



Planning Commission Agenda

Friday, November 18, 2022

REVISED DRAFT

WebEx Virtual Meeting, 9:00am

The following Planning Commission meeting will be conducted as a virtual 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:

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/MeetingSchedules>

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2022(Ward 3/Councilmember McCormack): Changing the Use, Area and Height Districts of parcels of land south of Lorain Avenue along West 44th Street and adding a zero (0) foot Specific Mapped Setback on the east side of West 44th Street between Orchard Avenue and Lorain Court.
2. Ordinance No. xxx-2022(Ward 3/Councilmember McCormack): Changing the Use, Area and Height Districts of parcels of land east of West 25th Street and adding a zero (0) foot Specific Mapped Setback on the easterly side of West 20th Street and the northerly side of Moltke Court.

LOT CONSOLIDATIONS/SPLITS

1. For PPNs# 003-30-122 & -023
Project Addresses: 4110 & 4114 John Avenue
Project Representative: Tyler Renners, Esq.

NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPNs# 007-09-112 & -111
Project Address: 2211 West 30th Street
Project Representative: Paul Beegan, Beegan Architectural Design

NEAR WEST DESIGN REVIEW

1. NW2022-043 – West 30th Townhomes Phase 1 New Construction: Seeking Conceptual Approval
Project Address: 2211 West 30th Street
Project Representative: Paul Beegan, Beegan Architectural Design



EUCLID CORRIDOR DESIGN REVIEW

1. EC2022-014 – Chester 82 Apartments New Construction: Seeking Schematic Design Approval
Project Address: 1898 East 82nd Street
Project Representative: Lynn Harlan, Marous Development Group
2. EC2022-025 – Cleveland Clinic Cole Eye Institute Expansion: Seeking Final Approval
Project Address: 2022 East 105th Street
Project Representatives: Jack Kong, Cleveland Clinic
Robert Bostwick, Bostwick Design Partnership
Bryan Wahl, Bostwick Design Partnership
Bryce Hubertz, HGA
Christine Meske, Boulevard
Note: the Planning Commission granted this item Schematic Design Approval on September 2nd, 2022.

NORTHEAST DESIGN REVIEW

1. NE2022-029 – Proposed Demolition of a 1-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 1282 East 125th Street
Project Representative: Greg Baron, Commonwealth Development
2. NE2022-016 – Garrett Square Senior Apartments New Construction: Seeking Schematic Design Approval
Project Address: 1282 East 125th Street
Project Representative: Greg Baron, Commonwealth Development
Note: the Planning Commission granted this item Conceptual Approval on July 1, 2022.
3. NE2022-025 – Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 969 East 144th Street
Project Representative: Rebecca Zimmer, C&J Contractors

NEAR WEST DESIGN REVIEW

2. NW2022-044 – APL Development New Construction: Seeking Conceptual Approval
Project Address: 1850 Brevier Avenue
Project Representative: Brandon Kline, Geis Companies



DOWNTOWN | FLATS DESIGN REVIEW

1. DF2022-062 – Comprehensive Sign Package: Seeking Final Approval
Project Address: 1300 East 9th Street
Project Representative: Mike Bizjak, CESCO Imaging
2. DF2022-058 – RMFH Caesars Sportbook Signage: Seeking Final Approval
Project Address: 1 Center Court
Project Representative: John Kaminski, Van Auken Akins Architecture

MANDATORY REFERRALS

1. Ordinance No. 1142-2022(Introduced by Council Members Howse, Hairston, and Griffin – by departmental request): To terminate any Tax Increment Financing Agreement entered into under Ordinance No. 867-2000, passed June 19, 2000, on Superior Avenue between East 17th Street and East 30th Street with various property owners as they relate to certain parcels only; to amend Sections 1 and 2 of Ordinance No. 556-2021, passed August 18, 2021, relating to a Tax Increment Financing Agreement with CC Superior Holding LLC, or its designee, for property located between Payne and Superior Avenue and East 21st Street and East 22nd Street to reflect the consolidation of certain parcels; and to supplement Ordinance No. 556-2021, by adding new Section 1a.
2. Ordinance No. 1207-2022(Introduced by Council Members McCormack, Hairston, and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Bridgeworks, LLC, and/or its designee, located at 2429 West Superior Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Bridgeworks Development Project.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 1150-2022(Introduced by Councilmembers Jones, Bishop, Hairston and Griffin – by departmental request): Giving consent of the City of Cleveland to the County of Cuyahoga for the reconstruction of Lee Road from McCracken Road to Miles Avenue; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; and authorizing the Director of Capital Projects to enter into any relative agreements for the improvement.



2.	Ordinance No. 1152-2022(Introduced by Council Members Howse, Bishop, and Hairston – by departmental request): Authorizing the Director of Capital Projects to issue a permit to The Manufacturing Advocacy & Growth Network (“MAGNET”) to encroach into the public right-of-way of Chester Avenue by installing, using and maintaining an exterior sign.
3.	Ordinance No. 1156-2022(Introduced by Council Members Kazy and Griffin – by departmental request): Determining the method of making the public improvement of replacing roofs and related appurtenances at Garret Morgan, Jr. and Crown Water Treatment Plants; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.
4.	Ordinance No. 1193-2022(Introduced by Council Member Griffin): Changing the Use, Height and Area Districts of parcels of land north of Cedar Avenue between East 107 th Street and Stokes Boulevard; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map Change 2656).
5.	Ordinance No. 1202-2022(Introduced by Council Members Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to enter into a multi-party agreement relating to the City’s participation in the Cleveland Metropolitan Park District’s grant known as the Cleveland Harbor Eastern Embankment Resilience Study; and to cause payment for the City’s share.
6.	Ordinance No. 1208-2022(Introduced by Council Members Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to enter into an amendment to Contract No. PS 2019-138, as amended, with Code Studio, Inc. to extend the term of the contract through June 31, 2023, to provide additional engagement activities for the Form-Based Zoning pilot initiative and for review of draft code elements.



7. Ordinance No. 1213-2022(Introduced by Council Members McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Bridgeworks, LLC, and/or its designee, to assist with the financing of the Bridgeworks Development Project to be located at 2429 West Superior Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

DIRECTOR'S REPORT

ADJOURNMENT