



# Cleveland City Planning Commission

Friday, March 31, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

# Cleveland City Planning Commission

## Preamble

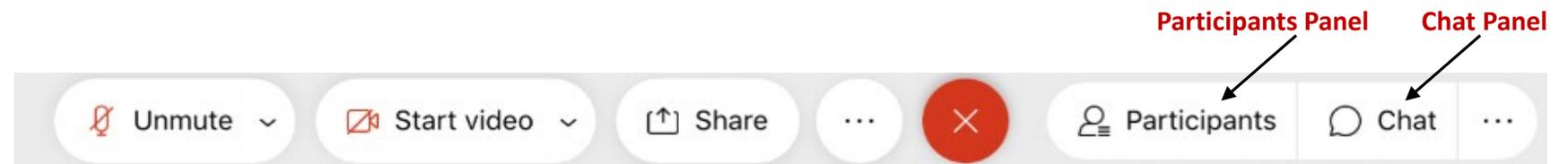
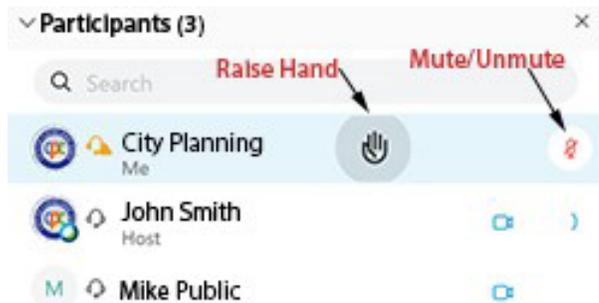
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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 HAS 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



March 31, 2023

# Cleveland City Planning Commission

## Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE, EMAIL AND PHONE NUMBER HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

ANY AND ALL COMMUNICATIONS WITH MEMEBRS OF THIS BODY THAT ARE NOT COMMUNICATED DURING A MEETING OF THIS BODY AND/OR DO NOT FOLLOW PROCEDURES FOR PUBLIC COMMENT ESTABLISHED BY THIS BODY ARE UNWELCOME AND WILL BE DISREGARDED.

## Proper channels for public comment:

- Sending an e-mail to the [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov) address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



Participants (3)

Search

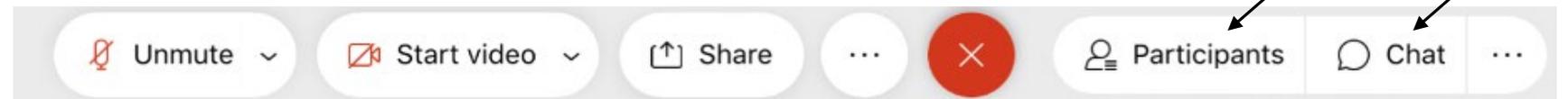
Raise Hand

Mute/Unmute

City Planning Me

John Smith Host

M Mike Public



Unmute

Start video

Share

Participants

Chat

Participants Panel

Chat Panel

March 31, 2023

# Cleveland City Planning Commission

## Call to Order and Roll Call

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March 31, 2023

# Cleveland City Planning Commission

## Approval of Minutes from Previous Meeting

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March 31, 2023

# Cleveland City Planning Commission

## Zoning Map Amendments

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March 31, 2023



**Ordinance No. xxx-2023** (Ward 5/ Councilmember Starr):

Removing the 43 ft. Specific Mapped Setback from the street centerline from the north and south sides of **Broadway Avenue between Gallup Avenue and East 55<sup>th</sup> Street.** (Map Change 2669)

Presenter: Xavier Bay, Staff Planner

## Proposal

Removing the existing forty-three (43) foot Specific Mapped Setback from the street centerline on the north/south sides of Broadway Avenue between Gallup Avenue and East 55th Street. (MC 2669)

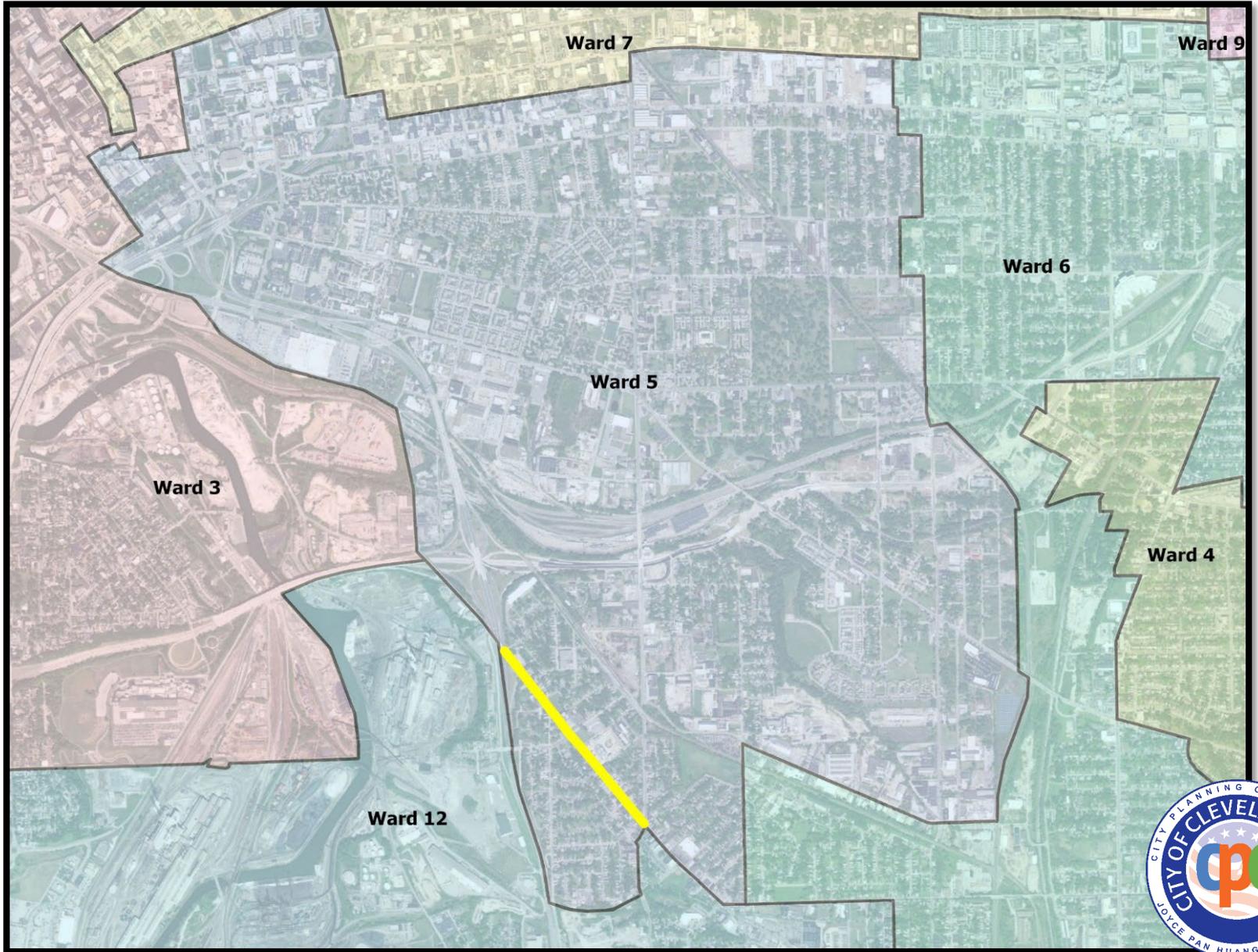
## Purpose

- To remove legacy 43' Setback from street centerline
  - To bring existing building forms into compliance
- Promote walkability along Broadway Ave by allowing buildings to be set closer to the right of way
- Without removing the 43' Mapped Setback, Board of Zoning Appeals will not be able to grant a variance from the required front yard setback.



# Cleveland Context

Map Change 2669



# Mapped Setbacks

A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

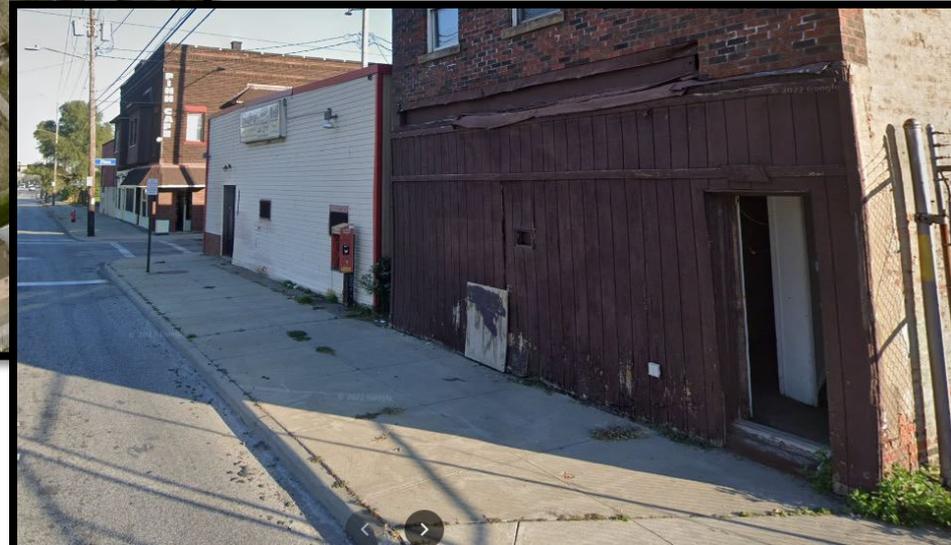
Can only be changed with legislation



# Existing Conditions

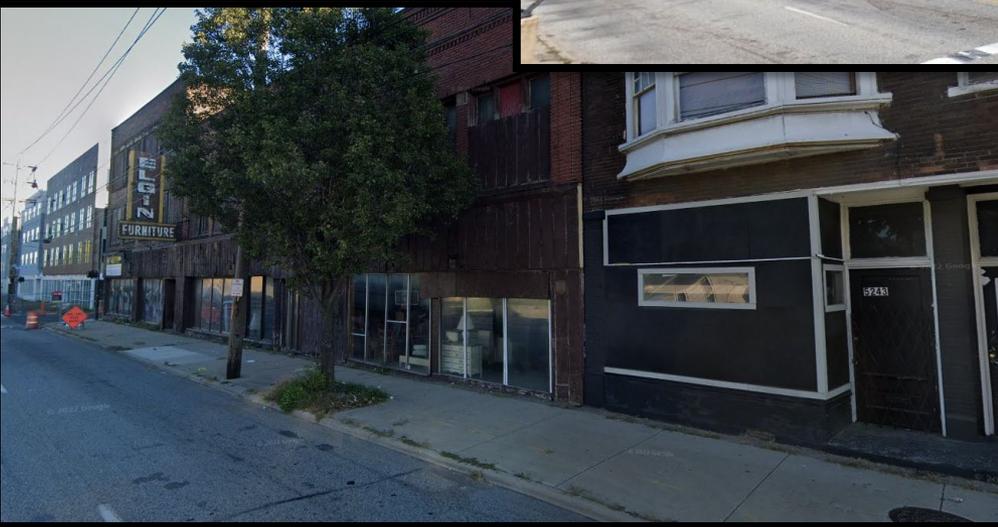


# Existing Conditions

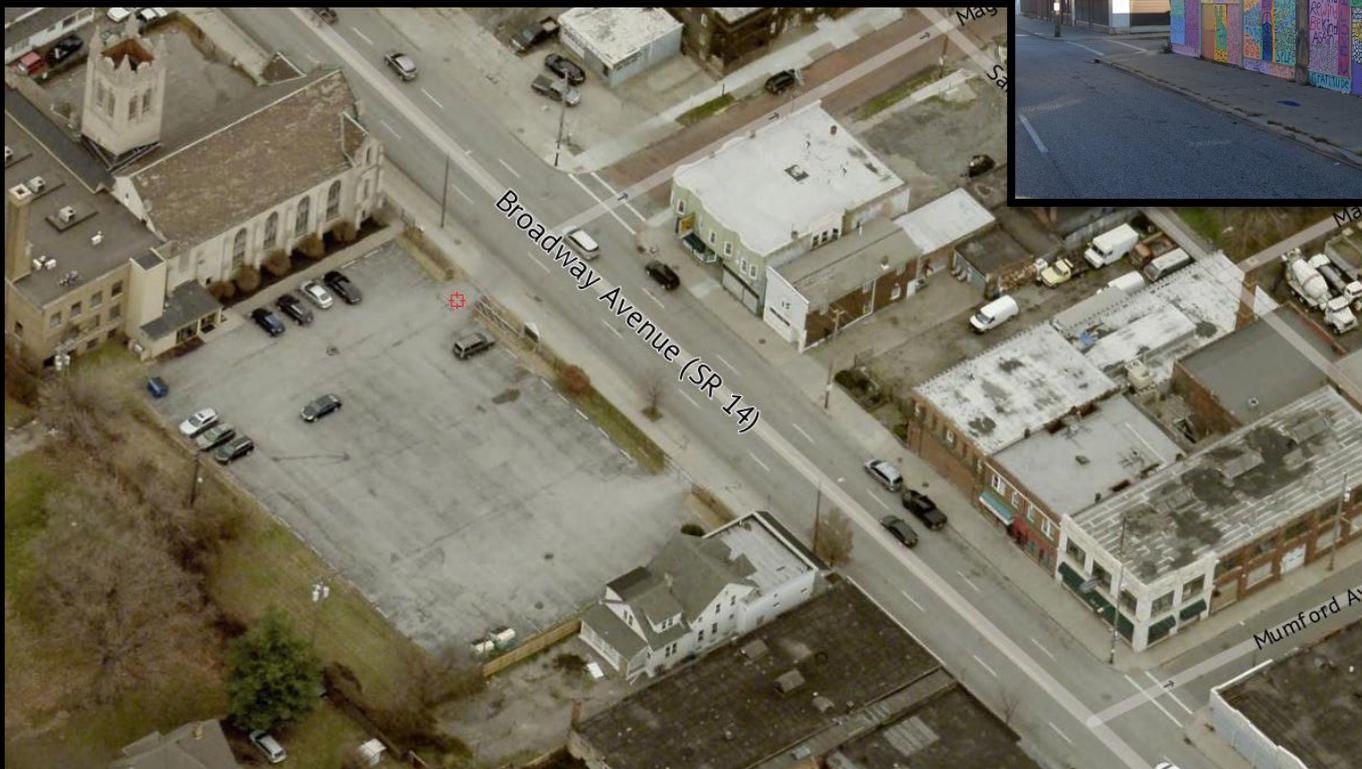


Map Change 2669

# Existing Conditions



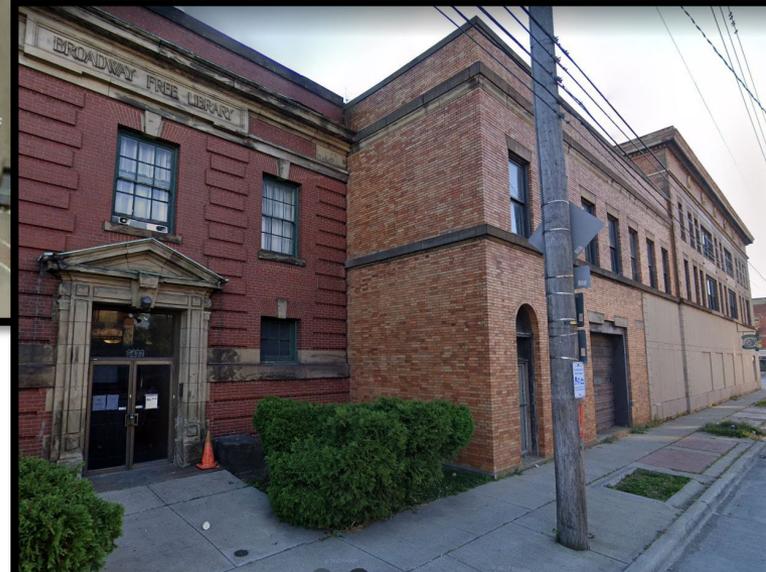
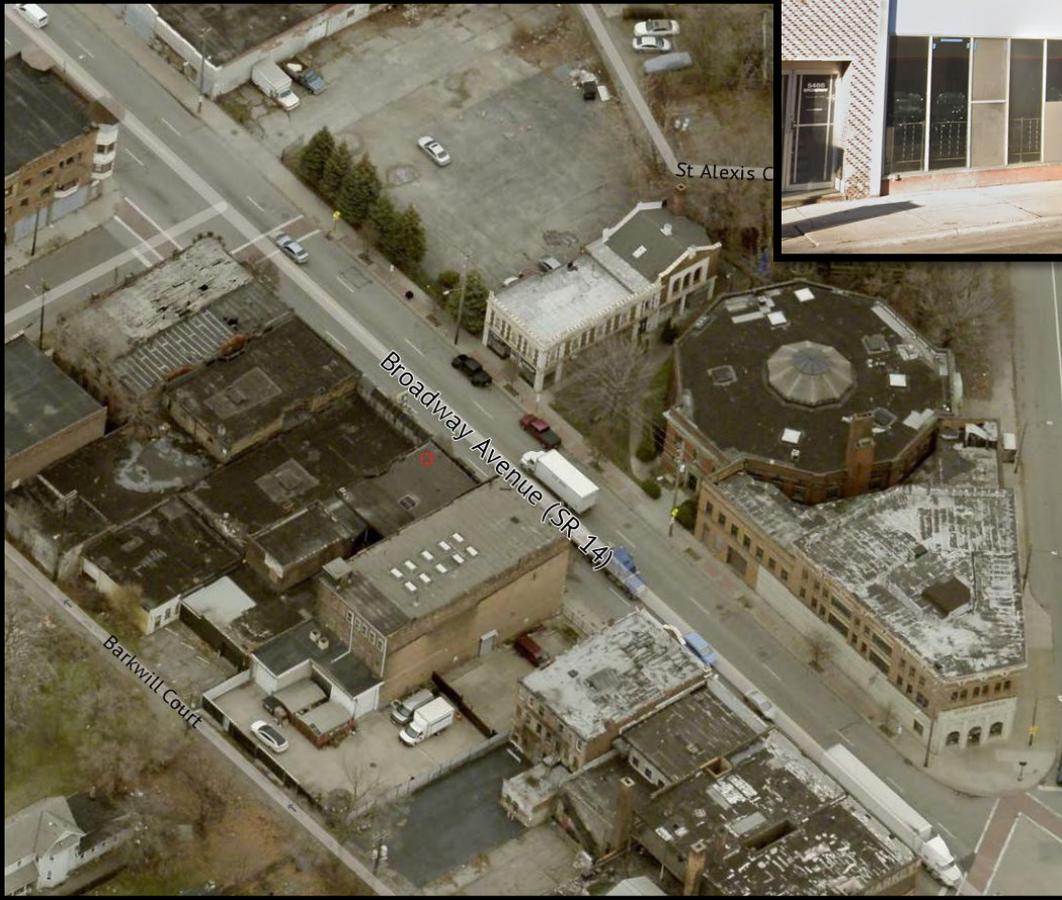
# Existing Conditions



Map Change 2669

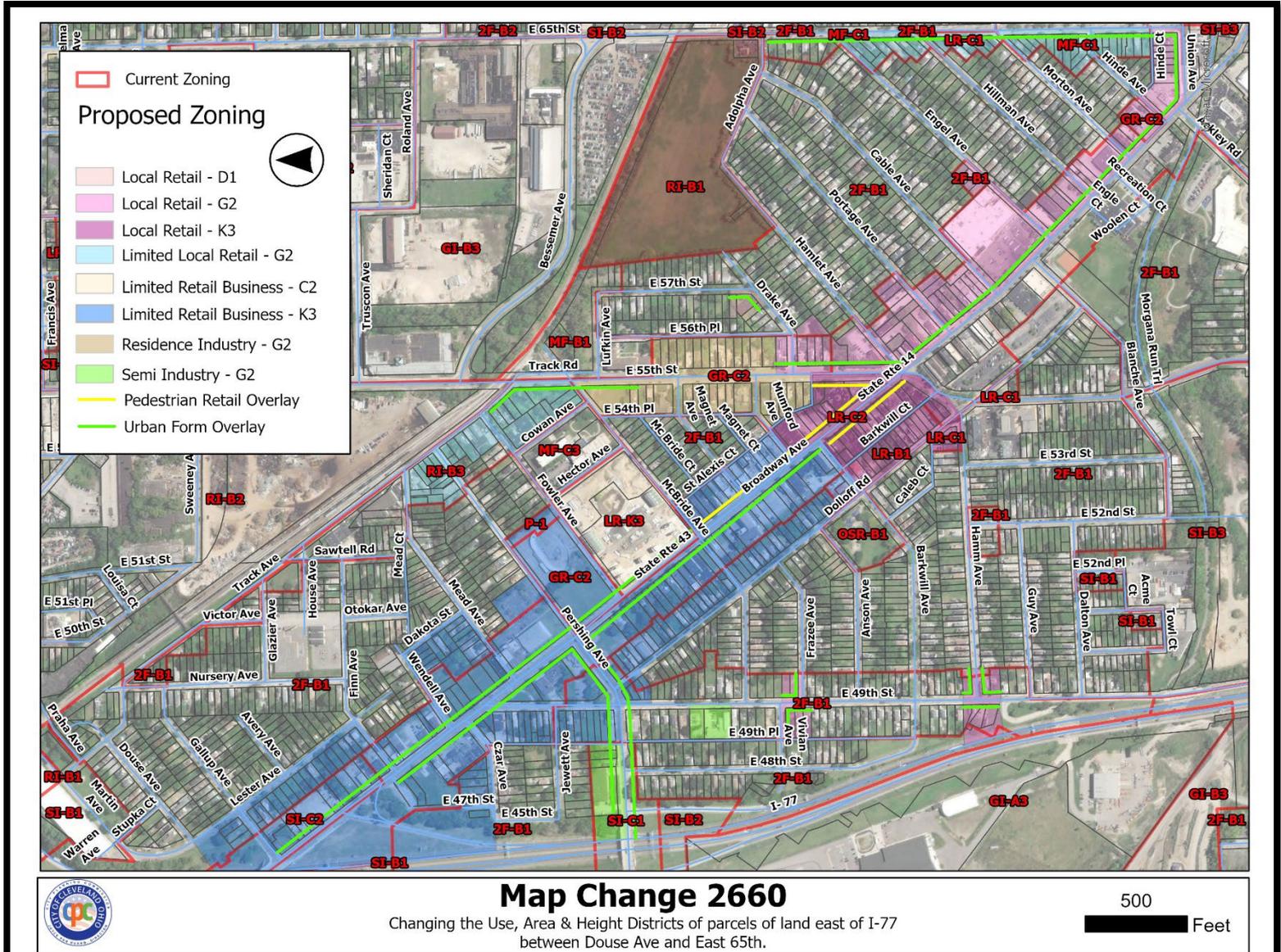
# Existing Conditions

Map Change 2669



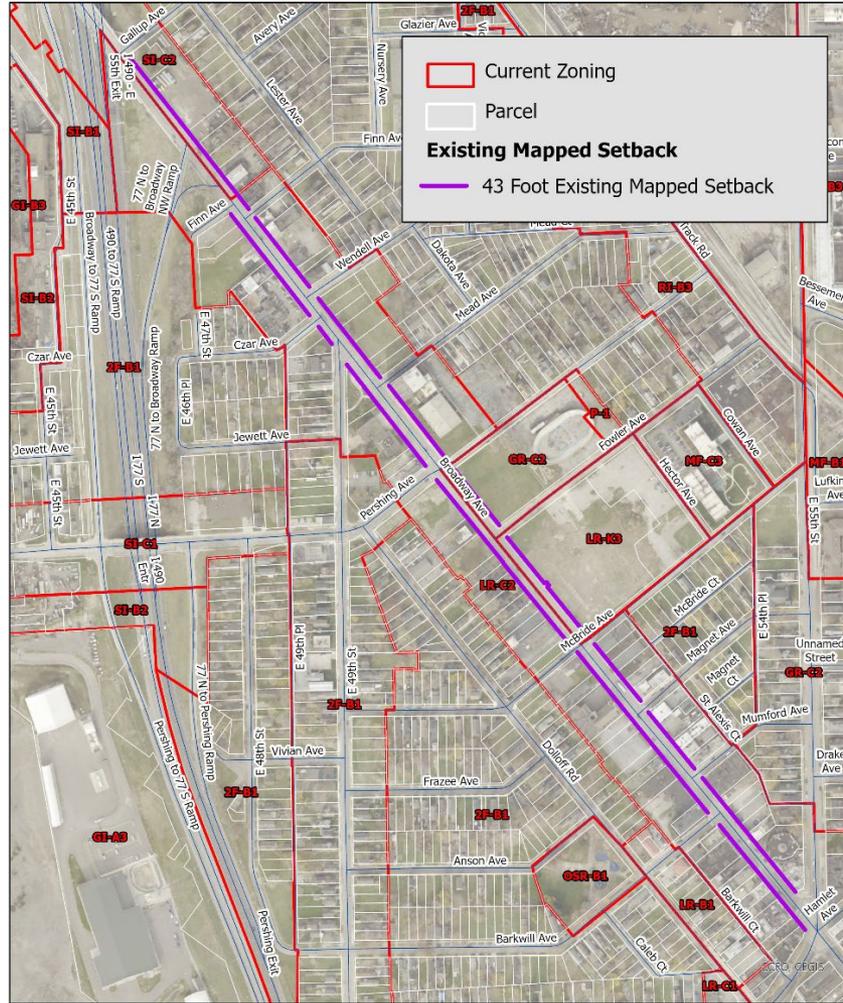
# Future Phase 1 & Phase 2 Broadway Proposed Rezoning

Map Change 2669

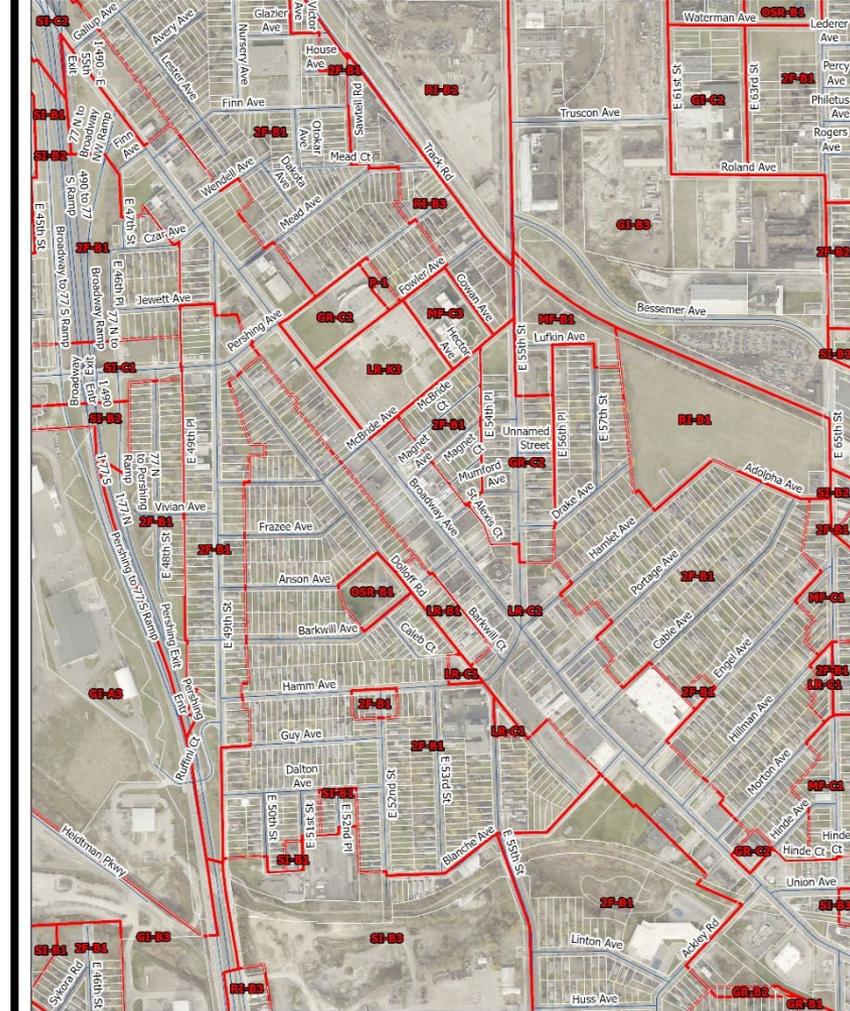


# Proposed Rezoning to Remove 43 FT Setback from Street Centerline

Map Change 2669



**Map Change 2669**  
 Removing the existing forty-three (43) foot Specific Mapped Setback from the north and south side of Broadway Avenue between Gallup Avenue and East 55th Street.  
 300 Feet  
 Date: 03/20/2023



**Map Change 2669**  
 Removing the existing forty-three (43) foot Specific Mapped Setback from the north and south side of Broadway Avenue between Gallup Avenue and East 55th Street.  
 300 Feet  
 Date: 03/20/2023

# Cleveland City Planning Commission

## Telecommunication Towers Conditional Use

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March 31, 2023

# Telecommunications Towers Conditional Use

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March 31, 2023

For: **PPN# 008-17-043**

**Address: 3269 West 17<sup>th</sup> Street**

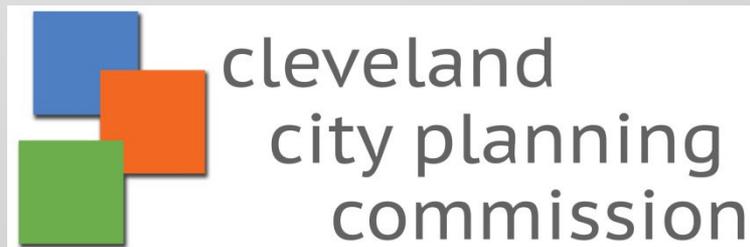
An application from Northern Ohio Cellular to enlarge an existing legal nonconforming 130 ft. high telecommunications tower by extending 20 ft., co-locate antennas, and install equipment cabinets and 20 kW diesel generator in a Two-Family Residential District with a Maximum Height Requirement of 35 ft.

Presenter: Shannan Leonard, Staff Planner

# **Conditional Use for Wireless Telecommunication Facility**

**3269 West 17<sup>th</sup> Street**

February 3, 2023



# Proposal

Application to extend existing legal nonconforming 130 ft high telecommunications tower by 20 ft (150 ft total), co-locate antennas, and install equipment cabinets and 20 kw diesel generator

# Purpose

- To collocate for wireless access since Metro Health removing existing tower on old building.



Existing Zoning

Brainard Ave

Brainard Ave

W 17th St

00816054

00816050

816057

00816056

00816055

00816053

00816052

00816051

00817001

00816140

Calvin Ct

00816049

00817047

16080

00816081

00816082

00816083

00816084

00816048

00817043

2F-B1

00816085

00816047

00817042

Corning Ave

2F-B1

00817041

00816046

00817040

W 17th St

00816088

00816087

00816086

00816045

00817039

W 18th Pl

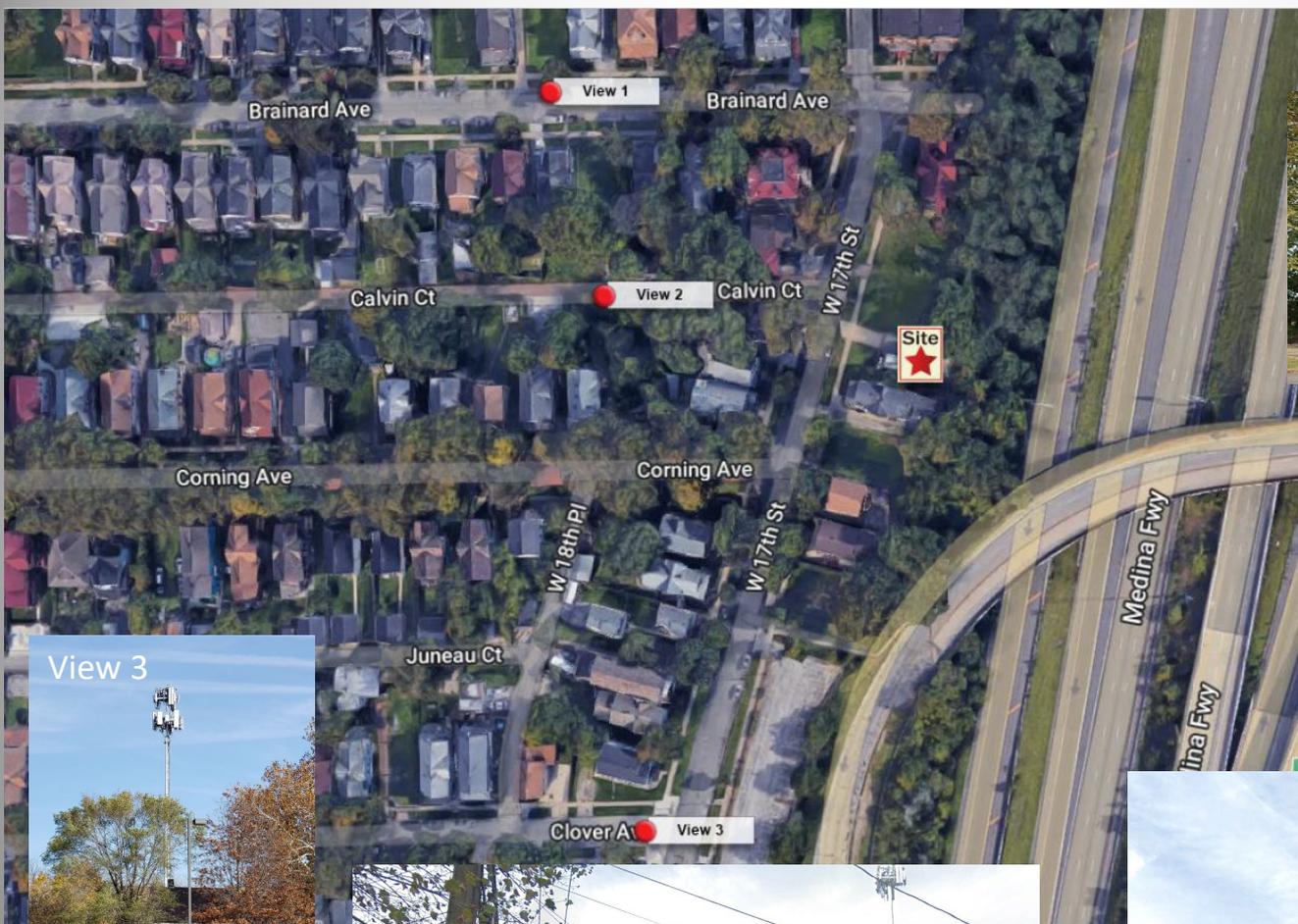
00816044

00817038

Juneau Ct



# Site Location



View 1



View 3



View 4



View 2 (Calvin Ct - Up)

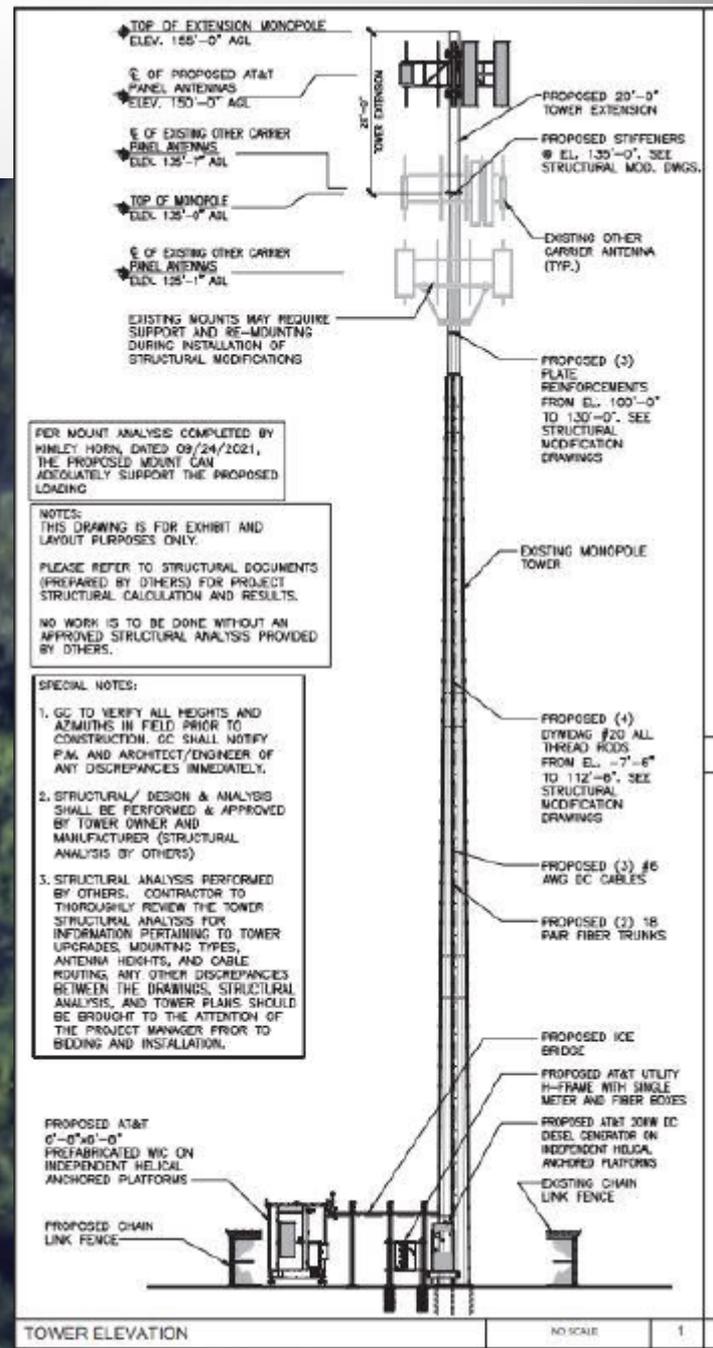
# Existing Conditions – West 17th



# Proposal



# Proposal



# Conditions

	Cleveland Zoning Code	Zoning Code Provisions	3269 West 17th Street
<b>Location</b>	§354.06(a)	A telecommunications tower shall be located in only the following zoning districts: General Retail, Shopping Center, Semi-Industry, General Industry & Unrestricted Industry. No telecommunications tower shall be located in a Landmark District or public park .	<b>X - Located in 2F- B1 District</b>
<b>Setback from Residential or Landmark District</b>	354.06(b)	No portion of a telecommunications tower subject to the regulations of Chapter 354 shall be located closer to a Residential District line or Landmark District line than a distance equal to three (3) times the height of the tower.	<b>X Proposing to add 20 ft to extend an existing legal nonconforming 130 ft high telecommunications tower. Proposal is within Residential District and immediately adjacent of the Scranton</b>
<b>Height</b>	§354.06(h)	A telecommunications tower may exceed the height limit established on the zoning map for the subject property if the tower meets all other regulations of Chapter 354.	<b>Proposed Tower (as is &amp; with proposal) does not meet all the requirements of Chapter 354. Height exceeds the 35' maximum height district.</b>

# Conditions

<p><b>Aesthetic Design</b></p>	<p>§354.07©</p>	<p>Aesthetic Design: Telecommunications towers shall be designed in a manner that makes them as unobtrusive as possible, while meeting safety requirements. To this end, tower design shall be monopole rather than lattice, wherever feasible. With respect to colors, towers - if painted - shall be light gray or off-white in order to blend in with the sky and clouds, unless other colors are required by federal regulations or the provisions of Chapter 633 of CC Ordinances. Unless another color is approved by CPC as being more effective in a particular instance. The City Planning Commission shall work with applicants to identify any other design techniques that can be used in reducing the visual prominence of telecommunications towers.</p>	
<p><b>Signs</b></p>	<p>§354.07[d]</p>	<p>No signs shall be located on or around a telecommunications tower except for necessary warning signs located at or near the ground level.</p>	<p>No Signage proposed</p>
<p><b>Security Fence</b></p>	<p>§354.09(a)</p>	<p>The base of any ground-mounted telecommunications tower shall be completely enclosed by a fence or wall not less than six (6) feet and not more than eight (8) feet in height. Such fence or wall shall be setback at least 10 feet from all property lines. Any fence or wall located within twenty-five feet of a street right-of-way shall be either wrought-iron style or black vinyl coated chain link fence or decorative masonry wall.</p>	
<p><b>Landscaping</b></p>	<p>§354.09(b) &amp; ©</p>	<p>Landscape strip shall be a minimum of ten (10) feet in width and shall be placed along the outside of the entire perimeter of the security. The CPC may vary the landscape requirements in order to address particular site conditions</p>	<p>X No landscaping has been proposed.</p>

# Spectrum Act

- ❖ Law Department & Chief Zoning Administrator - All of the following conditions for expedited approvals have not been met despite the height increase only being 20 feet.
  - Does not propose more than 4 new equipment cabinets
  - Complies with prior conditions of **approval (not provided)**
- Does not defeat the concealment elements of existing facility (CPC should move forward and require Conditional uses because the addition of the equipment, expansion of nonconforming tower, adding the diesel generator with an accessory building that exceeds 15 feet in height and is immediately adjacent to residential district and providing no landscaping or screening as required by code **'could defeat the concealment elements of existing facility'**).





# Conditions

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- Does the expansion of the nonconforming tower 20 feet to 150 ft, w/ 9 additional antennas, 1 cabinet, & 1 20 kw diesel generator meet all applicable standards in §354 and is the design appropriate and compatible with surrounding uses?



# Cleveland City Planning Commission

## Design Review Cases

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March 31, 2023

**DF2022-070** – Mazzella Lifting Technologies Signage Expansion: Seeking Final Approval

**Project Address: 1948 Carter Road**

Project Representative: Pat Driscoll, Mazzella Lifting Technologies

Committee Recommendation:

**Permission for expanding non-conforming signage: Postpone until 04/06**

- Reconsider holistic approach to signage on front facade to better conform to zoning code/square footage requirements
- Main area in question "Training Services, Industrial Supplies, Lifting & Rigging Assemblies"

**New Signage at rear façade: Approved**

- Pending approval of additional signage listed under Motion Form for Sign Package A
- Variance required

# MAZZELLA LIFTING TECHNOLOGIES 1948 & 1911 CARTER RD

CITY PLANNING COMMISSION  
MARCH 31, 2023

# Proposal

To permit Business Identification Signage

# Purpose

Identification & Branding



# Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: *(Administrative approval does not apply)*
  - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
  - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
  - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility



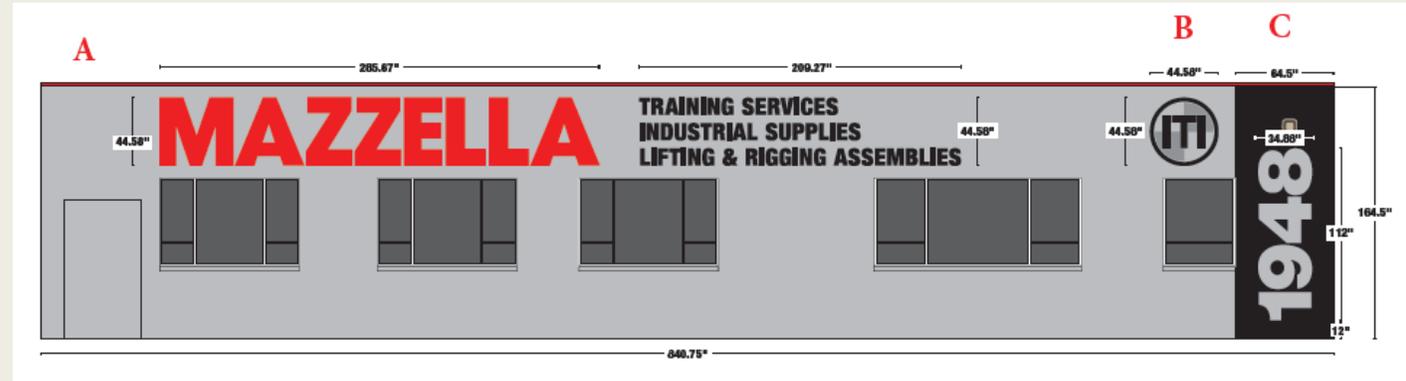
# Proposed & Installed Wall Business ID & Info Signs

- 3 Business Identification Wall Signs
  - A - 1 BI Wall Sign along Carter 88.44 sf
  - B - 1 BI Wall Sign along Carter – PARTNER ITI – 13.3 sf
  - C - 1 BI Wall Address Sign Along Carter – 27.16
- Despite having a Carter Address, there is no pedestrian or vehicular access on Carter Road
- Immediately Adjacent to new Brew Dog

Carter Road Frontage = 70 ft in length

- ❑ Max wall business identification signage = 130 sf max

**Proposing 128.9 sf (no Variance on Business ID Signs along Carter)**



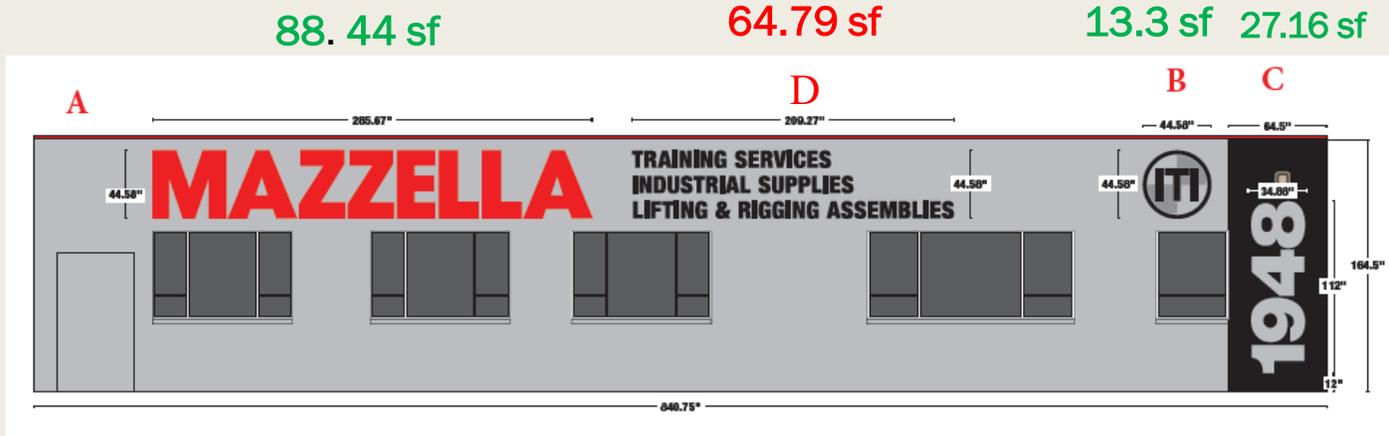
- Total *permitted information signs* = 4 sf;
- Proposing 1 Information Sign - "Training Services, Industrial Supplies, Lifting & Rigging" = 64.79 (already painted)
- **Need variance of 60.79 sf**

# Proposed & Installed Wall Business ID & Info Signs

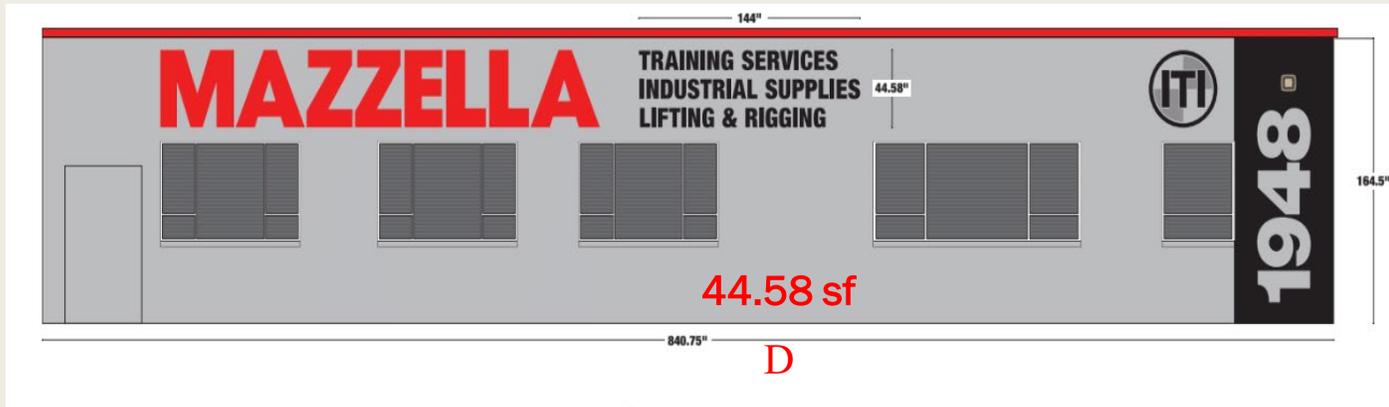
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- Despite having a Carter Address, there is no pedestrian or vehicular access on Carter Road
- Immediately Adjacent to new Brew Dog

Carter Road Frontage = 70 ft in length  
 Max wall business identification signage = 130 sf max  
**Proposing 128.9 sf (no Variance on Business ID Signs along Carter)**

## Signs



- Total *permitted information signs* = 4 sf;
- D - 1 Information Sign - "Training Services, Industrial Supplies, Lifting & Rigging" = 44.58 (change)
- **Need variance of 40.58 sf**



# Proposed & Installed Wall Business ID Signs

- Per §350.20[b][1] - a building or building unit with frontage on a:
  - secondary street
  - customer building entrance from rear or side parking lot
  - buildings with secondary frontage on Cuyahoga River/Lake Erie

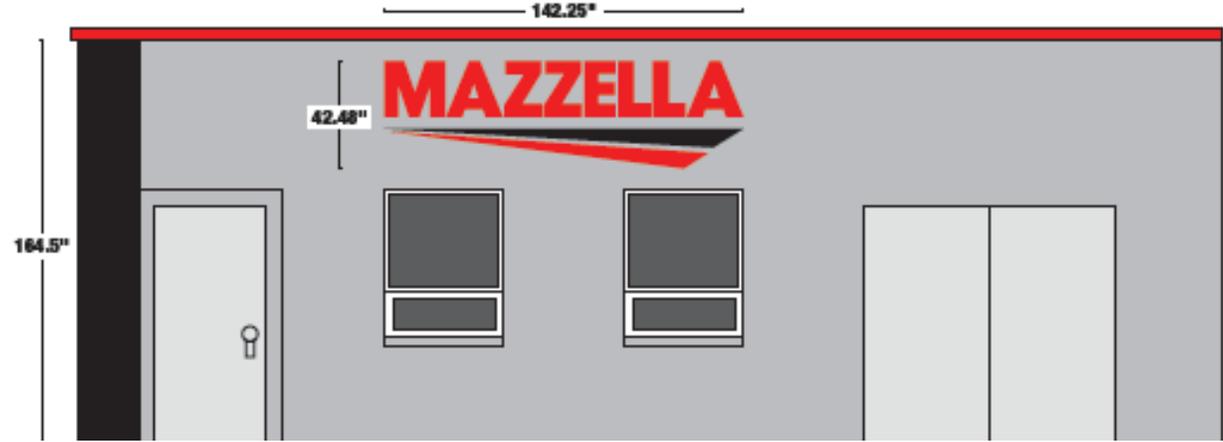
*shall be permitted total additional wall, window or projecting and canopy signs not to exceed 50% of the sign area otherwise permitted.*

Total Permitted:  $\frac{1}{2}$  of frontage on Side Lot Line + River = **65 sf total** secondary wall business identification signage

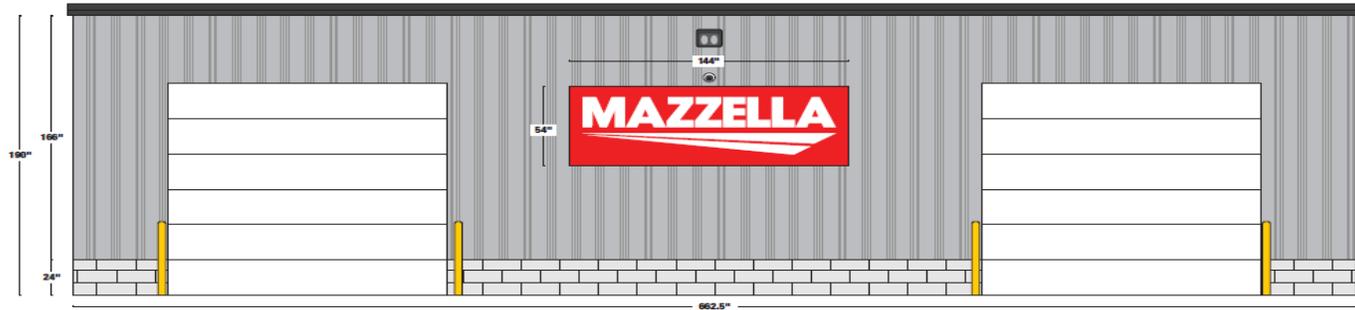
- Proposing Secondary frontage - 1 BI Painted Wall Sign Along Side Lot Line - **41.95 sf** (less than 50% total permitted per façade)
- Proposing 1 BI Wall Sign Along Rear Lot (River frontage) = **54 sf** (less than 50% total per façade)
- Total = **95.95 sf**; **need 30.95 sf variance for secondary frontage - Business ID Wall Sign**

# Proposed & Installed Wall Business ID Signs

Total frontage - wall business identification signage = 130 sf max



**SIGN:** 54 sqft



**REAR FAÇADE:**  
874.13 sqft  
**ART ALLOTMENT:**  
107.8 sqft  
**SIGN:**  
54 sqft

**THIS IS PROPOSED SIGNAGE  
MOCKUP ONLY – IT HAS NOT BEEN PRODUCED OR INSTALLED**

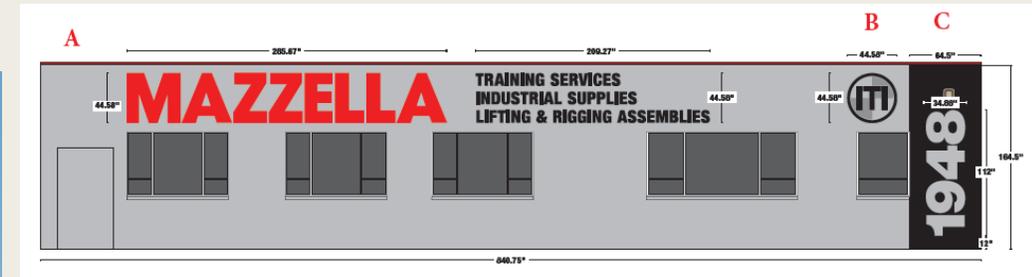
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- Proposing 1 BI Wall Sign Along Rear Lot (River frontage) = **54 sf** (less than 50% total per façade)
- Total = **95.95 sf**; **need 30.95 sf variance** for secondary frontage - Business ID Wall Sign

# Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?



