



ZONING CERTIFICATE APPLICATION
City of Chardon Planning & Zoning Dept.
111 Water St, Chardon, Ohio 44024
Phone: (440) 286-2654 Fax: (440) 286-5541

Application: 2020-126
 Date: 7/22/2020
 Fee: \$3,000⁰⁰

Property Address: 255 Center St. Chardon OH 44024
 Permanent Parcel No. 10-096200 Subdivision _____ Lot# _____

Applicant: <u>Center Cherry LLC</u>	Phone (<u>440</u>) <u>478-6034</u>
Address <u>PO BOX 1102</u>	City <u>Chardon</u> ZIP <u>44024</u>
Email: <u>gs@sommersrealestate.com</u>	
Property Owner: <u>Sommers Real Estate Group LLC</u>	Phone () <u>SAME</u>
Address: <u>SAME</u>	City _____ ZIP _____
Contractor: _____	Phone () _____
Address _____	City _____ ZIP _____
Email: _____	Days on Job: _____

APPLICATION FOR:

- | | |
|---|--|
| <input type="checkbox"/> Single Family Dwelling | <input checked="" type="checkbox"/> Commercial Construction /Addition
Name & Type of Business: <u>Commercial Building/Starbucks</u> |
| <input type="checkbox"/> Two Family Dwelling | <input type="checkbox"/> Industrial Construction / Addition
Name & Type of Business: _____ |
| <input type="checkbox"/> Residential Addition | <input type="checkbox"/> Occupancy
Name & Type of Business: _____ |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Shed | |
| <input type="checkbox"/> Pool | |
| <input type="checkbox"/> Fence | |
| <input type="checkbox"/> Garage | |

***See Attached Site Plan & Renderings

Proposed Building Height: Stories: _____ Feet: _____ Total Area: _____ Sq. Ft.
 Lot Coverage (buildings only): _____% Estimated Construction Cost: _____

Applications for residential, commercial and industrial construction/additions shall be accompanied by site plans conforming to Chapter(s) 1100-1161 of the Codified Ordinances the City of Chardon Municipal Standards for Plan Content.

Applications for decks, sheds, pools and fences shall be accompanied by a site plan showing the proposed location of the structure and the setbacks from all property lines.

To the Zoning Inspector of the City of Chardon:

The undersigned hereby applies for a Zoning Certificate for the proposed use. The undersigned certifies that the statements in the application and documents or plans attached thereto are correct and accurate representations of the project to the best of his/her knowledge.

Signature: [Signature] Date: 7-22-20

This project is subject to Municipal Tax Regulations. A closeout sheet may be required to be submitted to the City of Chardon's Finance Department upon completion of the project stated on the application.

Initial: [Initials]

APPROVED / DENIED BY: _____ **DATE:** _____
 Zoning Inspector

District: _____ Planning Commission Date: _____ **Closeout Sheet Required: YES/NO**



APPLICATION FOR CONDITIONAL USE
City of Chardon Planning & Zoning Dept.
111 Water St, Chardon, Ohio 44024
Phone: (440) 286-2654 Fax: (440) 286-5541

Date of Application: July 9, 2020

Application No.: 2020-124

Property Address: 255 ^{Center} Cherry St, Chardon OH 44024
 Permanent Parcel No. 10-096200 Subdivision _____ Lot# _____

Applicant: Center Cherry LLC Phone (440) 478-6034
 Address PO BOX 1102 City Chardon ZIP 44024
 Email: gs@sommersrealestate.com

Property Owner: Sommers Real Estate Group LLC Phone () SAME
 Address _____ City _____ ZIP _____
 Email: _____

The undersigned applies for a Conditional Use Permit in conjunction with Zoning Certificate Application No. 2020-126.
 Submittal of this application constitutes an agreement to conform to all applicable Codified Ordinances and other requirements, regulations, and standards of the Municipality; and conditions of approval required by the Planning Commission. This agreement is a condition of the permit approval.

Codified Ordinance which authorizes the Conditional Use: 1139.03

SUPPORTING INFORMATION

The Applicant shall provide the following:

- 1) Attach a site plan and building plan (conforming to Municipal standards) for the proposed use.
- 2) Attach a narrative statement explaining the economic, noise, glare, and/or odor effects on adjoining properties and explaining or describing how the proposed use is compatible with surrounding properties within the zoning district.

I, Gregory Sommes, Applicant, do swear or affirm that the information provided in this application and attachments is true.

[Signature] Applicant Signature Date 7/22/20

SWORN TO AND SUBSCRIBED TO IN MY PRESENCE THIS 22 DAY OF July 2020.

[Signature]
 Notary Public



ROSEMARIE CUTHBERT
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 11-30-20

FOR OFFICIAL USE ONLY

Date Received: 7/22/2020 Fee Due: \$300 Date Paid: 7/22/2020

The Planning Commission **GRANTED/DENIED** the Conditional Use application on _____.
 Copy of Decision and Order is attached. Special conditions **HAVE/HAVE NOT** been made a part of said approval.

Signature

Date



SITE DEVELOPMENT PERMIT
City of Chardon Planning & Zoning Dept.
111 Water St, Chardon, Ohio 44024
Phone: (440) 286-2654 Fax: (440) 286-5541

Date of Application: July 9, 2020

Application No.: 2020-123

Property Address: 255 Center St., Chardon OH 44024
 Permanent Parcel No. 10-096200 Subdivision _____ Lot# _____

Applicant: <u>Center Cherry LLC</u>	Phone (<u>440</u>) <u>478-6034</u>
Address <u>PO BOX 1102</u>	City <u>Chardon</u> ZIP <u>44024</u>
Email: <u>gs@sommersrealestate.com</u>	
Property Owner: <u>Sommers Real Estate Group LLC</u>	Phone () <u>SAME</u>
Address _____	City _____ ZIP _____
Email: _____	

Project Description: New Commerical Building/Starbucks
 Project Classification: _____

Work to be Included: Codified Ordinance Regulation.

- | | | | |
|---|-------------|---|--------------|
| <input type="checkbox"/> Streets | Chapter 901 | <input type="checkbox"/> Water Service | Chapter 927 |
| <input type="checkbox"/> Sidewalks | Chapter 905 | <input type="checkbox"/> Storm Sewer | Chapter 929 |
| <input type="checkbox"/> Trees | Chapter 909 | <input type="checkbox"/> Grading/Drainage | Chapter 1153 |
| <input type="checkbox"/> Sanitary Sewer | Chapter 925 | <input type="checkbox"/> Parking/Loading | Chapter 1155 |

The undersigned applies for a Site Development Permit to construct the project described above. Submittal of this application constitutes an agreement to conform to all applicable Codified Ordinances and other requirements, regulations, and standards of the Municipality; and to comply with all conditions of approval required by the Approving Authority. This agreement is a condition of the permit approval.

[Signature] 7-22-20
 Signature Date

<u>For Official Use Only</u>			
<u>Submittals Required</u>	<u>Date Approved</u>	<u>Submittals Required</u>	<u>Date Approved</u>
<input checked="" type="checkbox"/> Concept	_____	<input checked="" type="checkbox"/> Pre-Construction	_____
<input type="checkbox"/> Preliminary	_____	<input checked="" type="checkbox"/> Con. Inspection	_____
<input checked="" type="checkbox"/> Variance/Zoning	_____	<input checked="" type="checkbox"/> Post-Construction	_____
<input checked="" type="checkbox"/> Construction Doc.	_____	<input checked="" type="checkbox"/> Record Documents	_____
Received: <u>7/22/2020</u>	Fee: <u>—</u>	Date Paid: <u>—</u>	

A Site Development Permit for, and approval to commence work on, the above project is **GRANTED/DENIED** in accordance with the provisions of the Land Planning and Development Regulations of the Codified Ordinances and other applicable regulations of the Municipality.

