



# Planning Commission Agenda

Friday, May 6, 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>

## ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2022(Ward 12/Councilmember Maurer): Changing the Use, Area & Height Districts of parcels of land east of Pearl Road and north of Broadview Road and adding an Urban Form Overlay. (Map Change 2623)

## PROJECTS FROM PREVIOUS CANCELLED MEETING APRIL 22, 2022

### NORTHEAST DESIGN REVIEW

1. NE2021-028 – Cuyahoga TAY New Construction: Seeking Final Approval  
Project Addresses: 1415-1430 East 45<sup>th</sup> Street  
Project Representative: Brian Grambort, HD+S  
**Note: the Planning Commission granted Schematic Design Approval to this project on August 6, 2021.**

### FAR WEST DESIGN REVIEW

1. FW2022-010 – Proposed Demolition of a 1-Story Institutional Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 14000 Puritas Avenue  
Project Representative: Michael Serdinak, CBLH Design
2. FW2022-009 – Rockport Branch Library New Construction: Seeking Final Approval  
Project Address: 14000 Puritas Avenue  
Project Representative: Michael Serdinak, CBLH Design

### NEAR WEST DESIGN REVIEW

1. NW2022-009 – Proposed Demolition of a 2 ½-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 4392 State Road  
Project Representative: Valencia White, City of Cleveland



<p>2. NW2022-005 – MetroHealth Campus Transformation Update (Including Proposed Demolition of Buildings at 3517 West 25<sup>th</sup> Street and 3518 Scranton Road): Seeking Conceptual Design Approval          Project Address: 2500 MetroHealth Drive          Project Representatives: Walter Jones, MetroHealth          Greg Zucca, MetroHealth</p>
<p><b>EAST DESIGN REVIEW</b></p>
<p>1. EAST2022-011 – Proposed Demolition of a 1-Story Out-Building: Seeking Final Approval          Project Address: 6449 Union Avenue          Project Representatives: Mary Crisafi, Lightning Demolition + Excavating          Bob Deskins, Lightning Demolition + Excavating</p>
<p>2. EAST2022-010 – Cleveland Scholar House Multi-Family Residential Structure New Construction: Seeking Schematic Design Approval          Project Location: PPN 103-27-008 near Community College Avenue          Project Representative: Brian Grambort, HD+S</p>
<p><b>CURRENT PROJECTS MAY 6 2022</b></p>
<p><b>SOUTHEAST DESIGN REVIEW</b></p>
<p>1. SE2021-030 – Second Zion Spiritual Temple New Construction: Seeking Final Approval          Project Address: 12721 Union Avenue          Project Representative: Erin Carpenter, City Architecture</p>
<p><b>FAR WEST DESIGN REVIEW</b></p>
<p>3. FW2022-005 – Lake Avenue Multi-Family New Construction: Seeking Schematic Design Approval          Project Address: 8400 Lake Avenue          Project Representative: Brandon Kline, Geis Companies  <b>Note: the Planning Commission granted this project Conceptual Approval with Conditions on March 2<sup>nd</sup>, 2022.</b> Applicant to incorporate a tree canopy replacement strategy; incorporate a more dynamic greenspace, particularly for pocket park facing Lake Avenue (this might put pressure for more on-street parking); consider DRAC's comments.</p>



**EAST DESIGN REVIEW**

- 3. EAST2022-009 – Carver Park Phase 3 Eight Building Renovation: Seeking Final Approval  
Project Addresses: 4591, 4315, 4311 Quincy Avenue; 2375 East 40<sup>th</sup> Street  
Project Representative: Christina Tayman, RDL Architects  
**Note: the Planning Commission granted this project Schematic Design Approval on March 18, 2022.**

**NEAR WEST DESIGN REVIEW**

- 3. NW2022-013 – West 20<sup>th</sup> Apartments New Construction: Seeking Schematic Design Approval  
Project Address: 2485 West 20<sup>th</sup> Street  
Project Representative: Brandon Kline, Geis Companies

