

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MARCH 11, 2019 8:00 PM**

Chair of Commission Adamus presiding.

PRESENT: Commissioners Adamus, Mastrangelo, Warner;
Recording Clerk Olson; Building Commissioner Grabfelder

ABSENT: Commissioners Becka, Urban

MOTION ON THE MINUTES: The reading of the minutes of the public hearing for CSM Consultants, 428 Athletics, held February 25, 2019 was dispensed with. Mr. Mastrangelo moved to accept the minutes as written; seconded by Mr. Warner.

FURTHER DISCUSSION: None

VOTE: Ayes all; motion carried.

MOTION ON THE MINUTES: The reading of the minutes of the regular meeting held February 25, 2019 was dispensed with. Mr. Mastrangelo moved to accept the minutes as written; seconded by Mr. Warner.

FURTHER DISCUSSION: None

VOTE: Ayes all; motion carried.

**SUBJECT: PROGRESSIVE CASUALTY INSURANCE CO., 603 ALPHA DRIVE
PZ19005 VARIANCES TO LANDSCAPING AND FRONT YARD PARKING
REQUIREMENTS FOR TWO PROPOSED PARKING AREAS**

Kevin McGrath, Progressive Casualty Insurance Co., 5920 Landerbrook Drive, Mayfield Heights, Ohio 44124, and Jennifer Zoldak, Chagrin Valley Engineering, 22999 Forbes Road, Suite B, Cleveland, Ohio 44146, appeared before the Commission to obtain variances to landscaping and front yard parking requirements for two proposed parking areas on property located at 603 Alpha Drive, Highland Heights, Ohio 44143.

Mr. McGrath stated Progressive recently purchased the former Philips building at 603 Alpha Drive, a ten-acre parcel. The building is 189,000 square feet of open warehouse space. Mr. McGrath said 150,000 square feet will be converted and evenly divided into employee offices and training classrooms while maintaining some warehouse space. The existing Progressive training program in Wickliffe will be moved to Alpha Drive. Progressive proposes to add two parking areas for a total of approximately 117 parking spaces for the influx of employees at this site. Mr. McGrath said parking will continue to be limited and that overflow parking will be accommodated at Progressive's adjacent property to the south.

The proposed westerly parking area with approximately 76 spaces will run parallel to Alpha Drive and the north half of the side of the building, with a 27' setback from Alpha Drive and a 15' setback from the building. The proposed easterly parking area with approximately 54 spaces will span the entire length of the rear of the building with a 15' setback from the building and a 10' setback from the I-271 highway. HHCO 1141.12(c) requires that any single parking area

with fifty or more spaces utilize at least 5% of its area for landscaping and be provided with landscaped islands so that no row of parking exceeds twelve spaces in length. The applicant requests relief from Code to eliminate all required landscaping and landscaped islands in order to maximize the number of parking spaces. Additionally, the applicant requests a variance from HHCO 1143.03(a) to allow parking of employees in the proposed westerly front yard parking area which is restricted by Code to only allow parking for company executives, management and visitors. It was noted that the Commission granted a variance on May 14, 2018 to allow employee parking in the front yard parking area at Progressive's 747 Alpha Drive location.

Messrs. Adamus and Mastrangelo stated they want the applicant to install landscape screening along Alpha Drive. Mr. McGrath replied he agrees with this recommendation and will add screening around the perimeter of the westerly parking area. Mr. McGrath said he has petitioned the state of Ohio for approval to remove dead trees and brush from ODOT's existing I-271 mounded barrier that runs along the proposed easterly parking area.

In response to Mr. Mastrangelo's inquiry if a variance to the minimum 20% landscape requirement for the parcel is needed, Ms. Zoldak replied the parking area additions will result in a reduction of landscaped area from the current 38% to 28%, which is within the allowable landscape range.

Ms. Zoldak stated the two proposed parking areas were developed to use the existing stormwater management system. The capacity of the southwest detention basin will be increased and a new storm sewer will be piped to the basin. An existing water feature to the northwest is strictly visual and will be removed.

Mr. Adamus advised a public hearing will be held March 25, 2019.

SUBJECT: PLANNING AND ZONING CODE CHANGE RECOMMENDATIONS
PZ19004 DISCUSSION

Building Commissioner Grabfelder provided the Commissioners with copies of signage ordinances for the cities of Lyndhurst, Mayfield Heights and Mayfield Village. Mr. Adamus requested the Commissioners review the information for discussion at the next regular meeting.

Mr. Adamus provided the Commissioners with a height restriction chart for the Cuyahoga County Airport.

The list of Code requirements identified by the Commission on February 11, 2019 to be reviewed for possible changes follows:

- 1) Signs: consider an increase of ground sign area from 20 SF to 32 SF;
- 2) Signs: consider an increase of ground sign height from 6 feet to 7 feet;
- 3) Signs: review signage requirements for buildings with multiple tenants;
- 4) Signs: review digital sign requirements;
- 5) Signs: HHCO 1145.03(a)(1) - review requirements for public authority (City) signs and non-public authority signs;

- 6) Commercial vehicles: review signage requirements for commercial vehicles in residential districts;
- 7) Building height: discuss feasibility of increasing existing maximum building height requirement of 35 feet in non-residential districts which may be possible with availability of the City's 100' ladder truck. Regard to height restrictions must be considered due to the proximity of the Cuyahoga County Airport on Curtiss Wright Parkway.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Warner. Said meeting adjourned at 8:43 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair