

Friday, December 16, 2022

\*\*PLEASE MUTE YOUR MICROPHONE\*\*

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

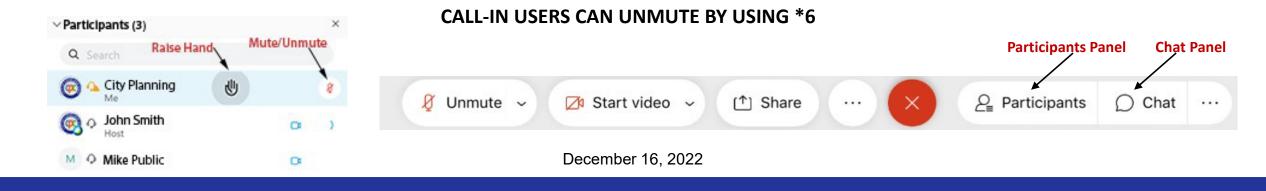
#### Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



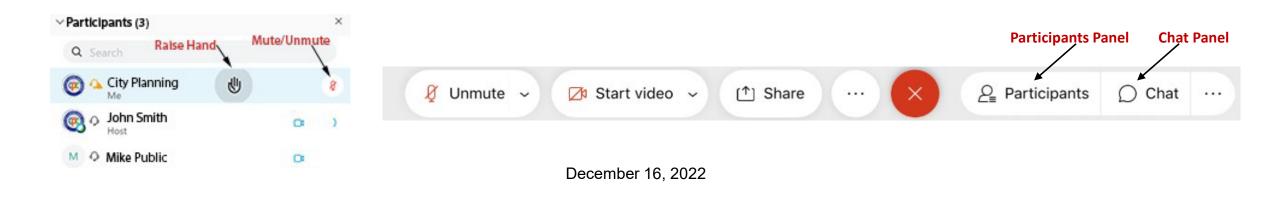
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> VIA YOUTUBE.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



## Call to Order and Roll Call



# **Approval of Minutes from Previous Meeting**



# **Design Review Cases**



#### **Far West Design Review Case**

September 16, 2022



**FW2022-018** – EDEN Expansion Phase III New Construction:

Seeking Schematic Design Approval

**Project Addresses: 7813-7823 Madison Avenue** 

Project Representative: Richard Carr, EDEN

#### **Committee Recommendation:** Approved with **Conditions**:

- 1. Detailed landscaping plan required for final review
- 2. Re-study the gable roof to maybe incorporate a rood pitch that signifies more of the commercial corridor
- a) Consider how historic stone from the previous demolition will be incorporated into the project
- 3. Stoop should address the street more and maybe be perpendicular and not parallel to the sidewalk

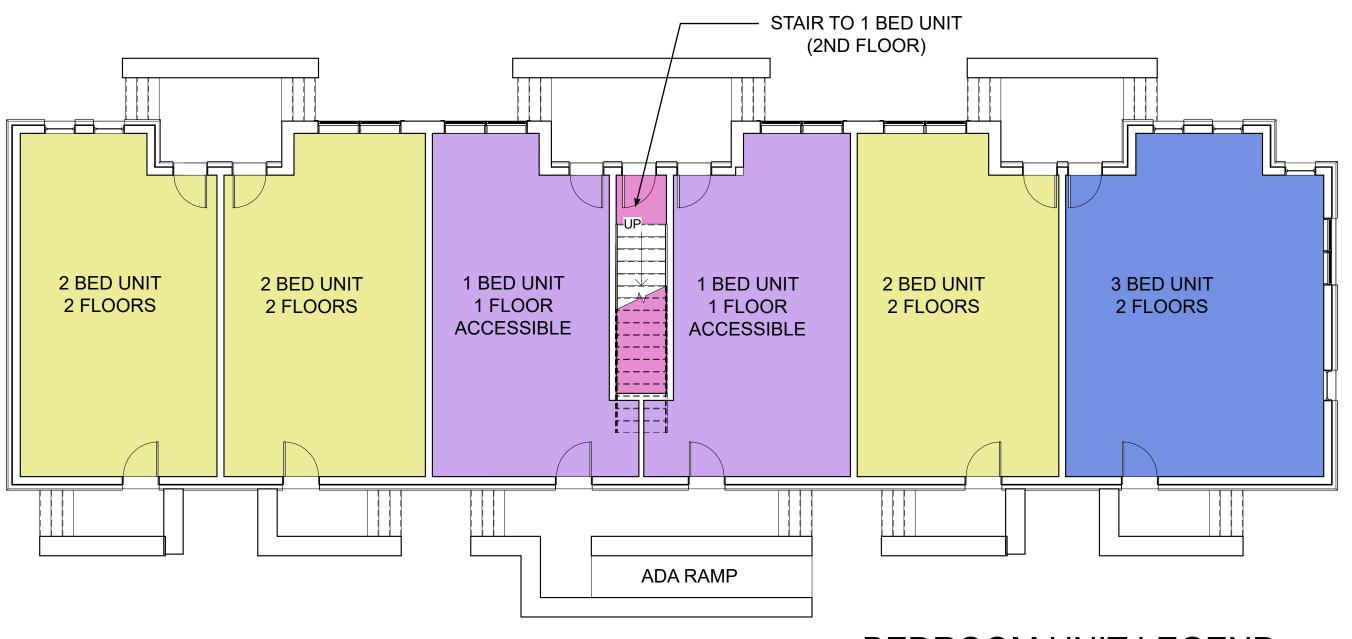




SITE PLAN SCALE: 1/32" = 1'-0"







UNIT FLOOR PLAN SCALE: 1/8" = 1'-0"

## BEDROOM UNIT LEGEND

1 BEDROOM (1 STORY)

1 BEDROOM (STAIR TO SECOND FLOOR UNIT)

2 BEDROOM (2 STORY)

3 BEDROOM (2 STORY)



















September 16, 2022



#### **Committee Recommendation:** approved with **Conditions**:

- 1. Detailed landscaping plan required for final review
- 2. Re-study the gable roof to maybe incorporate a rood pitch that signifies more of the commercial corridor
- a) Consider how historic stone from the previous demolition will be incorporated into the project
- 3. Stoop should address the street more and maybe be perpendicular and not parallel to the sidewalk

SPA: Detroit Shoreway

#### **East Design Review Case**

LAN HUANG LINE

December 16, 2022

**EAST2022-020** – Proposed Demolition of a 2-Story Residential Structure:

Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

SPA: University

**Project Address: 10515 Norman Avenue** 

Project Representative: Daryl Kertesz, AP Holdco

**Committee Recommendation:** Approved with **Conditions**:

Preserve existing tree in the front of the house.

# Demoliton of 10515 Norman Ave.

Owner: AP Holdco LLC

Contractor: Lightning Demoliton

# 10515 Norman - Location



# 10515 Norman – Front of Home



# 10515 Norman: Additional Interior/Exterior Views



Exterior Side



Exterior Side



Living Room



Living Room/Dining Room



Dining Room



Living Room



Bedroom 1



Addition



Basement Stairwell

# 10515 Norman: Additional Interior/Exterior Views



Kitchen





Kitchen Window





Addition





Bathroom



Side Entranceway



Stairwell to 2nd Floor

# 10515 Norman: Additional Interior/Exterior Views



Basement





Basement



Basement





2nd Floor (Unsafe)



2nd Floor (Unsafe)



Exterior (Front)

LAN HUANG DELC

December 16, 2022

#### **Committee Recommendation:** Approved with **Conditions**:

SPA: University

Preserve existing tree in the front of the house.

#### **Northeast Design Review Case**

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December 16, 2022

**NE2022-031** – Temporary Sign Permit: Seeking Final Approval

**Project Address: 14100 Lakeshore Boulevard** 

Project Representative: Steven Gesis, Smartland

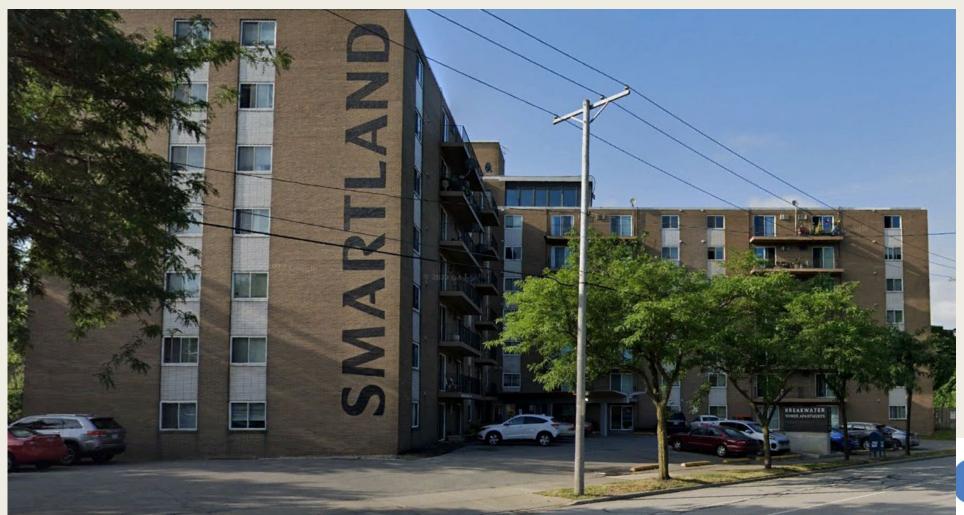
**Committee Recommendation:** Denial of the temporary sign and having the illegal text removed from the building within 30 days.