❖ need 30.95 sf variance for secondary frontage - Business ID Wall Sign



- Total *permitted information signs* = 4 sf;
- Proposing 1 Information Sign - "Training Services, Industrial Supplies, Lifting & Rigging" = 64.79

• Need variance of 60.79 sf or 40.58 sf

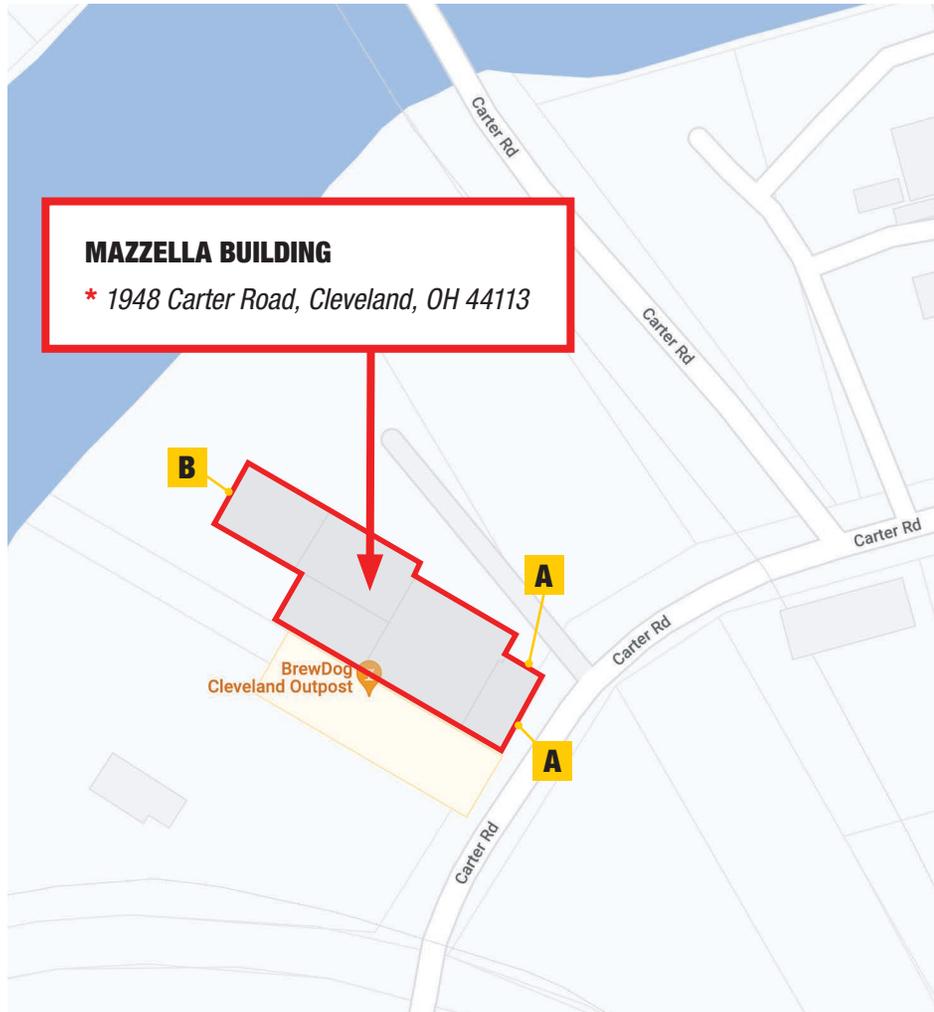




## 1948 CARTER ROAD PROJECT OVERVIEW

# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**



**PAINTED SIGNAGE**

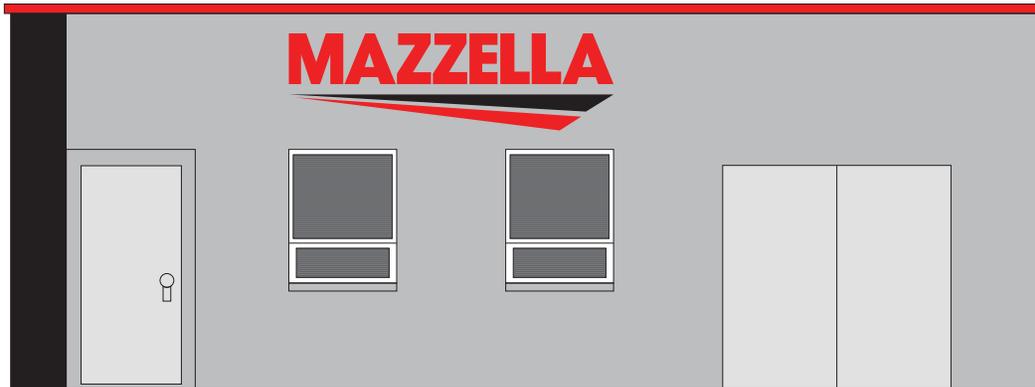
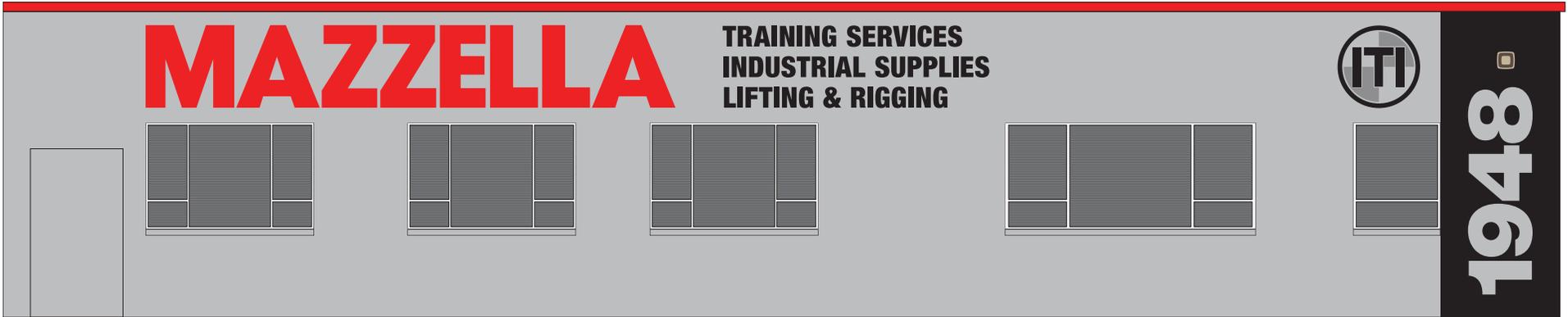


**REAR SIGN**

# SITE PLAN

1948 CARTER ROAD, CLEVELAND, OH 44113

**A**



# SITE PLAN

1948 CARTER ROAD, CLEVELAND, OH 44113

**B**



# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**

**BUILDING EXTERIOR AS OF**

**OCT. 20, 2021**



# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**

BUILDING EXTERIOR AS OF

**FEB. 20, 2023**



# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**

BUILDING EXTERIOR AS OF

**FEB. 20, 2023**



# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**

BUILDING EXTERIOR AS OF

**FEB. 20, 2023**



# SITE PLAN

1948 CARTER ROAD, CLEVELAND, OH 44113

BUILDING EXTERIOR AS OF

FEB. 20, 2023



# SITE PLAN

**1948 CARTER ROAD, CLEVELAND, OH 44113**

**BUILDING EXTERIOR AS OF**

**FEB. 20, 2023**



# ITEM A

## PAINTED GRAPHICS

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**As per the recommendation of the Design Review Committee on March 16, 2023,** Mazzella is to present a version of the painted graphics that conform to existing city standards while also presenting an option that requires a variance for the “informational signage” on the front facade of the building.

### CONFORMING GRAPHICS

The large Mazzella lettering will stay as-is on the facade of the building. The ITI logo and large address will also remain. There has been precedent set for this style of address design set forth by BrewDog, our direct neighbor.

The three lines of black text to the right of the red lettering would be painted over / removed.

The painted logo on the wall facing east will remain as-is.

### REQUIRING VARIANCE

The black text to the right of the red Mazzella lettering helps to indicate the specific products and services offered at this location. We feel this is necessary to help distinguish this location from our main building that is also in Cleveland.

The word “assemblies” would be removed to bring down the overall footprint of this area by 20 sqft (see pg 12) but making the three black lines of text smaller or moving them to the right does not visually make sense for Mazzella in this application.



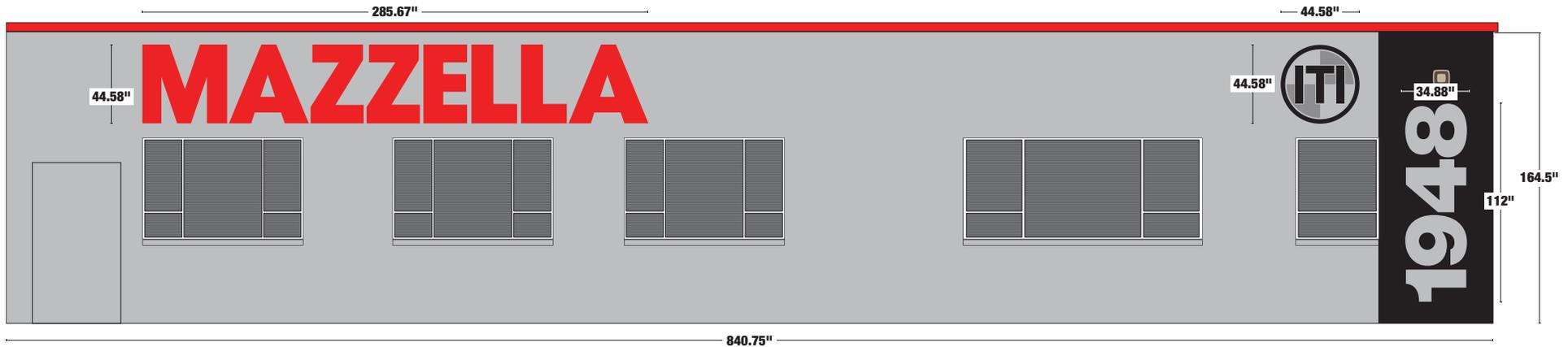
# ITEM A: PAINTED GRAPHICS

## FRONT & SIDE GRAPHIC DIMENSIONS – CONFORMING TO CITY SPECIFICATIONS

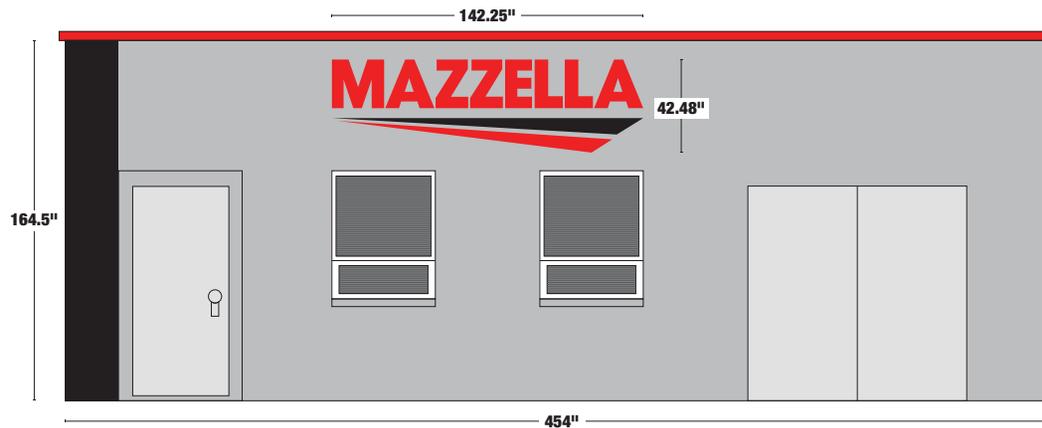
**RED LETTERING:** 88.44 sqft

**ITI LOGO:** 13.80 sqft

**ADDRESS:** 27.13 sqft



**MAZZELLA LOGO:**  
41.96 sqft



### FRONT FACADE:

960.44 sqft

### ART ALLOTMENT:

130 sqft

### FRONT GRAPHICS:

129.37 sqft

### SIDE FACADE:

518.63 sqft

### ART ALLOTMENT:

81.74 sqft

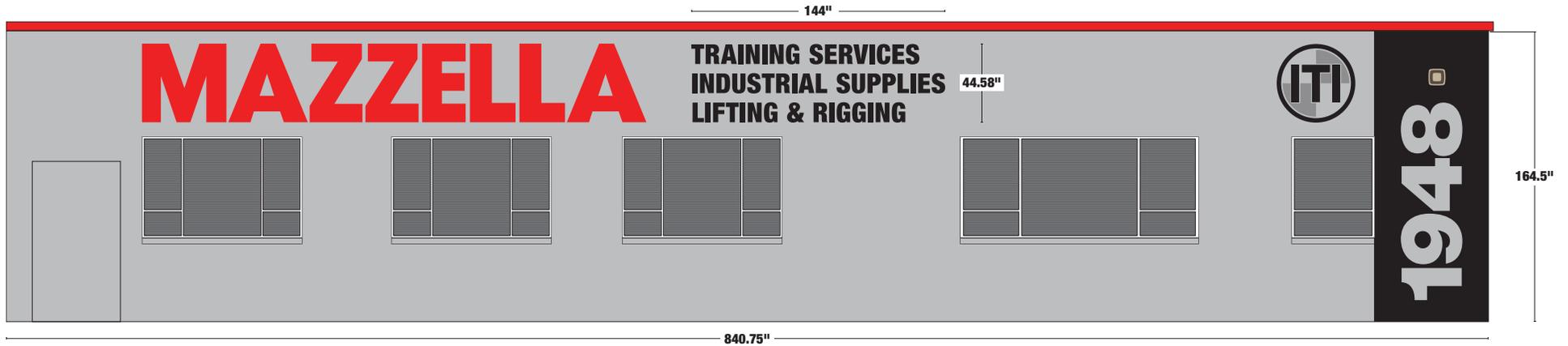
### SIDE GRAPHICS:

41.96 sqft

# ITEM A: PAINTED GRAPHICS

## FRONT GRAPHIC DIMENSIONS – VARIANCE REQUEST

**BLACK LETTERING:** 44.58 sqft



### INFORMATIONAL SIGNAGE ART ALLOTMENT:

4 sqft

### BLACK TEXT SIZE:

44.58 sqft\*

\* THIS ART FOOTPRINT IS DOWN 20 SQFT FROM THE MARCH 16, 2023 DESIGN REVIEW MEETING

# ITEM A: PAINTED GRAPHICS

## FRONT – BREWDOG & MAZZELLA AESTHETIC / GRAPHICS SCALE COMPARISON



# ITEM A: PAINTED GRAPHICS

## ADDRESS DESIGN



**BREWDOG ADDRESS DESIGN**



**MAZZELLA ADDRESS DESIGN**

### NOTE

Mazzella utilized the same design styling as BrewDog for the address. There is a color shift in the background of the numbering, the numbers are large and visible, and it creates visual interest for the building.

## ITEM B

### REAR SIGN

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The rear sign helps to indicate to existing and potential customers on the opposite side of the river that this Mazzella location exists while also providing a visual pop of color that brightens an otherwise large expanse of gray. It is minimal, yet impactful.

