



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: November 16, 2022

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

The City Planning Commission approved a Conditional Use Permit for the exterior uses as well as fence and lighting variances for the 1899 Golf recreation facility and restaurant at 20040 Van Aken Boulevard at their November 1, 2022 meeting. A recreational facility requires a Conditional Use Permit and Council confirmation. The conditional use permit for the indoor uses including nine golf simulators and a full-service restaurant were approved at the May 3, 2022 meeting.

The Conditional Use Permit was approved for the exterior use with conditions including retaining or replacing a tree, that the yellow metal storage container is removed from the parking lot and that the lighting plan is reviewed by staff. The enclosed ordinance confirms the granting of the Conditional Use Permit for the exterior use only.

The applicant proposes an outdoor putting course recreational facility to be added to the indoor golf simulation bays and restaurant. The putting course facility will operate Monday through Saturday from 9:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 9:00 p.m. The putting course is proposed to be surrounded by a 3 foot tall black aluminum ornamental fence and have additional lighting for both the putting course and the parking lot. A recreational facility requires a conditional use permit.

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 the interior in 2022 and open the exterior uses in the spring, 2023.

Should you have any questions please contact me, or refer to the Action Sheet and meeting packet for the November 1, 2022 City Planning Commission. This is a link to the materials presented at the City Planning Commission meeting on November 1, 2022.

https://www.shakeronline.com/AgendaCenter/ViewFile/Agenda/_11012022-931?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 (Exterior Only), located at Shaker Plaza Shopping Center, 20040 Van Aken Boulevard, pursuant to Section 1213.05 of the City's Zoning Code.

WHEREAS, in Ordinance 22-61, enacted on May 23, 2022, this Council approved a conditional use permit for the operation of a recreational facility to be operated by 1899 Golf, along with a restaurant, only on the interior of the building located at Shaker Plaza Shopping Center, 20040 Van Aken Boulevard, and though at the Board of Zoning Appeals and Planning Commission meeting of May 3, 2022 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; and

WHEREAS, on November 1, 2022, the City Planning Commission approved a conditional use permit for the operation, on the exterior 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 conditions of retaining or replacing a tree, that the yellow metal storage container is removed from the parking lot, and that the lighting plan be reviewed by staff; and

WHEREAS, also on November 1, 2022, the Board of Zoning Appeals approved fence and lighting variances for this new business.

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 November 1, 2022, granting a conditional use permit to 1899 Golf, applicant, for a recreational facility (Exterior Only) located at Shaker Plaza Shopping Center, at 20040 Van Aken Boulevard, with the conditions that an existing tree be retained or replaced, that the yellow metal storage container be removed from the parking lot, and that the lighting plan be reviewed by staff.

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 November, 2022.

DAVID E. WEISS, Mayor

Attest:

JERI E. CHAIKIN
Clerk of Council
coun22/1128-1899gol1fcond