Approving Authority's Signature _____ Date _____

Special conditions **HAVE/HAVE NOT** been imposed and made a part of this approval (copy attached). (Rev.10/16)



ARCHITECTURAL REVIEW APPLICATION

City of Chardon Planning & Zoning Dept.

111 Water St, Chardon, Ohio 44024

Phone: (440) 286-2654 Fax: (440) 286-5541

Date of Application: July 9, 2020

Application No.: 2020-126

Property Address: 255 Center St., Chardon OH 44024 Zoning District: C-3
Permanent Parcel No. 10-096200 Subdivision _____ Lot# _____

Applicant: Center Cherry LLC Phone (440) 478-6034
Address PO BOX 1102 City Chardon ZIP 44024
Email: gs@SommersRealEstate.com

Property Owner: Sommers Real Estate Group LLC Phone () SAME
Address _____ City _____ ZIP _____
Email: _____

Project Description: New Commercial Building/Starbucks

Project Classification: _____

Submittals Required:

- Completed Application
- Fee Paid
- Schematic Site Plan
 - Showing: Dimensions, Setbacks, Easements, Parking Lots, Materials, Landscaping, etc.
- Schematic building elevations
- Proposed colors
- Site Plan showing Grading/Drainage
- Color Photographs of existing buildings

The undersigned applies for Architectural Review of the proposed construction project described above. Submittal of this application constitutes an agreement to conform to all applicable Codified Ordinances and other requirements, regulations, and standards of the Municipality; and conditions of approval of this application required by the Approving Authority. This agreement is a condition of the permit approval.

[Signature]
Signature

7-22-20
Date

For Official Use Only

<u>Submittals Required</u>	<u>Date Approved</u>	<u>Submittals Required</u>	<u>Date Approved</u>
<input checked="" type="checkbox"/> Concept	_____	<input type="checkbox"/> Pre-Construction	_____
<input type="checkbox"/> Preliminary	_____	<input type="checkbox"/> Con. Inspection	_____
<input type="checkbox"/> Variance/Zoning	_____	<input type="checkbox"/> Post-Construction	_____
<input type="checkbox"/> Construction Doc.	_____	<input type="checkbox"/> Record Documents	_____

Received: 7/22/2020 Fee: — Date Paid: —

A Site Development Permit for, and approval to commence work on, the above project is **GRANTED/DENIED** in accordance with the provisions of the Land Planning and Development Regulations of the Codified Ordinances and other applicable regulations of the Municipality.

Approving Authority's Signature Date
Special conditions **HAVE/HAVE NOT** been imposed and made a part of this approval (copy attached). (Rev. 6/16)



APPLICATION FOR VARIANCE
City of Chardon Planning & Zoning Dept.
111 Water St, Chardon, Ohio 44024
Phone: (440) 286-2654 Fax: (440) 286-5541

Date of Application: July 9, 2020

Application No.: 2020-125

Property Address: 255 Center St., Chardon OH 44024
 Permanent Parcel No. 10-096200 Subdivision _____ Lot# _____

Applicant: Center Cherry LLC Phone (440) 478 6034
 Address PO BOX 1102 City Chardon ZIP 44024
 Email: gs@sommersrealestate.com

Property Owner: Sommers Real Estate Group LLC Phone () SAME
 Address _____ City _____ ZIP _____
 Email: _____

The undersigned applies for a Variance from Ordinance No. *VARIOUS* in conjunction with Permit Application No. 2020-126.

General Description of Variance sought: SEE ATTACHED LEGAL DESCRIPTION

SUPPORTING INFORMATION

The Applicant shall provide the following:

- 1) **Justification of Variance:** A written narrative supporting the requested variance with respect to the following issues:
 - a) That special conditions exist unique to the subject land or building; and the special conditions do not result from conditions caused or created by the Applicant.
 - b) That a literal interpretation of the Municipal regulation would create an unnecessary hardship, or practical difficulty, not involving financial considerations.
 - c) That the requested variance is the minimum variation from Municipal requirements that will allow a reasonable use of the land or building.
- 2) **Drawings and Documents:** Site plan, construction drawings, photographs and/or other documents depicting the premises and illustrating the change with the variance.

Zoning Variances shall be justified in accordance with the provisions of Section 1119.15 of the Zoning Ordinance.

I, Gregory Sommers, Applicant, do swear or affirm that the information provided in this application and attachments is true.

[Signature] 7/22/20
 Applicant Signature Date

SWORN TO AND SUBSCRIBED TO IN MY PRESENCE THIS 22 DAY OF July 2020.

Rosemarie Cuthbert
 Notary Public



ROSEMARIE CUTHBERT
 NOTARY PUBLIC
 STATE OF OHIO
 MY COMMISSION EXPIRES 11-30-20

FOR OFFICIAL USE ONLY

Date Received: 7/22/2020 Fee Due: _____ Date Paid: _____

Planning Commission acting on _____ GRANTED/DENIED the above variance.



City of Chardon

Chardon Municipal Center • 111 Water Street • Chardon, Ohio 44024-1201

NOTICE OF PUBLIC HEARING

www.chardon.cc

CITY COUNCIL CITY MANAGER

440-286-2600

Fax: 440-286-2658

FINANCE

440-286-2470

Fax: 440-286-2658

Income Tax

440-286-2696

Fax: 440-279-0903

Water & Sewer Billing

440-286-2949

Fax: 440-286-2658

PARK & RECREATION

440-286-2630

Fax: 440-286-2658

POLICE

440-286-6123

Fax: 440-286-2680

PLANNING & ZONING

440-286-2654

Fax: 440-286-5541

PUBLIC SERVICE

440-286-2655

Fax: 440-286-5541

Division of Streets, Cemeteries & Parks

440-286-2656

Fax: 440-286-2681

Division of Water & Wastewater

440-286-2657

Fax: 440-286-7538

The City of Chardon Planning Commission will hold a Public Hearing to consider the applications described below on Monday, November 16, 2020 at 6:30 PM. The meeting will be held via Zoom Meeting at www.zoom.us or through the Zoom app. The meeting ID # 871 2774 3780. The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing. Arrangements can be made to review the plans upon request via email at syaney@chardon.cc or by calling 440-286-2654.

PC Case #20-123/124/125: Applicant – Sommers Development Group (Greg Sommers) is requesting a Conditional Use approval for a Drive-Thru Facility in the “C-3” Traditional Commercial District under section 1139.03 of the City of Chardon Codified Ordinances for a Starbucks restaurant. As part of the concept plan approval, the applicants are also requesting three (3) variances from the City of Chardon Codified Ordinances as follows:

- 1) Section 1139.01(2) to reduce the minimum rear parking setback from 10’ to 6’ along the south property line.
- 2) Section 1145.11(13) to reduce the minimum lot size required for a drive-thru from 1 acre to 0.6061 acres
- 3) Section 1155.27 to reduce the minimum number of stacking spaces for a drive thru lane from six (6) to two (2)

The property is located on the south side of Center Street on the southeast corner of the intersection of Center Street and Cherry Ave. The address of the property is 255 Center Street, Chardon, OH 44024, with Parcel ID# 10-096200. The properties are owned by Center Cherry LLC.