SPA: North Shore Collinwood

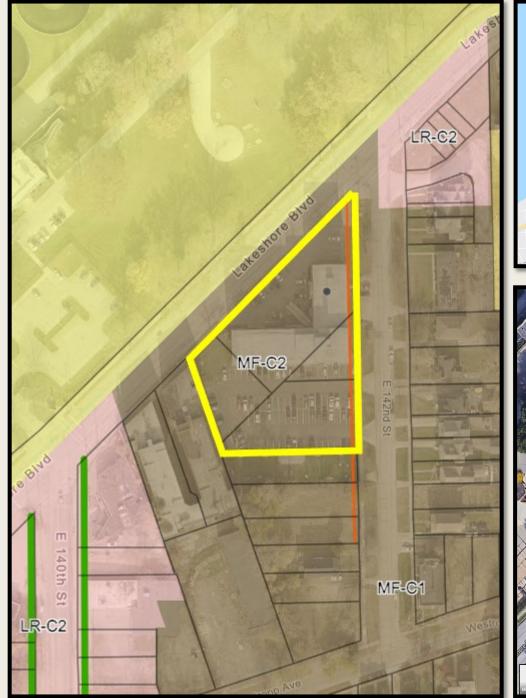


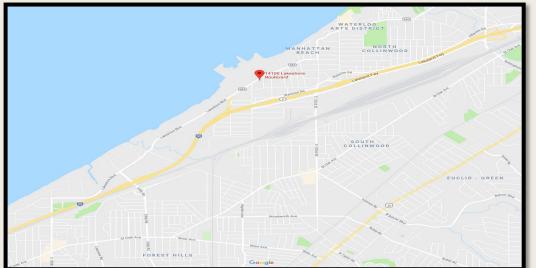
# **Proposal**

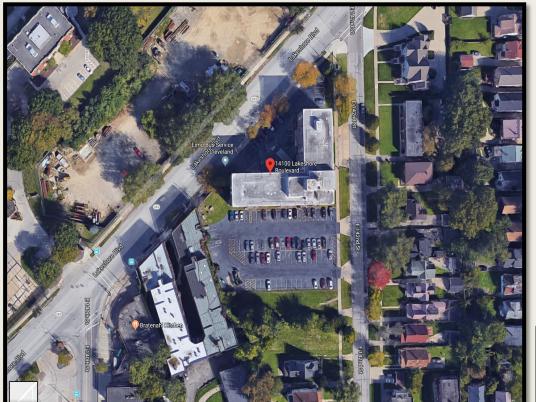
Applicant is proposing to cover an illegal 384 sf business identification sign with a 384 sf temporary real estate banner sign











Zoned: Multi-Family Residential - C2







### ZONING & EXISTING CONDITIONS







# Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (Administrative approval does not apply)
  - **Design Compatibility**: may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
  - **Design Guidelines**: any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
  - Minimum Variation: Any variation shall be the MINIMUM necessary to ensure design compatibility

## Temporary Real Estate Wall Sign

- Real-Estate Sign: Sign promotes the rental, sale or lease of property.
- **Temporary Sign**: A sign announcing special events or sales, <u>the sale or rental of property</u>, political positions, or other matters and intended for use for a limited time period. Temporary permit = 30 days, Temporary sign = 4 months, Temporary Real Estate = 6 months to 1 year max.
- Identification Sign: A sign identifying or naming of business, building, use, etc.
- Wall-Sign: A sign attached to or displayed or painted on an exterior wall in a manner parallel with the wall surface and not projecting more than sixteen (16) inches from such surface. (A sign mounted on a roof surface which is generally parallel to the wall surface shall also be considered a "wall sign.")



## Proposed Temporary Real Estate Banner Wall Sign

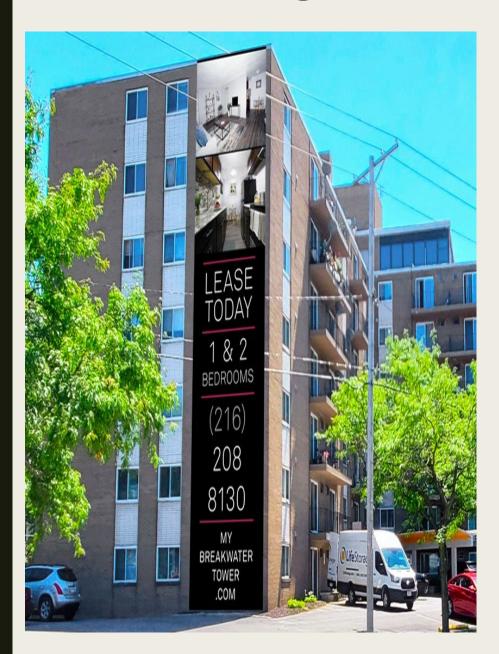
- Temporary Real estate signs in residential districts are permitted to be 32 sq ft, and maximum 8 Ft Tall
- Temporary Real Estate/Development Signs are permitted for 6 months to max one year, with on-going leasing
- Temporary Banner Signs are permitted maximum of 4 months and 25% of total sign space permitted.
- 384 sf temporary vinyl mesh banner sign, 8 (64 ft) stories tall. (8x allotted height) (352 sf variance)
- 1 installed business identification monument sign





## Design Review 1<sup>st</sup> Recommendations



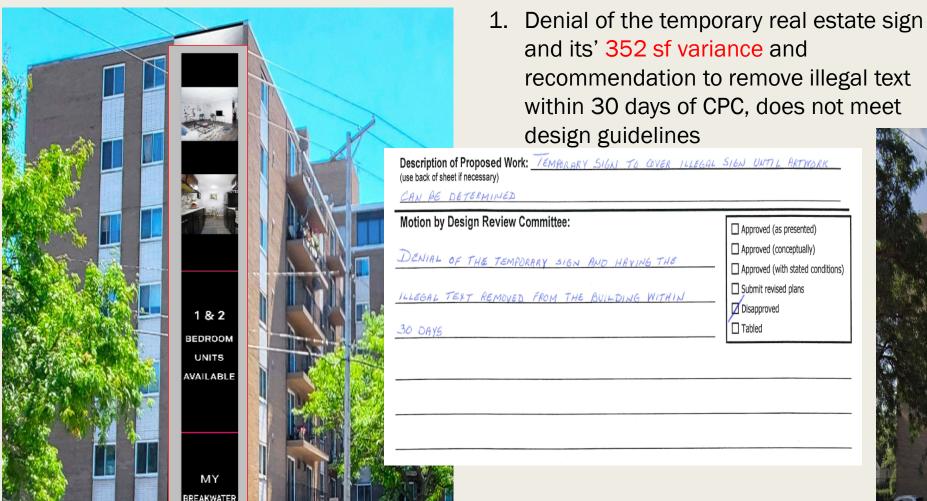


- 1. Provide written court order
- 2. Reduce the size of all text
- 3. Remove phone number
- 4. Reduce total sign size to 24" max
- 5. Make sure a time frame is put on this to be corrected
- 6. Come up with a mural/artwork proposal to be presented back to the committee
- 7. Resubmit for administrative approval before Friday, December 9th so the committee can review in order for you to make the cut off to be listed on the Friday, December 16th City Planning Commission (CPC) meeting agenda



## **Design Review Final Motion**





TOWER .COM



## **Considerations**

❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (Design Compatibility)

❖ Does this result in signage that follows CPC's standard of approved design guidelines?

❖ Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential

neighbors?





#### **Euclid Corridor Design Review Case**



December 16, 2022

**EC2022-037** – Foundry Lofts Phase 2 New Construction:

Seeking Schematic Design Approval

**Project Address: 7220 Euclid Avenue** 

Project Representative: John Wagner, City Architecture

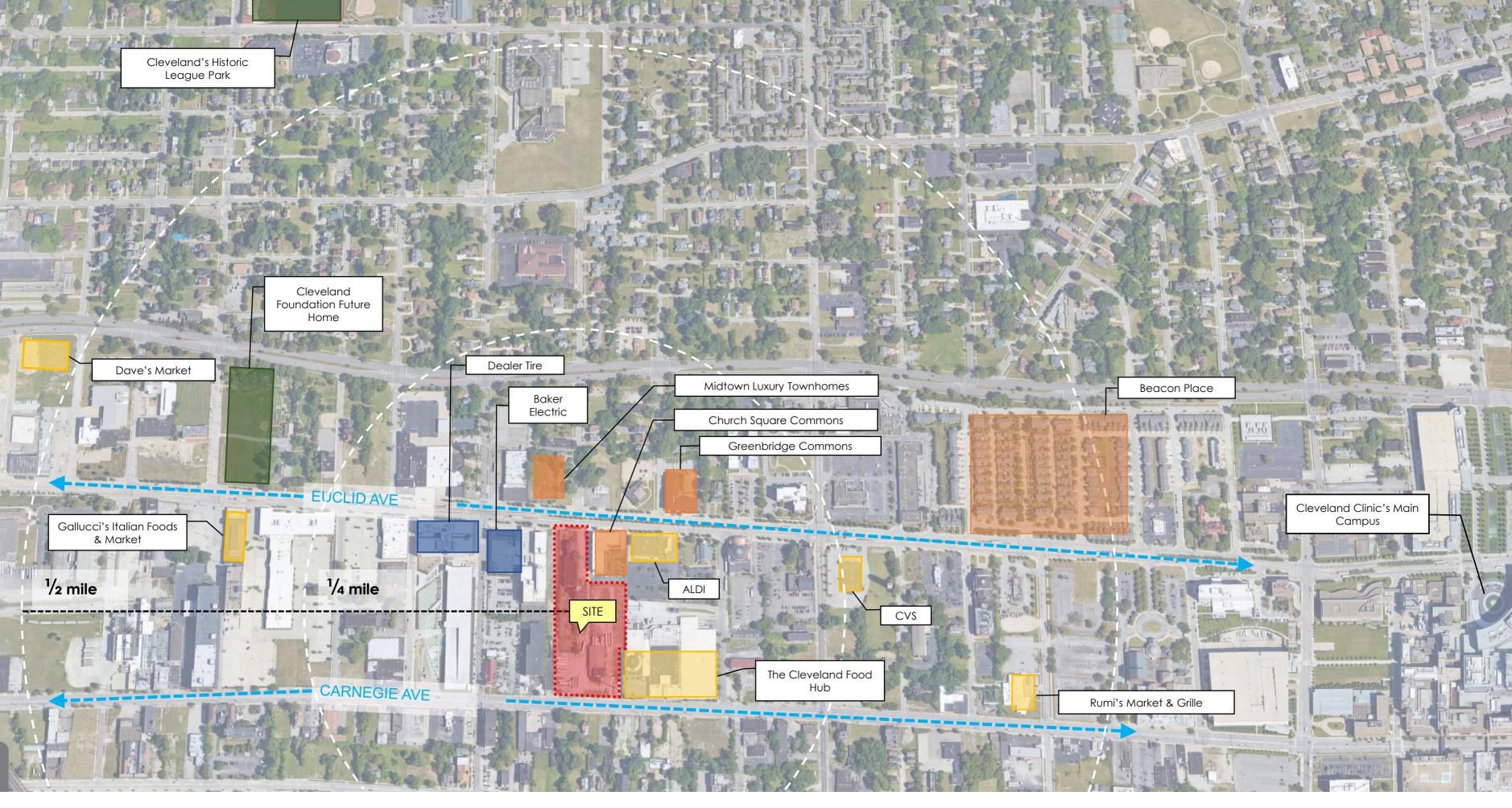
Committee Recommendation: Approved as presented

