



**NORTH  
COAST  
ARCHITECTS, INC.**

23215 COMMERCE PARK ROAD  
SUITE 316  
BEACHWOOD, OHIO 44122

PHONE: 216-464-7494  
EMAIL: northcoastarchitects@windstream.net

June 22, 2023

Mayfield Village Building Department  
622 Wilson Mills Road  
Mayfield Village, Ohio 44143

Attn: Daniel Russell  
Building Commissioner

RE: DO Summers & Wheely Clean Parking Expansion  
6447 Wilson Mills Road

Mr. Russell :

On behalf of 55 Corp, DO Summers owner, I am requesting to be placed on the Thursday, July 20, 2023, agenda for the Planning and Zoning Workshop and the subsequent agenda for the Planning and Zoning Meeting on Monday, August 7, 2023.

The owner would like to expand the existing parking by adding five spaces that were previously approved as land banked spaces back in July 2002. As part of the scope of work, the existing sign will be replaced and relocated, and the existing landscaping will be removed and /or reworked as required.

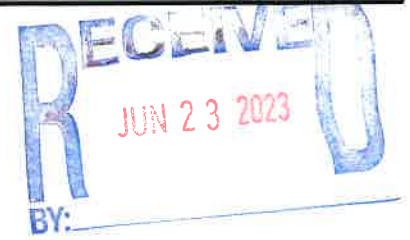
Please let me know if you have any comments or questions regarding this request.  
Thank you.

Sincerely,

**NORTH COAST ARCHITECTS, INC.**

Marc H. Cohen  
President

file: NCA 2312-DO Summers Mayfield Village-Bldg Dept Letter\_6.22.23





STEPHEN HOVANCSEK & ASSOCIATES, INC.

*Consulting Engineers & Planners*

TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143

(216) 731-6255

FAX No: (216) 731-4483

July 10, 2023

Mayfield Village  
6622 Wilson Mills Road  
Mayfield Village, Ohio 44143  
(Via Email)

Attention: Daniel Russell  
Building Commissioner

**Re: DO SUMMERS PROPOSED PARKING LOT EXPANSION  
6447 WILSON MILLS ROAD**

Dear Mr. Russell:

I have reviewed the site plan submitted by North Coast Architects, Inc., dated June 22, 2023 for the proposed expansion of parking at DO Summers located at 6447 Wilson Mills Road. The requested parking lot expansion location is from the land banked parking spaces located in the front island, that were part of approved plans dated July 2002.

I will need a grading plan showing how the parking lot will drain storm water as well as pavement and other pertinent details.

If you have any questions.

Sincerely,

Thomas Cappello, P.E., P.S., CPESC, CPSWQ  
Mayfield Village Engineer

enclosure

cc: Diane Wolgamuth  
John Marquart  
Diane Calta

	<u>Building or Use Residential</u>	<u>Parking Spaces Required</u>
	<u>Business</u> (Cont.)	
16.	Indoor theater, arena, auditorium	1 space per 3 seats
17.	Dance hall, skating rink, swimming pool	1 space per 100 sq. ft. of area in activity use
18.	Bowling alley	4 spaces per lane plus 1 space per 2 employees
19.	Amusement areas	25 spaces per 1,000 sq. ft. gross area
20.	Tennis, handball, squash or racquet ball facilities	8 spaces per court
21.	Warehouse and bulk storage manufacturing and service plants, production/distribution plants	1 space per 1,000 sq. ft. of gross building area
22.	Laboratories, and research offices	1 space per 400 sq. ft. of gross floor area

(Ord. 2010-41. Passed 1-18-11.)

#### **1183.06 LAND BANKING OF REQUIRED PARKING.**

(a) The Planning and Zoning Commission shall determine the number of parking spaces to be constructed, as may be appropriate, based on the evidence submitted. Reduction in the number of parking spaces to actually be constructed may be authorized by the Planning and Zoning Commission when the applicant shows that the required number of parking spaces set forth in Section 1183.05 is substantially in excess of the parking needed to reasonably serve the employees, patrons, and other persons frequenting the subject property.

(b) The site plan shall indicate how the additional number of spaces otherwise required could subsequently be provided on the site, and in all cases, with review and approval by the Village Engineer, the storm water management systems must be designed and constructed to accommodate all land banked spaces as detailed in Chapter 1128 Comprehensive Storm Water Management.