Steven M. Yaney
Community Development Administrator

PLEASE PUBLISH ON THURSDAY NOVEMBER 5, 2020

November 4, 2020

Re: Starbucks Chardon

City of Chardon Planning & Zoning
111 Water St.
Chardon, OH 44024

Attn: Steve Yaney
cc: Doug Courtney

Steve,

I am following up regarding the proposed variance for the waiting spaces on the Starbucks site plan. We have discussed this issue with Starbucks at length and they have provided extensive supporting data regarding the justification and reasoning for the reduction in waiting spaces.

Starbucks has conducted thorough due diligence and analysis on this issue nationally and have provided the attached diagram detailing the functional justification for the reduction of waiting spaces.

Starbucks also offered the following summary and details:

- Starbucks has an Ops Engineering department in Seattle solely dedicated to focus on interior layout, site plan configuration, and DT lane configuration that improves store efficiencies and allows them to move customers through the Café or drive thru as quickly as possible.
- Just as much as Starbucks has a product team working on new product offerings, they have an Ops Engineering team working to improve speed and efficiencies for the service to the customer. For example, the specific dimensions of the building are mapped out so that they can efficiently lay out their engine and strategically place all equipment so that employees can quickly move from one step to the next and serve the customer as quickly as possible.
- The same effort, detail, and thorough analysis goes for the drive thru. Every order placed is made to order. There's nothing prepped and easy to grab off a shelf and hand

to the customer. The Starbucks Ops Engineering department has determined they can move the drive thru customer the fastest when they have 120-140ft from window to order point. This allows them enough time to make the beverage and prep the order, so it is ready to go when they hit the window and there is minimal to no wait time.

- This quick window time prevents the back up and ultimate slow down past the order point. Starbucks appreciates the City's concern about a backup at the order point, however, shortening the distance to the window only makes that situation worse and does not resolve the efficiency of the DT lane.
- The key here is that every order is made to order on the spot and having the longer length from window to order point allows Starbucks time to make the order and move the customer at the window out of the way depleting the need for more room past the order point.

We have discussed this issue with Starbucks at length and determined that the proposed site plan variance is important to avoid traffic flow issues. Thanks in advance for your time and consideration. Please advise if you have any questions or need any additional information.

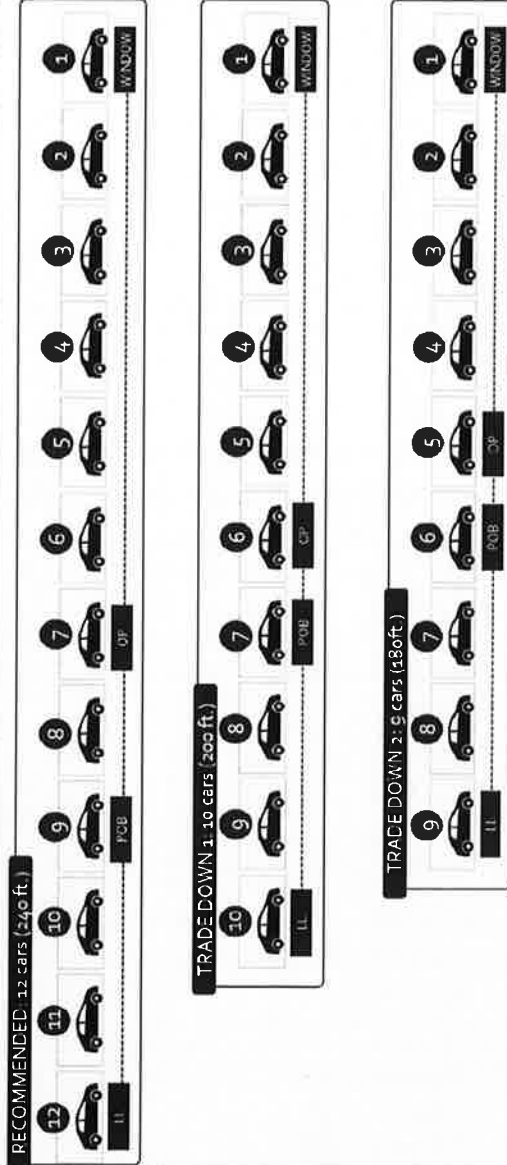
Regards,

Gregory C. Sommers

Greg Sommers
Sommers Development Group LLC
Direct Line: 440.478.6034
Email: GS@SommersRealEstate.com
Web: www.SommersRealEstate.com

LEVERAGING THE STACK AND PRE-ORDER BOARD

QUEUE RECOMMENDATION



STACK & POB ANALYSIS: KEY FINDINGS

Stack:

- » Customer Occasions (TSD) increase on average by 3 TSD as stack is increased by an additional car
- » Window Time decreases on average by 1.5 seconds as stack increased by an additional car



METHODOLOGY

Stack Contribution:

- » Stack valuation is based on assessment of 2650 DTIs with varying stack sizes
- » Performance (TSD and Window Time) was measured during peak (7 AM – 9 AM)

Pre-Order Board Contribution:

- » Ticket was assessed in 3723 stores with:
 - » 5 Panel Menu Board (950 stores)
 - » 5 Panel Menu Board + Pre-Order Board (2773)

LEGEND:

- LL - Lease Line
- POB - Pre-Order Board
- OP - Order Point
- WINDOW - DT Handoff

KEY ASSUMPTIONS:

- » Avg. Car Length: ~ 20 ft.
- » Recommended Avg. Stack Length: ~ 140 ft.
- » Stack: Includes cars at order point to (and at) window
 - » Recommended 7 cars or 140 ft.
- » Pre-Order Zone: Includes pre-order board to (not at) order point
 - » Recommended 2 cars or 40 ft.
- » Tail: Cars or distance between lease line and POB or OP
 - » Recommended 3 cars or 60 ft.
- » Queue: Stack + pre-order zone + tail = 12 cars or 240 ft.

DECISION LOGIC:

- » Spillage Considerations: Tail size is critical when DT lane backs into a main thoroughfare.
 - » If an adjacent parking lot is present, possible to extend into the lot without impacting traffic.
- » Minimum Tail: 3 cars (60 ft.) to allow for sufficient space to alleviate spillage. Whenever possible, grow the tail distance and avoid compromising the distance between OP and window.
- » Minimum Stack Size: Shortening stack below 6 cars (120 ft.) may present production challenges due to reduced production time.
- » Stack vs. Pre-Order Board: If production time is not hindered, the POB delivers more value for stores with a stack of 6 cars or less.

November 12, 2020

Re: Chardon Starbucks Traffic Analysis

City of Chardon Planning & Zoning Department
CC: City of Chardon Planning Commission

Steve/Planning Commission Members,

We have had thorough discussions with Starbucks corporate engineering team regarding the new proposed Chardon Starbucks location and anticipated traffic/customer volume. We have attached comprehensive data comparing the new Chardon location to other surrounding locations with significantly higher surrounding population and traffic counts.

Starbucks is confident that the new Chardon location will be a success but do not expect the location to generate anywhere near the traffic and customer volume compared to what a location like Mentor or Mayfield generate. There is also a Starbucks location in close vicinity in Concord Township that services a majority of the surrounding population.

Based on the attached data and comprehensive traffic study, we do not anticipate the new proposed Starbucks location to generate excessive traffic or issues.

Thank you for your time and consideration and please let us know if you have any questions.