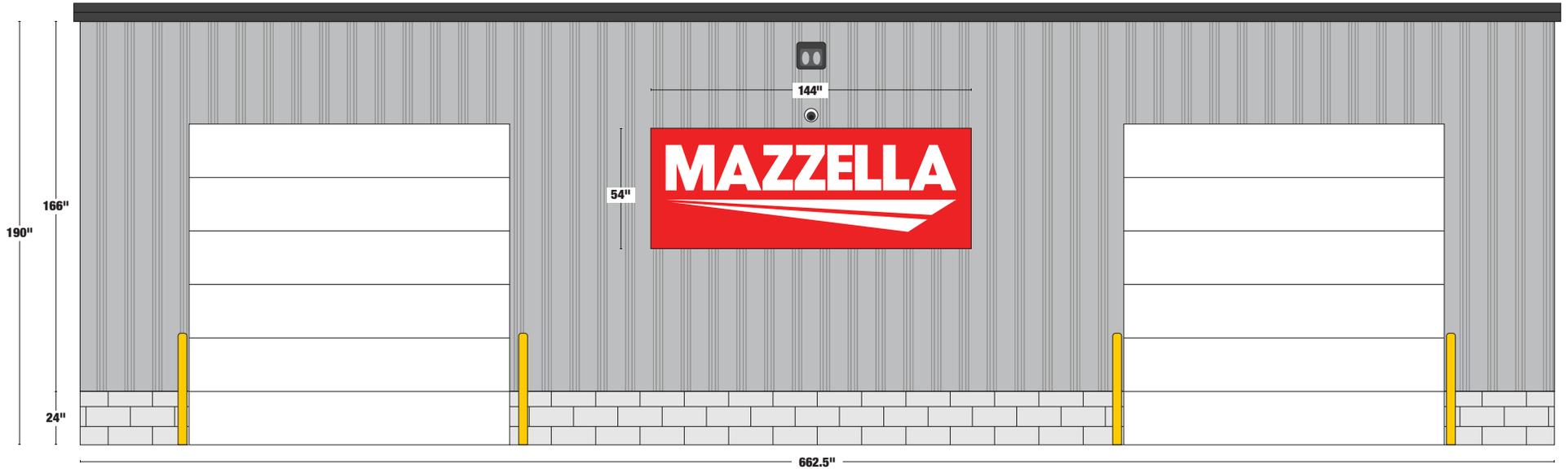
This also gives passing industrial water traffic an indication that we exist and are available should they need lifting & rigging products in a rush or emergency.



# ITEM B: REAR SIGN

## MOCKUP OF SIGN

**SIGN:** 54 sqft



**REAR FACADE:**

874.13 sqft

**ART ALLOTMENT:**

107.8 sqft

**SIGN:**

54 sqft

**THIS IS PROPOSED SIGNAGE**  
**MOCKUP ONLY – IT HAS NOT BEEN PRODUCED OR INSTALLED**

**ITEM B: REAR SIGN**  
**PRODUCT DIMENSIONS**

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# ITEM B: REAR SIGN

## VIEW OF PARKING LOT & REAR



**THIS IS PROPOSED SIGNAGE  
MOCKUP ONLY – IT HAS NOT BEEN PRODUCED OR INSTALLED**

# ITEM B: REAR SIGN

## VIEW OF REAR



# ITEM B: REAR SIGN

## VIEW OF LOADING DOCK & REAR



**THIS IS PROPOSED SIGNAGE**  
**MOCKUP ONLY – IT HAS NOT BEEN PRODUCED OR INSTALLED**



## Committee Recommendation:

### **Permission for expanding non-conforming signage: Postpone until 04/06**

- Reconsider holistic approach to signage on front facade to better conform to zoning code/square footage requirements
- Main area in question "Training Services, Industrial Supplies, Lifting & Rigging Assemblies"

### **New Signage at rear façade: Approved**

- Pending approval of additional signage listed under Motion Form for Sign Package A
- Variance required

## DF2023-004 – Rock & Roll Hall of Fame Expansion: Seeking Conceptual Design

Approval **Project Address: 751 Erieside Avenue**

Project Representative: Tim Offtermatt, Rock & Roll Hall of Fame

### Committee Recommendation: Approved with **Comments**

- Provide signage and wayfinding to the lakefront and surrounding downtown assets
- Create passive programming and public engagement opportunities along the proposed greenspace and at existing plaza
- Need to study the intersection between the new and existing architecture, and intersection of roof elements with walls; details are important to for longevity of the building and avoiding maintenance issues
- Reconsider the design of the entry element to better define the entry itself
- Reconsider the relationship between the iconic geometry of the architecture and proposed geometry of the path/landscape

# Rock & Roll Hall of Fame Concept Planning & Design Review

2 - 3 February 2023



# Table of Contents

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Site Location Map

Site Context Plan

Site Photos

**Proposed** 11

Site Plan

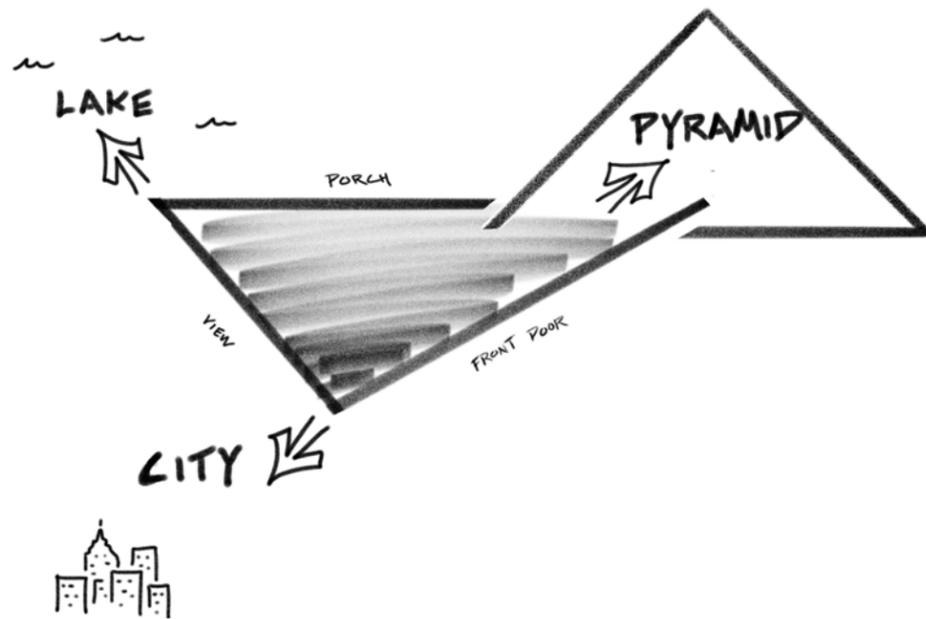
Floor Plans

Elevations, Sections, Axos

Site Planting

# Project Summary

The expansion to the Rock and Roll Hall of Fame will transform the Museum into a holistic campus, expanding its facilities to meet the demands of its mandate: showcasing not just the past, but also the present, and future of Rock and Roll. Located on the edge of Lake Erie, our design welcomes visitors by pulling three forces together, the City, the Lake, and the Pyramid. The expansion brings the museum-goers experience in line with Rock and Roll in the 21st Century, with a redefined interior and exterior expression that is both inclusive and accessible for Rock and Roll fans.

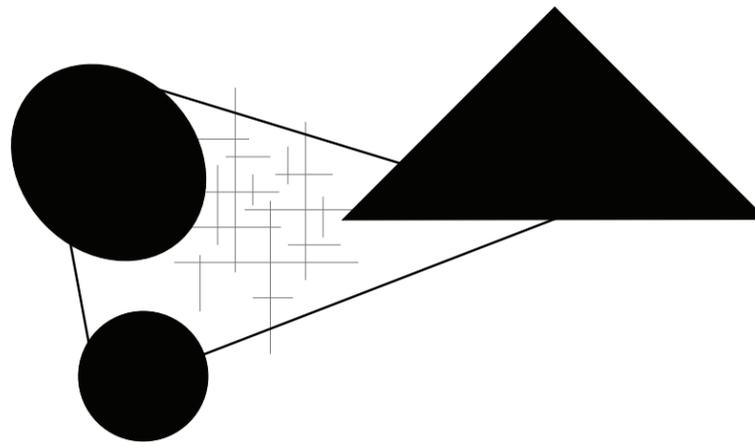


The challenge posed by designing an addition to a building as iconic as the Rock and Roll Hall of Fame is not insignificant, especially one conceived by I.M. Pei. Following his own examples in the East Wing addition to Washington's National Gallery and the pyramid at the Louvre, PAU's design is neither a competitive icon nor silent partner — the result is a

“both-and” architecture that is both reverent and irreverent. We have drawn inspiration from Pei's collection of solid shapes “dancing” around a glass pyramid. In contrast, the addition has defined specific programmatic elements as their own solid shapes that are “dancing” under a unified triangular roof, paying the homage that the original building so richly deserves while using a contrasting, contemporary language.

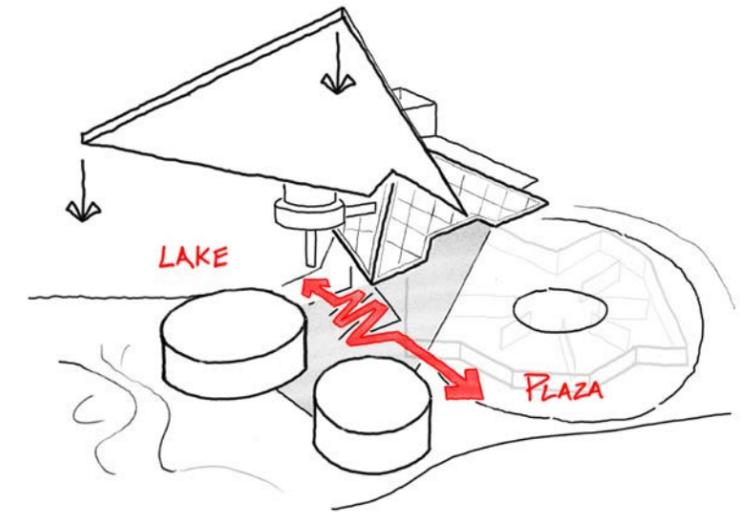
Unlike the original, a signature Pei edifice designed to legitimize a new art form, our design is more about this pantheon for rock located in the birthplace of the genre. As the visitor passes through to the interior, they will be immersed in the visceral, gritty quality that has always defined spaces for Rock Music, from the old Cleveland Arena, to CBGBs, to the neighborhood dive bars that support local bands.

While setting a new tone for visitor experience, the Expansion integrates functionally, operationally, and aesthetically with the existing pyramid. It will provide new programmatic spaces, while addressing operational issues that have emerged over the pyramid's quarter century of service.



## Program Description:

- The new lobby and improved public circulation pathways provide accessible visitor flow between the expansion and the existing Pei Pyramid. The public circulation provides views of the waterfront, while connecting visitors to key programmatic elements.



- The new dedicated Multipurpose space with a purpose-built pre-function area will reaffirm the Rock & Roll Hall of Fame as a destination on the lake, enabling it to host several types and scales of events.
- The relocation of the administrative office suite from its current below-grade home on Level 0 to the new Expansion will serve two critical goals; freeing up space for exhibits and immersing staff in the daily life of the building.
- The Expansion of the Exhibition space provides the Rock & Roll Hall of Fame with greatly increased flexibility and the opportunity to host the star-driven rotating exhibitions of the future.

