



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

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www.planning.city.cleveland.oh.us

Planning Commission Agenda

Friday, December 17th, 2021

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>

OLD BUSINESS

DOWNTOWN | FLATS DESIGN REVIEW

1. DF2021-024 – Bolivar Road Apartments New Construction: Seeking Schematic Design Approval
Project Addresses: 1060 & 1124 Bolivar Road
Project Representative: NA

SPECIAL PRESENTATIONS – Public Art

1. Asia Town Mural
Address: 3142 Superior Avenue
Presenter: NA
2. SUPER MEGA WONDER 1999 Sculpture/Little Free Library
Address: 1579 East 38th Street
Presenter: NA

NEW BUSINESS

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2021(Ward 9/Councilmember Conwell; Ward 10/Councilmember Hairston): Changing the Use, Area & Height Districts of parcels of land north of St Clair Avenue between East 90th and East 105th Street.



MANDATORY REFERRALS

1. Ordinance No. 1114-2021(Ward 4/Councilmember Gardner): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Audubon School and property located at 3055 Martin Luther King, Jr. Drive for future redevelopment for the Department of Community Development; to convey the property to TCB Ohio, Inc. (The Community Builders, Inc.), or its designee; and to enter into an agreement between the City and the Redeveloper.
2. Ordinance No. 1115-2021(Ward 10/Councilmember Hairston): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Charles Lake School and property located at 9201 Hillock Avenue for future redevelopment for the Department of Community Development; to convey the property to Ozanne Construction Company, Inc. or its designee; and to enter into an agreement between the City and the Redeveloper.
3. Ordinance No. 1116-2021(Ward 7/Councilmember B. Jones): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Martin Luther King, Jr. High School and property located at 1651 East 71st Street for future redevelopment for the Department of Community Development; to convey the property
4. Ordinance No. 1117-2021(Ward 4/Councilmember Gardner): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Mt. Auburn School and property located at 10110 Mt. Auburn Avenue for future redevelopment for the Department of Community Development; to convey the property to TCB Ohio, Inc. (The Community Builders, Inc.), or its designee; and to enter into an agreement between the City and the Redeveloper.
5. Ordinance No. 1127-2021(Ward 5/Councilmember Gray): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Central School and property located at 2199 East 40th Street for future redevelopment for the Department of Community Development; to convey the property to BC Central School LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.



6.	Ordinance No. 1128-2021(Ward 9/Councilmember Conwell): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Empire School and property located at 9113 Parmalee Avenue for future redevelopment for the Department of Community Development; to convey the property to BC Empire School LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.
7.	Ordinance No. 1129-2021(Ward 8/Councilmember Polensek): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Iowa-Maple School and property located at 12510 Maple Avenue for future redevelopment for the Department of Community Development; to convey the property to Global School Properties Ohio LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.
8.	Ordinance No. 1130-2021(Ward 16/Councilmember Kazy): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Nathaniel Hawthorne School and property located at 3575 West 130 th Street for future redevelopment for the Department of Community Development; to convey the property to Hawthorne Elementary Partners, LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.
9.	Ordinance No. 1131-2021(Ward 1/Councilmember J. Jones): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Robert Fulton School and property located at 3291 East 140 th Street for future redevelopment for the Department of Community Development; to convey the property to Tober Development Company, LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.
10.	Ordinance No. 1132-2021(Ward 9/Councilmember Conwell): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire the Stephen Howe School and property located at 1000 Lakeview Road for future redevelopment for the Department of Community Development; to convey the property to RSG Cleveland LLC, or its designee; and to enter into an agreement between the City and the Redeveloper.



ADMINISTRATIVE APPROVALS

1. Ordinance No. 1148-2021(Ward 5/Councilmember Gray): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Reserve Premier, LLC, and/or its designee, to support the financing and development of the Reserve Premier Development Project to be located at East 55th Street and Sweeney Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

SPECIAL PRESENTATIONS

1. Buckeye TLCI Plan
Presenter: TBD

EAST DESIGN REVIEW

1. EAST2021-023 – Project Boron New Construction: Seeking Final Approval
Project Address: 2777 East 75th Street
Project Representatives: Kurt Updegraff, Weston
Zach Kammerer, GMA Architects
Curtis Hoffman, ARCO National

Note: the Planning Commission gave Schematic Design Approval to this project on December 3, 2021.

2. EAST2021-026 – Cleveland Mounted Police Stables New Construction: Seeking Schematic Design Approval
Project Address: 6018 Thackeray Avenue
Project Representative: Robert Klann, Architect

NEAR WEST DESIGN REVIEW

1. NW2021-043 – The Pearl Mixed-Use Building New Construction: Seeking Conceptual Approval
Project Location: Columbus Road and Brevier Avenue
Project Representative: Ted Ferringer, Bialosky

EUCLID CORRIDOR DESIGN REVIEW

1. EC2021-034 – Proposed Demolition of a 1-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 1859 East 63rd Street
Project Representative: Matt Knecht, HZW Environmental Consultants



DOWNTOWN | FLATS DESIGN REVIEW

1. DF2021-032 – Rock ‘n Roll Hall of Fame Music Plaza Signage: Seeking Final Approval
Project Address: 1100 Rock ‘n Roll Blvd
Project Representative: Amanda Caldwell, Ideal Due Diligence

NEAR WEST DESIGN REVIEW NEW MEMBER NOMINATION

1. Gideon Hart, Esq.

DIRECTOR’S REPORT

EXECUTIVE SESSION