Regards,



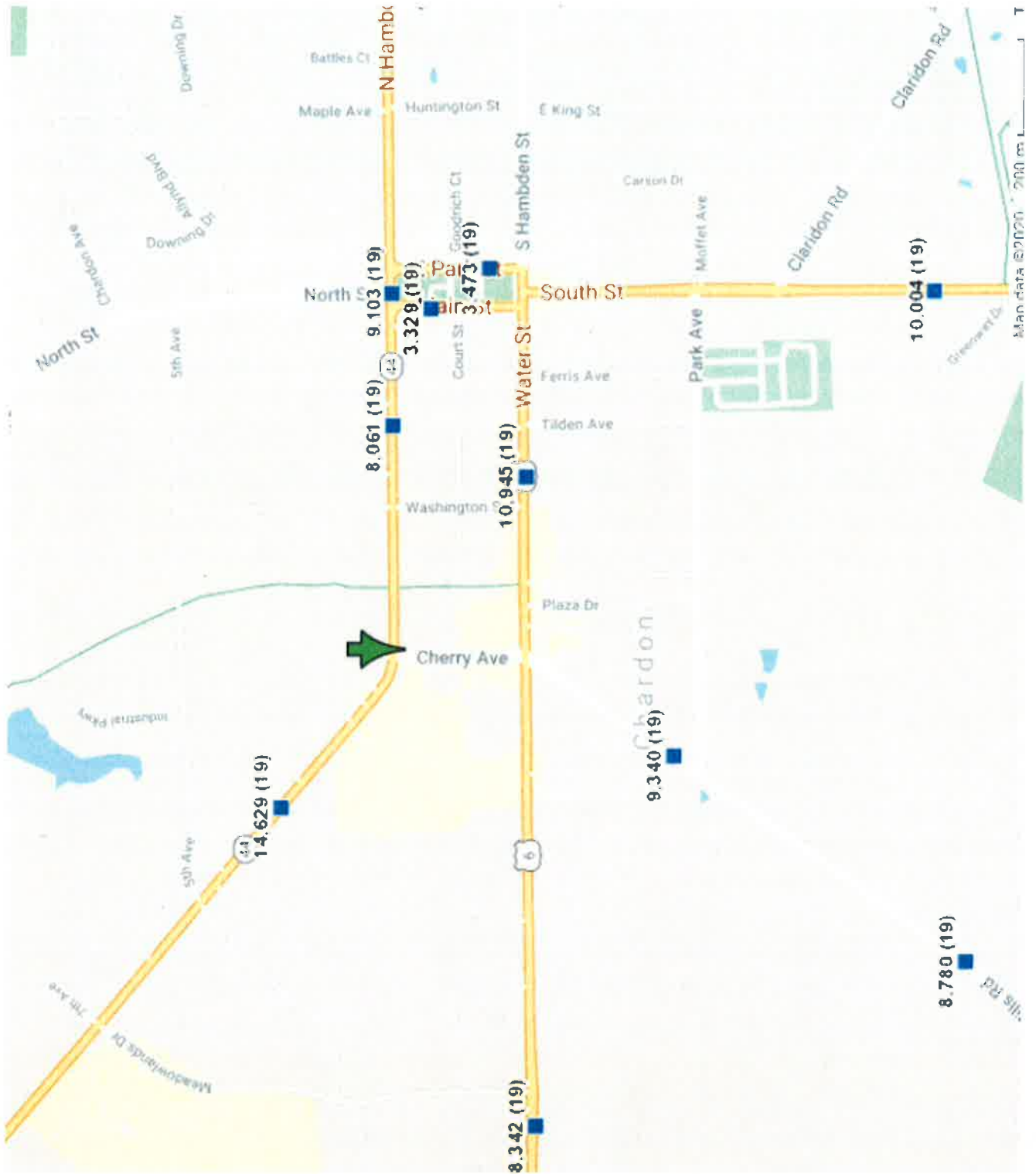
Greg Sommers
Sommers Development Group LLC
Email: GS@SommersRealEstate.com
Web: www.SommersRealEstate.com
Direct Line: 440.478.6034

Starbucks

Demographic Comparison

Nov-20

Address	Traffic Counts	3 Mile Population
255 Center St, Chardon, OH 44024	8,061 - VPD Center St.	11,645
1456 Som Center Rd. Mayfield Heights, OH	28,830 - VPD Mayfield Rc	42,891
7827 Reynolds Rd. Mentor, OH 44060	24,357 - VPD	47,962
7639 Crile Rd. Painsville, OH 44077	22,982 - VPD Rte 44	21,866



