



# CITY PLANNING COMMISSION AGENDA

**DRAFT**

Friday, May 1, 2026

Room 514, City Hall, 9:15am

*The following Planning Commission meeting will be conducted as a hybrid 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: <https://planning.clevelandohio.gov/designreview/schedule.php>*

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

## ZONING MAP AMENDMENTS

**Map Change 2700** (to be introduced) Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map.

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Presenter: Xavier Bay, City Planner

Project Representatives: Adam Davenport, Neighborhood Planning Manager & Tom McNair, Chief of Integrated Development

## MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

**Ord. No. XXX-2026** (to be introduced) Authorizing the Director of Development to establish a Tax Increment Financing (TIF) District on the East Side to create, capture, and leverage growth in Cleveland's near east side neighborhoods and create a program to reinvest in those neighborhoods and spur neighborhood revitalization to benefit all Clevelanders; and to establish a fund to collect and repurpose TIF proceeds.

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Presenters: Adam Davenport, Neighborhood Planning Manager & Tom McNair, Chief of Integrated Development





## **ZONING TEXT AMENDMENTS**

**Text Amendment to Zoning Code** (as introduced under Ord. No. 561-2026) Amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

## **MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS**

**Ord. No. 561-2026** (introduced by Council Members Davis, Santana, Polensek and Harsh) To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11, 686B.99 and 686B.991, related to Short-Term Rentals, and by amending Sections 193.01, 193.02, 193.03 and 193.021 as amended by various ordinances related to the Transient Occupancy Tax, and by amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

## **CONDITIONAL USES**

### **Townhomes in a 1F District – WestCliff Townhomes**

Project Address: 9908 Clifton Blvd  
Ward 12: Council Member Tanmay Shah  
SPA: Edgewater  
Presenter: Xavier Bay, City Planner  
Project Representative: Ryan Arth  
Approvals Needed Per Section Per §337.031(h)(5)

## **CENTRAL EAST DESIGN REVIEW**

### **EC2026-009 – Olde Cedar Phase 1**

Project Address: Quincy Ave & Scovill Ave  
Ward 5: Council Member Richard A. Starr  
SPA: Central  
Type: New Construction  
Project Representative: Christina Tayman  
Approval: Schematic





**PRJ26-014079** – CCF Building B Demolition

Project Address: 10681 Carnegie Ave  
Ward 6: Council Member Blaine A. Griffin  
SPA: University  
Type: Demolition  
Project Representative: Tom Ownings  
Approval: Final

**EC2026-010** – Midtown Lofts

Project Address: 3301 Payne Ave  
Ward 8: Council Member Stephanie D. Howse-Jones  
SPA: Goodrich-Kirtland Pk  
Type: New Construction  
Project Representative: Carolyn Behmer  
Approval: Schematic

***This item has been rescheduled to the May 15<sup>th</sup> CPC meeting per request of the applicant***

**MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS**

**Ord. No. 523-2026** (introduced by Council Members Starr, Santana, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 1900 The Loft LLC, and/or its designee, located at 1900 Euclid Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the 1900 Euclid Project.

**Ord. No. 556-2026** (introduced by Council Members Slife, Kazy, Santana, and Griffin) Declaring a moratorium on the review and issuance of zoning permits, certificates of occupancy, and other license or permit applications, including licenses or permits issued by the Department of Public Utilities, for data centers in the City of Cleveland.

**Ord. No. 557-2026** (introduced by Mayor Bibb) Creating a designated outdoor refreshment area and establishing requirements to ensure public health and safety within such area; and declaring the same to be an emergency.

**Res. No. XXX-2026** (to be introduced) Declaring the intent to vacate a portion of Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street and West 190th Street.

**Ord. No. XXX-2026** (to be introduced) Exercising the second option to renew CT PS 2024-0030 with Stantec Consulting Services, Inc. authorized by Ordinance 1200-2023, in which the first option to renew was authorized by Ordinance No 1167-2024, as amended by Ord 800-2025.





**Ord. No. XXX-2026** (to be introduced) Determining the method of making the public improvement of constructing solar power generation facilities; authorizing the Directors of Finance, Public Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.

**DIRECTOR'S REPORT**

Calley Mersmann, Director of City Planning

**ADJOURNMENT**

**NEXT MEETING:** Friday, May 15, 2026 at 9:15 AM