- (1) The additional parking area shall be designed to comply with all required yards, setbacks, and driveways for subject property and shall meet all requirements of this Code. The additional parking areas design may be a surface lot or parking garage, as determined in the site plan.
- (2) Landscaping of the land banked area must be in full compliance of the zoning regulations and at a minimum, vegetation approved by the Planning and Zoning Commission, shall substantially cover the land banked area. The Planning and Zoning Commission may require additional landscaping of the land banked area.

(c) The land banked area shall not be used for any other purpose and must be part of the same zoning lot and all under the same ownership.

(d) The Planning and Zoning Commission on the basis of increased parking demand, may require the conversion of all or part of the land banked area to off-street parking spaces.

(e) The reservation of said spaces and the purpose therefore, shall be shown upon the approved plans as "Land Banked Future Parking" and shall be a component of any future submittal involving the subject property. (Ord.2010-41. Passed 1-18-11.)

#### **1183.07 SEPARATE OR COMBINED USE OF FACILITIES.**

(a) A building containing one use shall provide the off-street parking spaces as required for the specific use. A building or group of buildings containing two or more uses, operating normally during the same hours, and which have different off-street parking requirements shall provide spaces for not less than the sum of the spaces required for each use.

(b) Institutions and businesses, as set forth in the Schedule of Section 1183.05, may assume that up to, but not more than fifty percent of their requirements may be shared in adjacent parking areas which are accessory to institution or business establishments and which normally have different hours of operation. Provided, however, where there is a sharing of facilities by different owners, there shall be a contract covering a period of time as may be required by the Planning and Zoning Commission and provided further, that should any of the uses be changed or the facilities discontinued, then the required spaces for the use remaining shall be provided elsewhere as a condition precedent to the continued use of such building or buildings. The applicant must then provide written notification of the change to the Planning and Zoning Commission within 60 days of change, providing a remedy satisfactory to the Planning and Zoning Commission to ensure adequate parking.

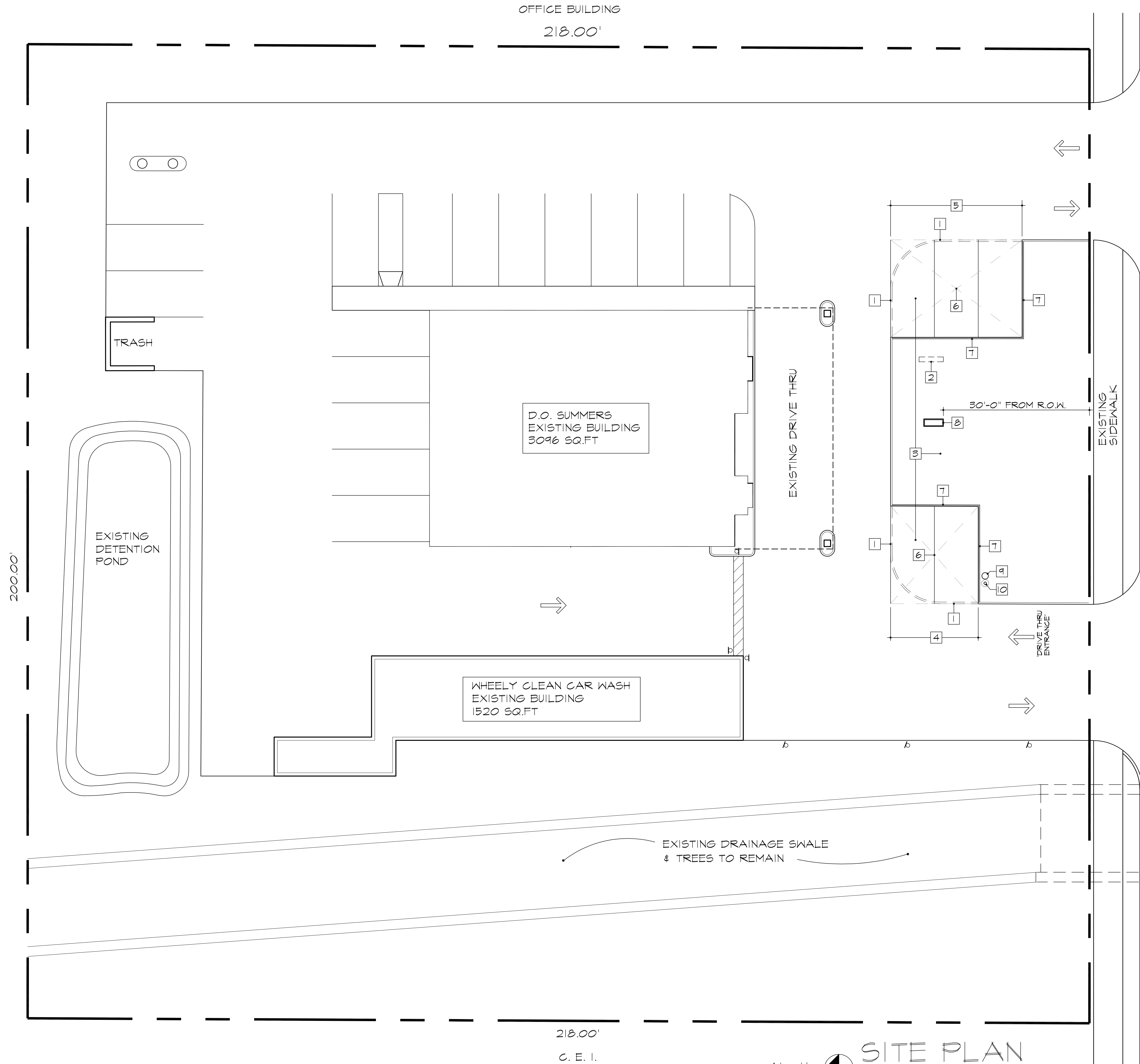
(c) The Planning and Zoning Commission may require the applicant to provide a parking study with information deemed necessary to its review of a shared parking arrangement. This information includes but is not limited to:

- (1) The type and hours of operation and parking demand, for each land use.
- (2) A site plan displaying shared use spaces in the lot and walking distance to the uses sharing the lot.
- (3) A description of the character of land use and parking patterns of adjacent land uses.
- (4) An estimate of anticipated turnover in parking space use over the course of 12 to 24 hours at the site.
- (5) Consideration of snow removal activities and snow storage capacity in lot.

(d) Parking spaces to be shared must not be reserved for individuals or groups on a 24-hour basis.

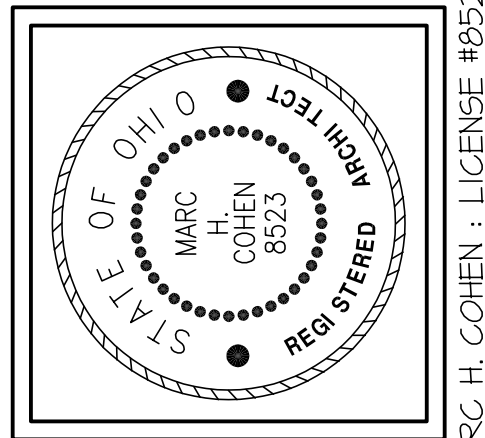
(e) Users sharing a parking facility shall provide for safe, convenient walking between land uses and parking, including safe, well-marked pedestrian crossings, signage and adequate lighting. (Ord.2010-41. Passed 1-18-11.)

HOLIDAY INN PARKING LOT



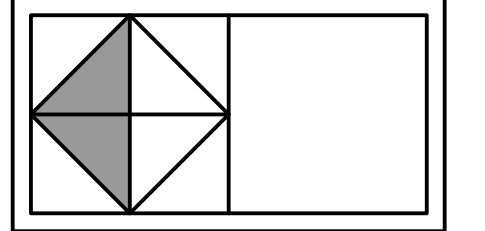
**SITE PLAN  
DEMOLITION & CONSTRUCTION NOTES**

