



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F: 216/664-3281

www.planning.city.cleveland.oh.us

Planning Commission Agenda

Friday, December 3rd, 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>

ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2021(Ward 3/Councilmember McCormack): Changing the Use, Area and Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Avenue and West 25th Street and adding an Urban Form Overlay.

NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPN# 128-04-038
Addresses: 14114 & 14115 Britt Oval
Presenter: Shannan Leonard, Staff Planner

MANDATORY REFERRALS

1. Ordinance No. 1059-2021(Ward 7/Councilmember B. Jones): Authorizing the Directors of Public Works and Community Development to enter into a property exchange agreement with the Board of Education of the Cleveland Metropolitan School District for the transfer of various properties between the parties to facilitate the efficient use of real estate for public purposes, including constructing new parks, assembling land, improving existing school campuses, and disposing of underutilized or unneeded real estate; authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties; and authorizing the conveyance of one of the properties received from the School District to Kenmore Commons Limited Partnership, or its designee, for future development.
2. Ordinance No. 1077-2021(Ward 8/Councilmember Polensek): Designating the Slovenian Workmen's Home as a Cleveland Landmark.



ADMINISTRATIVE APPROVALS

1. Ordinance No. 1026-2021(Ward 3/Councilmember McCormack): Determining the method of making the public improvement of demolition of various buildings and structures, removal and disposal of related debris and materials, restoration of sites, relocation of affected Department of Port Control employees and tenants, relocation of affected facilities, construction of temporary relocation facilities, and other related work; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement, for contracts executed up to two years after the effective date of this ordinance.
2. Ordinance No. 1029-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with KD 55 Public Square LLC, and/or its designee, to fund eligible project costs and project debt for the financing of the redevelopment of the 55 Public Square building; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
3. Ordinance No. 1041-2021(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Vispiri Flats LLC, and/or its designee, to fund eligible project costs and project debt of the Cleveland Whiskey Project to be located at 601 Stones Levee Road; 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. 1052-2021(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to accept transfer of property from the Ohio Department of Transportation which is part of the limited access right-of-way adjacent to Interstate 90 at West 14th Street near Fairfield Avenue; authorizing the Mayor and the Commissioner of Purchases and Supplies to sell the ODOT property and other city-owned property to 2260 West 14th Street, LLC, or its designee, which are not needed for the City Of Cleveland's public use, for Phase II of the Tremont Oaks apartment project; and to remit payment to ODOT.



5. Ordinance No. 1057-2021(Ward 5/Councilmember Gray): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Reserve Premier, LLC, or its designee, located at East 55th Street and Sweeney 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 Reserve Premier Development Project.
6. Ordinance No. 1058-2021(Various Wards – Introduced by Councilmembers Gray, Bishop, Brancatelli and Kelley by department request): Authorizing the Director of Public Works to enter into any and all inter-agency agreements, leases, permits, cooperative agreements, and joint use agreements with the Ohio Department of Transportation and other public agencies needed for site control, use, operation, repair and maintenance of the Downtown Connector Trail already completed by ODOT and/or as segments of this multi-purpose trail are completed by ODOT and other public agencies, for a period of up to twenty-five years per agreement.
7. Ordinance No. 1060-2021(Citywide – Introduced by Councilmembers Kazy and Kelley by departmental request): Determining the method of making the public improvement of rehabilitating and replacing overhead cranes at various facilities within the Division of Water; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.
8. Ordinance No. 1061-2021(Citywide – Introduced by Councilmembers Kazy and Kelley by departmental request): Determining the method of making the public improvement of repairing, renewing, and/or replacing transmission water mains, valves, and appurtenances as part of the transmission water main renewal program from 2022 through 2026; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts for the making of the improvement.
9. Ordinance No. 1068-2021(City of Warrensville Heights): Authorizing the Director of Public Works to execute a deed of easement granting to the Northeast Ohio Regional Sewer District certain easement rights in a portion of City-owned property located in Kerruish Park, and declaring the easement rights no longer needed for the City’s use.



10. Ordinance No. 1070-2021(Introduced by Councilmembers Gray, Brancatelli, and Kelley by departmental request): Approving the addition of certain property 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; and 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.
11. Ordinance No. 1071-2021(Introduced by Councilmembers Griffin, Brancatelli, and Kelley by departmental request): Approving the addition of certain property 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; and 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.
12. Ordinance No. 1078-2021(Citywide – Introduced by Councilmembers Kazy and Kelley by departmental request): Determining the method of making the public improvement of maintaining and improving the interior and exterior of various buildings and sites, including but not limited to, roofs and related building and site systems: authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the Director to apply for and accept any grants, including but not limited to, grants from the Northeast Ohio Regional Sewer District for Community Cost-Share Program funding, for a period of two years.
13. Ordinance No. 1080-2021(Ward 7/Councilmember B. Jones): Authorizing the Director of Public Works to enter into a property adoption agreement with University Circle, Inc. to improve and maintain a portion of Rockefeller Park located immediately north of the Rockefeller Park Lagoon for the Jesse Owens Olympic Tree and Memorial Walk.



14. Ordinance No. 1081-2021(Ward 5/Councilmember Gray): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 3740 Carnegie LLC, and/or its designee, to support the financing and development of the Minute Men Staffing Expansion Project; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.

15. Ordinance No. 1121-2021(Ward 15/Councilmember Spencer): Authorizing the Director of Public Utilities and/or Public Works to enter into one or more agreements with the Northeast Ohio Regional Sewer District to allow and accept the construction of a public restroom facility as part of NEORS D’s Westerly Tunnel Dewatering Pump Station Project on property being leased by the Department of Public Utilities to the Cleveland Area Soap Box Derby Association, Inc.; and to amend Contract No. 57302 regarding maintenance of the restroom facility after construction.

SPECIAL PRESENTATIONS

1. Off-Road Trails Wayfinding and Signage System
Presenter: Alex Harnocz, Destination Cleveland
2. Cleveland 2030: A Housing Equity Plan
Presenters: Michiel Wackers, Director, Community Development
Vincent Renia, PennPraxis
Akria Rodriguez, PennPraxis
Cladia Akin, PennPraxis
James Greene, City of Cleveland

EAST DESIGN REVIEW

1. EAST2021-023 – Project Boron New Construction: Seeking Schematic Design Approval
Project Address: 2777 East 75th Street
Project Representative: Kurt Updegraff, Weston

NEAR WEST DESIGN REVIEW

1. NW2021-041 – Pelton Flats New Construction: Seeking Final Approval
Project Address: 2258 Literary Road
Project Representative: Antonia Marinucci, Architetta



2. NW2021-042 – Abbey Avenue Apartments and Townhomes New Construction: Seeking Schematic Design Approval
Project Address: 1910 Abbey Avenue
Project Representative: Brandon Kline, Geis Construction

DOWNTOWN | FLATS DESIGN REVIEW

1. 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
2. DF2021-024 – Bolivar Road Apartments New Construction: Seeking Schematic Design Approval
Project Addresses: 1060 & 1124 Bolivar Road
Project Representative: Travis Kreidler, Desmone

SPECIAL PRESENTATIONS – Public Art

1. Asia Town Mural
Address: 3142 Superior Avenue
Presenter: Karis Tzeng, MidTown Cleveland DC
2. SUPER MEGA WONDER 1999 Sculpture/Little Free Library
Address: 1579 East 38th Street
Presenters: Karis Tzeng, MidTown Cleveland DC
Jordan Wong, Artist

DIRECTOR’S REPORT

EXECUTIVE SESSION