



Memorandum

To: Members of Council

From: Joyce G. Braverman, Director, Planning
Daniel Feinstein, Senior Planner, Planning

cc: David E. Weiss, Mayor
Jeri E. Chaikin, Chief Administrative Officer

Date: May 16, 2022

Re: Confirmation of Conditional Use Permit – 20040 Van Aken Boulevard
1899 Golf Recreational Facility – Interior Only

The City Planning Commission approved a Conditional Use Permit and a parking variance for the 1899 Golf recreation facility and restaurant at 20040 Van Aken Boulevard at their May 3, 2022 meeting. A recreational facility requires a Conditional Use Permit and Council confirmation. The request was approved for the interior use only with the condition that the yellow metal storage container is removed from the parking lot

The conditional use permit for the outside putting course use and fence variance were continued for additional information including:

1. Submission of final outdoor putting course plan and detailed fence plan including type and height.
2. Submission of final detailed landscape plan including 2 – 3 foot tall bushes in front of the fence facing Farnsleigh Road.
3. Putting course lighting - photometric plan and fixture plan.
4. Consideration of hours of operation, service for food and drink, and noise level on outdoor putting course.

The applicant intends to build out the interior uses and submit revised detailed plans for the exterior uses that will require further review by the City Planning Commission and Council confirmation of a revised Conditional Use Permit. The enclosed ordinance confirms the granting of the Conditional Use Permit for the interior use only.

The applicant proposes a mix of uses including nine golf simulator bays, an outdoor putting course and a full-service restaurant with a bar area. The tenant space occupies the north end of the Shaker Plaza shopping center including the existing Pearl Restaurant. The facility will operate Monday through Thursday from 9:00 a.m. to 10:00 p.m., Friday and Saturday from 9:00 a.m. until 12:00 a.m. and Sunday from 11:00 a.m. to 7:00 p.m. A recreational facility requires a conditional use permit.

The City Planning Commission also approved a parking variance for the entire Shaker Plaza shopping center as 8 of the existing parking spaces in the lot are proposed to be lost to the outdoor putting course.

Council confirmation is required for the Conditional Use Permit for the recreational facility. It is requested that this ordinance be passed on first reading in order for construction of this new tenant space to proceed on schedule to open in the fall.

Should you have any questions please contact me, or refer to the Action Sheet and meeting packet for the May 3, 2022 City Planning Commission. This is a link to the materials presented at the City Planning Commission meeting on May 3, 2022.

<https://www.shakeronline.com/AgendaCenter/ViewFile/Agenda/05032022-843?html=true>

ORDINANCE NO.
BY:

Administrative acceptance of the approval of the City Planning Commission and confirmation of the granting of a Conditional Use Permit to 1899 Golf, applicant, for a recreational facility (Interior Only), located at Shaker Plaza Shopping Center, 20040 Van Aken Boulevard, pursuant to Section 1213.05 of the City's Zoning Code.

WHEREAS, on May 3, 2022, the City Planning Commission approved a conditional use permit for the operation, only on the interior of the building, of a recreational facility to be operated by 1899 Golf, along with a restaurant, which is a permitted use, at Shaker Plaza Shopping Center, 20040 Van Aken Boulevard, with the condition that the yellow metal storage container on the parking lot be removed; and

WHEREAS, also on May 3, 2022, the Board of Zoning Appeals approved a parking space variance for this new business; and

WHEREAS, though the applicant requested a conditional use permit for recreational use on the outside of the building for a putting course, and for a fence variance, those two requests were continued for the applicant to provide additional information.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. This Council hereby confirms the decision of the City Planning Commission duly adopted at its meeting on May 3, 2022, granting a conditional use permit to 1899 Golf, applicant, for a recreational facility (Interior Only) located at Shaker Plaza Shopping Center, at 20040 Van Aken Boulevard Shaker Heights, Ohio. The approval confirmed herein is for the interior use only and based on the condition that the yellow metal storage container is removed from the parking lot.

Section 2. This ordinance is hereby adopted pursuant to Section 1213.05 of the City's Zoning Code as an administrative measure not subject to referendum, and therefore this ordinance shall take effect immediately upon its enactment and approval by the Mayor, or otherwise as set forth in Article IV, Section 3 of the City's Charter.

Enacted

Approved this _____ day of May, 2022.

DAVID E. WEISS, Mayor

Attest:

WILLIAM M. ONDREY GRUBER
Clerk of Council Pro Tem