

CITY OF ROCKY RIVER

July 25, 2016

PUBLIC HEARING - ORDINANCE NO. 26-16

AN ORDINANCE TO CHANGE THE DISTRICT CLASSIFICATION OF CERTAIN REAL PROPERTY KNOWN AS AUDITOR'S PERMANENT PARCEL NO. 302-01-007 FROM ITS PRESENT CLASSIFICATION OF R-1 SINGLE FAMILY TO R-4 MULTI-FAMILY, IN ITS ENTIRETY, AS FURTHER DESCRIBED IN EXHIBIT "A"

Council Members Present: Mr. Hunt, Mr. Shepherd, Mr. O'Donnell, Mr. Furry,
Mr. Sindelar, Mr. Klym, Mr. Moran

Administration: Mayor Bobst, Mrs. Costello, Mr. Thomas

Law Director: Mr. Bemer

Press: Ms. Botos

The Public Hearing for Ordinance No. 26-16 was opened at 7:00 p.m. by Mr. Moran, President of Council. President Moran thanked everyone in the audience for coming this evening. Council has received many letters sharing opinions. President Moran asked the audience not to repeat anything they have already said or sent in a letter and to limit comment to 5 minutes or less. This meeting was called to ensure Council looks at Amended Ordinance No. 26-16 which changes the district classification of a certain real property known as 22732 Lake Road from its present classification of R-1 single family to R-4 multi-family, 36 feet in its entirety.

AUDIENCE PARTICIPATION:

Antoinette Horn, 22664 Lake Road, supports the project and feels it would enable many more people to enjoy homes on Lake Erie.

Vincent Goff, 1516 Bidwell Avenue, also supports the project saying the building is beautiful and will be great for the economy.

Issa Salti, 22656 Breezevale Cove, also supports the project saying it would give additional people the opportunity to live on the lake.

- Councilman Sindelar asked Mr. Salti what changed his mind as he appeared in front of Council several weeks ago not supporting this project. Mr. Salti said he had the opportunity to speak with Mr. Brickman and he helped him to understand the privacy concerns he was having.

James Bell, 22555 Center Ridge Road, is a 48-year resident. The City of Rocky River is a “hot” market and needs new inventory housing stock. The newspaper on July 17th in the real estate section gave Rocky River a great write-up with great real estate agents bringing it to viewer’s attention. The city needs something new like this project and the city should move forward so more people come into the city to enjoy the city services and the school system.

Sheila Musta, 22654 Breezevale Cove, lived there back in the 80’s and has recently driven down Lake Road and saw new buildings and everything looks so beautiful, especially the new developing going on. She sees this as improving Rocky River, because new buildings will bring new people into the city.

Mrs. Gannon, 22654 Breezevale Cove, sister to Ms. Musta. Their parents purchased this property in the 70’s and have passed on. All the sisters are part owners of the property. Mr. Brickman came to Mrs. Gannon’s employment and showed her the picture and idea of his building. She feels the building is very beautiful. She owns other properties in Rocky River as well and would like those values to go up. She feels that by making more beautiful properties like this, other properties will go up in value. Rocky River is a beautiful community.

Mary Wood, 22740 Lake Road, said that any kind of new development or additional housing has to meet the Master Plan. This parcel, if it is rezoned, will be marketed to empty nesters multi-family living. Lake Road was never a focus area in the Rocky River Master Plan. It was never mentioned as an area of housing for affluent empty nesters. Mrs. Wood quoted Mr. DeMarco’s comments from the April 19th, 2016 Planning Commission Meeting minutes. He said, “our Master Plan does not do a good job of addressing this specific area. There is nothing to fall back on. This was not a focus area and there is no suggestion that this area is appropriate for multi-family”. Since the Master Plan does not mention Lake Road it is obvious that the City of Rocky River had no intentions to change its character. In fact, the Master Plan emphasizes that high-rise apartment buildings are found throughout the city adjacent to commercial corridors with no mention that Lake Road should become a focus area. Mrs. Wood said that this particular piece of property that Preservation Partners is developing totals 1.87 acres to build 29 dwellings. This parcel of land is required to have set backs, which further reduces the land available for construction to about 1.156 acres. That will have to include driveways and parking areas for the residents. This means that 62% of this parcel will have an impervious surface or that only 38% will be able to accept water thus potentially aggravating flooding at Breezevale Cove, which they already have. This proposed project is clearly quite different from the homes adjacent to and in the vicinity of Parcel 302-01-007. When the proposed rezoning is marked on the Rocky River zoning map, it becomes a tiny, almost invisible spot which indicates that it is just a small spot that can only exist if spot zoning changes the parcel from R-1 to R-4. In addition, Mrs. Wood reiterated that the Master Plan does not make any recommendation or initiatives for Lake Road, thus implying that there were no zoning changes anticipated or expected for this area of the city. Mrs. Wood believes that the neighborhood and the City of Rocky River will be better off if Council does not ok this zoning request and maintains the current R-1 zoning.

