



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

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Planning Commission Agenda

Friday, March 5, 2021

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>

SPECIAL PRESENTATIONS – Public Art

1. *More Alike than Different* Mural

Location: Retaining wall at north side of Puritas Avenue from W. 161st St. to the bridge

Presenter: Melissa Miller, Bellaire Puritas DC

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2021(Ward 12/Councilmember Brancatelli): Changing the Use, Area & Height Districts of parcels of land north and south of Harvard Avenue between slightly west of East 71st Street to Ottawa Road and east and west of East 71st Street between Indiana Avenue and Clement Avenue.
2. Ordinance No. xxx-2021(Ward 12/Councilmember Brancatelli): Changing the Use, Area and Height Districts of parcels of land west of Pennsylvania Rail Road and north and south of Harvard Avenue between East 76th Street and the Pennsylvania Rail Road.
3. Ordinance No. xxx-2021(Ward 7/Councilmember B. Jones): Establishing a 7 Foot Specific Mapped Setback along the west side of East 90th Street from Chester Avenue extending north to the southern property line of Permanent Parcel Number 119-09-036.

APPEAL OF A DECISION BY THE PLANNING COMMISSION

1. Proposed Lot Split for PPN# 009-26-019
Project Address: 4527 Broadview Road
Presenter: Anthony Brancatelli, Councilmember, Ward 12



LOT CONSOLIDATIONS/SPLITS

1. For PPN#s 007-07-155
Project Address: 3525 Siam Avenue
Project Representative: Byron Buonamici, Cleveland Bricks
Note: this project was Tabled by the Planning Commission on February 19, 2021.
2. For PPN# 007-01-071
Project Address: 4210 Orchard Avenue
Project Representative: Jeff Snacki, Property Owner

MANDATORY REFERRALS

1. Ordinance No. 72-2021(Citywide; Introduced by Councilmembers Brancatelli and McCormack): To supplement the Codified Ordinances of Cleveland, Ohio, 1976, by amending Sections 215.01, 215.03, 215.04, 215.06, 215.07, 325.51, 325.72, 327.02, 337.02 and 337.251, as amended by various ordinances, related to transient residential buildings, lodging houses and limited lodging in residence districts.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 100-2021(Ward 1/Councilmember J. Jones): Designating certain property situated in both the City of Cleveland and the City of Warrensville Heights as a joint economic development zone; authorizing the Mayor of the City of Cleveland to sign a Joint Economic Development Agreement with the City of Warrensville Heights; and authorizing the Directors of Economic Development, Public Works, and Capital Projects to execute any necessary documents.

SOUTHEAST DESIGN REVIEW

1. SE2020-020 – Benedictine Atrium New Construction: Seeking Final Approval
Project Address: 2900 East Boulevard
Project Representative: Westleigh Harper, Horton Harper Architects

NEAR WEST DESIGN REVIEW

1. NW2021-003 – St. Luke’s Master Plan: Seeking Conceptual Approval
Project Address: 4216 Pearl Road
Project Representative: Lucas Reeve, Old Brooklyn CDC



2. NW2021-004 – Emerson Townhomes New Construction: Seeking Final Approval
Project Address: 1500 Starkweather Avenue
Project Representative: Westleigh Harper, Horton Harper Architects

NORTHEAST DESIGN REVIEW

1. NE2021-004 - McPhillips Plumbing Pole Sign: Seeking Final Approval
Project Address: 16115 Waterloo Road
Project Representative: Tom Yanovich, Ellet Sign
2. NE2021-008 - Greater Cleveland Food Bank Facility New Construction: Seeking Schematic Design Approval
Project Address: 13815 Coit Road
Project Representative: Robert Klann, RPM International

FAR WEST DESIGN REVIEW

1. FW2021-004 - Park Place Townhouses New Construction: Seeking Schematic Design Approval
Project Location: West 73rd Street and Father Frascati
Project Representatives: Mike Marous, Marous Development
Jeff Foster, Payto Architects
Note: this project received Schematic Design Approval from the Planning Commission on February 19, 2021.

SPECIAL PRESENTATIONS

1. Townhouse Code Revisions
Presenter: Kyle Reisz, Staff Planner

DIRECTOR'S REPORT