



Jack Bradley
Mayor

CITY OF LORAIN

Department of Building, Housing & Planning

Matthew Kuszniir
Director

David Faciana
Chief Building Official

May 27, 2026

To: Planning Commission

Re: *F.D.P. 04-2026, Submission for Planning Commission's review and consideration, an Amended Development Plan to install a second commercial driveway in an I-1 Light Industrial district. Section 1149.06 Access Management, located at, 214 E 34th St. Ken Weaver- agent, Reliable Holdings LLC, applicant.*

The traffic analysis was not conducted (see BA 23-2026) and commercial driveway spacing standards are not considered near residential districts and uses. The traffic analysis may help to determine 1149.06(e)4). The proposed driveway (35 feet) and apron (45 feet) exceed the maximum width (34/40 feet) per, Section 1149.04(C) and Section 905.02 (35 feet).

Section 1149.06 Access Management reads as follows:

(d) Commercial Driveways Permitted.

(1) The number of commercial driveways serving a property shall be the minimum number necessary to provide reasonable user access and access for emergency vehicles, while preserving traffic operations and safety along the public street.

(2) Access shall be provided for each separately owned parcel. Access may be via an individual driveway, shared driveway or service drive.

(3) More than one (1) driveway may be permitted for a property only as follows:

A. One (1) additional driveway may be allowed for properties with a continuous frontage greater than 300 feet, if the planning commission determines there are no other reasonable access alternatives;

B. The Planning Commission determines, based on a traffic impact analysis, that additional access is justified without compromising traffic operations along the public street; and

C. The minimum spacing requirements, specified in Table 1149.06 can be met.

(e) Commercial Driveway Design.

(1) All commercial driveways shall be designed according to the standards of the City of Lorain or ODOT, as applicable.

(2) For high traffic generators, or for commercial driveways along streets experiencing or expected to experience congestion, the Planning Commission may require individual right- and left-turn egress lanes.

(3) Where a boulevard entrance is proposed by the applicant or required by the planning commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will use the

driveway. The minimum area of the island shall be 180 square feet. The Planning Commission may require landscaping, tolerant of street conditions, on the section outside the public right-of-way.

(4) The Planning Commission may require an applicant to provide a traffic impact analysis to be performed by a qualified transportation engineer where the scale of a proposed development, the anticipated peak hour traffic volumes, or the location of proposed access points in proximity to other driveways or street intersections may have a negative impact on the capacity of adjacent streets or contribute to unsafe conditions.

Review of the Final Development Plan by City departments and Planning Commission does not permit or authorize the commencement of any development or construction. The applicant must submit the required applications, fees, and necessary documentation to each respective department for permit consideration after full approval from Planning Commission.

Respectfully,



Evelisse Atkinson
Planning & Zoning Administrator