



Cleveland City Planning Commission

Friday, July 2, 2021

**** PLEASE MUTE YOUR MICROPHONE ****

David Bowen, Commission Chair

Freddy L. Collier Jr., Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

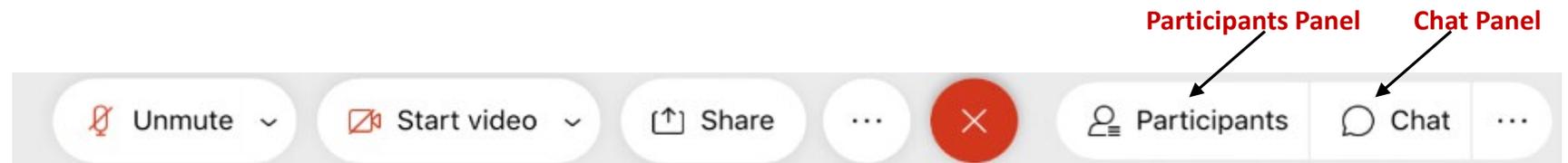
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



July 2, 2021

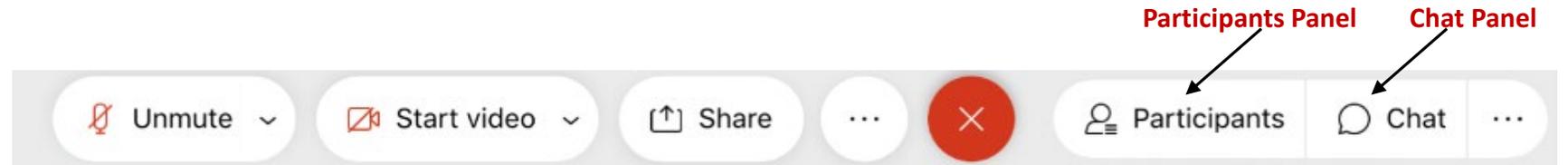
Cleveland City Planning Commission

Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



July 2, 2021

Cleveland City Planning Commission

Call to Order and Roll Call



July 2, 2021

Cleveland City Planning Commission

Special Presentations – Public Art



July 2, 2021

Special Presentation



July 2, 2021

WRDSMTH Mural at RTA

Project Address: 12000 Euclid Avenue

Presenters: Rachel Pollock, Graffiti HeArt

Luz Pellet, Graffiti HeArt

WRDSMTH

'How do I love thee' tour
With love, Graffiti HeArt

#WRDSMTHCLE21

About WRDSMTH

WRDSMTH

From Wikipedia, the free encyclopedia

WRDSMTH is a [Los Angeles](#)-based [street artist](#) known for his iconic image of a vintage typewriter featuring different sheets of inspirational text.^[1]

Spraypainting and wheatpasting outdoor walls with thousands of works since 2013, WRDSMTH can be found in cities throughout the world, including: [London](#), [Paris](#), [New York City](#), [Philadelphia](#) and [New Orleans](#).^{[2][3][4][5]} In 2017, he installed eight large-scale art pieces at [The Bloc](#) in [Downtown Los Angeles](#) as part of their permanent collection.

CLE BORN & RAISED

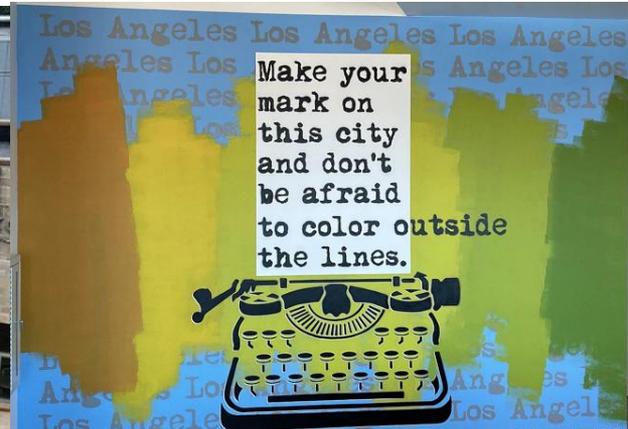
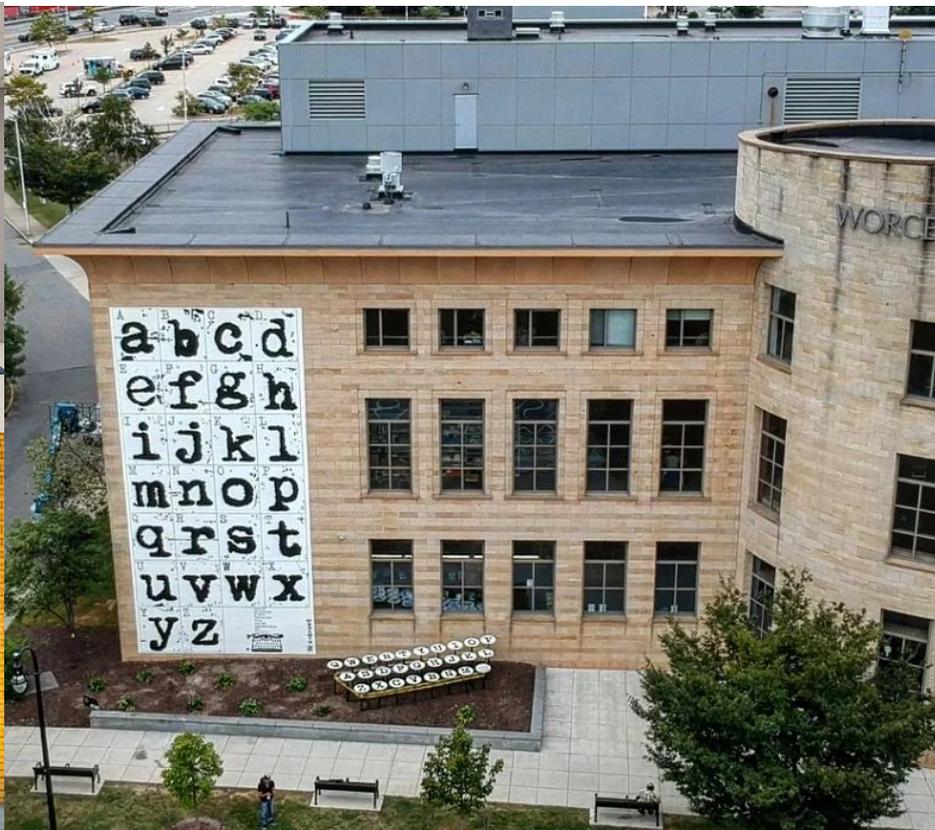
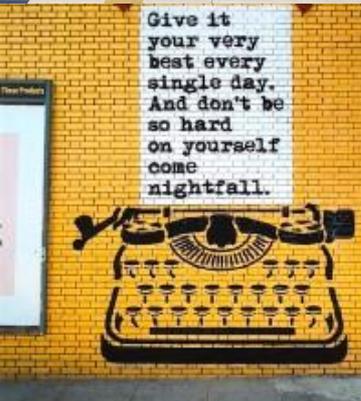


About WRDSMTH

WRDSMTH was born and raised in Cleveland, OH. He attended Miami University (Oxford, OH) and moved to his career in advertising. Soon after, WRDSMTH moved to Los Angeles where he began experimenting in street art, venturing out early mornings to put up his (what has become his insignia) typewriters with the page, inspirational and romantic piece. His work instantly became sought after and went viral, now can be seen around the world. WRDSMTH now resides in London, England and looks forward to making his mark in Cleveland, OH this August as part of the Graffiti HeArt "how do I love thee" tour!



WRDSMTH Art



WRDSMTH Art



'How do I love thee' Tour

- A Graffiti HeArt production
- A 'gift' to CLE and the community from Graffiti HeArt
- A series of 15+ small to medium tour pieces, and 2 WRDSMTH staple large pieces (*Greater Collinwood, Midtown*) throughout Cleveland and Northeast Ohio
- Tour will become a placemaking opportunity, encouraging the community, street art enthusiasts, and visitors to explore the city and seek out the murals, becoming a tour experience and creating street art DESTINATION!
- A mix of original inspirational pieces, a few staple pieces (eg. "*Dream Bigger*", "*Aspire to Inspire others...*"), and the debut of some new work by WRDSMTH!
- Tour is inspired by Sylvia Paul, first-generation Greek American, that grew up in Cleveland, who gave the poem "how do I love thee" to her husband, Harry, in a love letter in the 1940's; Sylvia died in 1991 and her love for her husband, family, and Cleveland lives on through this curated mural tour.
- Funded by Graffiti HeArt and Cuyahoga Arts & Culture grant funding

'How do I love thee' Tour Locations

The 'Staple' pieces of the tour:

- ★ (1) Midtown - Michael Stanley tribute - "...white lines on the highway"
- ★ (2) Greater Collinwood - Five Points - 25'x25' - "Aspire to Inspire..."

'How do I love thee tour' Series:

3. Lakewood - Madison Park Scorekeeper Box - 11'
4. Platform Brewery - Happy Hour
5. Cleveland Metro Park - Redline Greenway Trail (2)
6. RTA - Tower City (3 inside spaces)
7. Gateway District - Stone Fruit Coffee - 11'
8. Campus District - Campus International School
9. St. Clair Superior - Fischer & Jirouch - 11' W x 12' H -
10. St. Clair Superior - Graffiti HeArt Gallery & Museum -
11. DayGlo - Pending
12. Uptown - Cleveland Institute of Art - 7' W x 10' H
13. RTA - E. 120th & Euclid - Size TBD -
14. Cleveland Hts - Coventry P.E.A.C.E. bld - 5' H x 3 ½' W

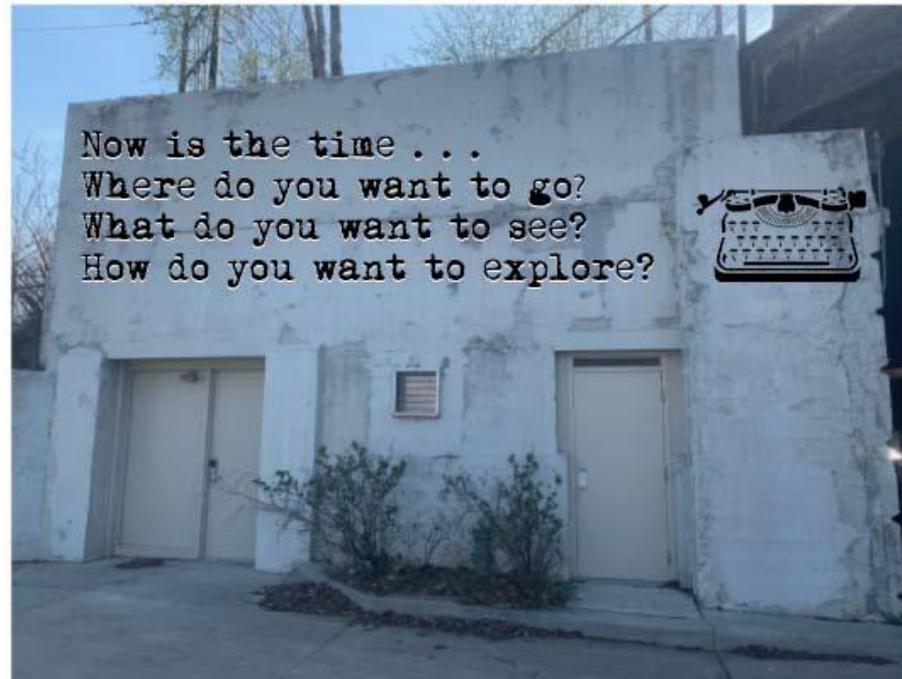


RTA
University Circle

14

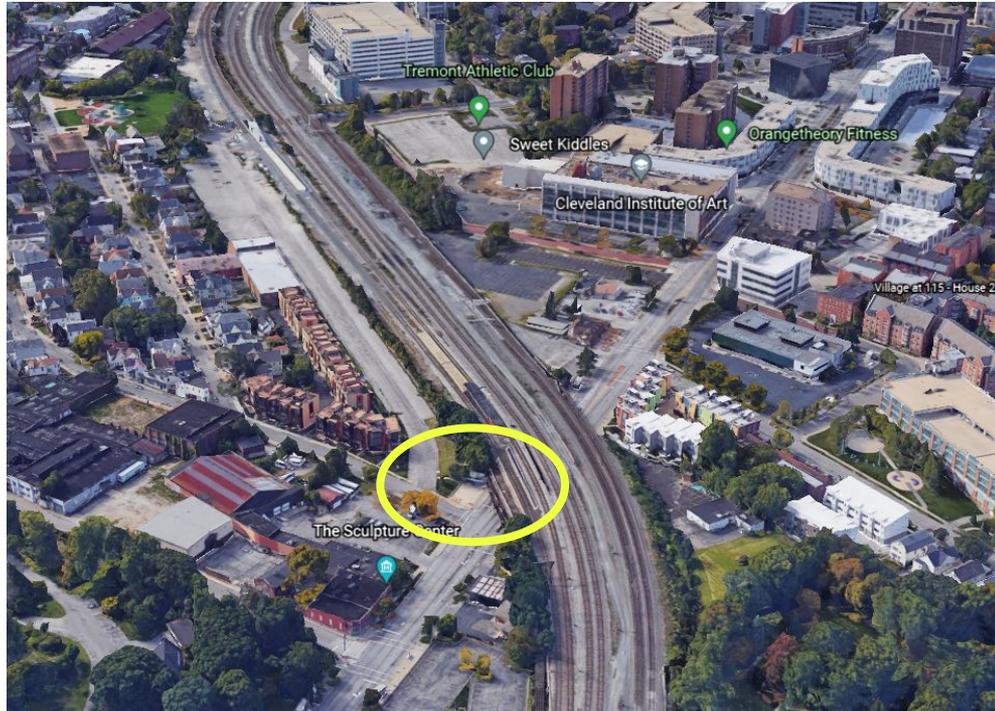
Tour Wall #14: RTA

Coltman Rd. & Euclid Building



Tour Wall #14: RTA

Coltman Rd. & Euclid Building



Tour Wall #14: RTA

Coltman Rd. & Euclid Building



Tour Wall #14: RTA

Coltman Rd. & Euclid Building



Tour Wall #14: RTA

Coltman Rd. & Euclid Building



Special Presentation



July 2, 2021

Garden of Eleven Angels Memorial Plaza Monument

Project Addresses: 12201 and 12215 Imperial Avenue

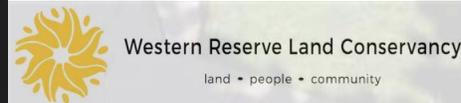
Presenter: Keshia Chambers, Chambers Global Group