SPA: Fairfax



**→** FOUNDRY LOFTS DEVELOPMENT – PHASE 2

Signet Real Estate Group | Design Review & Planning Commission | 2022-12-15



Context Map



Aerial Perspective Looking Southwest of Phase 1



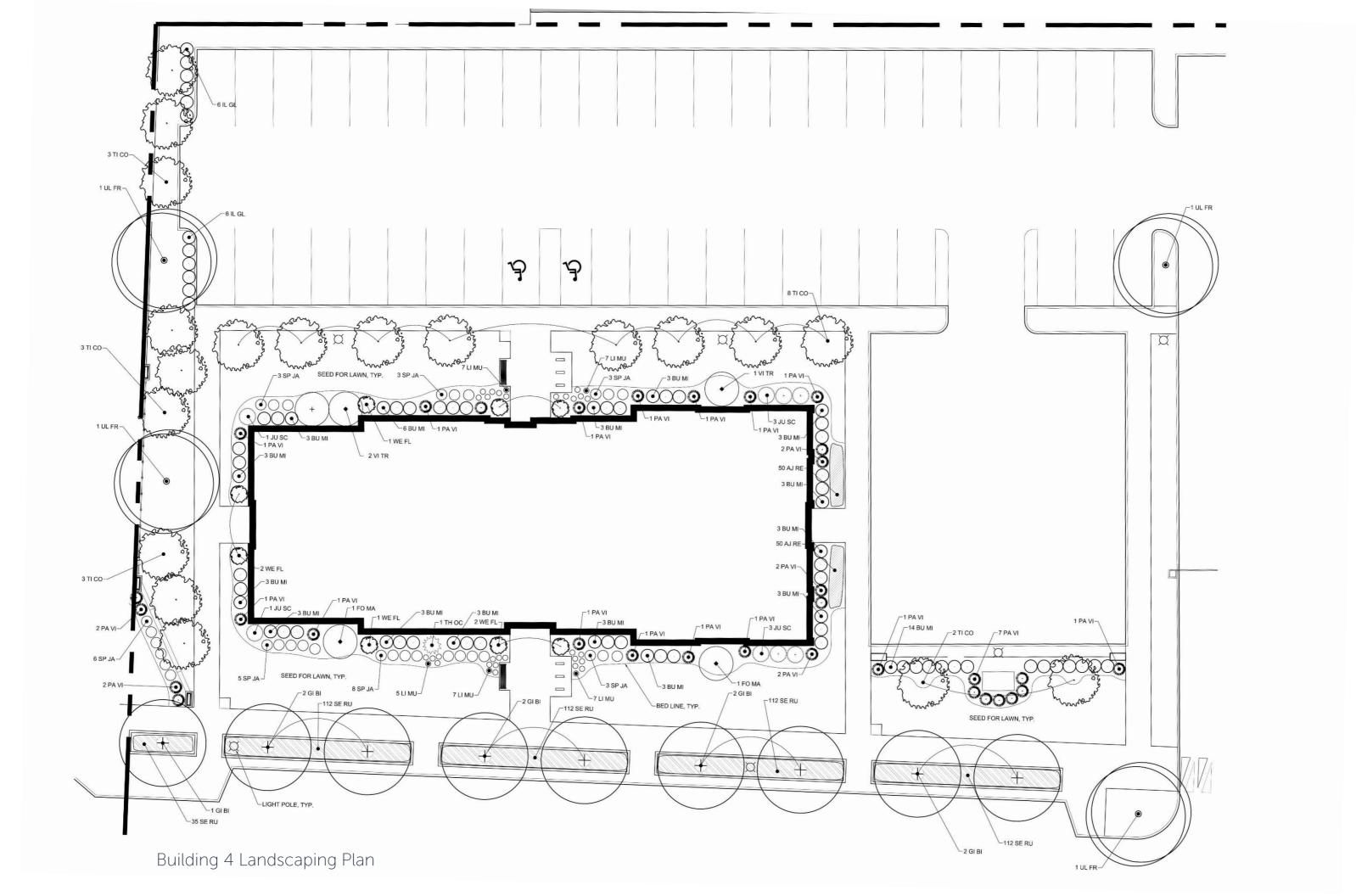
Phase 1 Perspectives

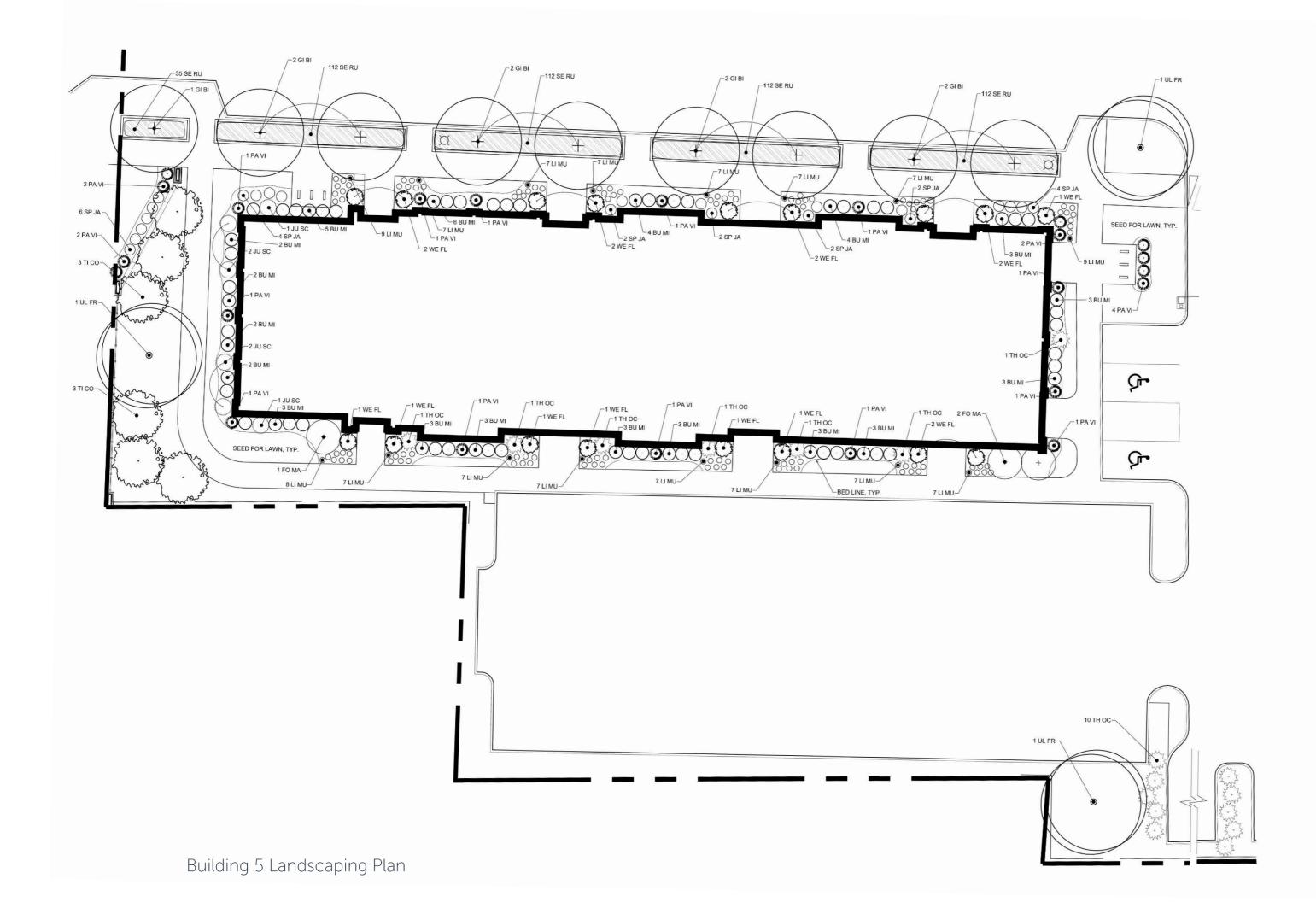




Phase 1 Site Development Plan

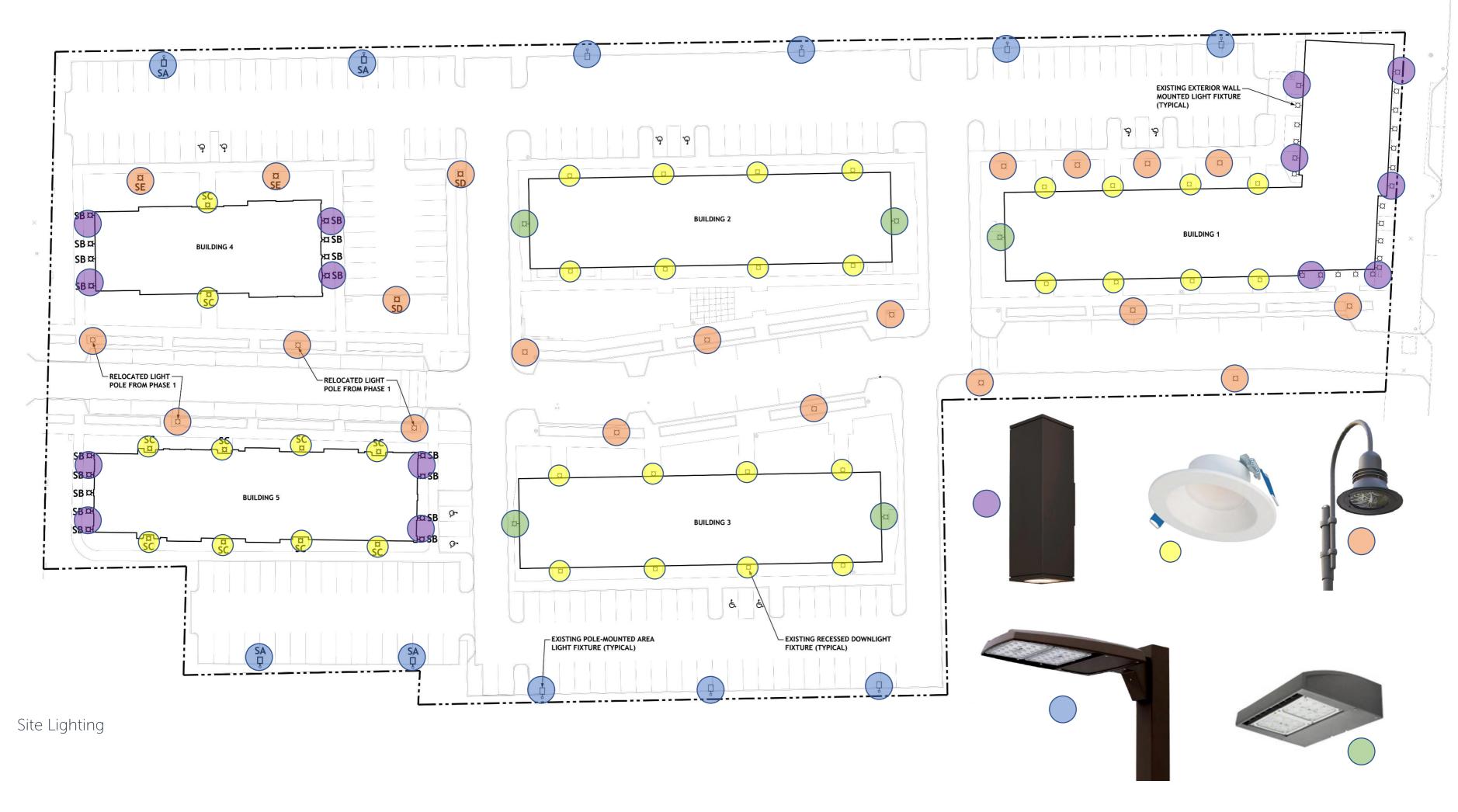


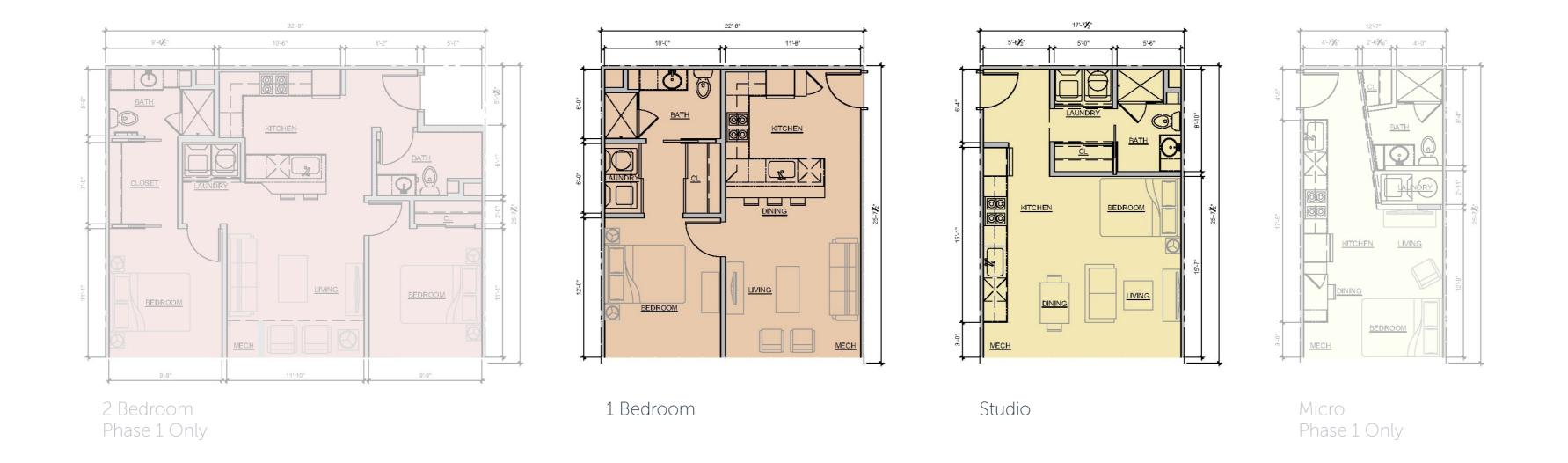


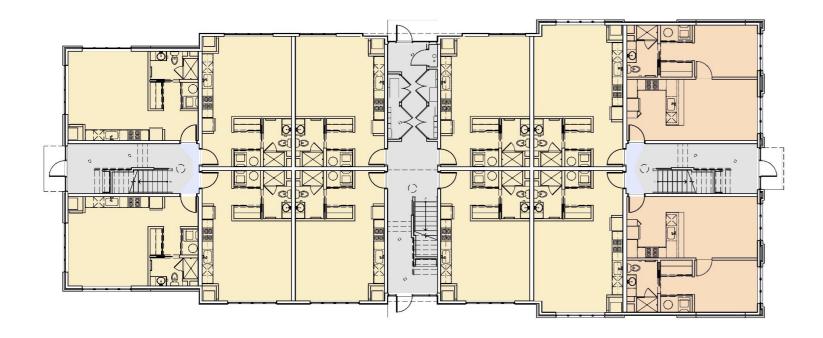


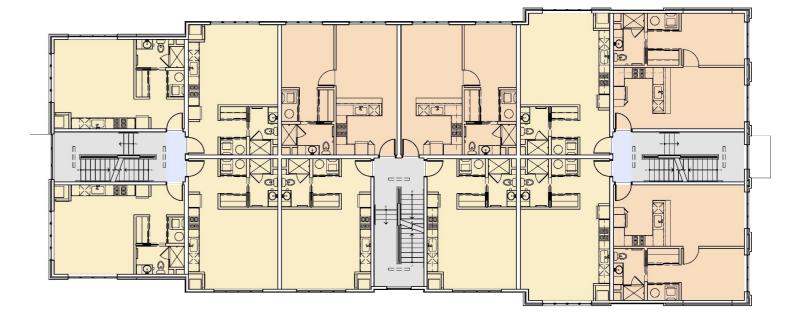


Site Landscaping Materials



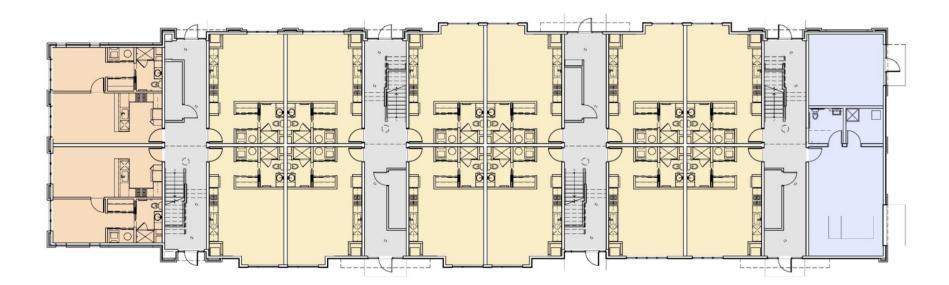


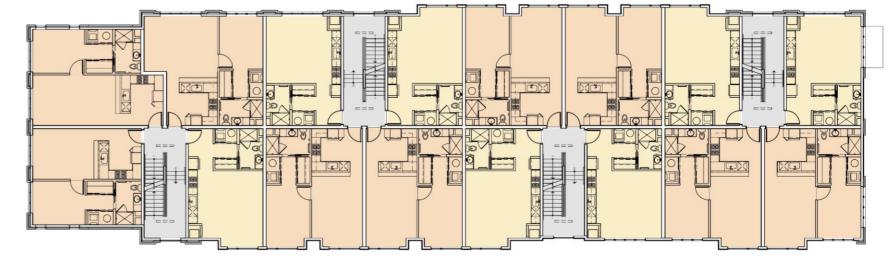




Building 4 Ground Floor Plan

Building 4 Typical Upper Plan





Building 5 Ground Floor Plan

Building 5 Typical Upper Plan

























Exterior Materials - Phase 2









Building 4 - Exterior Elevations









Building 5 - Exterior Elevations









## **Cleveland City Planning Commission**

# **Special Presentations**



## **Special Presentation**

December 16, 2022



## **Small Changes to Zoning Code**

Presenter: Shannan Leonard, Staff Planner

# **Zoning Code Updates**

Creating efficiency in the zoning process







#### **Advance City Goals**

- Disconnect between stated City goals and zoning code
  - Some code provisions contradict health, sustainability & equity principals
  - Design Review bodies often ask appellants to create non-conforming conditions

#### **City Planning Commission**

- Planning expends staff time reviewing commonly approved variances
  - Meeting with applicants, field photos, BZA packets
  - Staff time and resources could be redirected to advance important City goals

#### **Board of Zoning Appeals**

- Applicants wait 6-8 weeks to receive an approval
  - Regularly approved variances clog BZA calendars
