



Planning Commission Agenda

Friday, April 5, 2024

REVISED DRAFT

Room 514, City Hall, 9:00am

The following Planning Commission meeting will be conducted as a hybrid meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit: <https://planning.clevelandohio.gov/designreview/schedule.php>

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2024(Ward 3/Councilmember McCormack): Changing the Use, Area & Height Districts of parcels of land north of Lorain Avenue between West 45th Street and West 44th Street and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code. (Map Change 2675)

Presenter: Xavier Bay, Staff Planner

2. Ordinance No. xxx-2024(Ward 17/Councilmember Slife): Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts. (Map Change 2677)

Presenter: Xavier Bay, Staff Planner

FAR WEST DESIGN REVIEW

1. FW2023-006 – Proposed Demolition of a 2 ½-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 4686 West 130th Street
Project Representative: Morad Herbawi, Infinity Demolition

2. FW2024-004 – Proposed Demolition of Several Industrial Buildings: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2121 West 117th Street
Project Representative: Ryan Cronin, Complete Reclamation Services



NORTHEAST DESIGN REVIEW

1. NE2023-023 – East 118th Street Residences New Construction: Seeking Final Approval
Project Address: 1555 East 118th Street
Project Representative: Kevin Oliver, Architect
2. NE2024-026 – Arcade Place Townhomes New Construction: Seeking Schematic Design Approval
Project Addresses: 353 & 257 East 156th Street
Project Representatives: Chris Grimaldi, Rebuild Cleveland
Seth Task, Rebuild Cleveland
Note: this item was Tabled at Design Review and removed from the agenda.

CENTRAL SOUTHEAST DESIGN REVIEW

1. CSE2024-011 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 5910 Bower Avenue
Project Representative: Jillian Bolino, City of Cleveland

DOWNTOWN | FLATS DESIGN REVIEW

1. DF2024-011 – Mass Mutual Signage: Seeking Final Approval
Project Address: 1948 Carter Road
Project Representative: Kathy Clarke, Ace Lighting Services
2. DF2024-xxx – Billboard Installation: Seeking Final Approval
Project Address: 1146 Old River Road
Project Representative: Tony George, Mortgage Investment Group

SPECIAL PRESENTATIONS – Public Art

1. DF2024- xxx – Destination Cleveland Badge #3 Sculpture: Seeking Final Approval
Location: Greenspace at Huron Road and East 4th Street
Presenter: Alex Harnocz, Destination Cleveland



MANDATORY REFERRALS

1. Ordinance No. 261-2024(Introduced by Councilmember Griffin): Designating the Jesse Owens House as a Cleveland Landmark.
2. Ordinance No. 333-2024(Introduced by Councilmembers Conwell, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to UC City Center LLC to encroach into the public right-of-way of Chester Avenue by installing, using and maintaining a parking monument sign.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 888-2022(Introduced by Councilmembers Starr, Hairston and Griffin – by departmental request): To repeal Ordinance No. 997-2021, relating to a Tax Increment Financing Agreement with Project Boron, LLC for the Orlando Baking Company Expansion Project; authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Project Boron, LLC, and/or its designee, to assist with the financing of the Orlando Baking Company Expansion Project to be located along the Opportunity Corridor; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
2. Ordinance No. 312-2024(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of repairing and upgrading the Second High to First High regulator at the Nottingham water treatment plant, and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.
3. Resolution No. 321-2024(Introduced by Councilmembers Conwell, Hairston and Griffin – by departmental request): Approving the creation of a new special improvement district in the City by University Circle Inc. as an existing qualified non-profit corporation; approving the amendment to the Articles of Incorporation by University Circle Inc. creating the special improvement district; accepting petitions from owners of property in the proposed district; approving the initial comprehensive services plan for the new district; declaring it necessary to provide police and safety services; providing for an assessment for the cost of such services upon benefited property in the district; and declaring an emergency.



4.	Ordinance No. 341-2024(Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to accept a grant from the Project for Public Spaces for the West 29th Street Open Street Program; determining the method of making the public improvement of installing one or more pedestrian plazas along West 29th Street; authorizing the Director of City Planning, or appropriate Director, to enter into one or more public improvement contracts; authorizing other contracts; and applying for and accepting gifts, grants, or services from public and private entities, needed to implement the grant.
5.	Ordinance No. 347-2024(Introduced by Councilmembers Hairston and Griffin – by departmental request): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by enacting new Title VIIA, Cleveland Neighborhood Form-Based Code, which consist of Chapters 3001 through 3007; and to amend Section 327.01 of the codified ordinances, as enacted by Ordinance No. 546-93, passed June 14, 1993, to reference the new Title VIIA, Cleveland Neighborhood Form-Based Code.
DIRECTOR’S REPORT	
ADJOURNMENT	