



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

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[www.planning.city.cleveland.oh.us](http://www.planning.city.cleveland.oh.us)

# Planning Commission Agenda

Friday, November 5<sup>th</sup>, 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>

## **LOT CONSOLIDATIONS/SPLITS**

1. For PPN# 003-32-097  
Address: 1745 West 31<sup>st</sup> Place  
Presenter: Kevin Robinette, Architect

## **APPEAL FROM DECISION OF THE PLANNING COMMISSION (New Townhouse in 2-Family)**

1. For PPNs# 002-35-116 & -117  
Address: 4705 Bridge Avenue  
Presenter: Hanna Cohan Plessner, BR Knez  
**Note: The Planning Commission Disapproved this project on December 20, 2019.**

## **NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT**

1. For PPN# 004-17-137  
Address: 2494 Thurman Avenue  
Presenter: Jill Brandt, Architect

## **HOUSING DESIGN REVIEW**

1. HDRS2021-051: Moss Residence  
Location: West 28<sup>th</sup> Street and York Court  
Presenter: Westleigh Harper, Horton Harper Architects



**MANDATORY REFERRALS**

1. Ordinance No. 839-2021(Ward 10/Councilmember Hairston): Authorizing the Director of Public Works to enter into a lease with Landmark At The Lake, LLC, or its designee, for development of apartment units and parking on a portion of PPN 105-02-002A for a term of ninety-three years; authorizing the Director to enter into a property adoption agreement with LL 55 Park, LLC, or its approved designee, to improve and maintain a public park located on a portion of 105-02-002A that is adjacent to the leased area for a term of ninety-three years; and authorizing the Director of Public Works to enter into a submerged lands lease with the State of Ohio for these portions of PPN 105-02-002A for a term of ninety-nine years.
2. Ordinance No. 898-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to lease certain property located under the Superior Viaduct Arch Number 4 to John L. Textoris, Jr. and Sara Textoris for the purpose of yard expansion.
3. Ordinance No. 913-2021(Ward 12/Councilmember Brancatelli): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Mound School and property located at 5405 Mound Avenue for future redevelopment for the Department of Community Development; to convey the property to Morabito Enterprises, Inc., or its designee; and to enter into an agreement between the City and the Redeveloper.
4. Ordinance No. 945-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Community Development to enter into a Purchase Agreement with The Near West Side Multi-Service Corporation aka May Dugan Center, relating to the sale and use of the property which is no longer needed for the City’s public use; and to terminate the lease with the May Dugan Center.
5. Resolution No. 947-2021(Ward 10/Councilmember Hairston): Declaring the intent to vacate all of Gladys Avenue extending from the east line of East 45<sup>th</sup> Street to West line of East 47<sup>th</sup> Street.

**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 867-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to enter into a development agreement with Bedrock Management Services LLC, or their designee, for the purpose of determining and planning the private development and related infrastructure improvements to implement the development of the Project area consistent with the Vision for the Valley Plan.



2. Ordinance No. 897-2021(Ward 3/Councilmember McCormack): To amend Section 1 of Ordinance No. 442-2020, passed December 9, 2020, relating to a permit to The Board of Park Commissioners of the Cleveland Metropolitan School District to encroach into River Avenue by installing, using, and maintaining and asphalt all-purpose trail; and to enter into an amendment to the encroachment permit.
3. Ordinance No. 919-2021(Ward 6/Councilmember Griffin): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Fairmount Properties, LLC, and/or its designee, to provide for the development of a Mixed Use project located at East 105<sup>th</sup> Street and Cedar Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
4. Ordinance No. 946-2021(Ward 5/Councilmember Gray): Authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for the City's public use located north of Otter Avenue between East 81st Street and East 83rd Street to Rid-All Foundation, Inc., for purposes of conducting urban farming operations and training programs; and authorizing the Director of Public Works to terminate existing Lease No. CT 0103, NF 2019-24 for this property.