  - Staff & Board time could be more efficiently utilized
  - Approx. \$7,000 dollars are spent on mailings could be reduced



## **Goals of the update:**

- Produce better outcomes in the neighborhoods by-right
- Reduce permitting time (new construction & rehab)
- Reduce staff time and public dollars spent on permitting & BZA processes
- Clarify clunky language in the zoning code Sunday morning test

## **Achieving the goals by:**

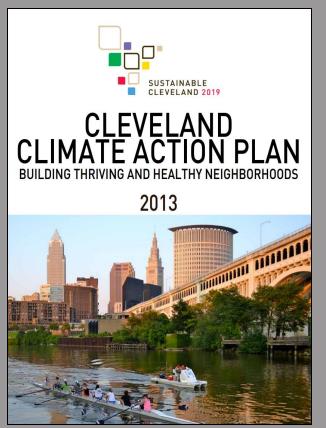
- Add clear language to reflect desired outcomes
- Simplifying existing requirements
- Removing unnecessary text
- Encouraging transparency & community engagement

By incorporating the most common design review comments from Planning Commission and local committees, the updated code will reduce the number of required applicant revisions and speed up the application to permit time.

## **Supporting Plans**

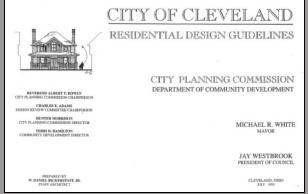


The proposed regulations align the zoning code with the city's sustainable initiatives, not by allowing for good design, but my making it the default.









# **Site Plans**

Section 327.02(e)(1)



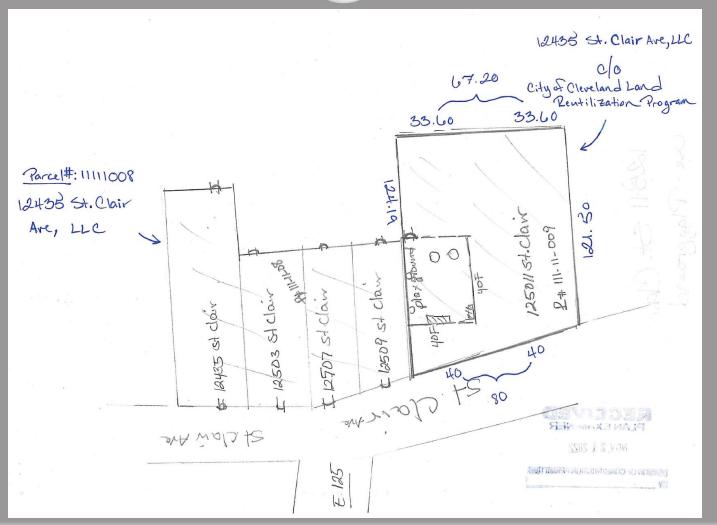




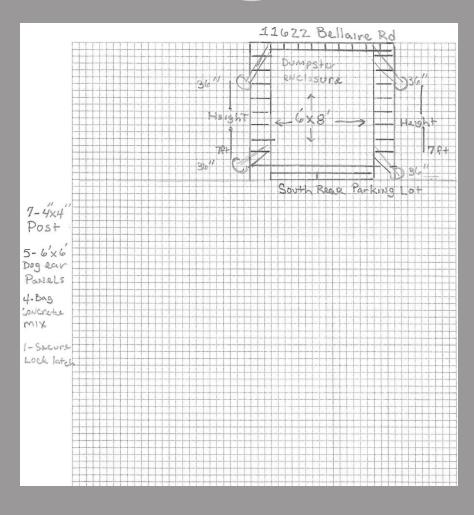
#### **Current Language:**

In all instances where yard and open spaces are required by this Zoning Code, a plot plan drawn to scale shall be submitted with the application and shall clearly indicate the proposed yards, the extent of all proposed encroachments beyond required yard lines and the location of and distances to buildings on adjoining premises. The location of front yard lines and side street yard lines shall be checked and approved by the Commissioner of Engineering and Construction of the Department of Public Service before any permit is issued.