- 1 REMOVE EXISTING CONCRETE CURB SECTIONS. SAVE FOR REUSE AT NEW PARKING SPACES PERIMETER.
- 2 REMOVE EXISTING SIGN (54" x 26") & CONCRETE BASE. RELOCATE EXISTING ELECTRICAL UTILITY TO NEW SIGN.
- 3 REMOVE & REWORK EXISTING LANDSCAPING AS REQUIRED. REFER TO LANDSCAPE DRAWING L-1.
- 4 TWO NEW PARKING SPACES: 9'-0" x 20'-0" EACH. PREVIOUSLY APPROVED LAND BANKED SPACES.
- 5 THREE NEW PARKING SPACES: 9'-0" x 20'-0" EACH. PREVIOUSLY APPROVED LAND BANKED SPACES.
- 6 NEW ASPHALT PAVING. MATCH EXISTING.
- 7 RELOCATED CONCRETE CURB SECTIONS AT NEW PARKING SPACES PERIMETER.
- 8 NEW SIGN (48" x 18" WITH 13" LETTERS) ON 16" HIGH CONCRETE BASE. CONNECT TO EXISTING ELECTRICAL UTILITY.
- 9 EXISTING UTILITY POLE TO REMAIN.
- 10 6" DIAMETER x 3'-6" HIGH CONCRETE FILLED STEEL BOLLARD. WITH 18" DIAMETER x 3'-6" DEEP CONCRETE FOOTING



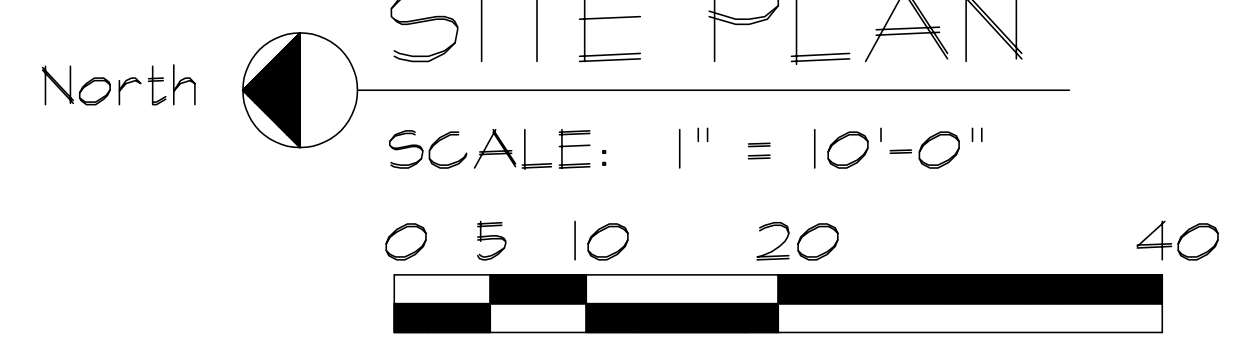
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PHONE: 216-464-7494