Garden of 11 Angels

City of Cleveland

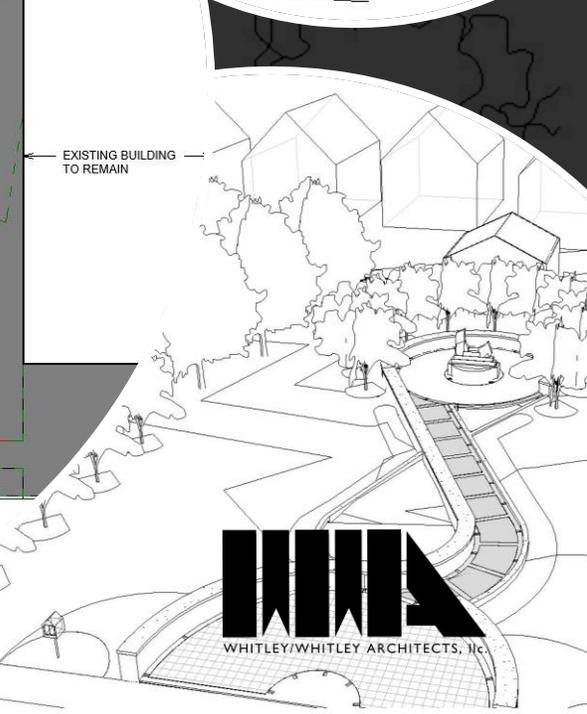
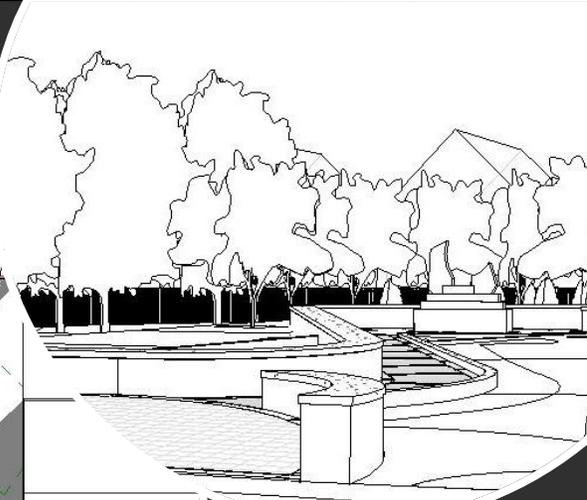
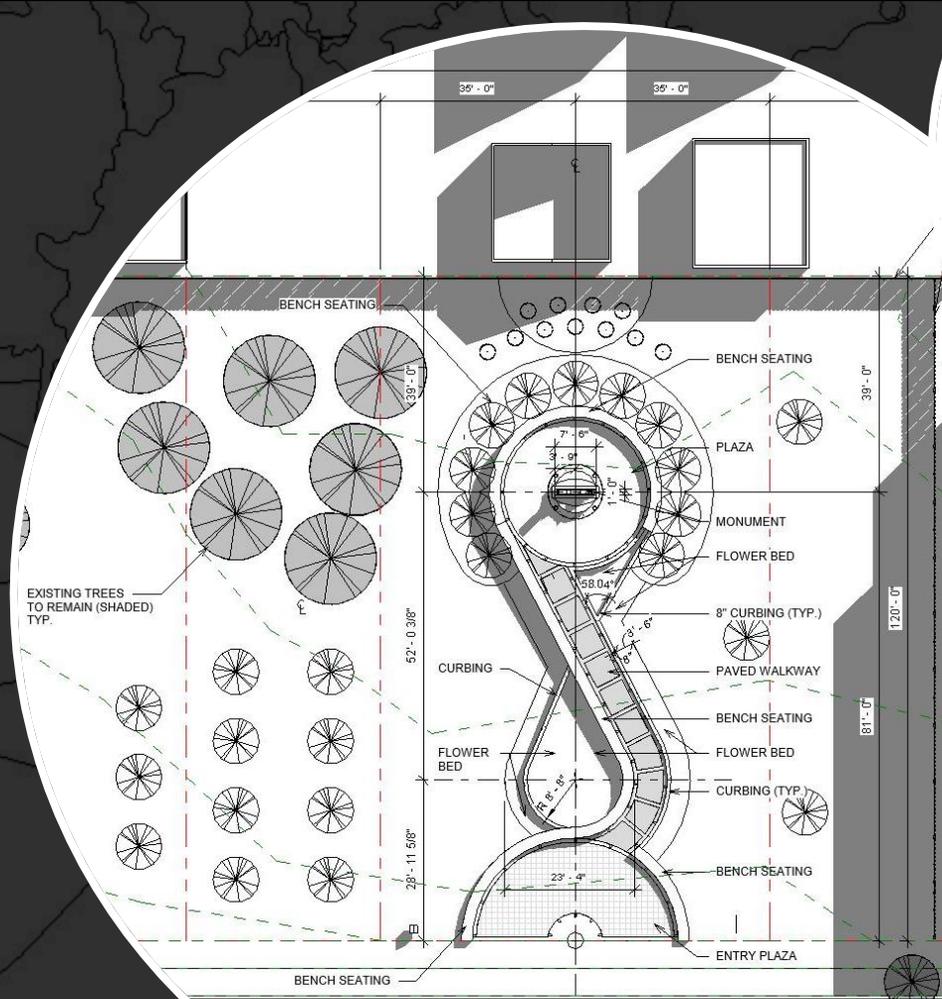
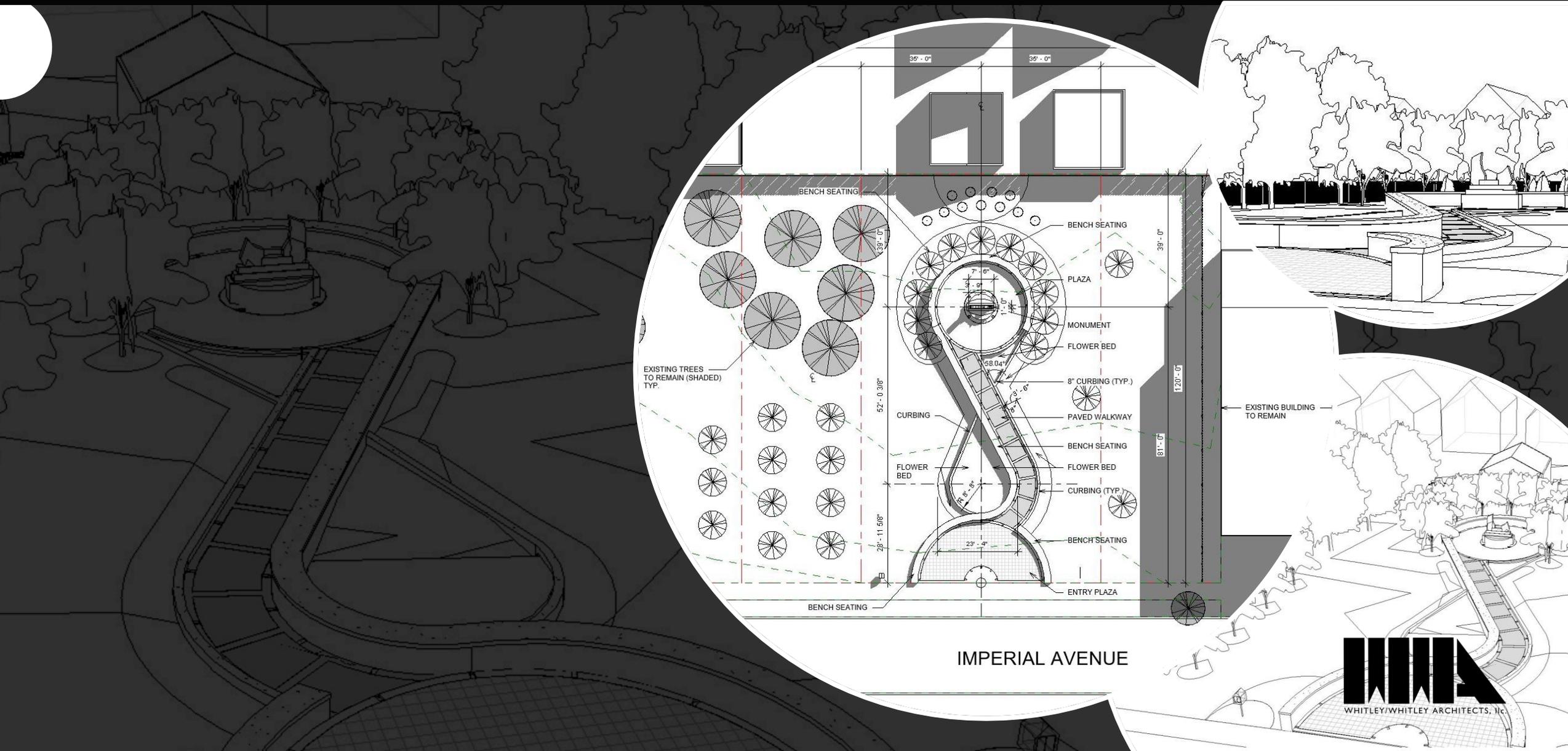
Monument Design Review - June 2021

