



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, May 15, 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 2698 – Changing the zoning districts of parcels of land south of Saint Clair Avenue between Lakeview Road and Thornhill Drive (Map Change 2698)

Ward 9: Council Member Kevin Conwell

SPA: Glenville

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD

Map Change 2699 – Changing the zoning districts of parcels of land north of Meyer Ave between West 31st Street and West 30th Street. (Map Change 2699)

Ward 14: Council Member Jasmin Santana

SPA: Clark-Fulton

Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Jeff Henderson, Architect, and Hollie Dellisanti, CMSD

CONDITIONAL USES

Townhomes in a 1F District – WestCliff Townhomes

Project Address: 9903 Clifton Blvd

Ward 12: Council Member Tanmay Shah

SPA: Edgewater





Presenter: Shannan Leonard, Chief Zoning Administrator

Project Representative: Ryan Arth

Approvals Needed Per Section Per §337.031(h)(5)

This item has been rescheduled to follow proper public notice requirements

FAR WEST DESIGN REVIEW

PRJ26-012032 – Drive Thru Signage Plan

Project Address: 14016 Triskett Ave

Ward 15: Council Member Charles J. Slife

SPA: Kamm's

Type: Signage

Project Representative: Eyad Ali, Neon City Inc

Approval: Final (Variance Required)

CENTRAL EAST DESIGN REVIEW

PRJ26-016427 – Midtown Collaboration Center Rooftop Signage

Project Address: 6539 Euclid Avenue

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: Hough

Type: Signage

Project Representative: Connor Wollenzier (Vocon) and Michael Hood (TCF)

Approval: Final (Variance Required)

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, The NRP Group

Approval: Schematic

CE2026-008 – CCF East Parking Garage

Project Address: East 105th & Carnegie

Ward 6: Council Member Blaine A. Griffin

SPA: University

Type: New Construction





Project Representative: Tom Owings, Perspectus
Approval: Final

CE2026-007 - CCF West Parking Garage

Project Address: East 86th & Carnegie
Ward 6: Council Member Blaine A. Griffin
SPA: Fairfax
Type: New Construction
Project Representative: Tom Owings, Perspectus
Approval: Final

EC2026-014 - Connecting the Circle - Public Realm Master Plan

Project Address: University Circle
Ward 9: Council Member Kevin Conwell
SPA: University
Type: Neighborhood Plan
Project Representative: Elise Yablonsky, UCI
Approval: Final

NEAR WEST DESIGN REVIEW

PRJ26-XXXX - Park Apartments Phase II

Project Address: 1859 Brevier Ave
Ward 7: Council Member Austin N. Davis
SPA: Tremont
Type: New Construction
Project Representative: Westleigh Harper, Horton Harper Architects
Approval: Final

SOUTHEAST DESIGN REVIEW

CSE2026-005 - Red Chimney Demolition

Project Address: 6501 Fleet Ave
Ward 3: Council Member Deborah Gray
SPA: Broadway-Slavic Village
Type: Demolition
Project Representative: Tony Brancatelli
Approval: Final





PUBLIC ART DESIGN REVIEW

Buckeye/S. Moreland Garden Lady Sculpture Location Change

Project Address: Helen Simpson Park (13201 S. Woodland Rd)

Ward 3: Council Member Deborah Gray

SPA: Buckeye-Shaker Square

Type: Public Art

Project Representative: Tarra Petras, Public Art Coordinator

Approval: Final

DOWNTOWN/FLATS DESIGN REVIEW

PRJ26-010256 – Bedrock 401 Stones Levee Demolition

Project Address: 401 Stones Levee

Ward 7: Council Member Austin N. Davis

SPA: Cuyahoga Valley

Type: Demolition

Project Representative: Nora Romanoff, Bedrock

Approval: Final

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Res. No. XXX-2026 (to be introduced) Authorizing the Director of Development to acquire and re-convey certain parcels from/to Starling Stone LLC or designee, in order to enter into the chain-of-title prior to the institution of a TIF.

Ord. No. 552-2026 (introduced by Council Members Santana, Bishop, Polensek, Kazy, and Griffin - by departmental request) Authorizing the Director of Development to transfer various Permanent Parcels to the control, possession, and use of the Departments of Parks and Recreation, Public Safety and Public Utilities for the future development of parks, recreation centers, trails, and public facilities.

Res. No. 554-2026 (introduced by Council Members Davis, Bishop, and Santana - by departmental request) Declaring the intent to vacate a portion of West 59th Place.

Ord. No. 558-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and





the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

Ord. No. 556-2026 Amendment (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. XXX-2026 (to be introduced) To authorize construction, rehabilitation, and renovation for certain areas of Cleveland City Hall and Public Auditorium; to authorize the Director of Capital Projects and the Department of Public Works, as appropriate, to enter into contracts to make said improvements; to employ architects, landscape architects, and engineers to provide professional services; and to direct the employment of the necessary labor.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 609-2026 (introduced by Council Members Santana and Griffin - by departmental request) Authorizing the Director of City Planning to exercise the second option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc. to provide professional services for on-call planning services.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 615-2026 (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin - by departmental request) Establishing the East Side TIF District, declaring improvements to certain parcels of real property within that district to be a public purpose and exempt from taxation, pursuant to ORC 5709-40, describing the public infrastructure improvements to be made to directly benefit the district, requiring the owners of the improvements on such parcels to make services payments in lieu of taxes, providing for the distribution of those service payments to the Cleveland Municipal School District and to one or more funds established by the City to hold those service payments, determining that satisfactory provision has been made for the public improvement needs of the District and specifying other public improvements that are in support of urban redevelopment within the City.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 620-2026 (introduced by Council Members Harsh, Santana, Kazy, Slife, and Griffin - by departmental request) 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.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 622-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) To authorize the Director of Building and Housing to waive construction permitting fees for new one-family to three-family residential construction in the newly-defined East Side TIF District, and to authorize a fifty percent reduction of construction permitting fees for larger new multi-family or mixed-use residential construction in this same designated area.

Ord. No. 626-2026 (introduced by Council Members Howse-Jones and Santana - by departmental request) 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 (Map Change 2700).

This legislation was reviewed and approved by CPC on 5/1/26.

DIRECTOR'S REPORT

Marka Fields, Assistant Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, June 5, 2026 at 9:15 AM