Gloria Hardington, Beachcliff Blvd., has sold real estate in Rocky River for about 35 years to the tune of several thousand houses. Mrs. Hardington agrees that redevelopment has to occur

on the parcel being discussed. She disagrees with the proposed project and impartial of the builder who has proposed it. She feels that background checks should be done on people before they develop the last visible lakefront in Rocky River. She feels the city needs to be careful because reputations go before you. Right now she feels that Andrew Brickman's reputation is going before him. John Carney is well known in this area and is well thought of and she feels that if John Carney were to proceed with this project, it would be wonderful. For Andrew Brickman to do another project in Rocky River is dangerous. His reputation needs to be looked at and Council should do a background check before he has the right to begin this project. It is Mrs. Hardington's opinion that this project shouldn't go as is. A new project should be proposed in this area but proposal should be single-family cluster homes or detached clusters or even attached clusters. That would be a much better project to go forward with. She doesn't feel a lot of people would object and whatever number is allowed to be built there would be sold in a day.

B.J. Alexander, Breezevale Cove, objects to this development. She likes where she lives and would like to continue living there but would rather not look at a 5 story building when she looks out her front door. Starting with Breezevale Cove and going to the Bay Village line it is an unbroken stream of R-1 zoned residents. If this zoning change is approved, Rocky River will be breaking this stream by drastically changing a residential area. Years later, if another developer requests to build more tall condos, then the precedent has already be set and will make it easier for Rocky River to approve another zoning change in this neighborhood. Mrs. Alexander doubts that that is what the city had in mind while writing the Master Plan. Furthermore, Lake Road is not one of the focuses in the Master Plan when addressing diversity. It is her hope that this property will continue to be zoned R-1.

Michael Zinicola, property owner in Rocky River, and is a resident in Bay Village. He had lived in Rocky River for 11 years. He is also a realtor and runs a large team at Keller Williams, Westlake. He said he regularly is approached by people who want to live on the lake, maintenance free. He discusses with them areas in Cleveland, Lakewood, Rocky River is jumped over and they go to Cashelmara in Bay Village. The City of Rocky River does not have this product. It causes people to move out of Rocky River. The beneficiaries of the city turning down this request for the variance, will be residents at Cashelmara who when they sell their homes will have multiple offers because it is the one high end product that people consider when moving to the lake. Part of the Master Plan should be to provide a product for the people who have lived in the city all their lives and want a nice place to live.

Clark Unger, 1316 Sloane Avenue, Lakewood, which is one house down from an Andrew Brickman Development called Clifton Pointe. Mr. Unger discussed what it was like to live one house away from Clifton Pointe. Some of the residents from Clifton Pointe have commented to him how much they enjoy their view. He no longer has a great view from his back yard and upper story, but now only sees a large building which doesn't fit in with the existing architecture of the neighborhood and doesn't look much like the drawings and renderings that he saw in the Planning Meeting in Lakewood. He feels like he is living next to a flood lit parking lot with all the brightly lit picture windows facing his yard. He can't always use his driveway in the winter because visitors to the residents at Clifton Pointe often park their cars across his driveway apron. This has been going on for three years, but only last winter that he called police a total of four

times. He realizes that the fact that the development was built with inadequate parking is as much the City of Lakewood's fault as the developer, but it is still a fact of life he will have to live with. He salutes the City of Rocky River for having a hearing about changing the zoning which is something Lakewood neglected to do before changing the zoning on his street.

John Carney, 20664 Beachcliff Blvd. stated that he would give his comments and supporting information during the Legislative Council Meeting following this Public Hearing.

President Moran said that during the last week, Council members have received about 25 different letters along with comments that were received over the last couple of months. This evening will be the last Council Meeting before Council breaks for the month of August.

As there was no further comment, President Moran moved to close the Public Hearing; seconded by Mr. O'Donnell.

Vote:	Hunt – aye	Shepherd – aye	O'Donnell – aye	Mr. Furry - aye
	Sindelar – aye	Klym – aye	Moran – aye	
	7 ayes		0 nays	PASSED

The meeting was adjourned at 7:31 p.m.

James W. Moran
President of Council

Susan G. Pease
Clerk of Council