Natural Areas Land Conservancy



Garden of 11 Angels

Proposed Design

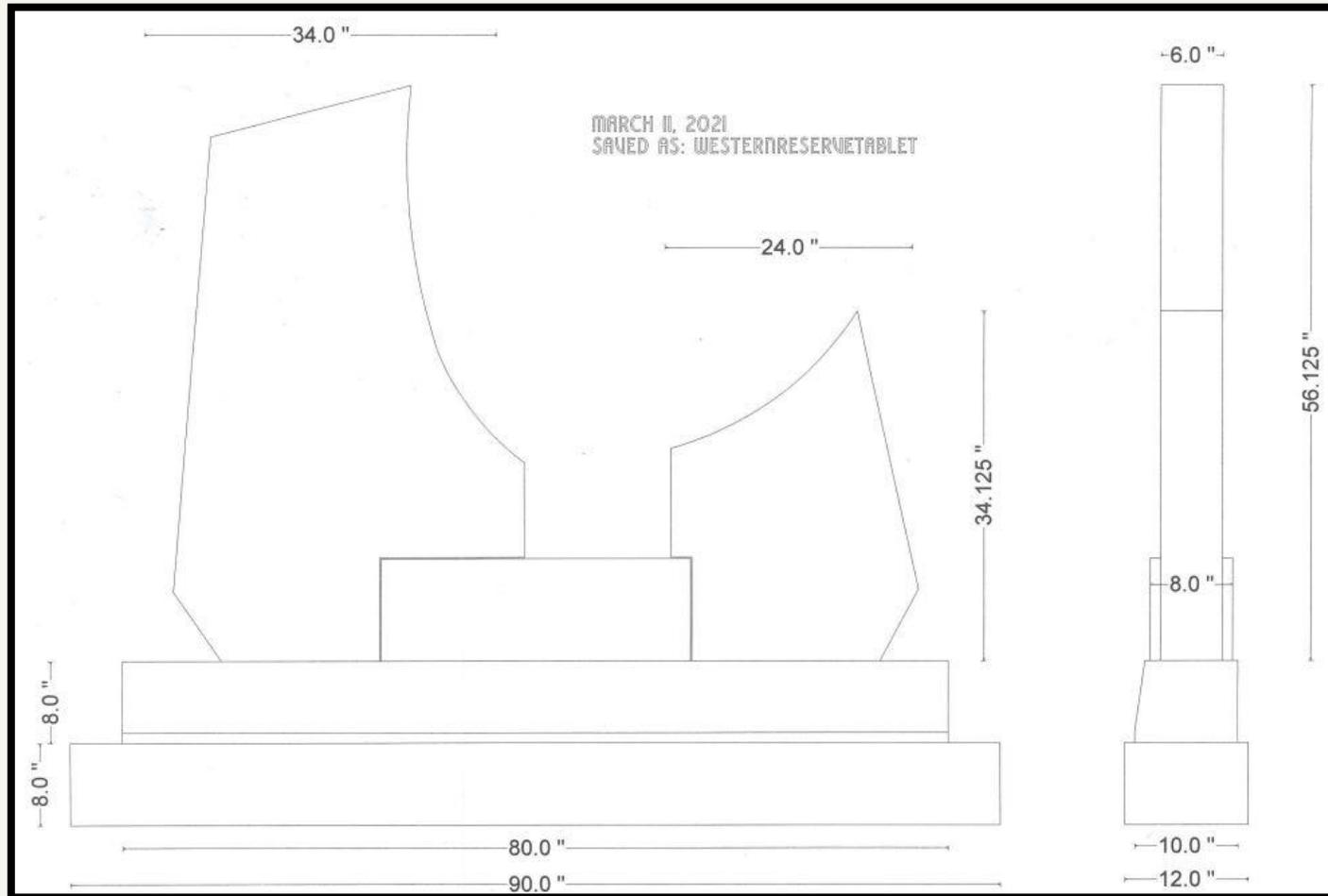


IMPERIAL AVENUE

Garden of 11 Angels
Monument Elevation

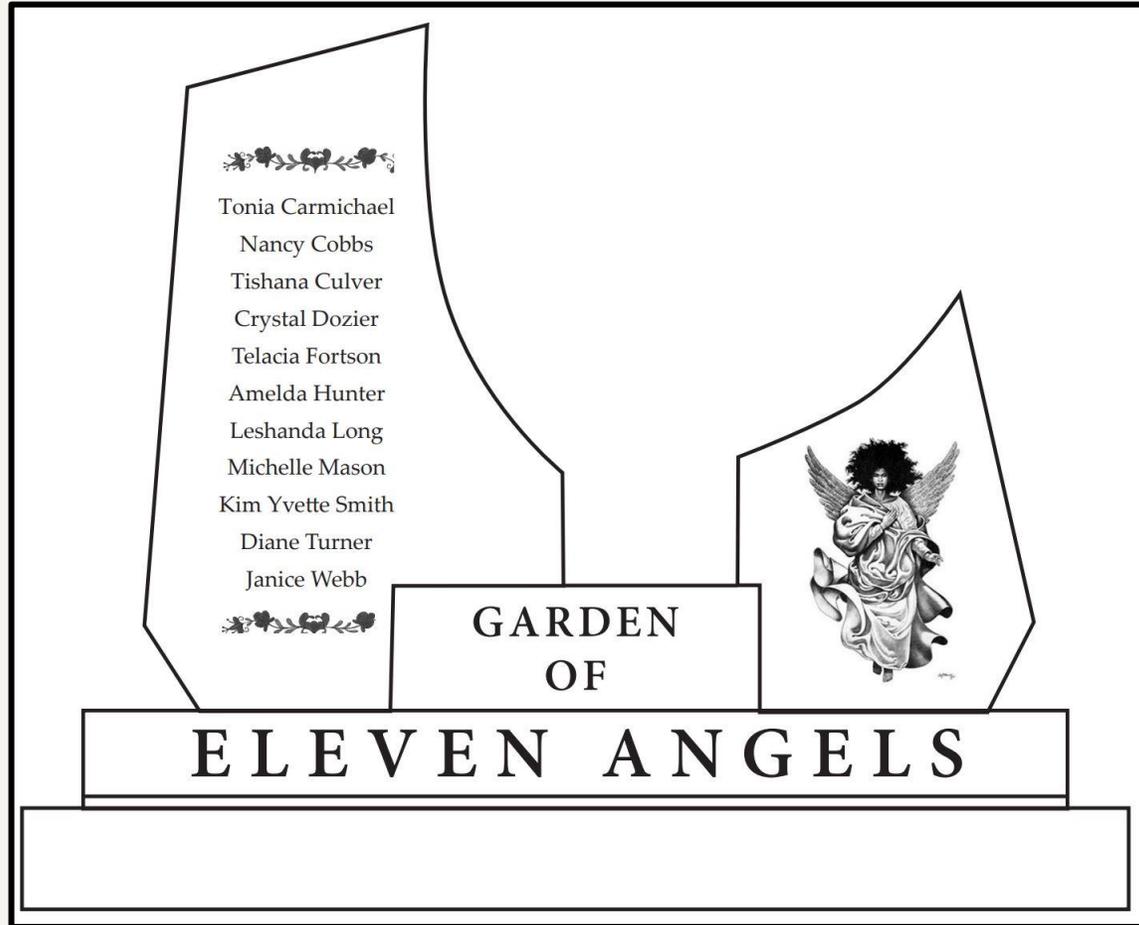


Monument Elevation

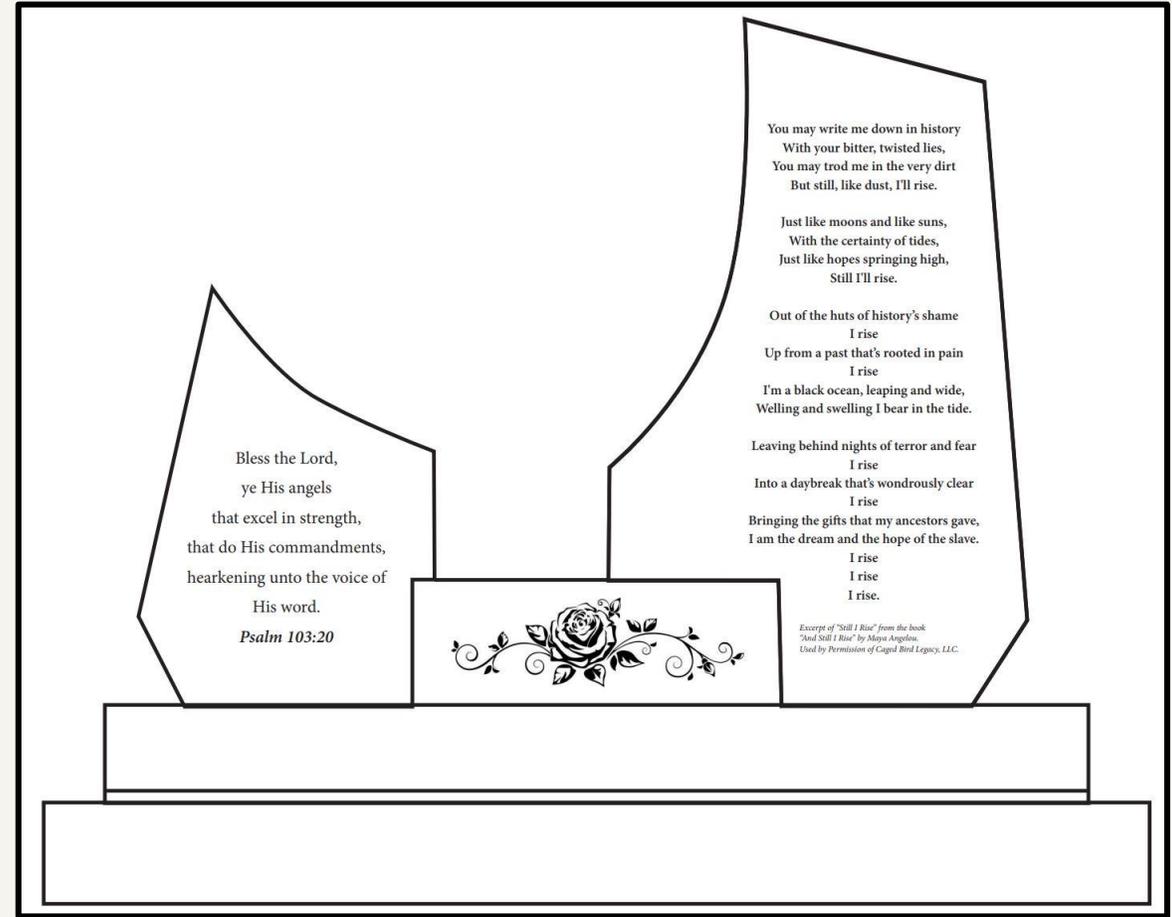


Garden of 11 Angels

Monument Graphic Layout



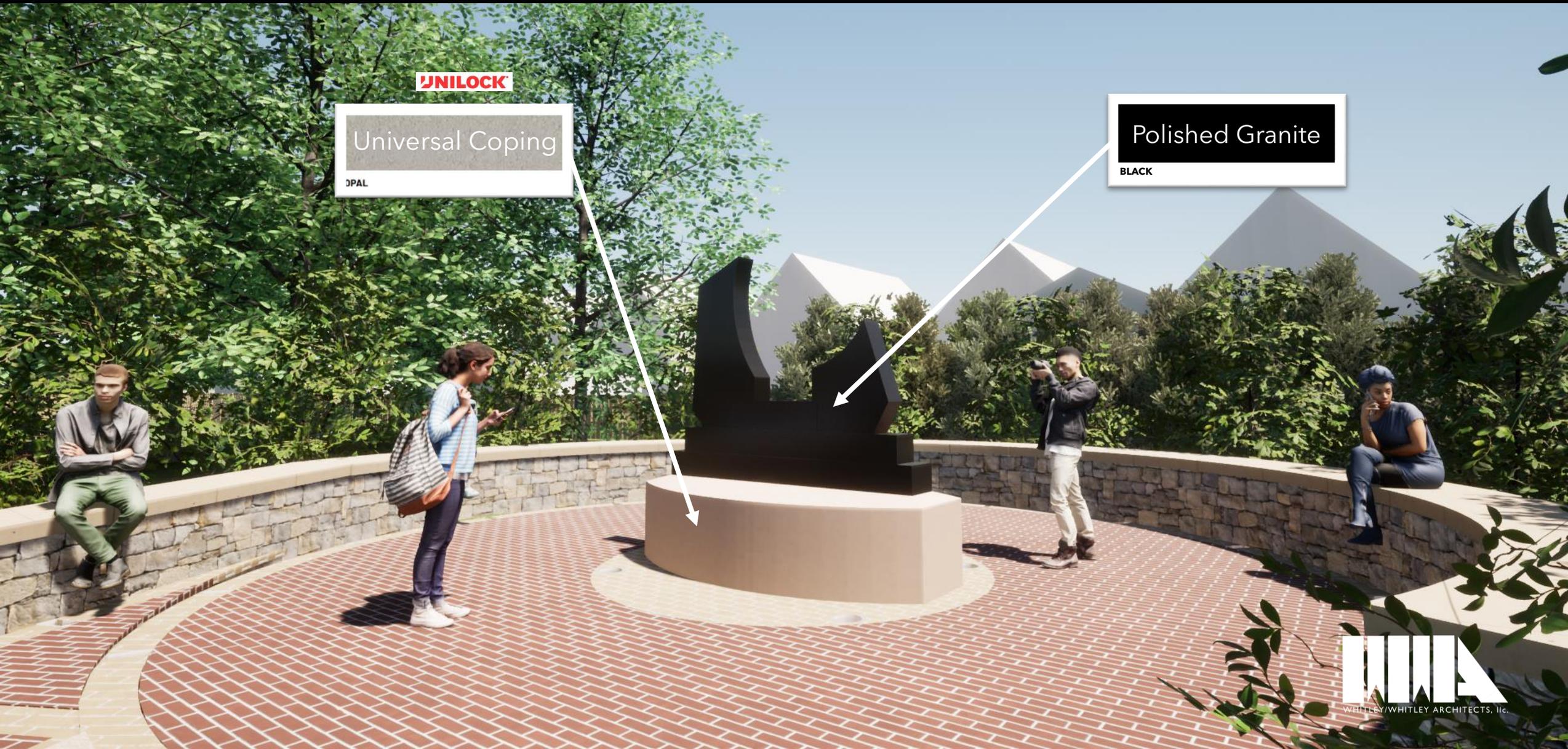
FRONT



BACK

Garden of 11 Angels

Material Selections



JNIOCK

Universal Coping
DPAL

Polished Granite
BLACK

Garden of 11 Angels

Questions



Garden of 11 Angels

City of Cleveland

Design Review – June 2021

Natural Areas Land Conservancy



Cleveland City Planning Commission

Zoning Map Amendments



July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Planned Unit Development



July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Telecommunication Towers



July 2, 2021

July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

New Townhouse Development In a 2-Family District



July 2, 2021

Townhouse Development in a 2-Family District

July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Lot Consolidation / Splits



July 2, 2021

July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Conditional Use Permit



July 2, 2021

July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Mandatory Referrals



July 2, 2021

Mandatory Referrals



July 2, 2021

Ordinance No. 466-2021(Ward 8/Councilmember Polensek; Ward 10/Councilmember Hairston): Giving consent of the City of Cleveland to the County of Cuyahoga for the resurfacing of Ivanhoe Road from Euclid Avenue to East 152nd Street; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; authorizing the Director of Capital Projects to enter into any relative agreements; and causing payment to the County for the City's share of the improvement.