# Site & Context | The Rock Hall Within Cleveland



# Site & Context



# Site & Context | Existing Context Photography



# Site & Context | Existing Context Photography



--- Property Line

# Site & Context | Existing Context Photography



# Site & Context



Rock & Roll  
Hall of Fame

Lake Erie

Lake Promenade

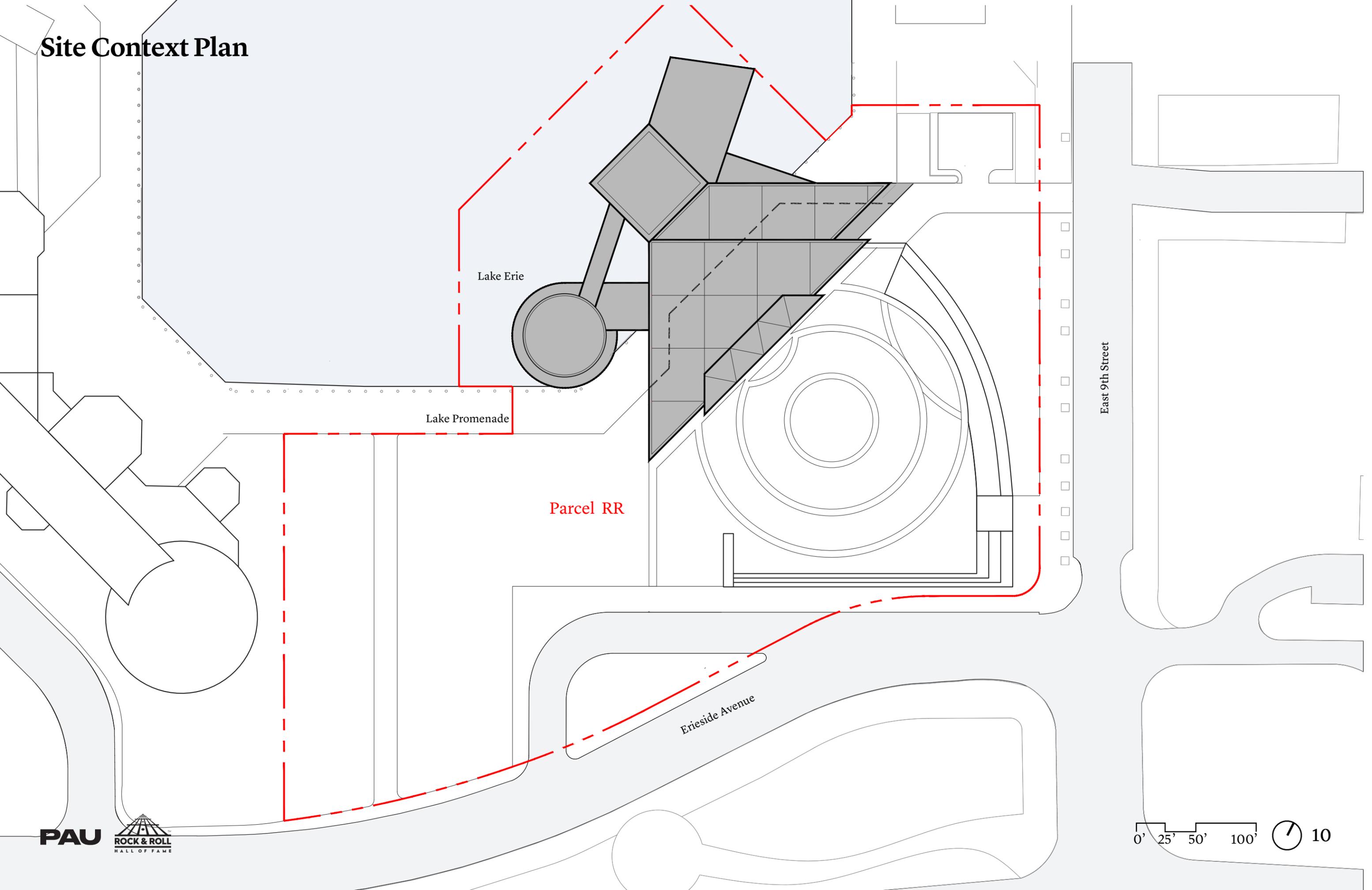
Great Lakes  
Science  
Center

East 9th Street

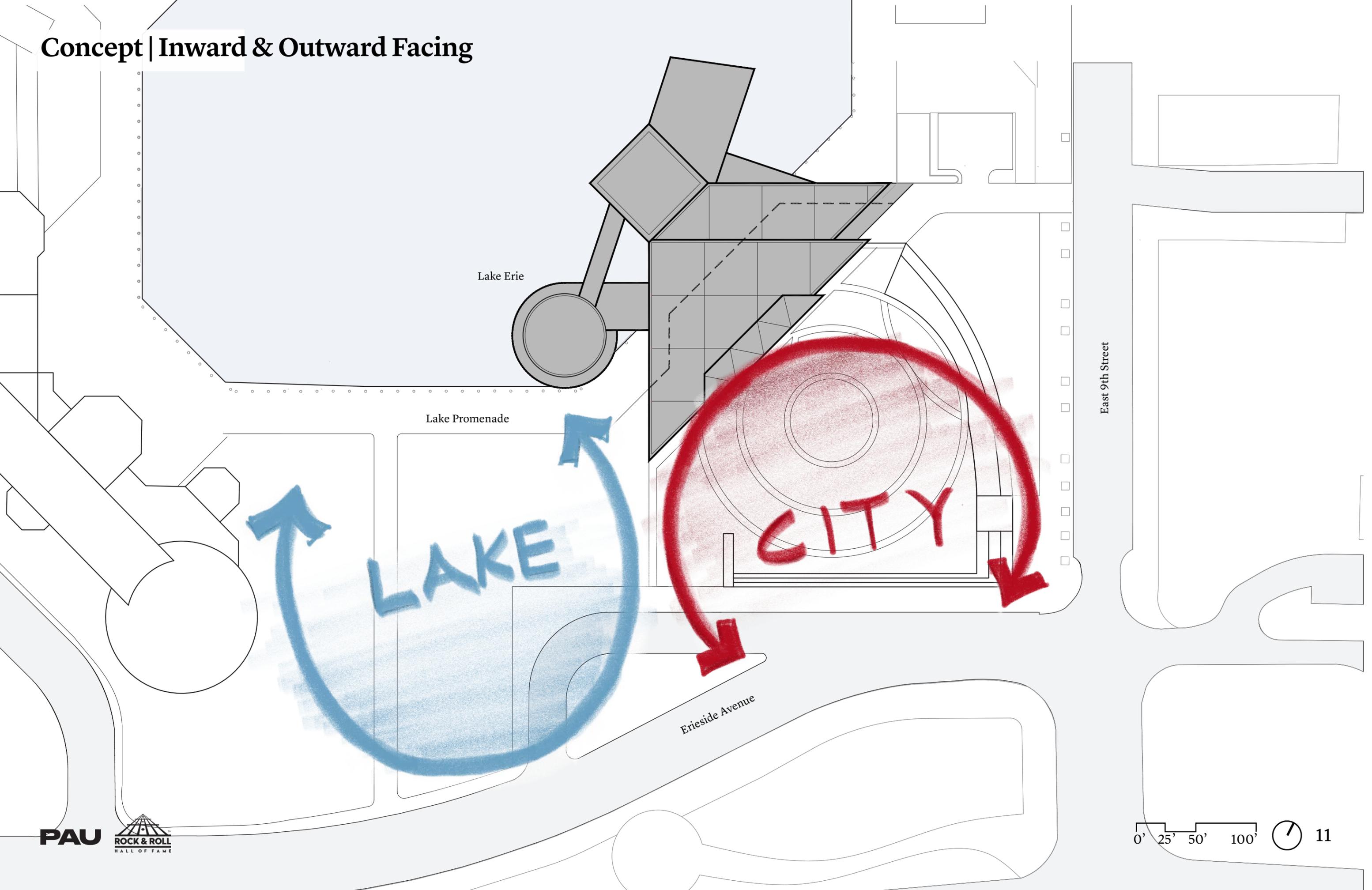
Erieside Avenue

Property Line

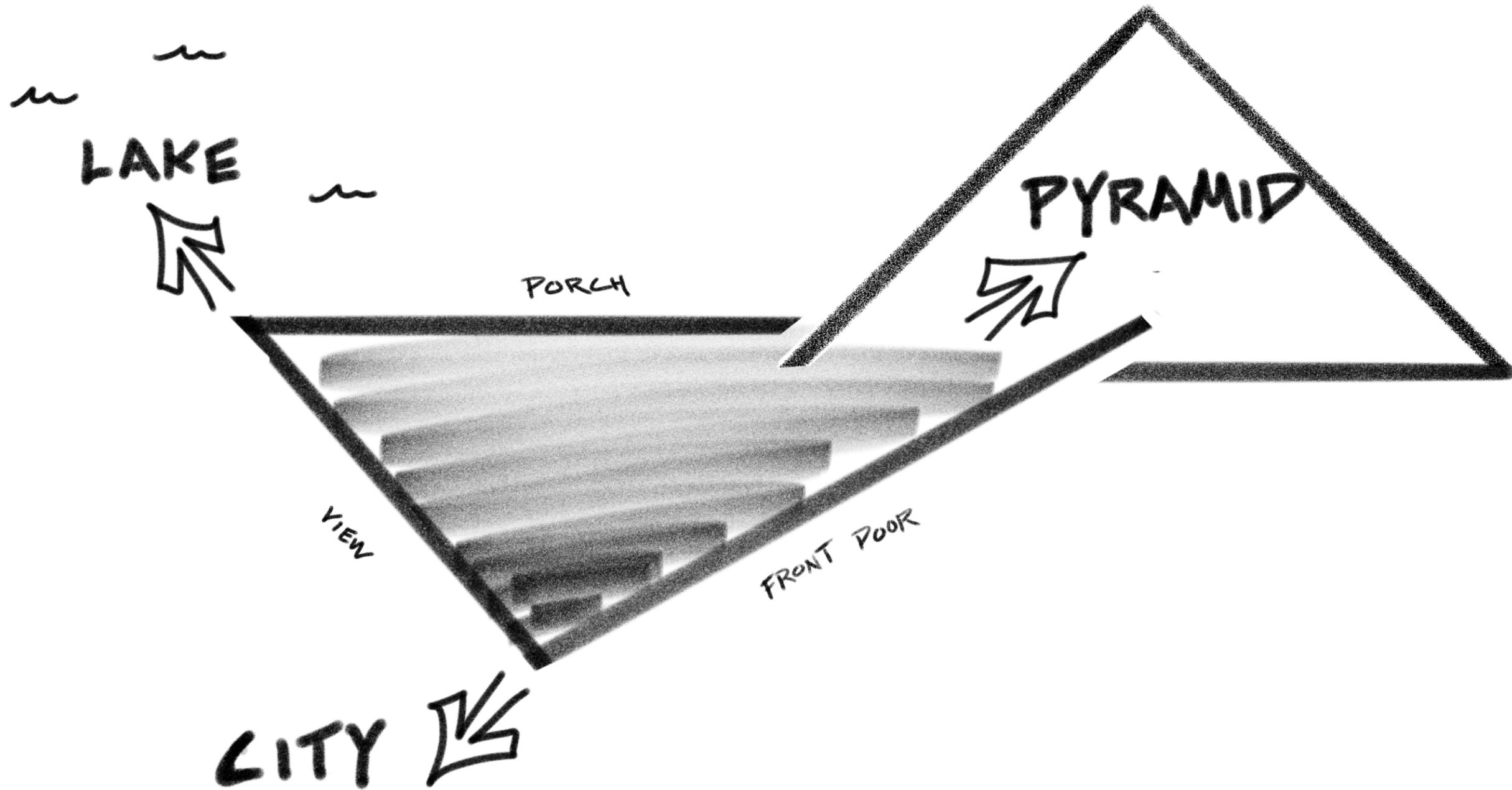
# Site Context Plan



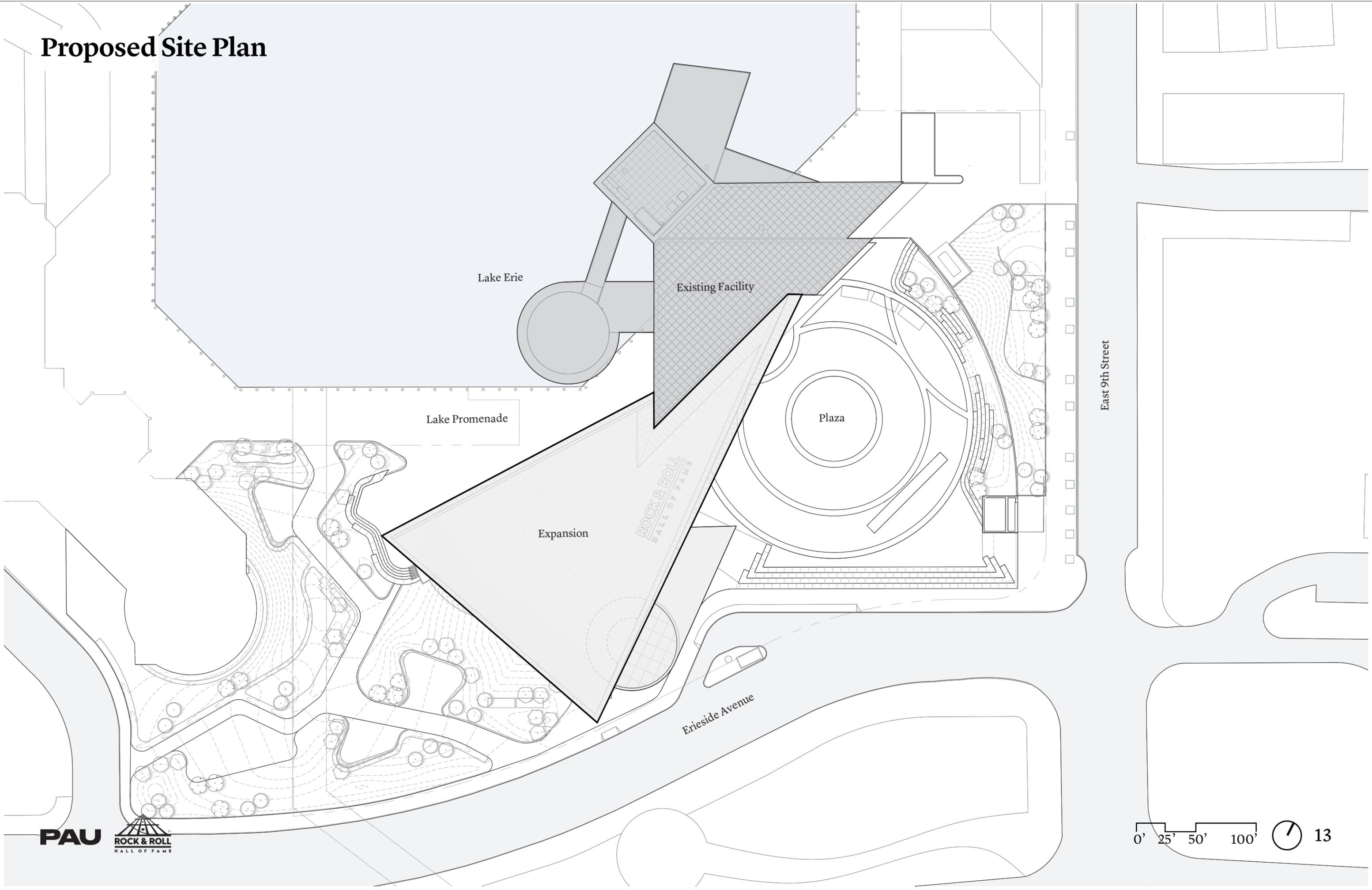