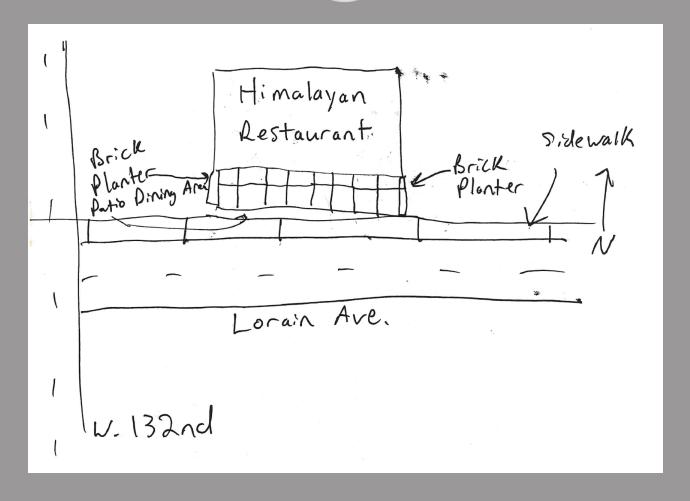






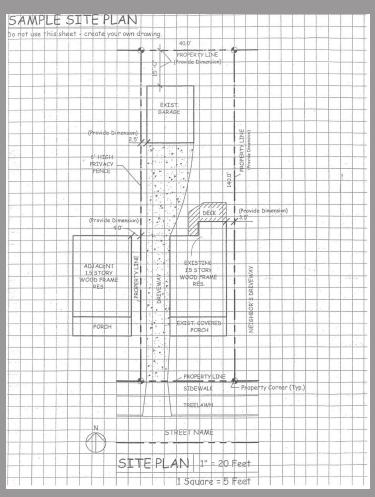






## **Current & Proposed Language**





#### **Proposed Language:**

§327.02(e)[1]: Contents of Site Plan

The following information shall be included on plans for all permit applications:

- (a) A scaled site plan indicating the legal address and street location(s), property lines, all buildings/structures on the lot, existing or proposed accessory structures (such as fences or parking lots), and buildings or structures within 30 feet of all property line(s).
- (a) Detailed plan(s) of the building, including floor plans, where the use or change of use is proposed. These plans should indicate the designation of all spaces, means of egress, windows, type of heating and ventilation, electrical outlets/fixtures and panel box locations, interior partitions, toilet rooms and all other information which is relevant to such use. IF the building is existing, show details of all proposed alterations, including details of heating, electrical and plumbing, etc.

# Rear Yard Setbacks in Multi-Family Districts

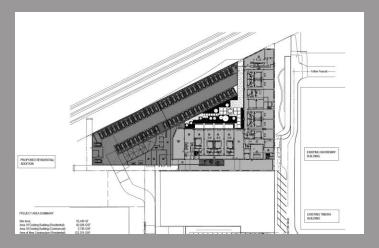
Section 357.08(a) & (b)







- Rear Yards are required for all residential buildings and all main buildings residential district
- Rear yards must be at least 20 feet, ½ height of main building and if a residential building in nonresidential district at least 15% of the average depth of lot.
- Simplifies requirements to allow new houses and projects to better match their context by removing min. 10' setback for porches





- Proposing to eliminate rear yard setbacks for Multi-Family Buildings in Multi-Family Districts that are sprinkled
- Simplifies requirements to allow redevelopment that is compatible with existing character and to achieve city goals

Owner: The Shoreway Building LLC Address: 1200 West 76 St.

Location: 1200 West 76 St.

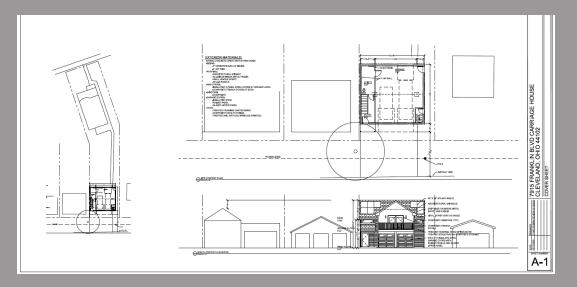
Use: Local Retail Business Area: B Height: 3

Application to erect an additional 10 story apartment building consisting of 73 dwelling units and 183 parking spaces on site of existing 43 dwelling unit building is denied due to the following:

<b>Zoning Code</b>	<u>Text</u>
355.04	In "B" area district, maximum gross floor area is limited to one
	half the lot area. 27,634 maximum gross floor area is permitted,
	161,312 dwelling unit floor area is proposed.
357.08(b)(2)	In a use district other than a Residence District the depth of a required rear yard in connection with a building of Residential
	Occupancy shall be not less than one-half (1/2) the height of the main building. Approx. 57 foot rear yard is required, none
	provided.
341.02	Site is a designated Landmark parcel: review and approval of the Cleveland Landmarks Commission is required.



- Proposing to eliminate rear yard setbacks for Multi-Family Buildings in Multi-Family Districts that are sprinkled
- Simplifies requirements to allow ADUs that are compatible with existing character and to achieve city goals of providing intergenerational & diverse housing options, equitable development, missing middle and gentle density



# Garage Placement Update

Section 337.23(a)(6)





# The Issue

### Front loaded garages:

- Eliminate eyes on the street by orienting active uses away from public realm
- Creates inhospitable experience for the pedestrian
- Creates visually unappealing façade; streets start to look like alleys
- Removes street trees; trees improve property values & support Cleveland Tree Plan
- Eliminates on-street parking
- Creates wider lanes on residential streets, which encourage speeding



#### **Rear-loaded Garages:**

- Promote eyes on the street
- Support walkable neighborhoods
- Protect pedestrian zone
- Preserve on-street parking
- Encourage tree lined streets
- Create sense of enclosure reduces speeding

# 22ft drive lane **Protected Pedestrian Zone** 9ft parking lane

#### Front-loaded Garages:

- Remove on-street parking
- Create unusable paved areas
- Encourage speeding
- Remove street trees
- Create car/pedestrian conflicts
- Allows parking over the sidewalk



# The Issue

# A healthy, equable, sustainable city must be walkable

Front loaded garages create conflicts for pedestrians











# Precedent

For safety and aesthetic reasons, many cities have placed restrictions on the placement of garage doors.

Columbus, Philadelphia, Baltimore, Denver, Portland, Chicago, Alexandria, St. Paul, MN, Parkside, IL, Boise, ID

#### **Chicago - Garage Requirements**

- 1. Garage door entrances for individual units are not allowed to face a public street whenever an alley exists or when interior driveways may be used.
- 2. When garages for individual units must face a public street, the garage door must be set back at least 20 feet from the property line to prevent obstruction of the sidewalk by parked cars.



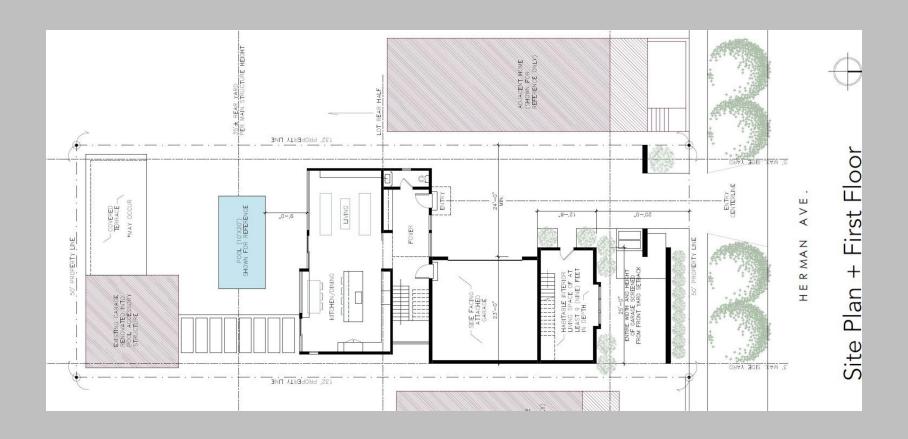


## **Proposed Language -** Lot width: more than 40'

Interior Lots.

Detached garages. Permitted provided they are located in the rear half of the lot.

Attached Garages. Permitted provided they are located in the rear half of the lot, or provided that they have their entire width and height screened from a required or actual Front Yard Setback Building Line by an Active, Habitable interior living space of at least 9 (nine) feet in depth.



# **Local Retail Business Districts**

Section 343.01(2)(F), Section 343.01(2)(H)







## **Goals:**

- > Reduce common variance requests
- > Create predictability in neighborhood development
- > Promote small business brick and mortar opportunity and equity by permitting a variety of different uses in our neighborhood retail districts
- > Increase vibrancy and activate storefronts



## Current Language - Alcohol in Local Retail

F. Eating places, lunch rooms, restaurants, cafeterias and places for the sale and consumption of soft drinks, juices, ice cream and beverages, but excluding buildings which provide entertainment or dancing and buildings in which beer and intoxicating liquor are sold for consumption on the premises, provided such building for the sale of beer or intoxicating liquor is within five hundred (500) feet of the boundary of a parcel of real estate having situated thereon a school, church, library, nonprofit recreational or community center building or public playground;

F. Eating places, lunch rooms, restaurants, cafeterias and places for the sale and consumption of soft drinks, juices, ice cream and beverages.

1. Examples of Included uses: restaurants

bakery, cake shop juice bards, smoothie shops

bar/tavern/pub ice cream, yogurt shops

brewpub mobile food shops as regulated in §241.36-38

coffee, tea shop micro-brewery, distillery, wineru

Why?



- Technical update to remove from Cleveland Zoning Code.
- Limiting alcohol within 500 feet of school was found in conflict with state statutes regulating liquor control in Square Deal Coal Hauls & Yardmen's Club Inc. v. City of Cleveland (CCCP No. 722.322), January 24, 1961'
- Westlake v. Mascot Petroleum Company, Inc. (61 Ohio St. 3d 161, 573 N.E.2d 1068) – 1991 reiterated pre-emption of liquor regulation by local zoning.

#### Local Retail & Alcohol



#### Riccardi, Richard

To: Leonard, Shannan



Thu 10/7/2021 9:22 AM

The particular provision, limiting alcohol consumption within 500 feet of a school, was specifically found to conflict with state statutes regulating liquor control in Square Deal Coal Haulers and Yardmen's Club, Inc. v. City of Cleveland (CCCP No. 722.322), January 24, 1961, and the pre-emption of liquor regulation by local zoning was most recently reiterated in Westlake v. Mascot Petroleum Company, Inc. (61 Ohio St.3d 161, 573 N.E.2d 1068) 1991. The ordinance language, being unenforceable since 1961, should have been removed from the Cleveland Zoning Code decades ago.

Richard M. Riccardi
Assistant Commissioner/Zoning Administrator
Division of Construction Permitting
Department of Building and Housing
Room 505, Cleveland City Hall
601 Lakeside Avenue
Cleveland, Ohio 44114
rriccardi@city.cleveland.oh.us

"Today's tomorrows are the future of now"



## <u>Current Language - Proposing Tattoo & Indoor Recreation/Entertainment < 2,000 sf</u>

G. Amusement & Indoor Recreation: The following uses are permitted subject to the regulations of §347.12 provided that the place or building in which such amusement or recreation use is operated is sufficiently sound-insulated to confine the noise to the premises.