Ordinance No. 466-2021

Ivanhoe Road Improvements
(Euclid Avenue to East 152nd
Street)

Ivanhoe Road Improvements (Euclid Avenue to East 152nd Street)



Mandatory Referrals



July 2, 2021

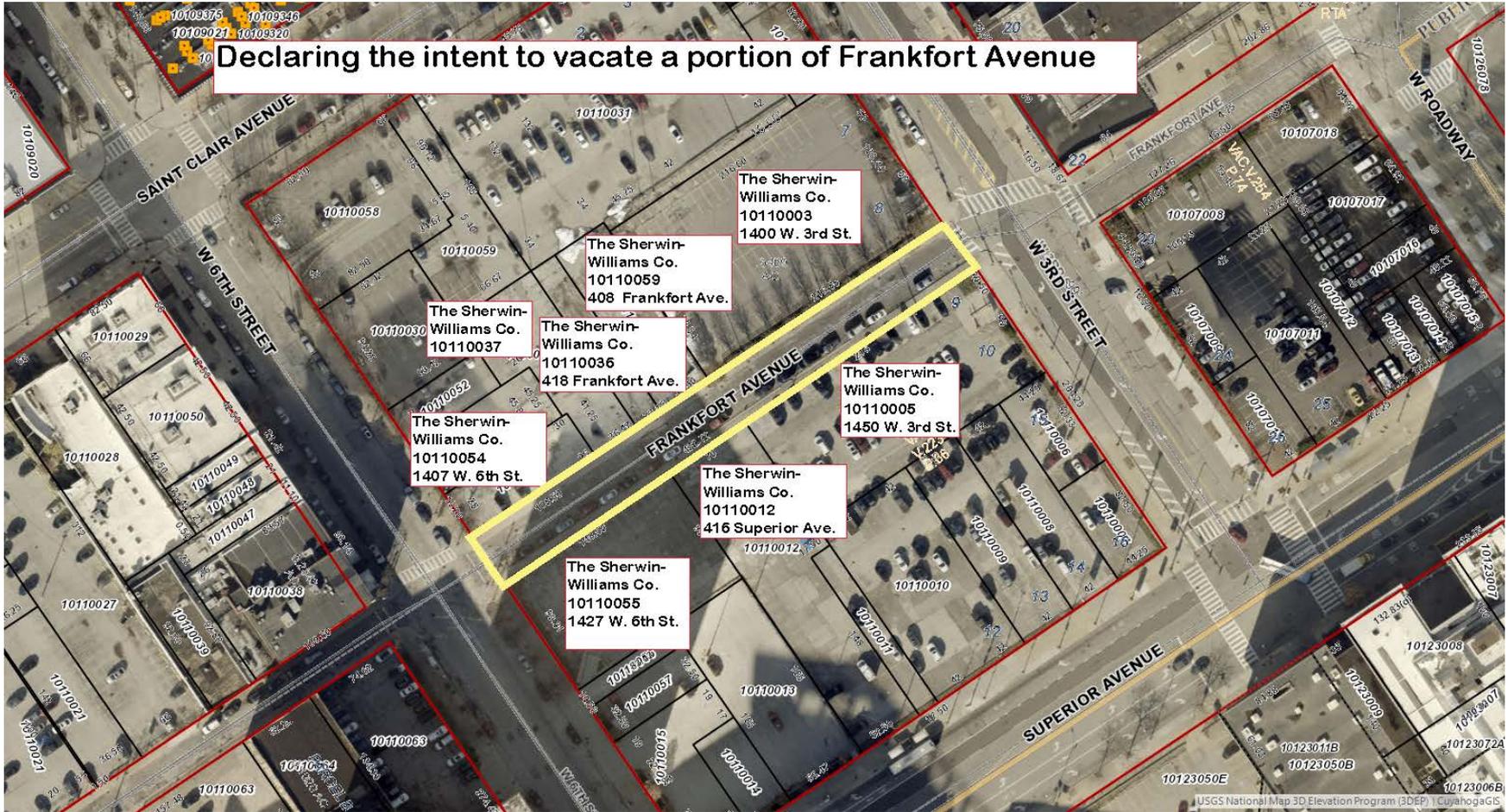
Resolution No. 486-2021(Ward 3/Councilmember McCormack): Declaring the intent to vacate a portion of Frankfort Avenue N.W. extending from West 6th Street to West 3rd Street.

Resolution No. 486-2021

Intent to Vacate Frankfort
Avenue

(West 6th to West 3rd)

Intent to Vacate Frankfort Avenue



Mandatory Referrals



July 2, 2021

Ordinance No. xxx-2021(Ward 12/Councilmember Brancatelli): To authorize the Director of Public Safety to enter into a purchase and leaseback agreement with Cleveland Metropolitan School District (CMSD) for South High School located at 7415 Broadway Avenue, and Director of Capital Projects to enter into contracts for the making of improvements for an expanded Police Training Academy facility.

Cleveland City Planning Commission

Real Estate Legislation
July 2, 2021



CITY OF CLEVELAND
Mayor Frank G. Jackson



Ord. No. XXX-2021

Sale/Leaseback of South High School Property between City and CMSD



Ord. No. XXX-2021

Sale/Leaseback of South High School Property between City and CMSD

South High School Specifics

- South High School is a two-story, 251,384 sq. ft. building constructed in 1968 on approximately 11.52 acres.
- Facilities include underground and outside parking, a large auditorium, library, inside track, gymnasium and football field.
- City's Stella Walsh Recreation Center is co-located with South High School, on CMSD property subject to a ground lease; uses SHS gym for programming
- Since South High School closed in 2010, CMSD has only used a portion of the building, although it has explored adaptive reuse options
- South High School is important to City because of its significance to the neighborhood and its proximity to Stella Walsh Recreation Center.

Ord. No. XXX-2021

Sale/Leaseback of South High School Property between City and CMSD

Opportunity for Badly Needed Training Academy Upgrade

- Police Academy classes presently conducted in a few classrooms at Police HQ on Ontario Ave.
- Department of Public Safety wishes to redevelop South High School into an expanded Police Training Academy
 - Hold Police Academy classes on site
 - Accommodate cadet and youth vocational programs in partnership with CMSD
- Facilities ideal for Police Training Academy
 - Ample classroom and other space for recruit basic training, in-service training, and specialized training.
 - On-site facilities like gymnasium, weight room, locker rooms, indoor track, outdoor athletic field perfect for physical training.
 - Underground garage for inclement weather training, as well as vehicle and other similar training.

Ord. No. XXX-2021

Sale/Leaseback of South High School Property between City and CMSD

Tangible Benefits to the City and its Residents

- Like other big-city police departments across the US, Department of Public Safety struggling to recruit and retain qualified police candidates.
- By locating in Slavic Village, and forming partnerships with CMSD and community stakeholders, Division of Police can promote career opportunities in law enforcement and draw potential candidates from within the City's own neighborhoods.
 - CMSD and City plan to collaborate on developing programs and curriculum, including instruction at the new Police Training Academy at South High School, to create career pathways into public safety.

Ord. No. XXX-2021

Sale/Leaseback of South High School Property between City and CMSD

- This legislation authorizes the Department of Public Safety:
 - To purchase the South High School site from CMSD;
 - Immediately upon closing, to lease a portion of the building back to CMSD for a 20-year term (presently, leased area contemplated to include 6 classrooms and ancillary space);
 - To make such improvements that will include “renovations, energy conservation measures and other measures that are necessary to improve functionality and reduce operating costs of the leased premises.”
 - CMSD will give the City a credit against the purchase price equal to that portion of the cost of any such improvements within the leased-back area that benefit CMSD students.

Cleveland City Planning Commission

Administrative Approvals



July 2, 2021

Administrative Approvals



July 2, 2021

Ordinance No. 453-2021(Ward 5/Councilmember Gray): Authorizing the Director of Capital Projects to enter into one or more agreements with SCAR LLC, or its designee(s), to remove and retain the sidewalks around Woodland Cemetery on East 66th Street and East 71st Street between Woodland Avenue and Quincy Avenue, in exchange for labor and services to install new sidewalks and to accept as a gift to the City the services that exceed the value of the current sidewalks.

Administrative Approvals



July 2, 2021

Ordinance No. 465-2021(Ward 10/Councilmember Hairston): Giving consent of the City of Cleveland to the County of Cuyahoga for the resurfacing of Green Road from Euclid Avenue to the south corporation line of the City of Euclid; authorizing the Director of Capital Projects to enter into agreements; to apply for and accept an allocation of County Motor Vehicle License Tax Funds; and to cause payment to the County for the City's share of the improvement.

Administrative Approvals



July 2, 2021

Ordinance No. 472-2021(Ward 3/Councilmember McCormack): Determining the method of making the public improvement of constructing the retaining wall on Carter Road; authorizing the Director of Capital Projects to enter into one or more contracts for the construction and design; to accept gifts or grants; authorize other agreements; authorizing option to acquire agreements with property owners within the project site; and authorizing the Commissioner of Purchases and Supplies to acquire real property and easements.

Administrative Approvals

July 2, 2021



Ordinance No. 473-2021(Ward 7/Councilmember B. Jones): Authorizing and approving one or more contracts with R. W. Clark Company Inc. for additional renovations to the E. J. Kovacic Recreation Center.

Administrative Approvals



July 2, 2021

Ordinance No. 479-2021(Ward 7/Councilmember B. Jones): To vacate a portion of East 66th Place extending from Lexington Avenue to Quimby Avenue.

Administrative Approvals



July 2, 2021

Ordinance No. 480-2021(Ward 14/Councilmember Santana): To vacate a portion of West 29th Street.

Administrative Approvals



July 2, 2021

Ordinance No. 979-2020(Citywide/Introduced by Councilmember McCormack): To amend Sections 3115.01, .03, .08 through .10, .13 and .18 of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 1116-!-85, passed February 10, 1986, and Section 411.011, as enacted by Ordinance No. 599-11, passed June 6, 2011, relating to protection of pedestrians and wheelchair riders on sidewalks, walkways, and temporary pedestrian access routes through building operation work zones.

Cleveland City Planning Commission

Design Review Cases



July 2, 2021

Southeast Design Review Case



July 2, 2021

SE2021-017 – Proposed Demolition of a Two-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 16626 Miles Avenue

Project Representative: Richard Conte, Esq.

16626 Miles Avenue (Demolition)

Date: June 9, 2021

Project: 16626 Miles Avenue (Demolition)

Owner: Maurice Hamilton

Scope of Project

The owner of the property described above has hired Demo Guys, Inc. to demolish the 2-story brick structure known as the Westerly Building on Miles Avenue, built in 1940 located at 16626 Miles Avenue. This will be a complete demolition of the structure as per the City of Cleveland specifications.

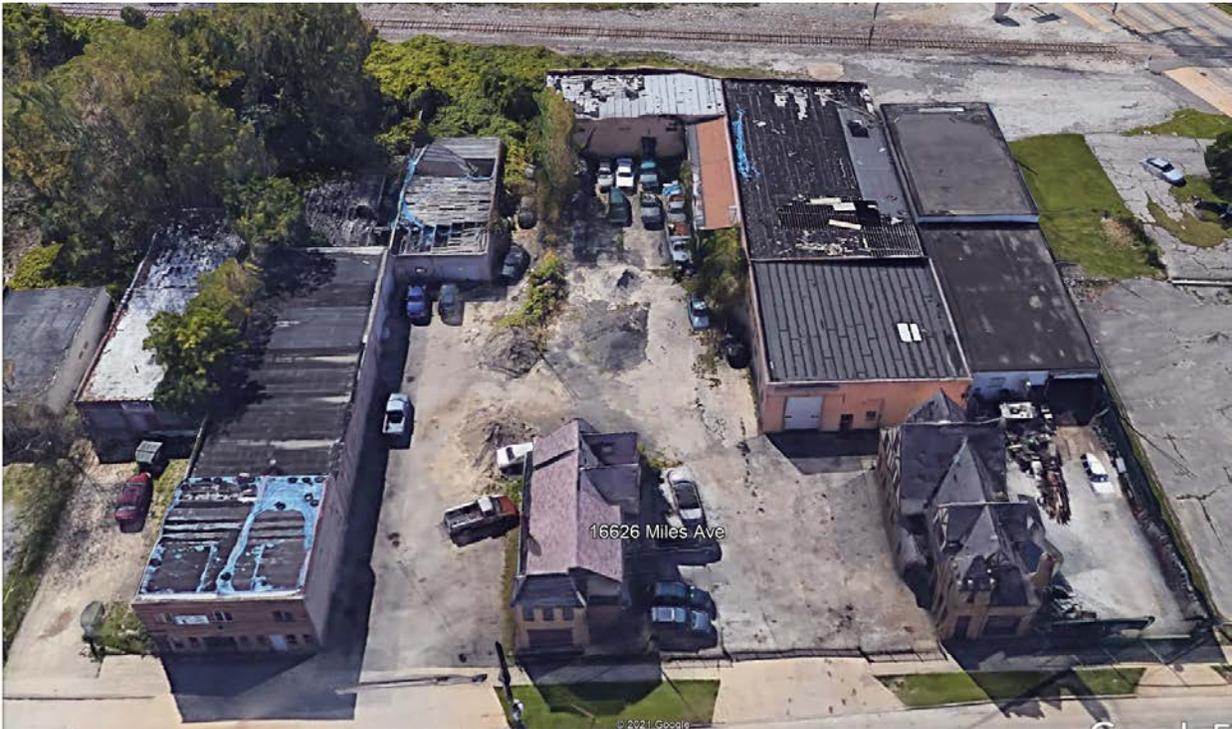
The structure(s) has/have been uninhabitable prior to the owner purchasing the property in 2013. The owner reports that although the exterior of the structure appears to look fine, the roof and interior floors are compromised and have collapsed. As a result, there are holes in the roof which have and are leaking causing the wood to be decayed and water logged. Maurice Hamilton has owned the property since June 28, 2013. It appears that this property has been vacant since at least June 28, 2013 when the property was purchased by Maurice Hamilton for the garage which is the rear southwesterly building on the property. There is an outstanding tax bill in the amount of \$3,471.30 for 2020 after the payment of \$4,024.70

After the structure is razed, the area where the building has been razed will be cleared, graded, and seeded.