**SPECIAL PRESENTATIONS**

1. Form Based Code Update  
Presenter: TBD

**EAST DESIGN REVIEW**

1. EAST2021-020 – Cedar Avenue Mixed-Use New Construction: Seeking Schematic Design Approval  
Project Location: Southwest corner of Cedar Avenue and East 105<sup>th</sup> Street  
Project Representative: Aaron Hill, Bialosky Cleveland

**FAR WEST DESIGN REVIEW**

1. FW2021-030 – MedVet Cleveland Animal Hospital New Construction: Seeking Final Approval  
Project Location: Emerald Parkway  
Project Representative: Joe Kyle, m+a architects



**NORTHEAST DESIGN REVIEW**

1. NE2021-035 – Proposed Demolition of a 2 ½-Story, Two-Family Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 15528 St Clair Avenue  
Presenter: Steve Billington, CCLRC
2. NE2021-037 – St. Francis School Electronic Message Center: Seeking Final Approval  
Project Address: 7119 Superior Avenue  
Project Representative: Charles Williams, St. Francis School
3. NE2021-038 – Five Points Mural II Art Installation: Seeking Final Approval  
Project Address: 14805 St Clair Avenue  
Project Representative: Krystal Sierra, Greater Collinwood DC

**NEAR WEST DESIGN REVIEW**

1. NW2021-025 – MetroHealth Apex New Construction: Seeking Final Approval  
Project Address: 2500 MetroHealth Drive  
Project Representative: Scott Weaver, CBLH Design  
**Note: this project received Schematic Design Approval with Conditions by the Planning Commission on August 20, 2021.**
2. NW-2021-035 – MetroHealth Apex Garage: Seeking Final Approval  
Project Address: 2500 MetroHealth Drive  
Project Representative: Jeff Henriksen, Desman  
**Note: this project received Schematic Design Approval by the Planning Commission on October 1, 2021.**
3. NW2021-036 – Harbor 44 Phase 2 Housing/Townhomes New Construction: Seeking Schematic Design Approval  
Project Address: 2035 West 44<sup>th</sup> Street  
Project Representative: Antonia Marinucci, Designer

**EUCLID CORRIDOR DESIGN REVIEW**

1. EC2020-007 – Parking Structure to support 10600 Chester project: Seeking Final Approval  
Project Address: 10590 Chester Avenue  
Project Representatives: David Craun, Bialosky Cleveland  
Sean O’Gorman, White Oak



2. EC2021-026 – Fine Arts Garden Extension: Seeking Final Approval  
Project Location: Chester Avenue b/w MLK Jr. Blvd. and Stokes Blvd.  
Project Representative: Jeffrey Streaun, Cleveland Museum of Art

**DOWNTOWN/FLATS DESIGN REVIEW**

1. DF2021-009 – St John’s Cathedral Monument Sign: Seeking Final Approval  
Project Address: 1007 Superior Avenue  
Project Representative: Terry Fields, Berardi Partners  
**Note: this is a revised submittal of a project that was Approved with the Condition on May 7, 2021, that the City create a policy regarding live-streaming of events on electronic message centers.**  
**Note: the revised submittal was Tabled by the Planning Commission on August 6, 2021.**

2. DF2021-027 – Silverhills at Thunderbird New Construction: Seeking Schematic Design Approval  
Project Location: West Bank of Carter Road (PPN 004-28-018)  
Project Representative: Matt Sommer, Dimit Architects

3. DF2021-029 – 2022 NBA All-Star Signage and Beautification: Seeking Final Approval  
Project Location: Citywide  
Project Representative: Mike Mulhall, Greater Cleveland Sports Commission

**SPECIAL PRESENTATIONS – Public Art**

1. *Black Family: When I Get Home* Mural: Seeking Final Approval  
Project Address: 3859 Superior Avenue  
Project Representative: Joyce Huang, MidTown Cleveland
2. *Matthew 25 Sculpture When I was in Prison*: Seeking Final Approval  
Project Address: 3389 Fulton Road  
Project Representative: Nancy Boylan, LAND Studio

**DIRECTOR'S REPORT**

**EXECUTIVE SESSION**