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.5831/-81.2125

RS1

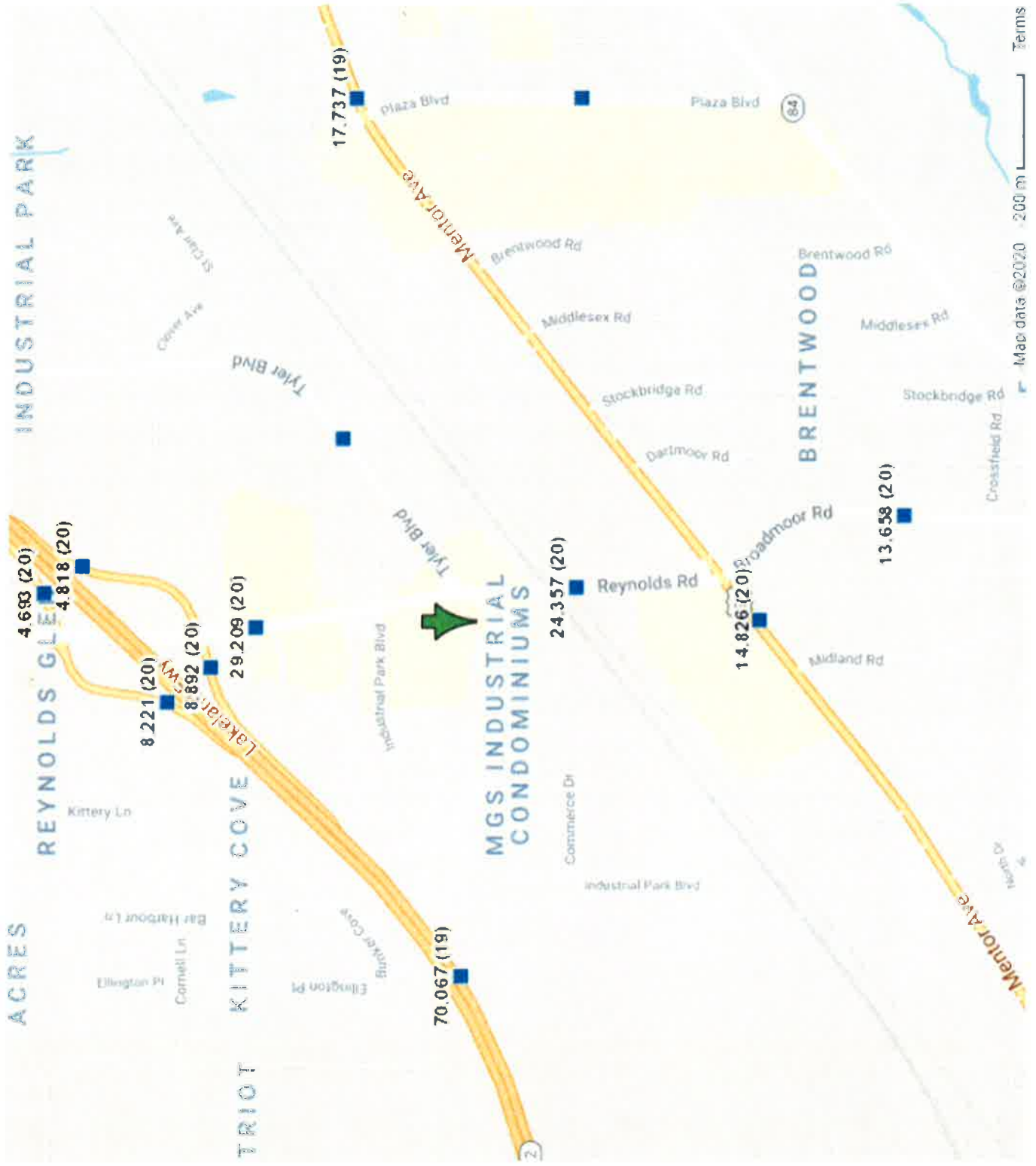
255 Center St

1 mi radius 2 mi radius 3 mi radius

Chardon, OH 44024

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	3,495	7,201	11,645
	2025 Projected Population	3,450	7,113	11,518
	2010 Census Population	3,491	7,251	11,668
	2000 Census Population	3,544	7,268	11,575
	Projected Annual Growth 2020 to 2025	-0.3%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2020	-	-	-
	2020 Median Age	42.0	42.7	43.8
HOUSEHOLDS	2020 Estimated Households	1,648	3,156	4,919
	2025 Projected Households	1,695	3,243	5,051
	2010 Census Households	1,605	3,078	4,767
	2000 Census Households	1,515	2,886	4,421
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.5%
	Historical Annual Growth 2000 to 2020	0.4%	0.5%	0.6%
RACE AND ETHNICITY	2020 Estimated White	93.1%	94.6%	95.6%
	2020 Estimated Black or African American	3.4%	2.3%	1.7%
	2020 Estimated Asian or Pacific Islander	1.2%	1.1%	0.9%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2020 Estimated Other Races	1.9%	1.9%	1.6%
	2020 Estimated Hispanic	2.2%	2.3%	2.1%
INCOME	2020 Estimated Average Household Income	\$91,872	\$105,781	\$109,338
	2020 Estimated Median Household Income	\$75,114	\$85,318	\$87,339
	2020 Estimated Per Capita Income	\$43,604	\$46,495	\$46,285
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.6%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.2%	3.2%
	2020 Estimated High School Graduate	26.1%	25.6%	26.1%
	2020 Estimated Some College	26.9%	23.9%	23.5%
	2020 Estimated Associates Degree Only	13.1%	11.0%	9.6%
	2020 Estimated Bachelors Degree Only	17.8%	22.5%	22.7%
	2020 Estimated Graduate Degree	9.7%	12.2%	13.1%
BUSINESS	2020 Estimated Total Businesses	475	612	708
	2020 Estimated Total Employees	5,161	6,091	6,782
	2020 Estimated Employee Population per Business	10.9	9.9	9.6
	2020 Estimated Residential Population per Business	7.4	11.8	16.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.6587/-81.3772