Site Location

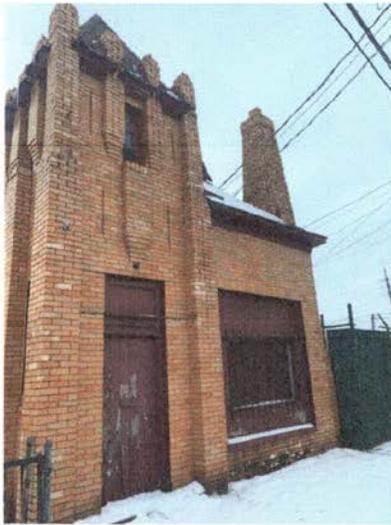
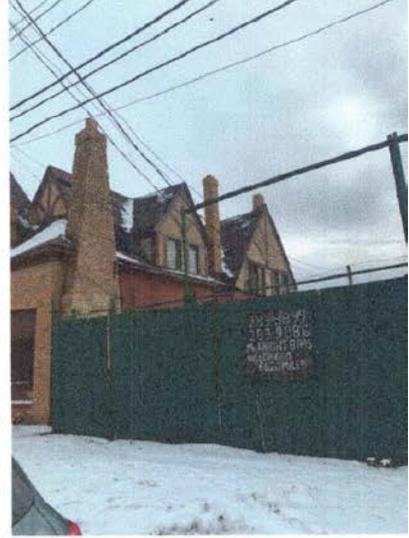
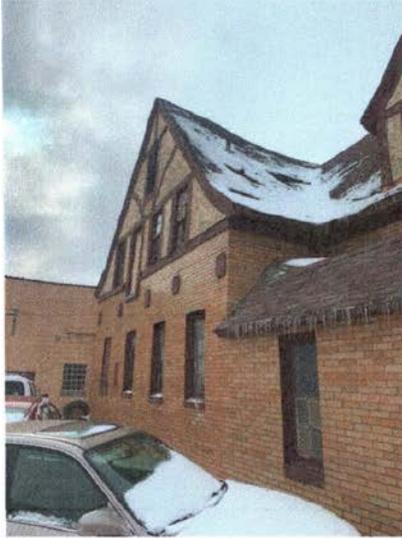


Site Context



16626 Miles Avenue; the Westerly Building on Miles Avenue

STRUCTURE EXTERIOR:



Property to the North: FAMILY DOLLAR



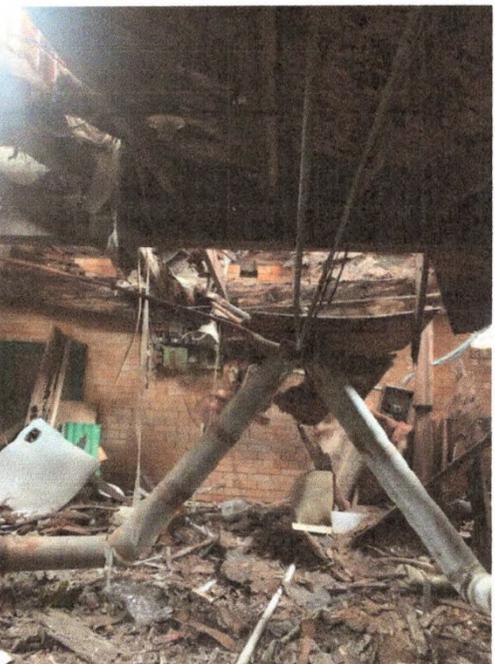
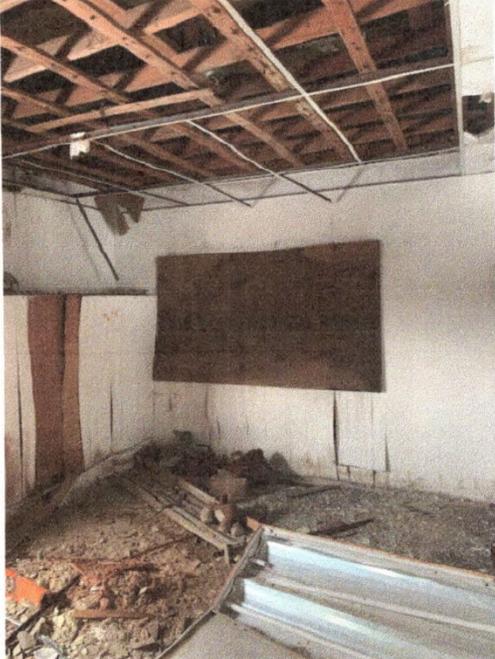
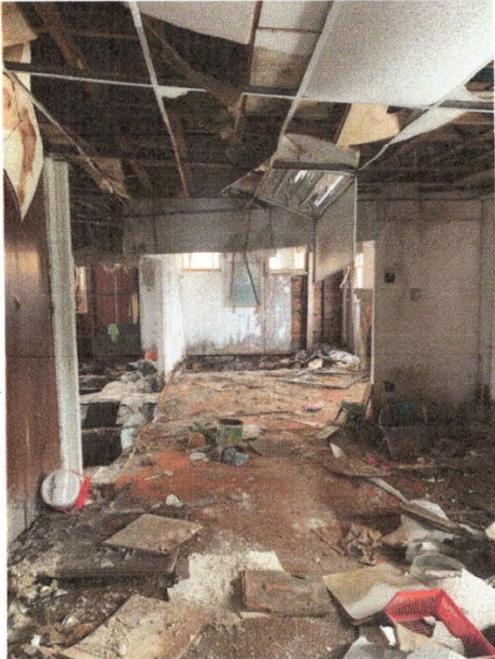
Property to the Southeast: McKNIGHT'S BROS.



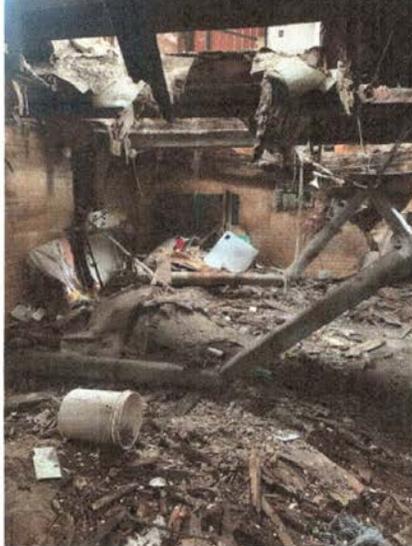
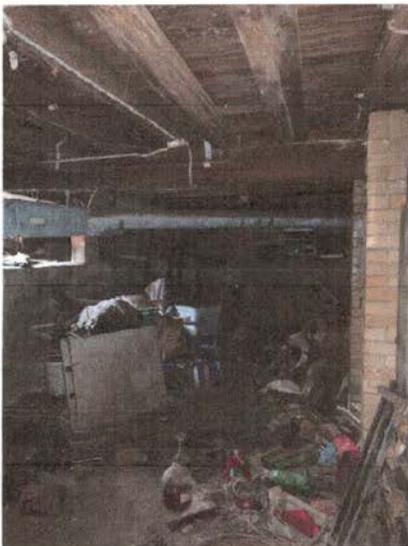
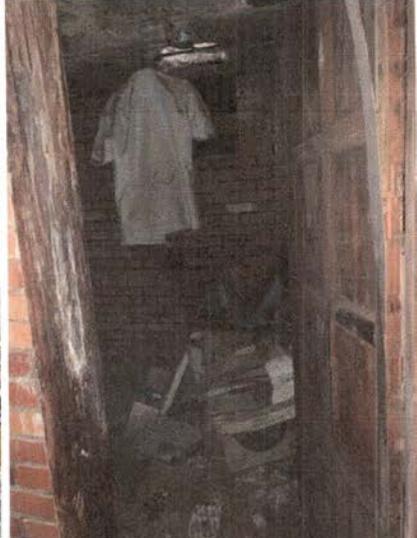
Property to the Southwest: PAAR AUTO SERVICES.



Interior Photo's



Interior Photo's



Site Finish Plan



*****Will backfill to grade and seed and hay unless owner decides to pave at his sole cost**

Near West Design Review Case



July 2, 2021

NW2021-020 – Proposed Demolition of a Two-Story Mixed-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 3329 Fulton Road

Project Representative: Bachir Norah, Property Owner

3329 Fulton Road Demolition



PIZZA - SUBS - WINGS

3329

MART GOLD BEER & WINE • DELI • DAIRY • GROCERY • LOTTERY • MONEY

877.730.1948



PIZZA - SUBS - WINGS

3329 (216) 661-1990

NO STOPPING
ANY TIME

NOTE: PAULS BLDG.
8773301948

NOTE: PAULS BLDG.
8773301948

SPEED
25

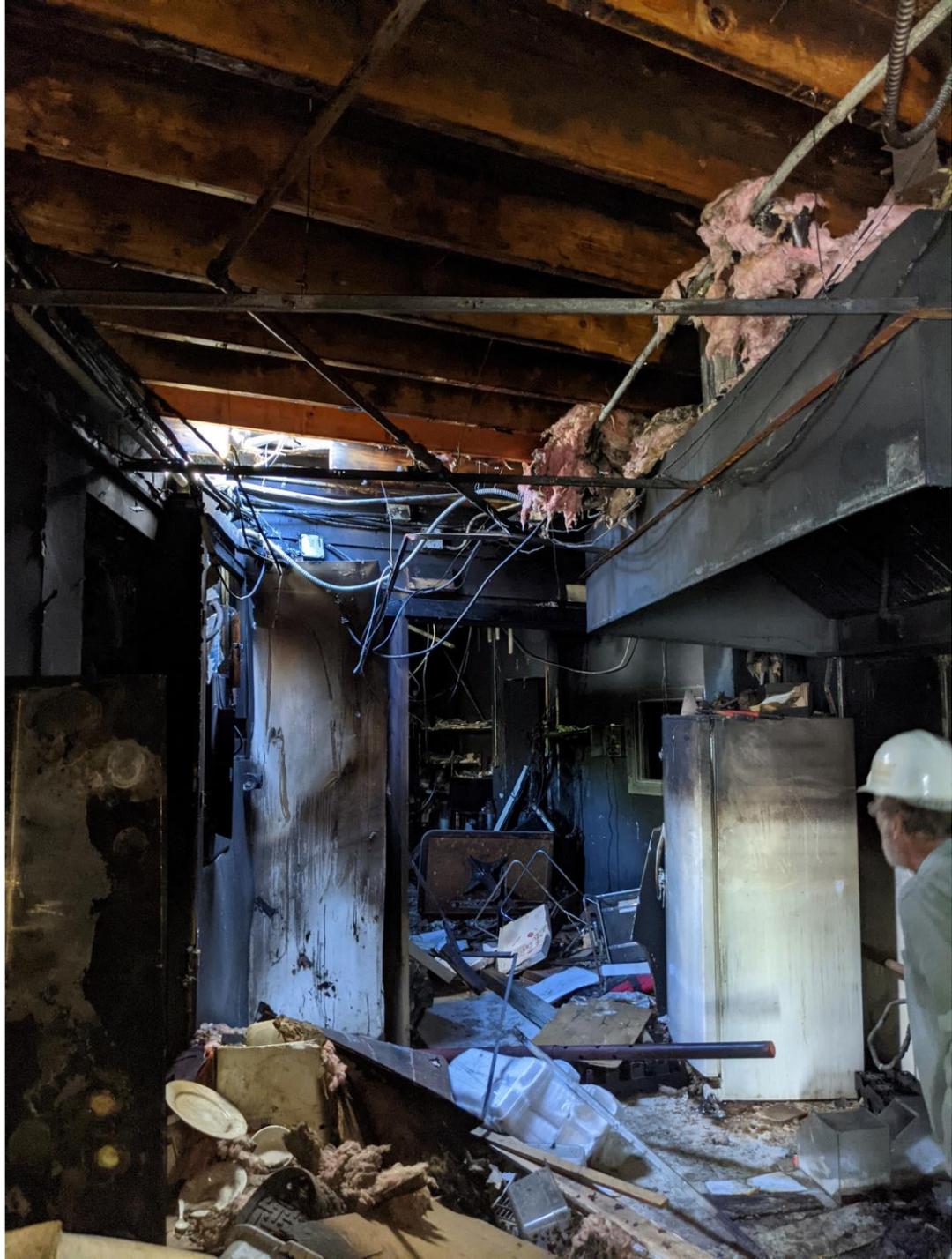




MA
SNACKS ICE CREAM BREAD
COLD BEVERAGES MILK

JAK 5491







Downtown | Flats Design Review Case



July 2, 2021

DF2021-015 – Post NFL-Draft Improvements to Event Staging Area: Seeking Final Approval

Project Address: 101 Erieside Avenue

Project Representative: John Hoose, City of Cleveland

Project Summary

The Department of Port Control is requesting approval to make various improvements to the City-owned properties located north of FirstEnergy Stadium known as Docks 28b, 30 & 32 (“Docks”), which are required to ensure the site is as functional and safe as the property was before the hosting of the 2021 NFL Draft.