#### 1. Examples of Included Uses (not all inclusive)

Boutique Fitness Center

Health & Wellness Center (Reiki, Physical Therapy, 1 on 1 Health Coaching, Yoga, etc.)

Meeting Spaces

Performing Arts Space (small theatre, dance practice, spoken word, musical instrument practice space)

Small Class Space (Cooking, Painting, Crochet, STNA, CPR, After school tutoring, stem training)

**Billiards** 

Tattoo & Piercing

Competitive Gaming Spaces for Youth & Adults

Sip & Paint

**Escape Rooms** 

Martial Arts

Bocce Ball & Indoor Corn Hole

Axe Throwing & other similar uses

Inflatable playground, jumping house facility



- BZA 21-014
- March 1,2021
- 9508 Lorain Ave



Pinnacle Property, owner, proposes to establish tattooing use in a C1 Local Retail Business District. The owner appeals for relief from the strict application from the following sections of the Cleveland Codified Ordinances:

- 1. Section 343.01(b) which states that tattooing use is not permitted in a Local Retail Business District.
- 2. Section 347.12 (b)(1) which states that even when tattooing use is in an appropriate zoning district, it must be at least 1,000 feet from a Residential District; proposed use is abutting a Residential District. (Filed February 8, 2021)

Ruling: Granted



- BZA 20-184
- November 30, 2020
- 7427 Detroit Ave





Travis Peebles, Blazing Saddles Prop LLC, owner, and Olive Ink LLC., tenant, propose to establish tattooing use in a K3 Local Retail Business District. The owner appeals:

1. Section 343.01 which states that tattooing use is not permitted in a Local Retail Business District, first permitted in a General retail Business District per Section 343.11(b)(2)(P), and also subject to the regulations of Section 347.12(b) requiring a one thousand foot separation of the use from residential districts, schools, churches and libraries. Proposed tattooing use abuts a residential district and the Waverly Elementary School at 1422 West 74th Street, and within 1,000 feet of the La Sagrada Familia Church at 7719 Detroit Avenue, and the Cleveland Public Library Walz branch at 7910 Detroit Avenue. (Filed November 2, 2020)

**Ruling: Granted** 



# <u>Current Language - Proposing Tattoo & Indoor Recreation/Entertainment < 2,000 sf</u>

G. Amusement & Indoor Recreation Uses that meet these criteria are not subject to the spacing and separation requirements of §347.12, and the minimum number of parking spaces otherwise required by this Zoning Code shall be reduce by 66%.











# Fences in Side Street Yards & Semi Industry Districts

Section 358.04(a)







# <u>Current Language - Proposing Fences in Side Street Yards</u>

- 1. Fences in Residential Districts which states: *Height and Opacity*. Fences in actual front yards and in actual side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open, except that, in an actual side street yard, a fence that is set back at least four (4) feet from the side street property line may be a maximum of six (6) feet in height and may be open or solid. Fences in actual rear yards and in actual interior side yards shall not exceed six (6) feet in height and may be solid or open. No fence shall be higher than its distance from a residence building on an adjoining lot or from the permitted placement of a future residence on such lot, if such fence will be generally parallel to and adjacent to the closest wall of the residence.
- 2.Add Section 358.04(e) which should state: *Height and Opacity.* Fences in actual side street yards shall not exceed four (4) feet in height and may be open or solid.
- a. Fences five (5) feet in height may be on the property line provided the top one (1) foot of the fence is at least fifty percent (50%) open.
- b. Fences six (6) feet in height must be set back two (2) feet from the side street property line and the top two (2) feet of the fence must be at least fifty percent (50%) open.
  - c. Fences in actual side street yards may not exceed six (6) feet in height.



# <u>Current Language - Proposing Fences in Side Street Yards</u>

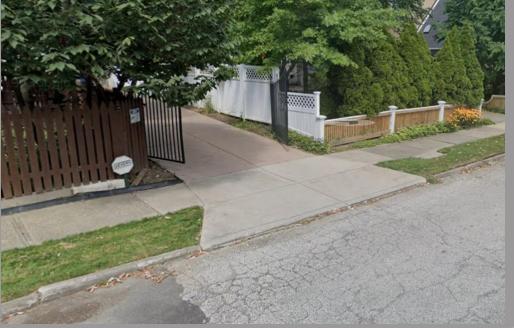




# <u>Current Language - Proposing Fences in Side Street Yards</u>



Increase safety + balance privacy





# **Current & Proposed: Fencing in Semi-Industry Districts**

1. Section 358.05(a)(2) which states that in Non-Residential Districts other than General and Unrestricted Industry Districts, fences in actual front yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. The appellant is proposing to erect a 6-foot high commercial grade aluminum fence in the actual front yard of 10' specific setback.

1. Add Semi-Industry Districts adjacent to residential Districts to permit six foot fences, at least 50% open.



# **Front Yard Setback Relief**

Section 357.06 (f)







# Current & Proposed: Front Yard Setback Relief

- 1. Amend Encroachment Beyond Required Setback Building Line to add
  - a. The Zoning Administrator may grant Administrative Relief of an encroachment beyond the required setback building line at a maximum of 20% of the determined setback distance.
    - 1. IF the required setback distance is less than 10 feet the Board of Zoning Apeals may grant a variance greater than 20%, but no more than 5 feet.

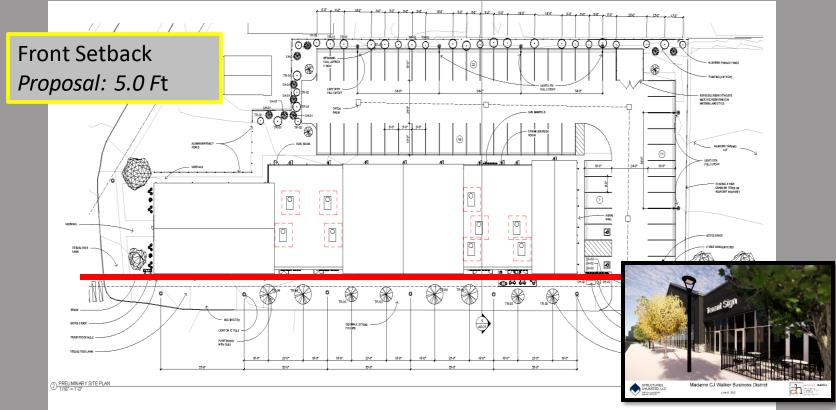
#### Why?

- Will permit the Zoning Administrator to give small relief or to allow BZA to strictly grant a variance
- Reduce excessive staff time and development time as will not require legislation to grant
- Increase flexibility to meet compatibility and context.
- Give property owners the opportunity to increase square footage of useable space reasonably
- Will not increase the ability to change front yard setback extensively or in a way that damages the setback & character of nearby property owners.



- The 10' mapped setback would reduce the number of parking spaces in the rear.
- By reducing the mapped setback the development enhances the walkability of Hough Avenue and is consistent with the goals of the Form Based Code. (20% would be 8 Ft, BZA could reduce additional 3 FT for Variance Request)





# **Special Presentation**

- COLEVELA

December 16, 2022

**Design Review Policy Changes:** Seeking Approval of the Planning Commission

Presenter: Adam Davenport, Staff Planner

# CPC Local Design Review Policy Changes



# Term Limits, Attendance, etc.

Intent: to provide a clear structure for committee members and to train and allow new leadership at the Chair level

- Chair Term Limits
  - Two years, maximum of two terms (four years total)
    - Terms can be consecutive or non-consecutive
  - Same limits apply to Vice Chair as well
- Committee Members
  - Two year terms, maximum of five terms (ten years total)
- Appointment of Chair and Vice Chair
  - Staff makes recommendation and committee votes
- Committee members must attend at least 60% of yearly meetings
  - If attendance is not met, staff may remove member from committee



# **Public Comment Policy**

Intent: to provide a clear structure for the public's ability to comment at the local committee level

#### Local Committees will accept public comment for cases via letter only

- Letters must be submitted 48 hours in advance so staff can compile and share them with members
- Reasoning: local committees should focus on design discussion. CPC staff want to drive public comment towards BZA or full Commission meetings

#### Additional Context

- Most large development projects have community meetings, often hosted by the local councilmember or CDC
- Many committee members are often neighbors to those who are coming to comment at the local meetings
- CPC staff are working to find a way of hosting public notices on the new City of Cleveland website so large development projects have a standard public-facing comment period (that can be distributed to the local committees)



# **Quarterly Education Series**

Intent: to keep committee members up-to-date on new/existing CPC regulations and policies

- Topics will cover a range of zoning and policy areas
  - Ethics Training, Demolition, UFO/PRO, signage, general zoning, internal permit process flow
    - Pre-recorded trainings available for those who cannot be present



# **Update Internal Documents**

Intent: to better inform developers and the public on internal processes

#### Update Applications

- Add PETBOT, details about when NEORSD review is needed, etc.
  - PETBOT is a newer City committee composed of Planning, Engineering, Traffic, and Bureau of Traffic
- Clarify materials needed for every step, clarify drawing specificity (parameters and level of detail of drawings needed at each step)
- Defining what a 'complete application' is and having stricter procedures for putting cases on agendas



# **Procedure of Monthly Meetings**

Intent: to provide a time-separation of review from the local committee to full Commission

#### New policy for staggering meetings

- Cleveland Planning Commission and Cleveland Landmark Commission Design Review
  Committees are scheduled to meet regularly twice a month. A third meeting will not be added
  unless it is a special joint committee meeting.
- A substitute meeting may be called due to the cancellation of a regular meeting due to a holiday.
- Design review cases seen in the same week as a regularly scheduled Cleveland Planning Commission or Cleveland Landmarks Commission meeting, will be reviewed at the next regularly scheduled Commission meeting (generally two weeks later) pending receipt of a complete submittal package.



# **Long Range Updates**

- Update the applicants guide
  - Most likely with the help of an outside consultant
- Integration of Landmarks and CPC processes
  - Includes both external facing process and internal permit process/programs
- Update the Public Art Ordinance
- Consolidation of design review committees mostly or all Local Landmarks



# Questions?



601 Lakeside Avenue • Cleveland, Ohio, 44114 216.664.2000 | mayor.clevelandohio.gov









# **Cleveland City Planning Commission**

# **Mandatory Referrals**



# **Mandatory Referrals**

EVEL EVEL AND ONLY

December 16, 2022

#### **Resolution No. 1285-2022**

(Introduced by Council Members McCormack, Bishop, and Hairston): Declaring the intent to vacate a portion of the Detroit-Superior Viaduct.