**EUCLID CORRIDOR DESIGN REVIEW**

- 1. EC2022-013 – East 71<sup>st</sup> Street Park: Seeking Schematic Design Approval  
Project Location” East 71<sup>st</sup> Street and Chester Avenue  
Project Representative: Samira Malone, MidTown Cleveland

**DOWNTOWN | FLATS DESIGN REVIEW**

- 1. DF2022-025 – H5 Data Center New Construction and Façade Improvement of Existing Structure: Seeking Conceptual Approval  
Project Address: 1625 Rockwell Avenue  
Project Representative: Dale Grieder, Arkinetics

**MANDATORY REFERRALS**

- 1. Ordinance No. 370-2022(Citywide – Introduced by Councilmember McCormack and Mayor Bibb): To provide for the evaluation of Complete and Green Streets elements in City-sponsored transportation projects within the public right-of-way; and to repeal Ordinance No. 798-11, passed September 19, 2011.
- 2. Ordinance No. 702-2020(Citywide – Introduced by Councilmembers Kazy and McCormack): To repeal Chapter 163, Tree Commission, Sections 163.01 to 163.03, of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 2044-92, passed December 7, 1992, and to supplement the codified ordinances by enacting new Chapter 163.01 to 163.04 to re-establish the Tree Commission. **As Amended.**



3. Ordinance No. 304-2022(Ward 15/Councilmember Spencer; by departmental request); Authorizing the Director of Public Works to apply for and accept a grant from the National Park Service for the purpose of developing a new City park to be located near the Clark Recreation Center; authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase various property interests; enter into various Option to Purchase Agreements as needed; determining the method of making the public improvement of constructing the new park; authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more contracts; and to apply for and accept additional grants and gifts for the new park.
4. Ordinance No. 400-2022(Ward 9/Councilmember Conwell; by departmental request): Authorizing the Director of Public Works to apply for and accept a grant from the State of Ohio, Department of Natural Resources to improve Sowinski Park located within Rockefeller Park; determining the method of making the public improvement of constructing a multipurpose trail; and authorizing the Director to enter into one or more public improvement contracts for the making of the improvement.

**SPECIAL PRESENTATIONS – Public Art**

1. EC2022-012 – Payne Avenue Bridge Mural: Seeking Final Approval  
Location: Payne Avenue, over I-90  
Presenter: Karis Tzeng, MidTown Cleveland
2. Ward 1: Approval of Selected Artists  
Location: 15401 Miles Avenue (Frederick Douglass Rec Center)  
Presenter: Vince Reddy, LAND Studio
3. 2021 End of Year Report – Public Art Program  
Informational Purposes Only  
Presenter: Vince Reddy, LAND Studio



**ADMINISTRATIVE APPROVALS**

1. Ordinance No. 326-2022(Ward 3/Councilmember McCormack; by departmental request): Authorizing the Director of Capital Projects to lease certain property located under Arch Number 3 of the Superior Viaduct to Apartment 92, The Apollo, LLC for the purpose of creating a curated greenspace amenity for the use of residents of its apartment complex, for a term of five years with one five-year option to renew, exercisable by the Director of Capital Projects.
2. Ordinance No. 397-2022(Ward 5/Councilmember Starr; by departmental request): Approving the addition of property located at 2275 East 55<sup>th</sup> Street to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.
3. Ordinance No. 374-2022(Shaker Heights, Ohio; Introduced by Councilmembers Bishop and Griffin by departmental request): Authorizing the Director of Public Works to execute a deed of easement and a deed of temporary easement granting to the Cuyahoga County Department of Public Works certain easement rights in property needed for the Warrensville Center Road Bridge Rehabilitation Project adjacent to Shaker Lakes Park; and declaring the easement rights not needed for the City’s public use.

**NEAR WEST DESIGN REVIEW**

4. NW2022-008 – Driftwood Apartment Building New Construction: Seeking Final Approval  
Project Address: 1111 Fairfield Avenue  
Project Representative: Aaron Taylor, J Roc Development  
**Note: the Planning Commission granted this project Schematic Design Approval on April 1, 2022.**

**DIRECTOR’S REPORT**

**ADJOURNMENT**