Background/Purpose:

In collaboration with the City of Cleveland, the Cleveland Sports Commission made several modifications to the Docks to accommodate the 2021 NFL Draft. These alterations, including the demolition of 118,000 square feet of warehouse space, fundamentally altered the site's layout, creating both security challenges and the opportunity to increase parking capacity.

The Department of Port Control requests approval to make targeted improvements to the property to address safety concerns and maximize parking utilization until the City needs the site to implement its long-term vision for the downtown lakefront.

Scope of Improvements

Below you will find a description of the proposed improvements to the subject site with the attached graphic further illustrating each element:

- Install an approximately 435' fence with a gate in the location identified in blue. The additional fencing creates a physical barrier that prevents vehicles from driving to the northern edge of the docks except on controlled special event days while still maintaining some parking capacity for the day-to-day needs of NCH's visitors and Browns' stadium staff.
- As depicted in green, position 80 jersey barriers measuring 12' in length every 4' along the property's northern edge to prevent vehicles from inadvertently driving into the lake.
- Asphalt the approximately 11,400 SF area highlighted in orange to delineate the drive path to the expanded parking areas created by the vacated warehouses.
- Skim coat the approximate 110,000 SF area denoted in yellow to generate a more suitable parking surface on the former building pads.
- Restripe the entire property to optimize the number of existing and new parking spaces available to the public.

Justification/Urgency:

The suggested improvements are advisable for several reasons, including the following:

- They are necessary to operate the parking lots safely and efficiently;
- Added parking capacity is needed to support large events at FirstEnergy Stadium
- The improvements will generate additional revenue for the Harbors Division to fund the implementation of its forthcoming North Coast Harbor improvement plan; and
- The project's cost can be easily amortized over a short period and will in no way impede the area's future development.

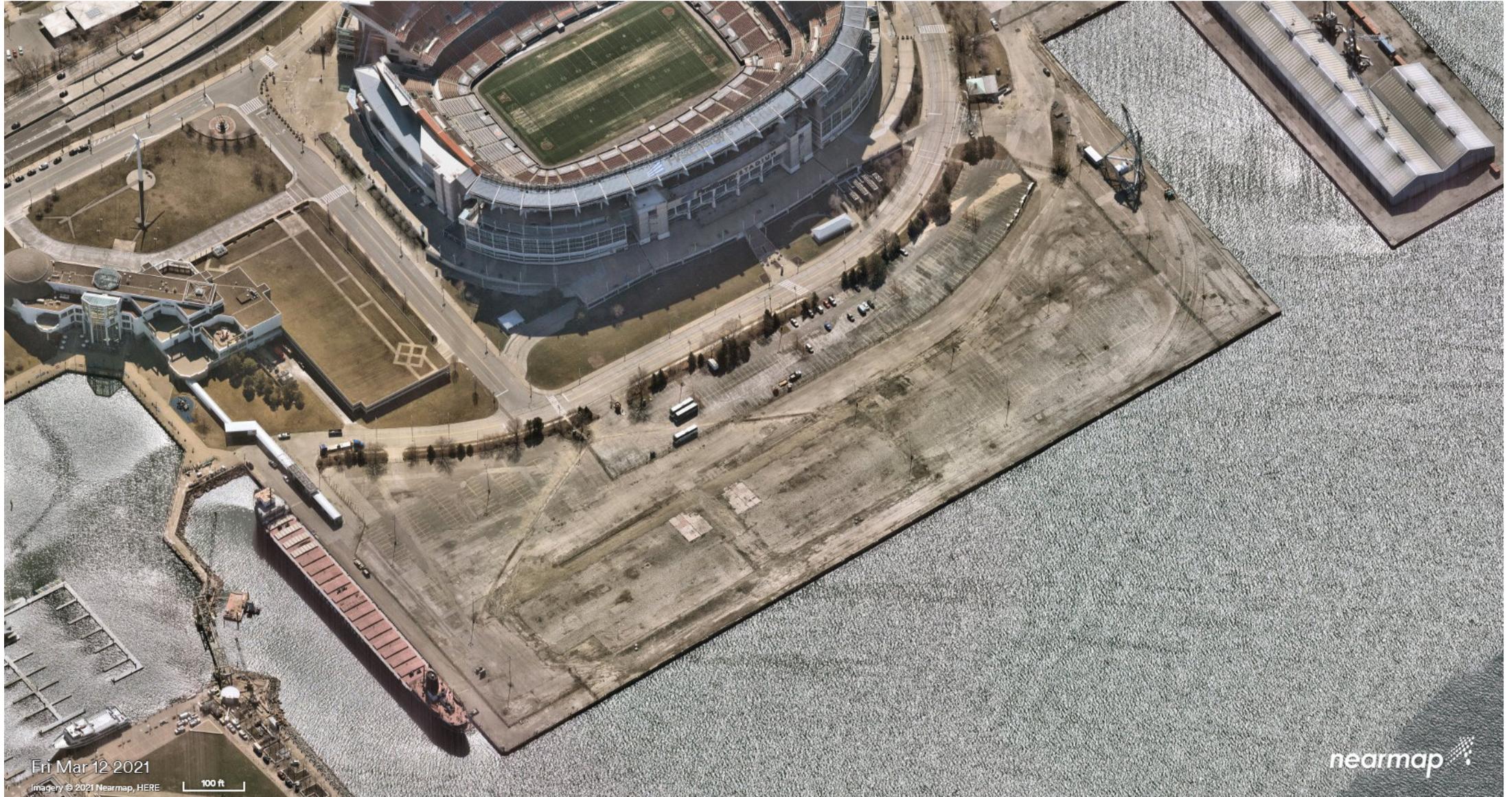
Anticipated Cost

The City expects the cost of the improvements not to exceed \$165,000.

Pre-Draft Site Conditions



Post-Demo Site Conditions



Project Briefing Exhibit



Post-Draft Improvement Map



Restripe entire parking lot field using existing pattern for spaces and drive lanes. Fill/ skim coat former building pads and stripe to match restriped grid.



80 X 12' Concrete Jersey barriers placed in intervals of 4' along 1260 LF of shoreline

1263.86 ft
2.9°

61623.94 ft²
11758.59 ft²
50901.12 ft²

434.25 ft
54.8°



Install 442 LF 6' height chain link fence w/ black vinyl coating with swing gate aligned with drive path (no barbwire)

Cleveland City Planning Commission

Special Presentations



July 2, 2021

July 2, 2021



Townhouse Code Update

2021 Townhouse Code Update

Goals of the update

- Clarifying language and definitions based on user feedback
- New definitions and regulations for Auto Courts
- Refine 'Use in the Single and Two Family' provision

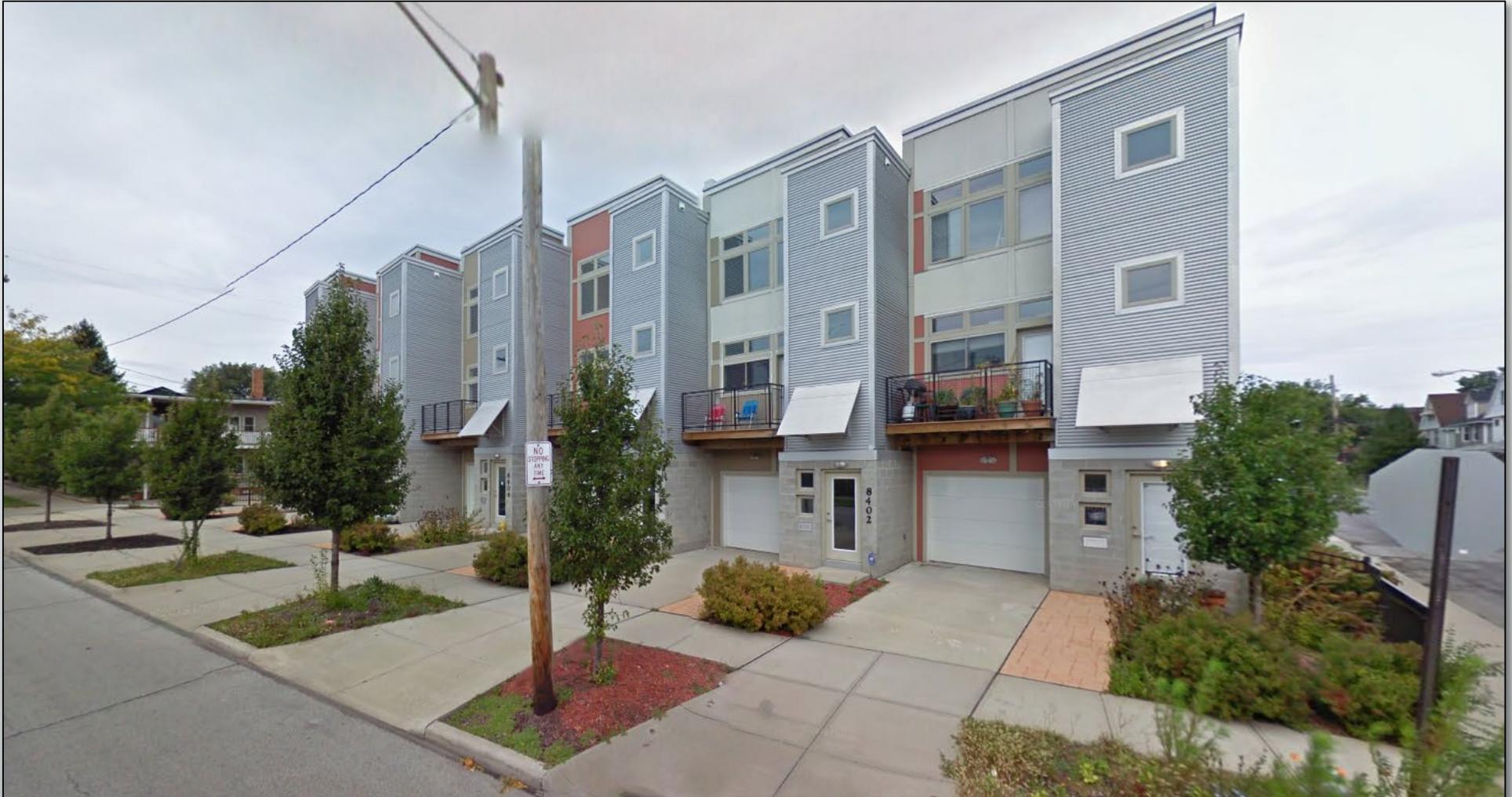
Background

- Townhouse code originally adopted in August 2018
- 25+ townhouse projects completed or under development
- Zero variances requested

Background – Townhouses permitted by right prior to the current code



Background – Townhouses permitted by right prior to the current code



Background – Townhouses permitted after the code was adopted



Keiper Court at W. 34th PL

Background – Townhouses permitted after the code was adopted



E. 120th Street at Ashbury Ave

Background – Townhouses permitted after the code was adopted



W. 48th street at Lorain



Example of Townhouse review under prior code:

Jim Alves, owner, proposes to erect a 23' x 41' three story frame single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum required Lot Area is 4800 square feet and the appellant is proposing 2,610 square feet; Maximum Gross Floor area shall not exceed 50% of the lot area or in this case 1,350 square feet and the appellant is proposing 2,960. This section also states that the minimum lot width is 40 feet and the appellant is proposing 27'-11".
2. Section 357.09(b)(2)(A) which states that no building shall be erected less than 10' from main building on adjoining lot the appellant is proposing zero.
3. Section 357.09(b)(2)(B) Required interior side yard shall not be less than 9.75' where 5' are proposed 5' for dwelling, 5 feet and 4 inches for the front porch and zero. The total width of both Interior side yards shall not be less than 10' where the appellant is proposing 5'.
4. Section 357.08(b)(1) which states that the required Rear yard is 39'-2" and the appellant is proposing 20' and 15' for the deck.
5. Section 357.13(b)(4) which states that open porches shall not project more than 6' where the appellant is proposing 7'. (Filed May 10, 2017)

Example of Townhouse review under the current code:

Townhouse (RA) District Review:

Month, date, 2018

Example Address
Cleveland, OH

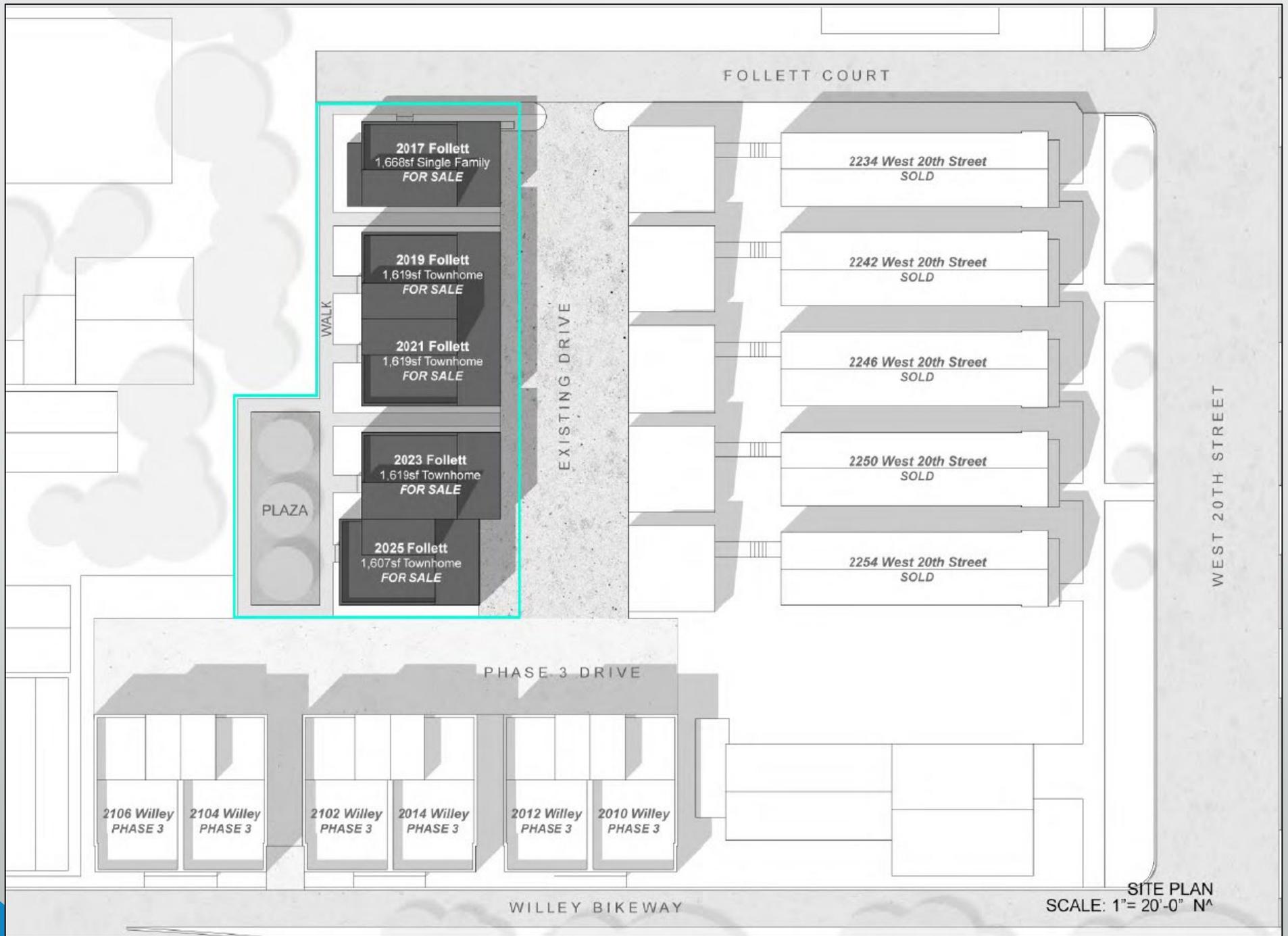
		RA-1	RA-2	RA-3	Proposed	Comments
(1) Lot Dimensions		No min				
(2) Setbacks	Where applicable	Requirements				
A. Front Yard Depth ¹ <small>See Section (b)(2) below for Frontage Diagram.</small>	Principal	Min: 20' or, if greater, the average setback of the buildings within 100' on both sides. Max: none	Min: 10' Max: 20'	Min: 0' Max: 10'	Franklin Boulevard Units A-G: 10' -12'	Max. setback of 10' Compliant - Units A, B, E, G Non-compliant - Units C, D, F
	Secondary	Min: 7'	Min: 5'	Min: none	W 32 nd St: Unit A, H 7'-8'	Should align with existing duplex to north
	Interior	Min: 10'	Min: 8'	Min: 6'	Units I-M 10'	Compliant
C. Interior Side Yard Depth ²	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'	Unit M: 10' Unit G 10'	Unit M & G Compliant 6' between buildings required
	Adjoining Other District	Min: 7'	Min: 5'	Min: none	N/A	N/A

Residents, developers, architects can now easily understand Conforming and non-conforming elements of any development

D. Rear Yard Depth	Rear lot line adjoining 1 or 2-Family District	Min: 15'	Min: 10'	Min: 6'	Parcel lines not shown; likely does not apply	Unknown
	Rear lot line adjoining Other District	Min: 10'	Min: 10'	Min: none	N/A	N/A
(3) Building Design Features					Most measurements scaled off drawings	
A. First-story glazing % of façade required to be transparent windows and doors between 3' and 7' above finished floor.	Principal	Min: 35% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.	Units A-G 30+ sq. ft.		Units A-G Compliant	
	Secondary	Min: 25% Where the finished first floor is 48" or more above grade: Min. 20% glazing between grade and the finished first floor, less Frontage Feature areas.	Unit A – 42sq. ft. req. Unit H – 40sq. ft. req.	Unit A Compliant Unit H – 0' sq. ft. provided non-compliant		
	Interior	Min: 20%	Unit H, M– 16sq req Unit I – 15.2 sq req Units J-L 14.4 sq. req.	All units compliant		
B. Active uses on first story	Principal	Required on 60 % of total Frontage Buildout. Min depth: 9'	Active space provided at all width & at least 9' deep		All units compliant	
	Secondary	No requirement	[No Title]		Compliant	
	Interior	No requirement	N/A		Compliant	
C. Floor Area Ratio	No requirement			No requirement	Compliant	

New Definitions

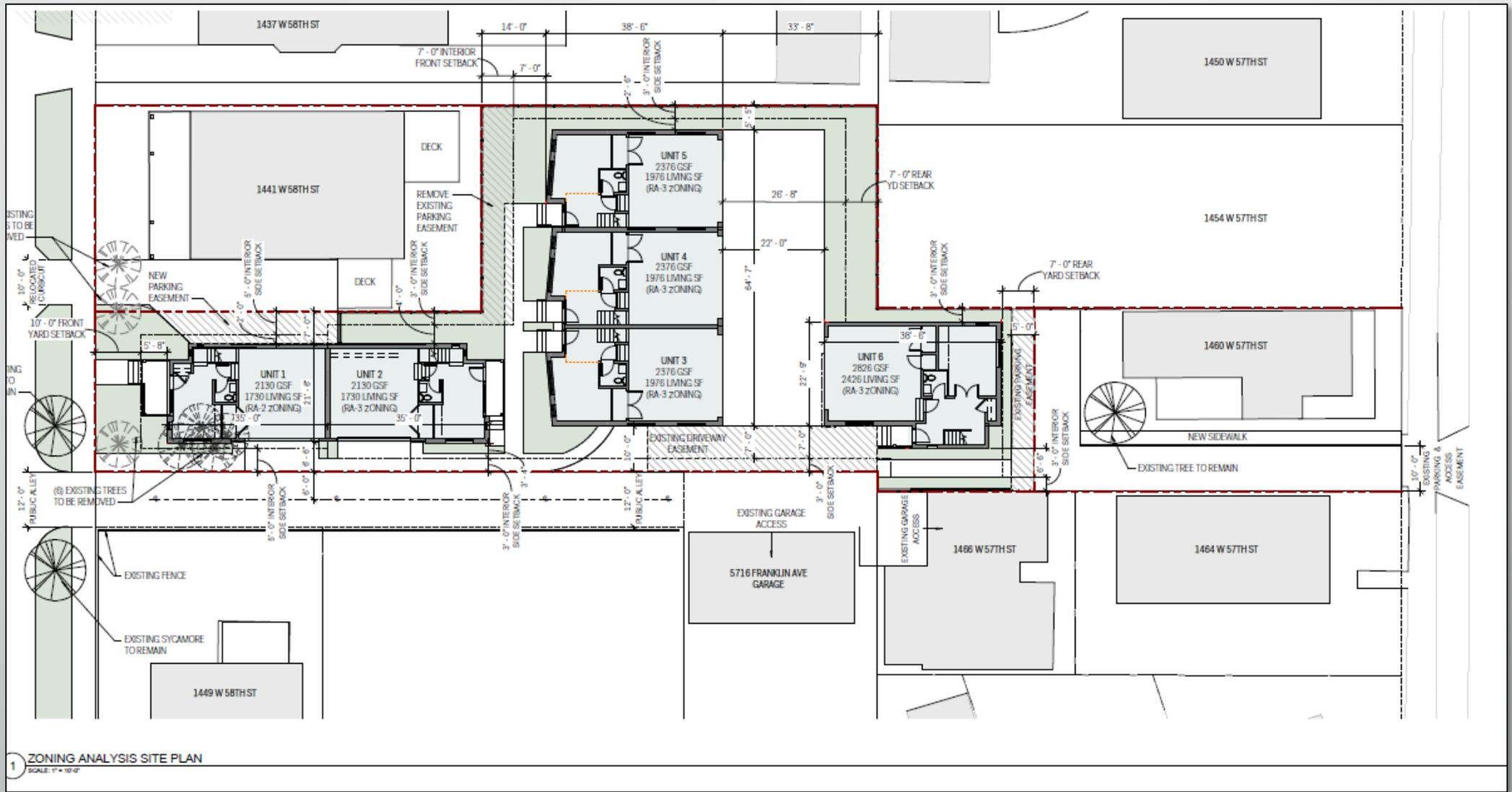
"Townhouse Project" is any combination of Townhouse Units, Townhouse Buildings and detached single family (SF) houses submitted to the City as a unified development proposal. When SF houses are part of a Townhouse Project proposal, they may not exceed $\frac{1}{3}$ of the total unit count for the Project in order to be reviewed under this code. SF homes are required to meet all provisions of this code.