RS1

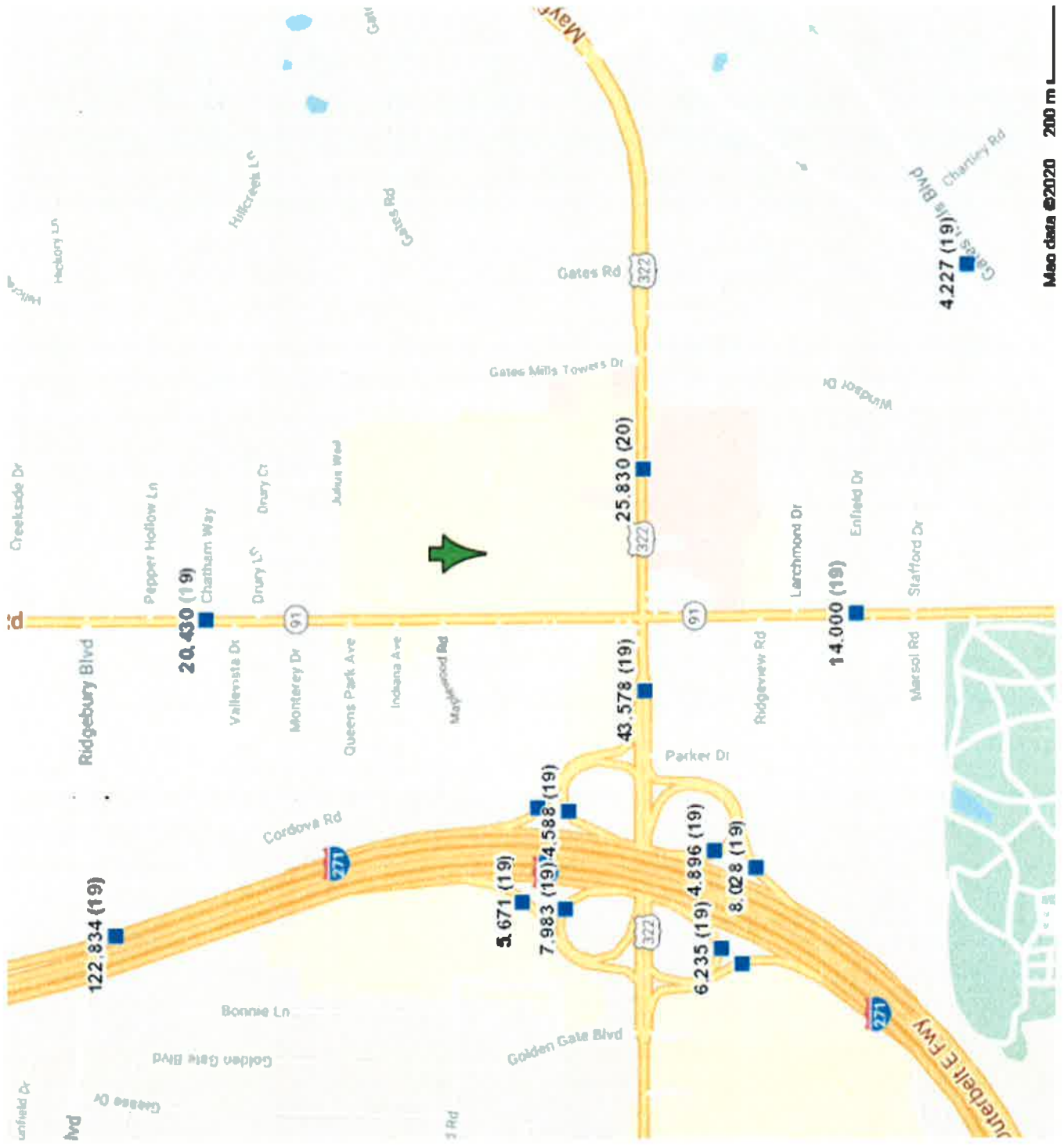
7827 Reynolds Rd

1 mi radius 2 mi radius 3 mi radius

Mentor, OH 44060

	1 mi radius	2 mi radius	3 mi radius	
POPULATION	2020 Estimated Population	4,223	18,798	47,982
	2025 Projected Population	4,222	18,703	47,824
	2010 Census Population	4,247	17,120	47,029
	2000 Census Population	4,713	17,156	49,029
	Projected Annual Growth 2020 to 2025	-	-0.1%	-
	Historical Annual Growth 2000 to 2020	-0.5%	0.5%	-0.1%
	2020 Median Age	45.9	44.3	44.3
HOUSEHOLDS	2020 Estimated Households	1,918	8,120	21,169
	2025 Projected Households	1,955	8,241	21,525
	2010 Census Households	1,859	7,089	19,955
	2000 Census Households	1,915	6,789	19,623
	Projected Annual Growth 2020 to 2025	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	-	1.0%	0.4%
RACE AND ETHNICITY	2020 Estimated White	93.6%	90.5%	92.3%
	2020 Estimated Black or African American	2.9%	4.8%	3.7%
	2020 Estimated Asian or Pacific Islander	1.7%	2.6%	1.9%
	2020 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
	2020 Estimated Other Races	1.7%	2.0%	2.0%
	2020 Estimated Hispanic	2.6%	4.3%	3.1%
INCOME	2020 Estimated Average Household Income	\$79,296	\$86,251	\$83,895
	2020 Estimated Median Household Income	\$71,141	\$78,635	\$70,283
	2020 Estimated Per Capita Income	\$36,049	\$37,343	\$37,087
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.8%	5.6%
	2020 Estimated High School Graduate	30.5%	26.7%	29.9%
	2020 Estimated Some College	23.6%	22.4%	22.3%
	2020 Estimated Associates Degree Only	10.5%	11.0%	10.6%
	2020 Estimated Bachelors Degree Only	19.2%	22.1%	19.9%
	2020 Estimated Graduate Degree	8.1%	11.3%	9.6%
BUSINESS	2020 Estimated Total Businesses	533	1,464	2,629
	2020 Estimated Total Employees	8,585	19,590	31,155
	2020 Estimated Employee Population per Business	16.1	13.4	11.8
	2020 Estimated Residential Population per Business	7.9	12.8	18.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.5208/-81.4393

RS1

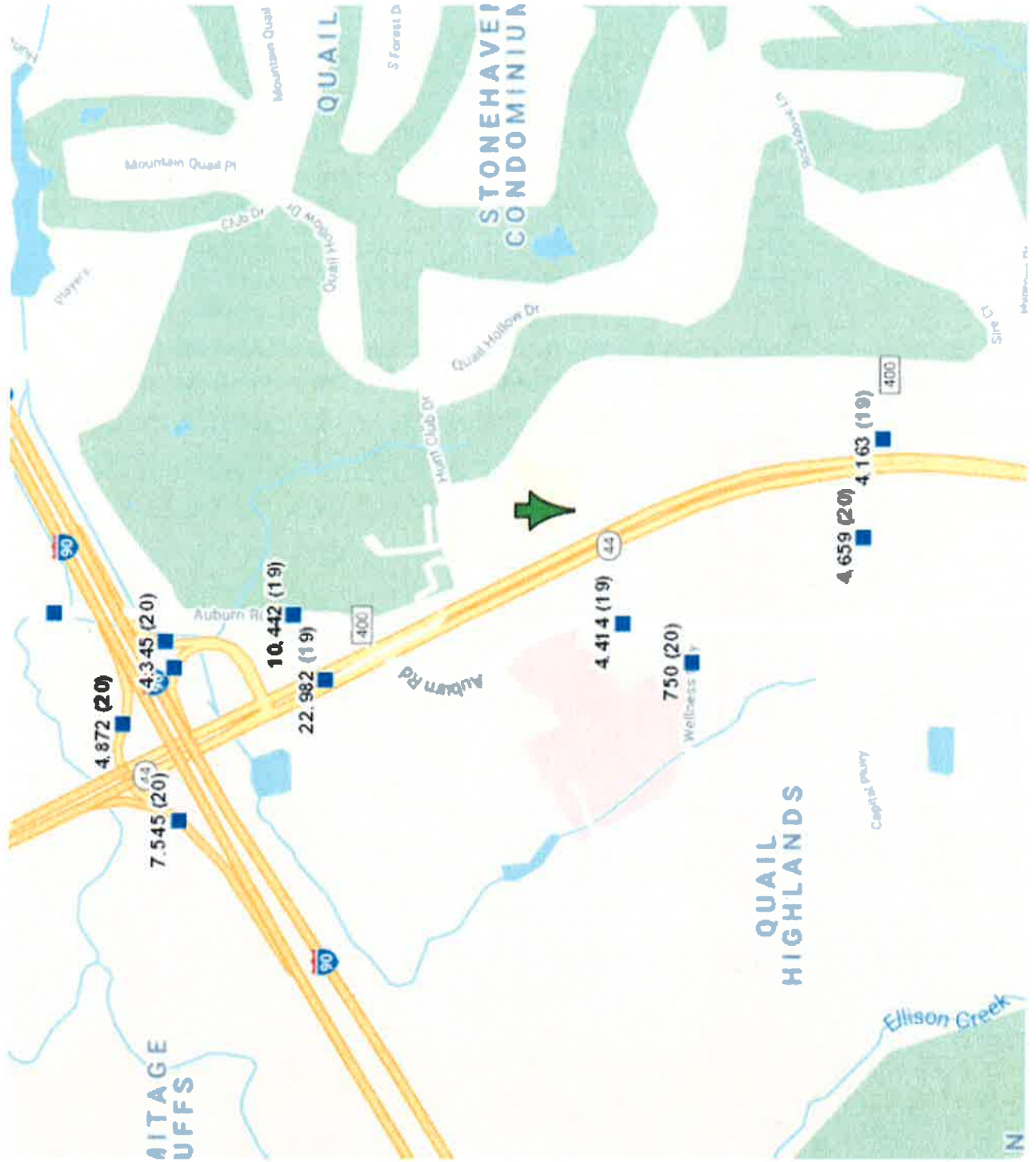
1456 Som Center Rd

Mayfield Heights, OH 44124

1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
POPULATION	2020 Estimated Population	11,611	25,593	42,891
	2025 Projected Population	11,000	24,219	40,561
	2010 Census Population	11,889	26,540	44,423
	2000 Census Population	11,810	27,106	45,721
	Projected Annual Growth 2020 to 2025	-1.1%	-1.1%	-1.1%
	Historical Annual Growth 2000 to 2020	-	-0.3%	-0.3%
HOUSEHOLDS	2020 Median Age	44.5	45.4	46.1
	2020 Estimated Households	6,318	12,473	19,878
	2025 Projected Households	6,061	11,972	19,079
	2010 Census Households	6,366	12,731	20,300
	2000 Census Households	6,440	12,852	20,165
	Projected Annual Growth 2020 to 2025	-0.8%	-0.8%	-0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	-	-0.1%	-
	2020 Estimated White	69.3%	79.0%	82.7%
	2020 Estimated Black or African American	15.3%	9.9%	8.3%
	2020 Estimated Asian or Pacific Islander	12.5%	8.6%	6.8%
	2020 Estimated American Indian or Native Alaskan	0.1%	-	-
	2020 Estimated Other Races	2.8%	2.4%	2.1%
INCOME	2020 Estimated Hispanic	2.8%	2.6%	2.4%
	2020 Estimated Average Household Income	\$82,086	\$100,906	\$114,192
	2020 Estimated Median Household Income	\$55,871	\$71,953	\$83,453
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$44,742	\$49,259	\$53,006
	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.1%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.6%	2.3%
	2020 Estimated High School Graduate	27.5%	25.2%	22.2%
	2020 Estimated Some College	17.6%	18.5%	18.1%
	2020 Estimated Associates Degree Only	7.4%	6.5%	6.6%
	2020 Estimated Bachelors Degree Only	25.8%	26.6%	27.4%
BUSINESS	2020 Estimated Graduate Degree	17.4%	18.6%	21.6%
	2020 Estimated Total Businesses	576	1,633	2,147
	2020 Estimated Total Employees	7,451	26,546	31,092
	2020 Estimated Employee Population per Business	12.9	16.3	14.5
	2020 Estimated Residential Population per Business	20.2	15.7	20.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.6632/-81.2413