SPA: Cuyahoga Valley

# City Planning Commission

Friday, December 12th 2022



Building Cleveland

# Resolution No. 1285-2022

- Declaring the intent to vacate a portion of Superior Avenue Viaduct
- The purpose of this proposed vacation is to facilitate the development of *Bridgeworks*, located at the northeast corner of West 25<sup>th</sup> Street & Detroit Avenue



# Resolution No. 1285-2022

#### **Development Summary**

Site Area 88,306 SF Open Space 28,786 SF Parking 200 spaces [structured]

#### Commercial

21.905 Total SF 2,139 West Retail SF 2,540 Tower SF 12,800 Office(Above the Garage) SF 2,040 Spa SF 2,386 Micro Retail SF

#### **Public Cafe**

2.193 SF

#### Hotel

51.337 GSF 130 Guest Rooms

#### Restaurant

9.880 GSF 120 Seats + 3-season outdoor deck

#### Residential

134,375 Total GSF 105,687 Leasable GSF 140 Residential Units

MASS.



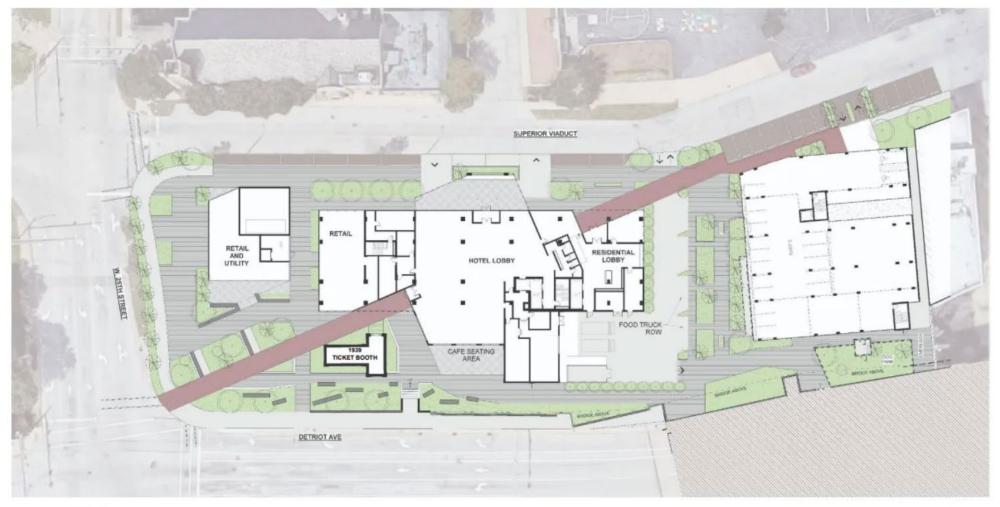
Building Clevelana

Proposed vacation area

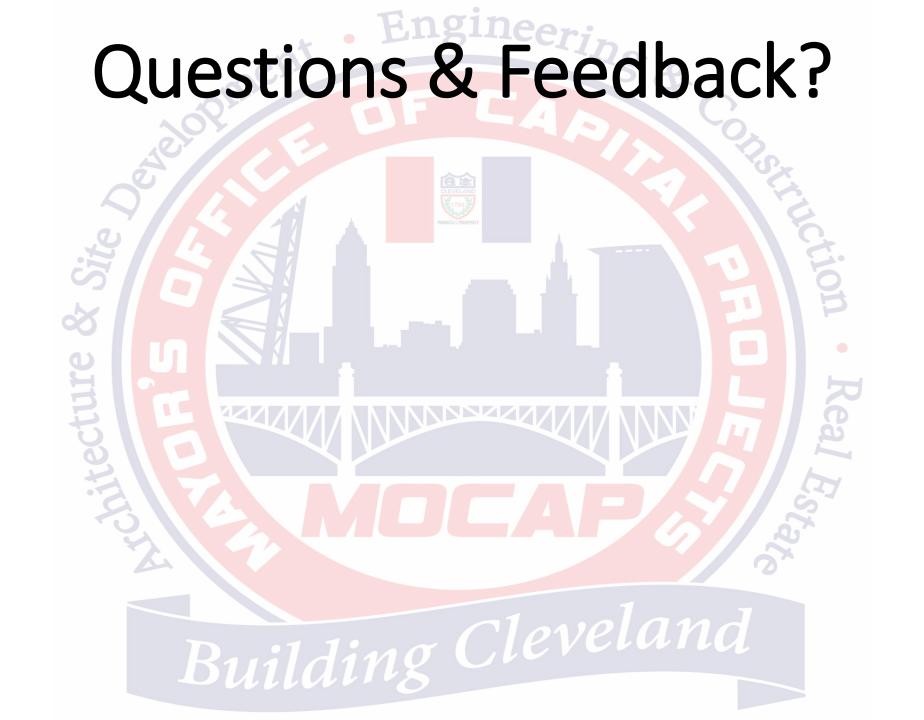




#### SITE PLAN







#### **Mandatory Referrals**



December 16, 2022

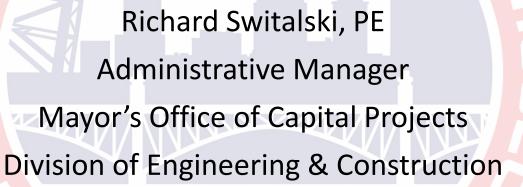
#### **Ordinance No. xxx-2022** (Ward 6/Councilmember Griffin):

Authorizing the Director of the Mayor's Office of Capital Projects to issue permits to the Cleveland Clinic to encroach into the public rights-of-ways of East 89<sup>th</sup> Street and Carnegie Avenue by installing, using and maintaining tie backs and a shore wall.

SPA: Fairfax

## City Planning Commission

Friday, December 12th 2022



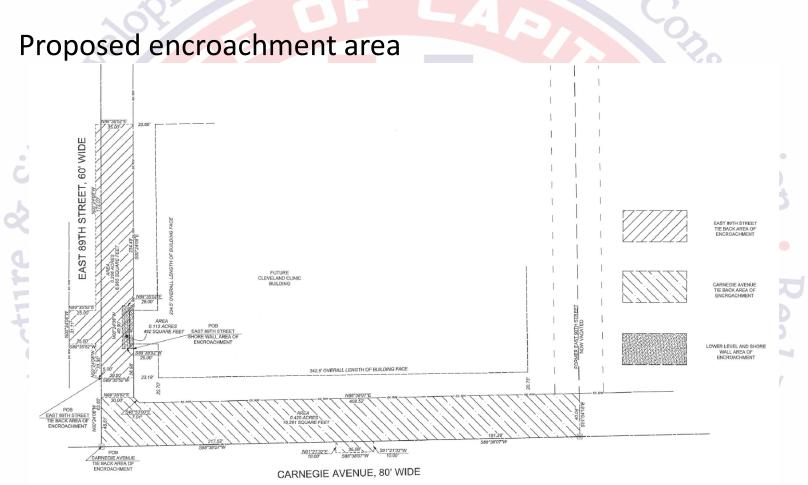
- Authorizing the Director of the MOCAP to issue permits to the Cleveland Clinic to encroach into the public right of way of East 89th Street and Carnegie Avenue by installing, using and maintaining tie backs and a shore wall
- The proposed request is to allow for the installation of tie backs and a shore wall for the construction of the Neurological Institute Building at the northeast corner of East 89th Street and Carnegie Avenue

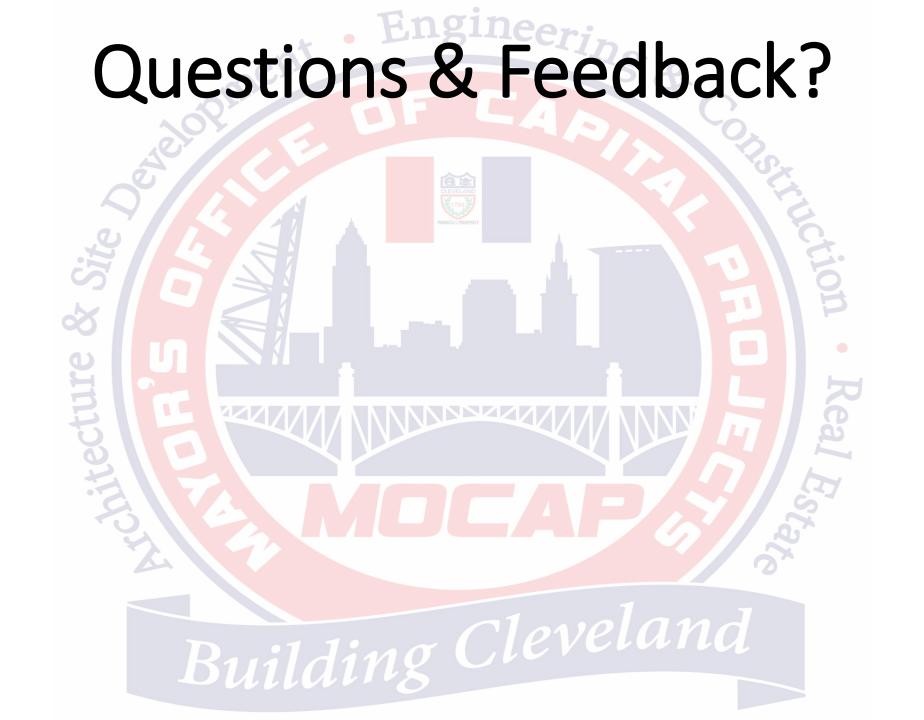
Proposed Neurological Institute



Proposed location







#### **Cleveland City Planning Commission**

### **Director's Report**





## 2022 Accomplishments

City of Cleveland
City Planning







City of Cleveland



Cleveland.com



### Vision Zero



Spin



AsiaTown Cleveland



Ohio City Inc



Channel 19



2022 Complete & Green Streets Action

- Complete Streets training for city staff (May 2022)
- City Planning Commission approval (May 2022)
- Council committee hearings & legislation passage (April June 2022)
- Complete & Green Streets webpage created and Policy posted online (August 2022)
- TIAC Appointments (September 2022)
- Interdepartmental CGS Staff Orientation (November 2022)
- TIAC Orientation (November 2022)

City of Cleveland Complete & Green Streets webpage: https://planning.clevelandohio.gov/CGS/cpc.html









WKYC

**CLEVELAND** 

## 4 'key positions' added to Mayoral staff by Cleveland Mayor Justin Bibb

They include Director of Public Works, Director of Community Relations, Director of the Mayor's Office of Capital Projects & Senior Strategist of Transit & Mobility.