SITE PLAN
SCALE: 1"= 20'-0" N^A



AERIAL LOOKING NE



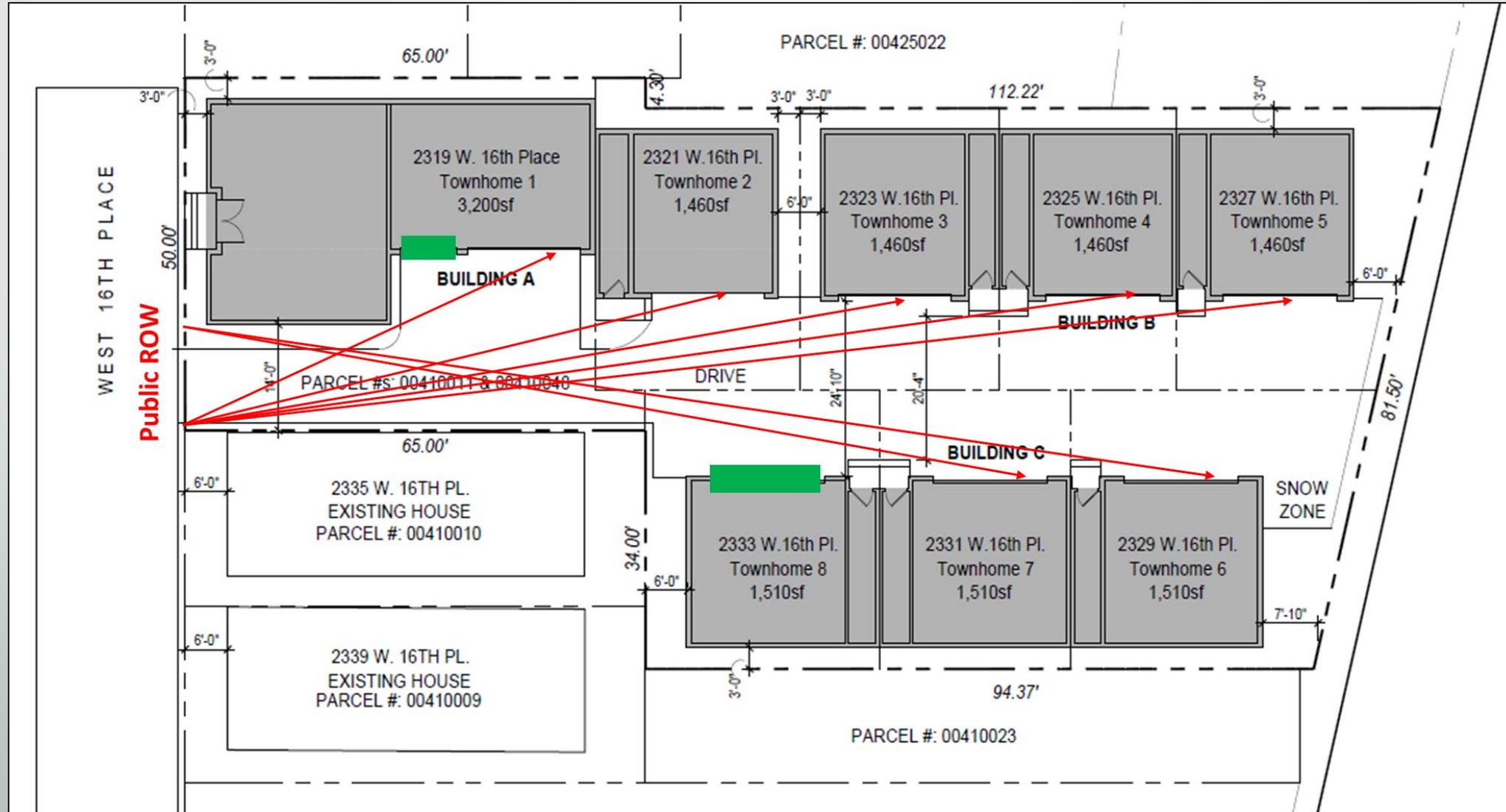


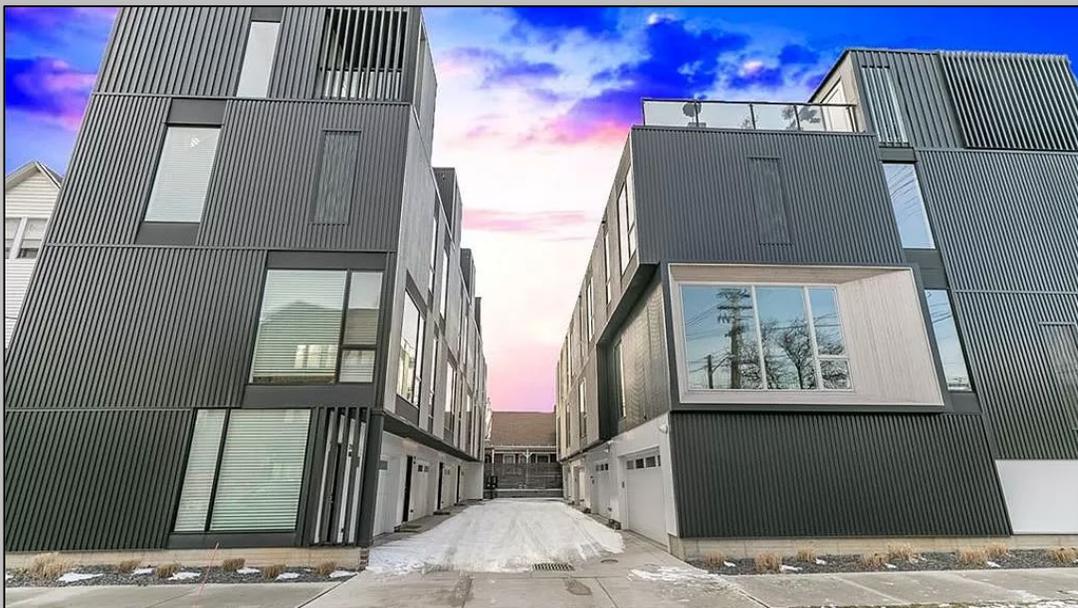
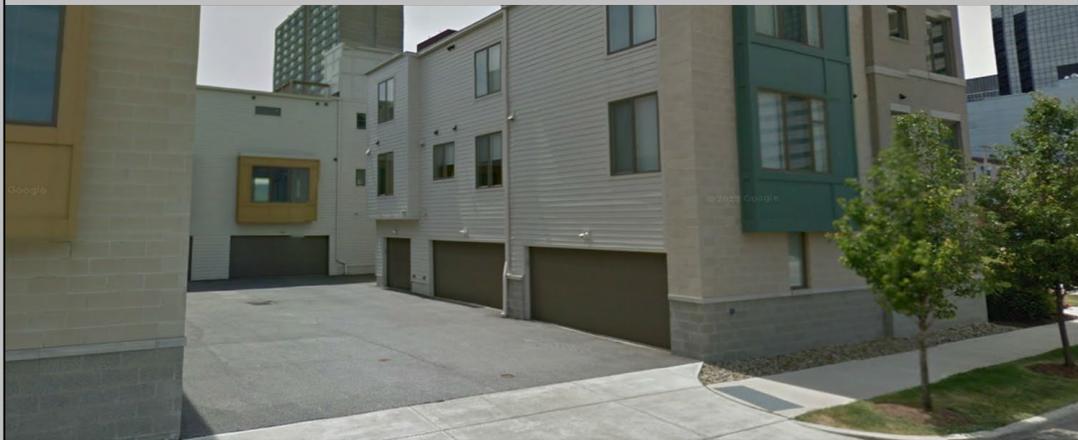
New Auto Court Regulations

Auto Court landscaping	25 sq. ft. of dedicated landscape area in the Auto Court for every 32' of garage door or garage entry visible from a public ROW, not including alleys.
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7 16' garage doors visible = 112 linear foot of garage door visible from the ROW

$112/32 = 100$ sq. ft. of landscaping in Auto Court





New Auto Court Regulations

Auto Court paving material	Any whole or portion of an Auto Court with garage doors or garage entry visible from a public ROW, not including alleys, shall have at least 60% of its surface area paved with Human-scaled materials.
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‘Use in the Single and Two Family’ provision

- Townhouses are not permitted by-right in the 1F or 2F Districts
- All Townhouses go through Design Review
- The zoning code does not regulate architectural style
- The zoning code cannot mandate ‘good architecture’

Existing 'Use in the Single and Two Family' provision

Use approval process for Townhouse units:

Single or two Family District:	CPC approval required
Multi-Family or less restrictive:	Permitted by right

Design Review process for townhouse units:

Five (5) or less units not in an Landmarks District

HDRS review > approval > Director signoff > Building permit

HDRS review > denial > Director signoff or Director denial > Planning Commission

HDRS review > denial > Director denial > Planning Commission > denial > BZA > Common Pleas

More than five (5) units or any number of units in a Landmarks District

Local Design Review or Landmarks Committee > approval > CPC/LM > approval > Director signoff > BP

Local Design Review or Landmarks Committee > denial > CPC/LM > approval > Director signoff > BP

Local Design Review or Landmarks Committee > denial > CPC/LM > denial > BZA > Common Pleas

Existing 'Use in the Single and Two Family' provision

(e) Site Planning and Design. No Building Permit shall be issued for the original construction of a townhouse unit or Townhouse Building without approval of the Director of the City Planning Commission, which shall seek to ensure that the development meets the spirit and intent of division (a) by applying the standards set forth below:

(1) Compatibility. The development shall be visually compatible with nearby properties with respect to such design elements as scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features.

(2) Site Layout. Buildings, structures and landscape features shall be arranged so as to create visual interest, promote security and personal safety, promote safe, efficient, and comfortable pedestrian circulation, facilitate safe and efficient vehicular circulation, conserve natural features and provide usable common and private open space.

(3) Building Features. Townhouse units shall contribute to the character of the neighborhood by drawing from the best examples of architecture and urbanism. Townhouse units shall be designed to create active, attractive, street frontages that promote safety and walkability using the essential elements of traditional urban architecture as regulated in division (f) of this code.

(4) Circulation and Parking. Circulation and parking shall be designed to achieve the following:

- A. Provide proper access for service and safety vehicles.
- B. Minimize conflicts between pedestrians and vehicles.
- C. Minimize the number of curb cuts.
- D. Maximize opportunities for on- street parking and street trees by prohibiting front loaded garages and unenclosed parking in front yards.
- E. Prohibits placement of garage doors so close to sidewalks as to impair pedestrian safety.

New 'Use in the Single and Two Family' provision

Use approval process for Townhouse units:

Single or two Family District:	CPC or Landmarks approval required
Multi-Family or less restrictive:	Permitted by right

Design Review process for townhouse units:

Five (5) or less units not in an Landmarks District

HDRS review > approval > Director signoff > Building permit

HDRS review > denial > Director signoff or Director denial > Planning Commission

HDRS review > denial > Director denial > Planning Commission > denial > BZA > Common Pleas

More than five (5) units or any number of units in a Landmarks District

Local Design Review or Landmarks Committee > approval > CPC/LM > approval > Director signoff > BP

Local Design Review or Landmarks Committee > denial > CPC/LM > approval > Director signoff > BP

Local Design Review or Landmarks Committee > denial > CPC/LM > denial > BZA > Common Pleas

New 'Use in the Single and Two Family' provision

Townhouses are not permitted by right in the single or Two Family districts:

(2) *Townhouses in Single or Two (2) Family Districts.* In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), **the applicable Design Review body (ie City Planning or Landmarks Commission) shall determine, based on the application of subsection (1) of division (e) of this section, if a townhouse use shall be permitted.**

(e) (1) *Building Envelope & Placement.* The development shall be constant with or complementary to nearby properties with respect to such elements as:

- Height
- Front Yard Setback
- Roof form
- Frontage Feature

Height



Front Yard Setback



Roof Form



Frontage Feature



	RA-1 District	RA-2 District	RA-3 District
Frontage feature (See Figure (h)(1) of this section)	A or B Required Min. porch depth: 6'	B, C or E Required Min. area: 16 sq. ft.	B, C, D or E Required Min. area: 16 sq. ft.

Required Frontage Features

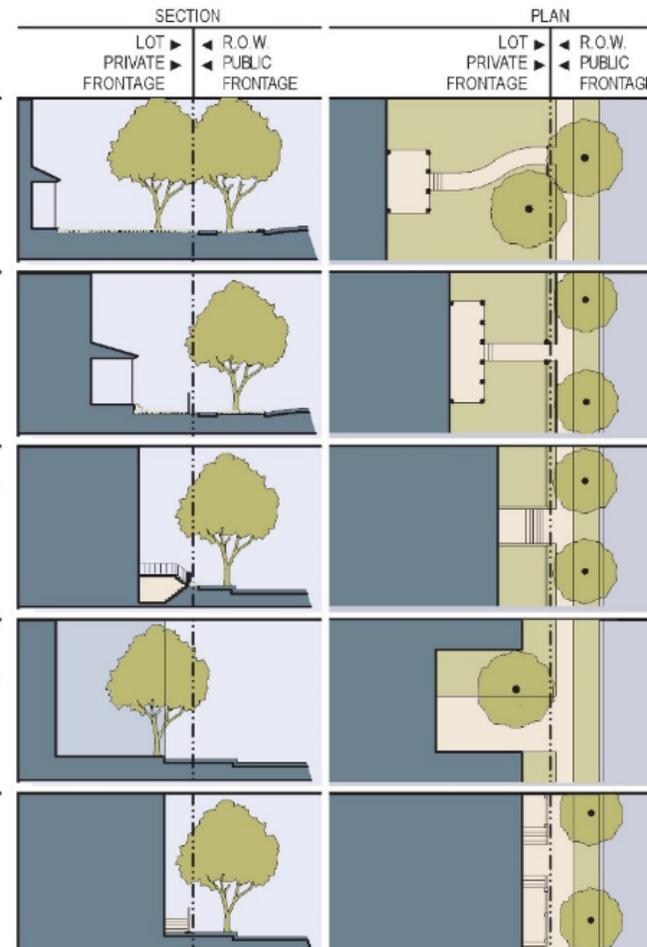
a. Common Yard: A planted frontage wherein the building façade is set back substantially from the right of way line. The front yard created may remain unfenced and be visually continuous with adjacent yards. This frontage is found where deep front yards are consistent with the surrounding context. The deep front yard setback can provide a buffer from higher speed thoroughfares.

b. Porch & Fence: A planted frontage wherein the building façade is set back from the front yard line, with an attached porch as a permitted yard encroachment. A fence at the right of way line maintains the spatial definition of the street and provides delineation between public and private space.

c. Terrace or Lightwell: A frontage wherein the building façade is set back from the right of way line, with an elevated terrace or a sunken lightwell. This frontage feature buffers residential uses from urban sidewalks. Synonym: Dooryard.

d. Forecourt: A frontage wherein a portion of the building façade is set back from the right of way line, and the rest of the façade is set close to the right of way line. This frontage feature is often used in apartment buildings. This frontage feature is usually used in conjunction with other frontage features.

e. Stoop: A frontage wherein the building façade is close to the right of way line. An exterior stair and landing provide access to the main building entrance. The First Story is elevated from the sidewalk level sufficiently to ensure privacy for First Story windows. This frontage feature is recommended for First Story residential uses. The Stoop is a permitted yard encroachment.



Mews Units



Fulton Court



2021 Townhouse Code Update

Cleveland City Planning Commission

DRAC New Member Nominations



July 2, 2021

Design Review New Member Nomination

July 2, 2021



NOTHING SCHEDULED TODAY

Cleveland City Planning Commission

Director's Report



July 2, 2021

Director's Report



July 2, 2021

- 1. Vision for the Valley on July 16th**
- 2. Upcoming Special Meetings**
- 3. Review Process for Tree Preservation**
- 4. Law Department: Executive Session**

Cleveland City Planning Commission

Executive Session



July 2, 2021

Cleveland City Planning Commission

Adjournment



July 2, 2021