RS1

7639 Crile Rd

1 mi radius 2 mi radius 3 mi radius

Painesville, OH 44077

	1 mi radius	2 mi radius	3 mi radius	
POPULATION	2020 Estimated Population	2,316	9,050	21,866
	2025 Projected Population	2,277	8,927	21,568
	2010 Census Population	2,249	8,913	22,162
	2000 Census Population	1,460	6,824	19,532
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2020	2.9%	1.6%	0.6%
	2020 Median Age	47.2	46.6	47.7
HOUSEHOLDS	2020 Estimated Households	938	3,592	8,887
	2025 Projected Households	939	3,610	8,932
	2010 Census Households	885	3,418	8,694
	2000 Census Households	559	2,550	7,412
	Projected Annual Growth 2020 to 2025	-	0.1%	0.1%
	Historical Annual Growth 2000 to 2020	3.4%	2.0%	1.0%
RACE AND ETHNICITY	2020 Estimated White	92.6%	93.5%	93.8%
	2020 Estimated Black or African American	3.3%	2.6%	2.3%
	2020 Estimated Asian or Pacific Islander	2.4%	2.2%	1.9%
	2020 Estimated American Indian or Native Alaskan	-	-	-
	2020 Estimated Other Races	1.7%	1.7%	2.0%
	2020 Estimated Hispanic	2.1%	2.4%	2.6%
INCOME	2020 Estimated Average Household Income	\$158,378	\$148,516	\$130,911
	2020 Estimated Median Household Income	\$107,315	\$105,736	\$98,008
	2020 Estimated Per Capita Income	\$64,175	\$58,964	\$53,289
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.0%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.3%	2.0%
	2020 Estimated High School Graduate	20.5%	20.6%	22.1%
	2020 Estimated Some College	17.6%	19.4%	21.1%
	2020 Estimated Associates Degree Only	13.5%	12.2%	11.1%
	2020 Estimated Bachelors Degree Only	23.8%	24.9%	24.0%
	2020 Estimated Graduate Degree	22.7%	20.7%	18.3%
BUSINESS	2020 Estimated Total Businesses	307	376	661
	2020 Estimated Total Employees	5,255	6,091	8,171
	2020 Estimated Employee Population per Business	17.1	16.2	12.4
	2020 Estimated Residential Population per Business	7.5	24.0	33.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



THE C.W. COURTNEY COMPANY

700 Beta Drive, Suite 200
Mayfield Village, OH 44143

www.cwcourtney.com

L.G. Courtney, PE, PS

C.L. Courtney, PE, PS, CPSWQ, CPESC

D.G. Courtney, PE

October 23, 2020

**Mr. Steve Yaney
Community Development Administrator
The City of Chardon
111 Water Street
Chardon, Ohio 44024**

**Re: Starbucks
255 Center St.
Concept Plan Review #3**

Dear Steve,

As requested, we have reviewed Concept Plans for the above referenced project, received October 19, 2020.

This project is a 2,213 square foot free-standing counter service and drive-thru restaurant (Starbucks) located at southeast corner of Center Street and Cherry Avenue in the C-3 (Traditional Classic Commercial District). The use is permitted by 1139.03(6)(J) and subsequently 1139.03(6)(E).

Our previous comments have been addressed to our satisfaction and outstanding Planning & Zoning comments (items 5-9 from review #2) are addressed by Fabo Architecture in the attached disposition of comments. We recommend concept plan approval contingent upon the following:

1. The above referenced items 5-9 are addressed with the construction document submittal.
2. P&Z has concerns with the number of waiting spaces being reduced from four (4) to two (2) from the order station from previous submittal. This increases the variance from a 1/3 reduction to a 2/3 reduction. Six (6) waiting spaces are required from the order station

If you have any questions, please feel free to call.

Very truly yours,

THE C.W. COURTNEY COMPANY

Douglas Courtney, PE
City Engineer

Via email only

C: Paul Hornyak (via email only)

November 12, 2020
via e-mail syaney@chardon.cc

Mr. Steven Yaney
City of Chardon
111 Water Street
Chardon, Ohio 44024



RE: City of Chardon
Architectural Review Letter
Starbucks

Dear Mr. Yaney:

I have reviewed the Fabo architecture drawings concerning Starbucks at corner of Cherry & Center St., Chardon Ohio dated October 15, 2020. The design package has changed per the comments below.

1. The additional height of the brick wall at the corner is acknowledged.
2. The addition of a large window facing Center street is good, and the applicate added a black canopy above the window to match the others.
3. Agreed that the re-sawn timber Wabi Sabi siding proposed is sufficient.
4. The applicant removed all EFIS as discussed and replaced it with Brick.
5. More details/visual interest is needed on the North Elevation and a soldier course of brick was added all around the building.
6. Agreed that the brick color is the same for the entire building.

With these changes included in the final construction drawings; I recommend approval of the design. Steve, please contact me with any comments or questions.

Sincerely,
Chardon City Architect

A handwritten signature in blue ink, appearing to read 'D. Durante, Jr.', is written over a light blue horizontal line.

Dominick Durante, Jr., AIA NCARB
LDA Architects, Inc.
President

Steve Yaney

From: Steve Bohm <sbohm@chardonfire.com>
Sent: Friday, November 6, 2020 4:11 PM
To: Steve Yaney
Subject: Starbucks

[EXTERNAL]: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve,

I have reviewed the concept plan for Starbucks-255 Center St. And I APPROVE the PLANS. I look forward to the next phase of building and interior blueprints.

Thank you,
Stephen Bohm CFD-FPO

Sent from my iPhone

October 23, 2020

Christopher J. Bowen, P.E. P.S.
Douglas G. Courtney, P.E., City Engineer

Regarding:
Starbucks
255 Center St.
Chardon, OH
Response to Review Comments

Dear Mr. Bowen and Mr. Courtney,

This letter shall serve, in addition to the revised plans attached, as our response to Concept Plan Review #2. Below are responses to the bullet points listed in your letter.

1. *Related to the restricted drive access to Center Street, provide an island to physically restrict the left out movement from the driveway.*
 - a. *A curbed island has been added to restrict movement*
2. *Required sign setback from the street Right-of-Way shall be 10-feet per C.O. 1129@d.*
 - a. *Sign moved 10' from Right-of-Way*
3. *To avoid disturbance to the newly constructed Cherry Avenue roadway, please specify a flared apron per 1155.37 and begin site curbing at the back of walk.*
 - a. *A flared apron starting at the sidewalk has been added. Curbing starts at back of walk.*
4. *Please confirm the applicant intends to re-use existing water and sanitary sewer connections in Cherry Avenue and that no open cuts of the roadway are proposed. A service connection location sketch is provided for reference.*
 - a. *The sanitary will be re-used the water will not be re-used.*
5. *Please provide a dumpster enclosure specification.*
 - a. *Indicated on PR-1.1*
6. *Please provide a concept lighting plan*
 - a. *Lighting indicated on PR-1. A photometric plan will be submitted with the permit review drawings.*
7. *There were two (2) specifications submitted for the monument sign. Please indicate which is the correct specification. Additionally, if the sign is to remain in the current location it will require a sign deviation from the minimum 10' setback on Center Street.*
 - a. *There is one monument sign selected and one alternate. Final selection will be made by Starbucks and sign vendor with drawings submitted under a separate cover by others.*
8. *Please provide wall sign specifications.*
 - a. *Wall signs will be submitted by others under a separate cover and permit.*
9. *Please provide an interior floor plan.*
 - a. *This will be provided by Starbucks. Our scope is limited to the exterior shell portion of the building.*

If you have any additional comments or questions please contact me at 216-241-6150 ext 113, or at my email tyler.rice@faboarch.com

Thank you,

Tyler Rice, RA NCARB
Architect, Fabo Architecture, Inc.