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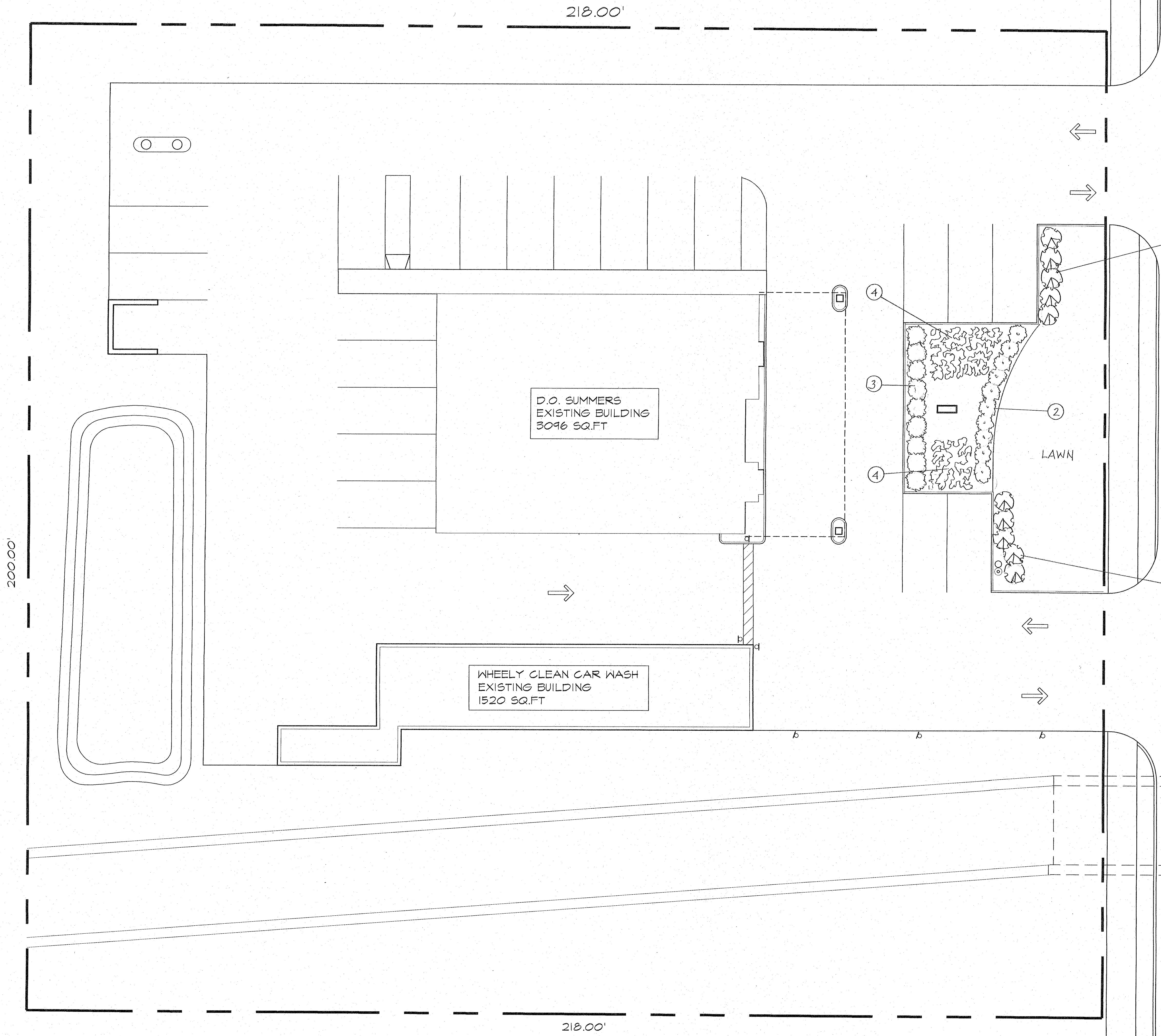


PARKING EXPANSION FOR:  
DO SUMMERS DRY CLEANERS  
& WHEELY CLEAN CAR WASH  
6447 WILSON MILLS ROAD  
MAYFIELD VILLAGE  
SITE PLAN  
2312

DATE: 22 JUNE 2023  
ISSUE: VILLAGE APPROVAL  
SP - 1







PLANT KEY

- 1. PENNISETUM ALOPECUROIDES  
HAMELN  
DWARF FOUNTAIN GRASS 10 REQ'D  
EXISTING
- 2. JUNIPERUS HORIZONTALIS  
BLUE RUG JUNIPER 10 REQ'D  
5 GAL. CONTAINER
- 3. BUXUS GREEN VELVET  
GREEN VELVET BOXWOOD  
EXISTING 9 REQ'D
- 4. HEMEROCALLIS STELLA D'ORO  
STELLA D'ORO DAYLILLIES  
EXISTING 30 REQ'D

PREPARED BY MARK PEDA 6.22.23  
SEASONAL SOLUTIONS LANDSCAPING  
5510 DUNHAM RD. BLDG. 3  
MAPLE HTS. OH 44137

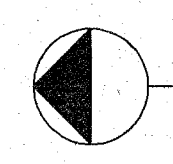
WILSON MILLS ROAD

60' R/W

PARKING EXPANSION FOR:  
DO SUMMERS DRY CLEANERS  
& WHEELY CLEAN CAR WASH  
6447 WILSON MILLS ROAD  
MAYFIELD VILLAGE

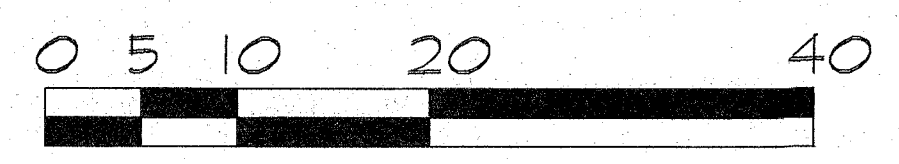
2312 LANDSCAPE PLAN

North



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



DATE: 19 JUNE 2023  
ISSUE: VILLAGE APPROVAL

L-1