allotment No. 7, Volume 38, Page 12 of C.C.M.R.
 The J.A. Zangerle Subdivision, Volume 34, Page 7 of C.C.M.R.
 Rededication & Consolidation Plat, Volume 340, Page 68 of C.C.M.R. (Hoover)
 Hazelwood Avenue Dedication, Volume 66, Page 1 of C.C.M.R. (Hoover)
 Lot Split & Consolidation, AFN 20200500305 of Cuyahoga County Records (Durr)
 Plat of Survey, National Survey Service Inc., Dated May 1950, (Consolidation Plat as recorded in AFN)
 The Lot Split and Consolidation Plat as recorded in AFN of Cuyahoga County Records.



LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊕ = Drill Hole Set / Found
- ⊕ = May Nail Set / Found
- ⊕ = Centerline

MONUMENTATION NOTE

Due to proposed construction and development some property corner monuments may be set at a later date.

- Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS6646"

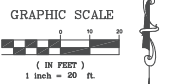
EASEMENT NOTE

Due to proposed utilities on the subject property(s) a blanket easement for utilities needed to service the proposed buildings on the property(s) is being created as part of this Subdivision Plat.

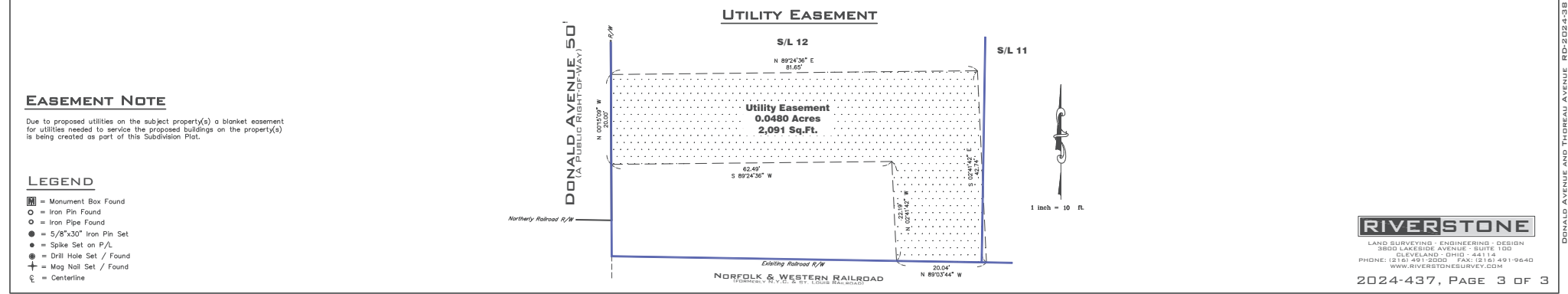
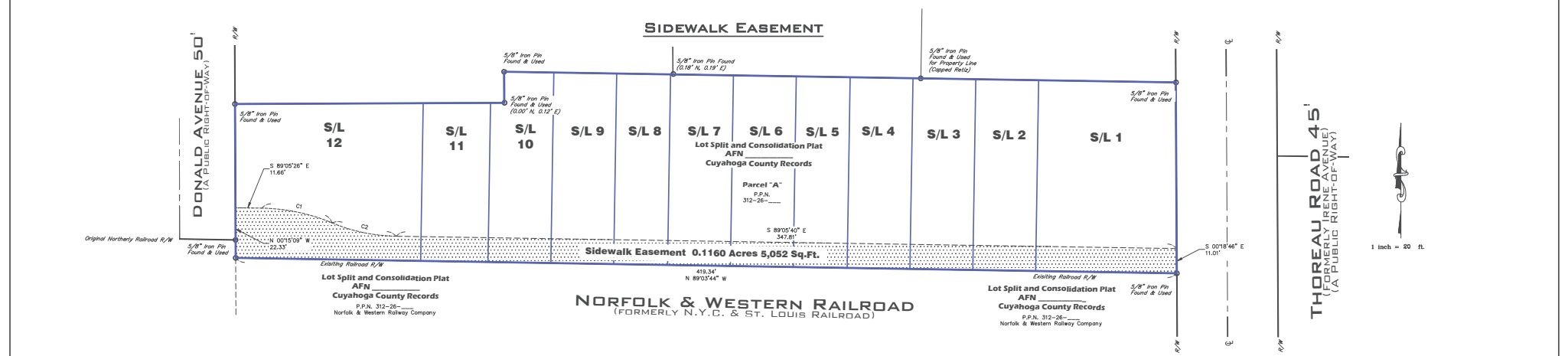
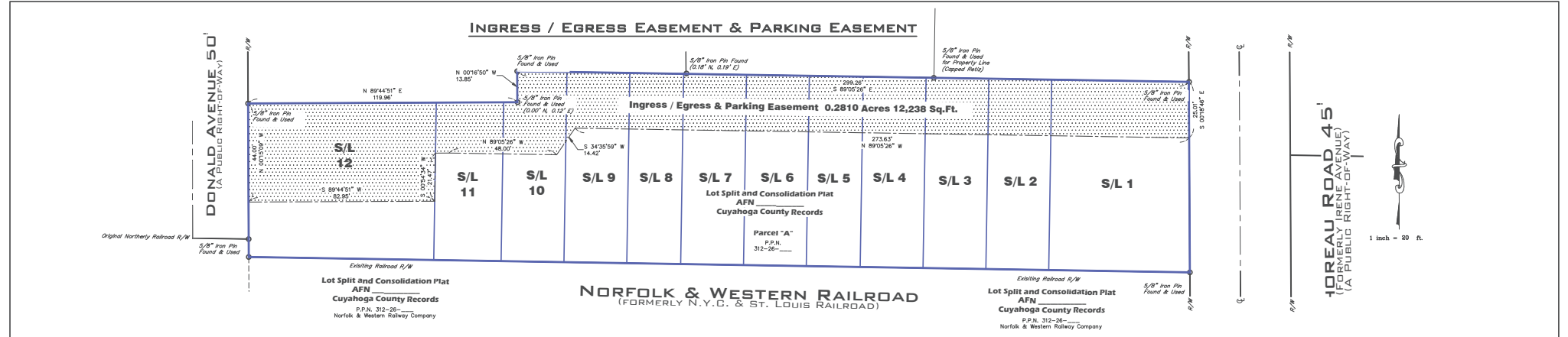
See page 3 of 3 for Easement Detail

BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North, NAD 1983.



LAND SURVEYING ENGINEERING DESIGN
 3800 LAKEVIEW AVENUE SUITE 100
 CLEVELAND OHIO 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONE.SURVEY.COM



EASEMENT NOTE

Due to proposed utilities on the subject property(s) a blanket easement for utilities needed to service the proposed buildings on the property(s) is being created as part of this Subdivision Plat.

LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊕ = Drill Hole Set / Found
- ⊕ = Mog Nail Set / Found
- ⊕ = Centerline



LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONEURVEY.COM

DONALD AVENUE AND THOREAU AVENUE RD-2024-38