## Calley Mersmann: Senior Strategist, Transit and Mobility

## Infrastructure Investment and Jobs Act Grant Submissions



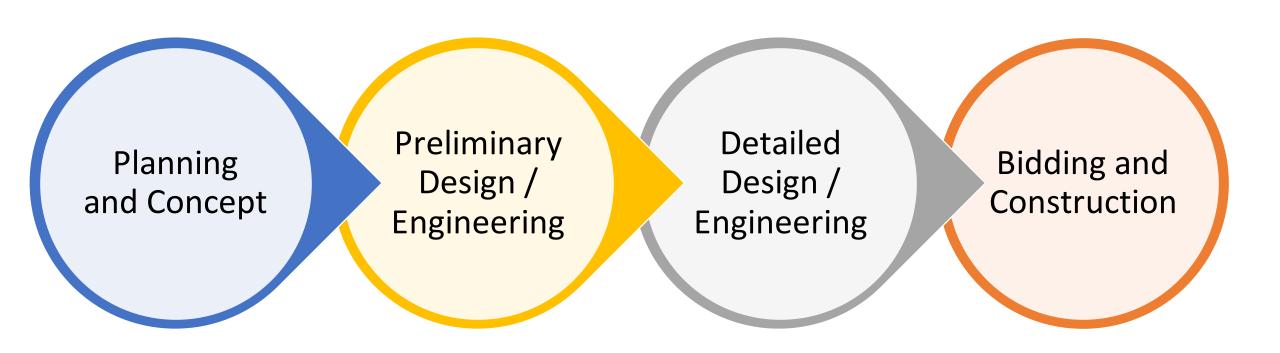
Safe Streets and Roads for All Strengthening Mobility and Revolutionizing Transportation (SMART)

Reconnecting Communities
Thriving Communities

#### **Mobility**

Mobility Plan discretionary contribution City Thread cohort (Bike Cleveland)



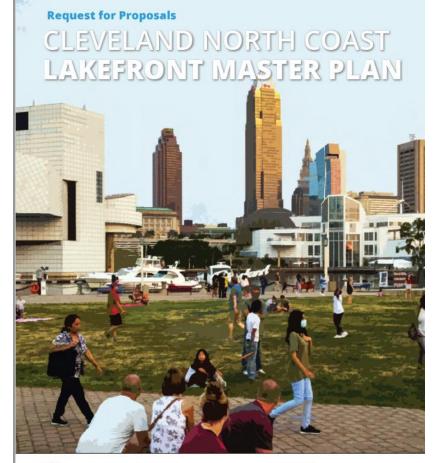




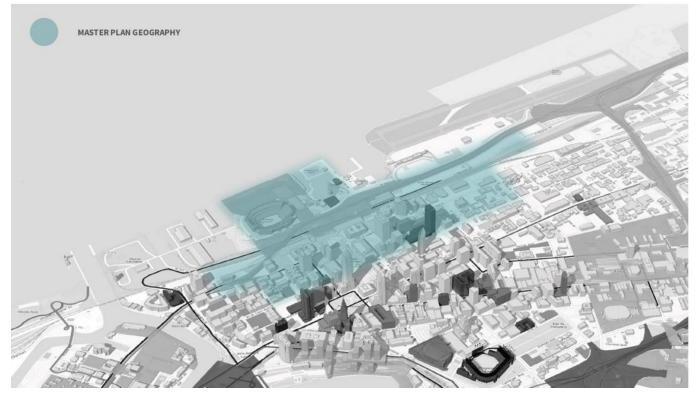


### Cleveland issues RFP for first-ever Citywide Parks and Recreation Master Plan

Planning Phase Parks and Recreation









Issued September 21, 2022
Issuing Office
City of Cleveland - City Planning Commission
601 Lakeside Avenue, Rm 501, Cleveland, OH, 4

Proposals Due Monday, October 17, 2022 5:00PM EST

ALL RESPONSES SHALL BE IDENTIFIED AS: Request for Proposals for Preparation of a Cleveland North Coast Lakefront Master Plan

### Planning Phase North Coast Lakefront







































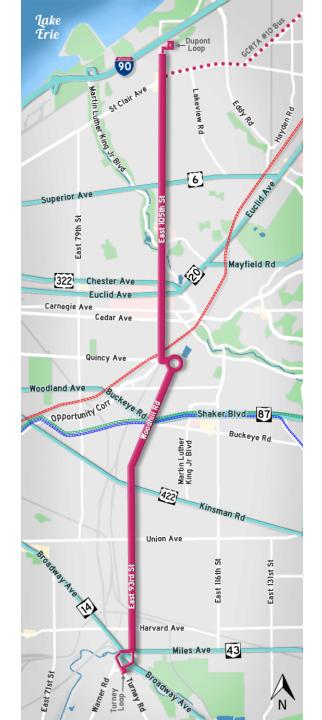


Please give us your feedback. The public comment period is open until Jan. 6, 2023. Take the survey at:

surveymonkey.com/r/Thrive105-93

Thrive 105-93 — Linking Healthy, Equitable & Sustainable Communities

Design Phase Thrive 105-93









## Design Phase Midway





Columbus, OH



## Design Phase Reconnecting Central (ODOT) E. 22<sup>nd</sup> Street

#### **CHEERS PROJECT ADVANCES TO DESIGN PHASE**

Posted: October 13, 2022





Cleveland Metroparks
Port Authority
Black Environmental Leaders
City of Cleveland
ODOT
ODNR

## Design Phase CHEERS



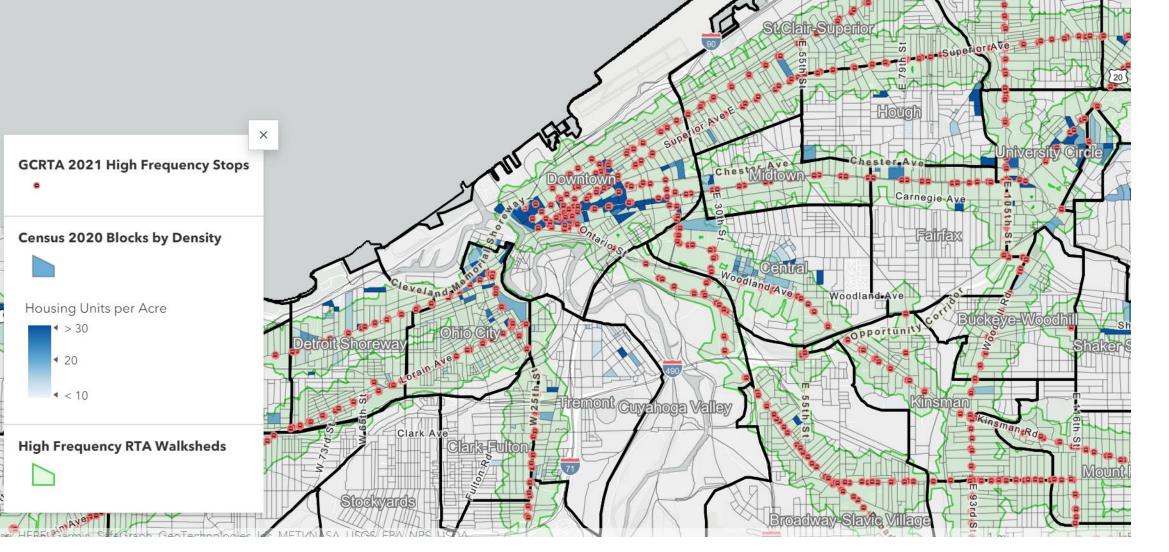


## Construction Completion Franklin Blvd Roundabouts



The Land









### Cleveland City Planning Commission approves zoning language that could lead to continuous promenades on the Cuyahoga River



Updated: Sep. 16, 2022, 5:31 p.m. | Published: Sep. 16, 2022, 3:10 p.m.



## Watercourse Zoning Definition





Townhouse Code Update

#### CHAPTER 2.

#### **ZONING DISTRICTS**

Div. 2.1. Applicability2-3
2.1.1. General Applicability
Div. 2.2. House-Scale2-5
2.2.1. Intent
2.2.2. H3 House 3
2.2.3. H4 House 4
2.2.4. Summary of Allowed Uses
Div. 2.3. Neighborhood-Scale2-11
2.3.1. Intent
2.3.2. N2.5 Neighborhood 2.5
2.3.3. NX3 Neighborhood Flex 3
2.3.4. Summary of Allowed Uses
Div. 2.4. Community-Scale2-17
2.4.1. Intent
2.4.2. C3 Community 3
2.4.3. CX3 Community Flex 3
2.4.4. C4 Community 4
2.4.5. CX4 Community Flex 4
2.4.6. C5 Community 5
2.4.7. CX5 Community Flex 5
2.4.8. Summary of Allowed Uses
Div. 2.5. Urban Flex2-31
2.5.1. Intent
2.5.2. UX3 Urban Flex 3
2.5.3. UX4 Urban Flex 4
2.5.4. UX5 Urban Flex 5
2.5.5. Summary of Allowed Uses

#### Div. 2.3. Neighborhood-Scale









#### 2.3.1. Intent

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. The Neighborhood-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

N2.5	NX3
8 dwellings units	8 dwellings units
15' site width	15' site width
2.5 stories/32' in height	3 stories/42' in height
40' building width	40' building width
	Allows limited small- scale commercial



NEIGHBORHOOD-SCALE



N2.5

#### B. BUILDING





1.1	Massing	Sec. 2.10.11
0	Height (max stories/feet)	2.5/32
	Width (max)	
0	Primary street	40"
0	Side street	90'
0	Active depth (min)	9'
	Dwelling units per building (max)	8
2,	Story Height	Sec. 2.10.12
0	Ground story height (min)	10"
0	Ground floor elevation (min/max)	2'/5.5'

	Primary St.	Side St	
3. Windows	Sec. 2	Sec. 2.10.13	
Ground story (min)	35%	30%	
Upper story (min)	15%	15%	
Blank wall width (ma	sx) 15'	25'	
4 Doors	Sec. 2	Sec. 2.10.14	
<ul> <li>Street-facing entry spacing (max)</li> </ul>	30'	50"	

### Form-Based Code Review



# CPC Local Design Review Policy Changes



Design Review Peer City Memo

Design Review Strengths, Weaknesses, Opportunities, Threats (SWOT)

- Staff workshop
- CDC feedback

Policy changes – step 1 (governance)

### Design Review Analysis Phase 1





Google Images

## PETBOT

Planning, Engineering, Traffic Engineering
Bureau of Traffic

### **Process Changes**



### Other key accomplishments

- 14 personnel hired, promoted or rehired in 10 months
- Creation of a Strategic Initiatives and Policy arm in the department
- Fully seated Planning Commission and Board of Zoning Appeals
- Additional staff capacity for the Board of Building Standards and Appeals and Landmarks Commission
- \$3M Transformative Arts Project Fund (ARPA)
- Output of 276 design review cases



### 2023 Planning and Policy opportunities

- Parks and Recreation Plan
- Mobility Plan (RFP)
- Cleveland 2040 Plan (RFP)
- Arts, Culture and Creative Economy



### 2023 Goals Q1

#### **Projects**

- Form-Based code public review
- Transit-Oriented Development policies
- RFP released for Mobility Plan
- Application released for Transformative Arts Project Fund (ARPA)
- Permitting Process Review Kick-Off with Building and Housing / Design Review Phase 2
- North Coast Lakefront Master Plan Kick-Off

#### Personnel

- Fully seated Landmarks Commission, CPC alternates
- Onboard 3 more personnel
- 1 staff registered for AICP certification





### **Cleveland City Planning Commission**

### Adjournment