REVIEW COMMENTS

Project: Starbucks
255 Center Street
Concept Plan Review #2

Reviewer(s): Christopher J. Bowen, P.E. P.S.
Douglas G. Courtney, P.E., City Engineer

Review Comments

Layout and Utility Plan (3/10)

1. Related to the restricted drive access to Center Street, provide an island to physically restrict the left-out movement from the driveway. **A CURBED ISLAND HAS BEEN ADDED TO RESTRICT MOVEMENT.**
2. Required sign setback from the street Right-of-Way shall be 10-feet per C.O. 1129.09(c)d. **SIGN MOVED TO 10' FROM R/W.**
3. To avoid disturbance to the newly constructed Cherry Avenue roadway, please specify a flared apron per 1155.37 and begin site curbing at the back of walk. **A FLARED APRON STARTING AT THE SIDEWALK HAS BEEN ADDED. CURBING STARTS AT BACK OF WALK.**
4. Please confirm that the applicant intends to reuse existing water and sanitary sewer connections in Cherry Avenue and that no open cuts of the roadway are proposed. A service connection location sketch is provided for reference. **THE SANITARY WILL BE RE-USED. WATER WILL NOT BE RE-USED.**

Planning & Zoning Dept. Comments

5. Please provide a dumpster enclosure specification
6. Please provide a concept lighting plan
7. There were two (2) specifications submitted for the monument sign. Please indicate which is the correct specification. Additionally, if the sign is to remain in the current location it will require a sign deviation from the minimum 10' setback on Center Street.
8. Please provide wall sign specifications.
9. Please provide an interior floor plan.

Please provide a written disposition of these comments with any resubmission.

END COMMENTS

10/20/20

1-4 = POLARIS RESPONSE.

5-9 = RESPONSE BY OTHERS.

October 15, 2020

Dominick Durante, Jr. AIA
City of Chardon Architect
LDA Architects

Regarding:
Starbucks
Center and Cherry St.
Chardon, OH
Response to Schematic Design Documents

Dear Mr. Durante,

Following our phone call discussing the points in your October 12, 2020 letter, this letter shall serve, in addition to the revised plans attached, as our response to the second submittal for preliminary review.

Below are responses to the bullet points listed in your letter.

- The additional height of the brick wall at the corner is good. *Acknowledged.*
- The addition of a large window facing Center street is good, but add a black canopy to match over the new Center Street window. *We've added a black canopy above the window to match the others.*
- Rather than a flat vertical siding over the storefront windows I would rather see more texture and shadow lines of a board and batten vertical siding. Please show details/trim for my review of the final for construction package of drawings. *We've agreed that the siding proposed is sufficient.*
- I will not approve the EIFS over the brick. Since the building faces a prominent street front I recommend the brick walls are continuous from ground to parapet not half height brick walls. *We've removed all EIFS as discussed.*
- More details/visual interest is needed on the North Elevation. Please add back the horizontal black canopy across the North wall and coordinate the horizontal windows with some vertical line to make them look more purposeful. This is the primary street elevation. Extend a shallower black trim/canopy, in alignment with the canopy over the drive up all the way to the service door. *We've agreed to add the soldier course of brick all around the building instead of the canopy over the drive thru which Starbucks does not want.*
- A dark brick to match the storefront color under the storefronts would also be preferred to unify shapes on the facades. *We've agreed to keep the brick color all the same.*

If you have any additional comments or questions please contact me at 216-241-6150 ext 113, or at my email tyler.rice@faboarch.com

Thank you,

Tyler Rice, RA NCARB
Architect
Fabo Architecture, Inc.

City of Chardon

Urban Forester Report

November 13, 2020

Re: Landscape plans for Starbucks construction plan

I recommend the following tree species changes because we have too many Red maples and Honey locusts in this area of town.

1. Instead of 7 Gleditsia plant *Corylus colurna* – Turkish filbert
2. The 5 *Acer rubrum* along the west side should be changed to *Cercidiphyllum japonicum*- Katsura tree
3. Along the north side plant only two shade trees- use *Quercus acutissima*- sawtooth oak. Since the city owned right of way extends approximately 20' in from the sidewalk you should plant the two Oaks 10' in from the sidewalk. An existing, mature Horse chestnut is in the north-west corner. It is just 1' in from the sidewalk. The tree has a canopy 40' in diameter and 38" dbh. The tree sits on land level with the sidewalk, yet the soil drops away at the right of way line. This will need to be worked on carefully so the roots are not harmed.

Thank you,

David Allen

Urban Forester with the City of Chardon

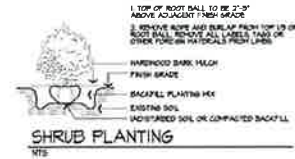
Large Existing Horecrastrut

Quercus acutissima

Quercus a.

GENERAL NOTES

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED, VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.



PLANT SCHEDULE

ID	Qty	Botanical Name	Common Name	Scheduled Size
AC-BR	7	Acer r. 'Brandywine'	Red Point Maple	2.5"
AM-ABC	2	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry (Clump Form)	8"
BU-WG	28	Buxus m.v. k. 'Winter Gem'	Winter Gem Boxwood	24"
GL-SL	8	Gleditsia l. l. 'Skyline'	Skyline Honeylocust	2.5"
HY-LL	9	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
JU-BU	23	Juniperus s. 'Buffalo'	Buffalo Juniper	#3
LM-VA	32	Lilipet m. 'Variegata'	Variegated Lily Turf	#1
NE-JW	17	Nepeta f. 'Junior Walker'	Junior Walker Calmint	#1
PI-NI	11	Picea a. 'Nidiformis'	Nest Spruce	#5
PP-GL24	3	Picea p. 'Globosa'	Dwarf Globe Blue Spruce	18"
RIJ-LG	10	Rudbeckia l.v.sul. 'Little Goldstar'	Little Goldstar Black-Eyed Susan	#1
SE-AF	11	Sedum s. 'Autumn Fire'	Autumn Fire Stonecrop	#1
SP-LP	22	Spiraea j. 'Little Princess'	Little Princess Spiraea	#3
SY-IS	3	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2"

STARBUCKS
255 CENTER STREET
CHARDON, OHIO

THE MATISKO GROUP, INC.
LANDSCAPE ARCHITECTS
WEST LAKE, OHIO 44145
216.337.2008

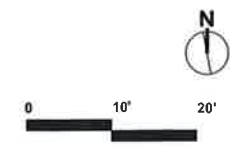
CONCEPT LANDSCAPE PLAN

Issue Notes

No. _____ Date _____

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Project Manager: MGM
Date: 7-15-2020
Scale: 1"=10'-0"
Drawing No: L-1 of 1



7 *Corylus colurna* →

5 Katsura trees
Cescaodiphyllum japonicum