# Concept | Inward & Outward Facing



# Concept | Vision



# Proposed Site Plan



Lake Erie

Existing Facility

Lake Promenade

Plaza

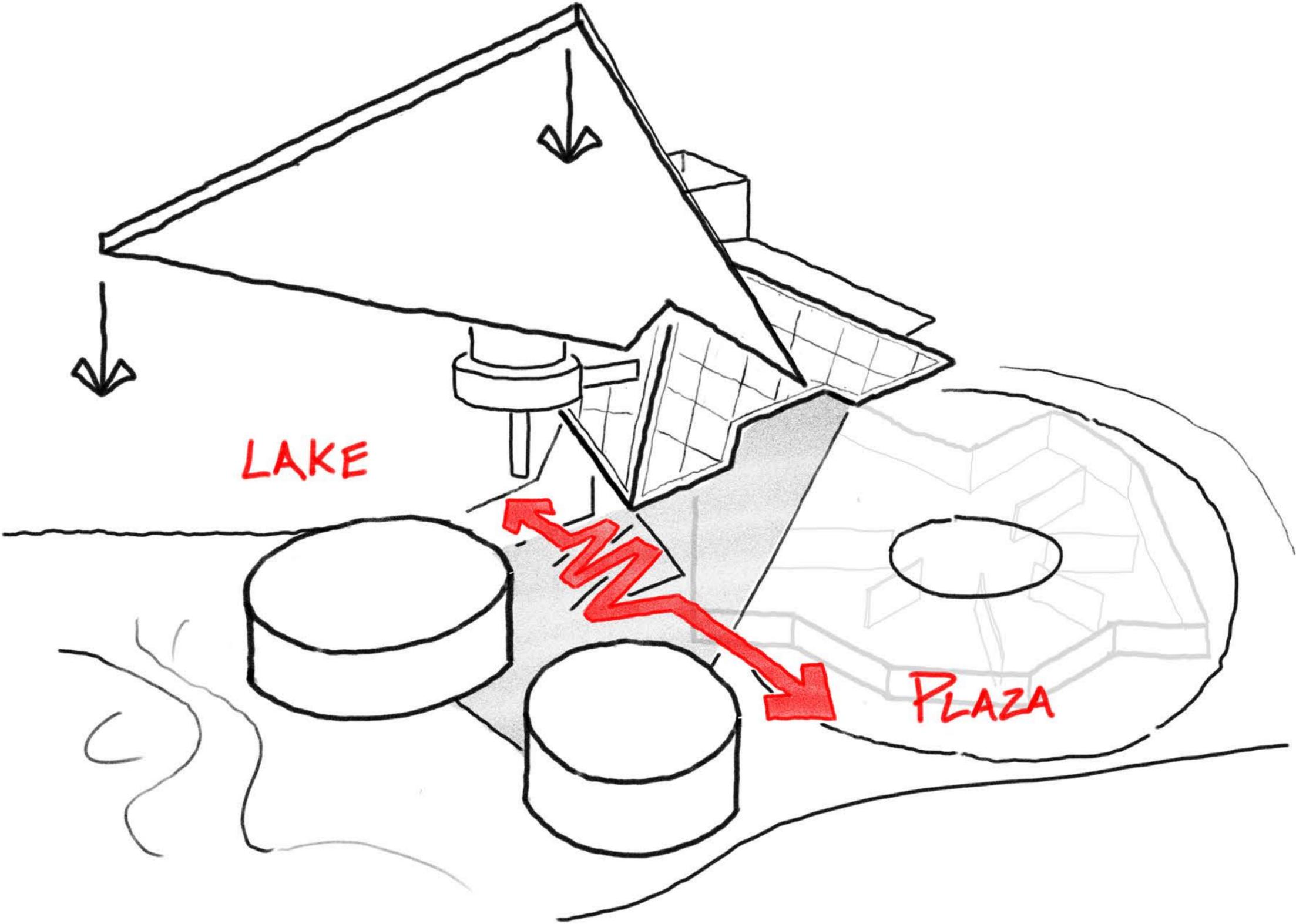
Expansion

ROCK & ROLL  
HALL OF FAME

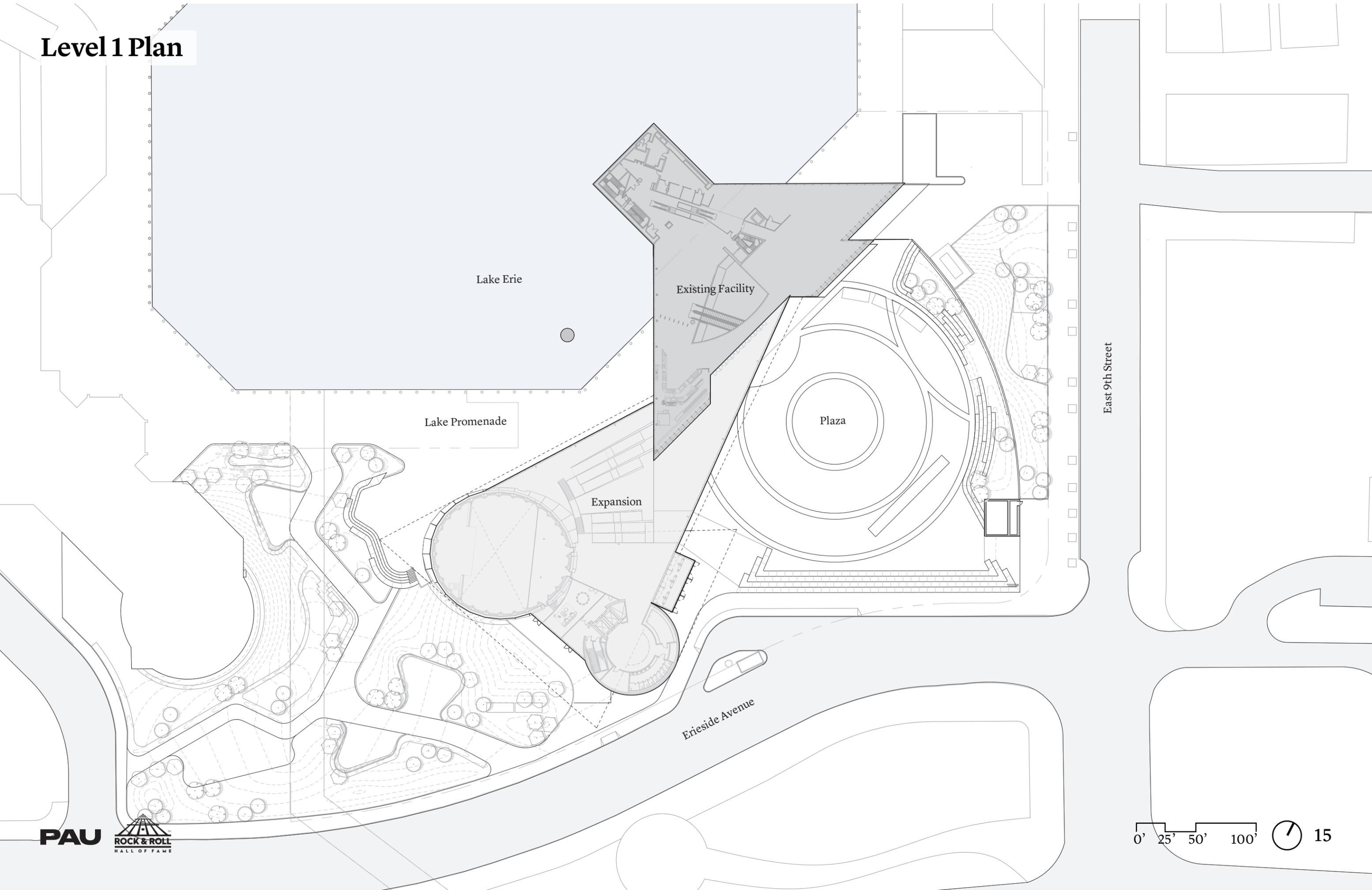
East 9th Street

Erieside Avenue

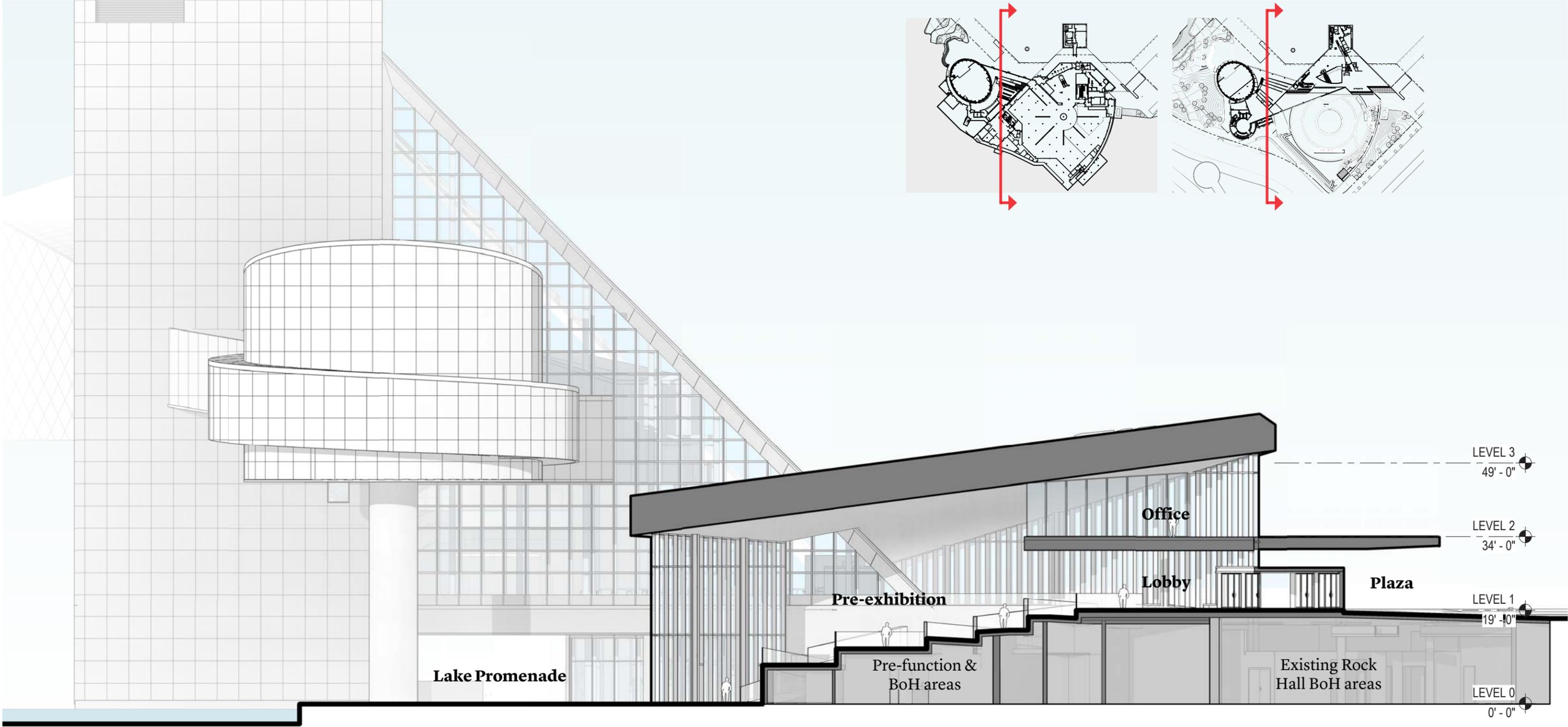
Concept | Connecting Plaza to Lake & Main Exhibition Level



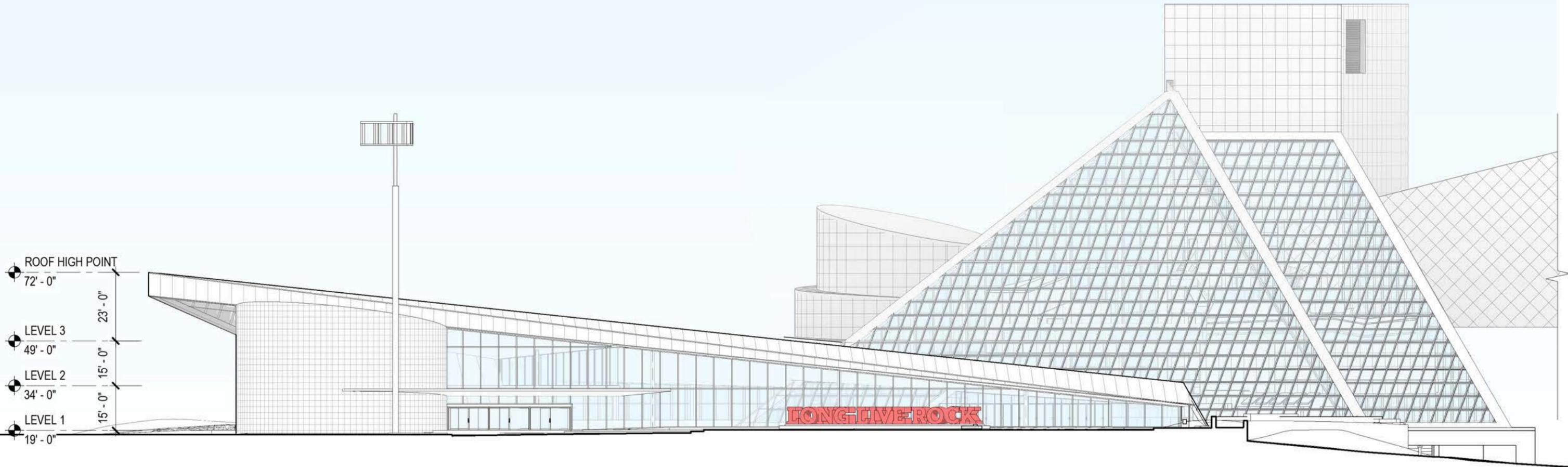
# Level 1 Plan



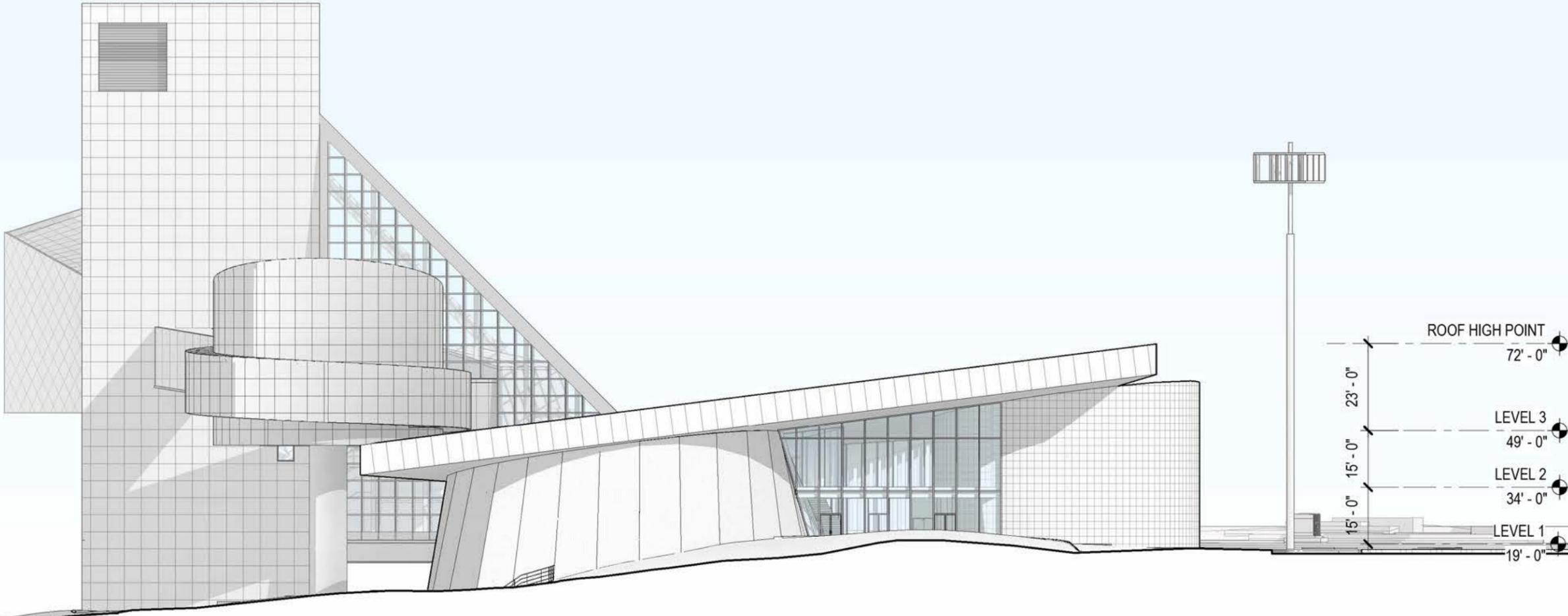
# Section through Multipurpose & Drum



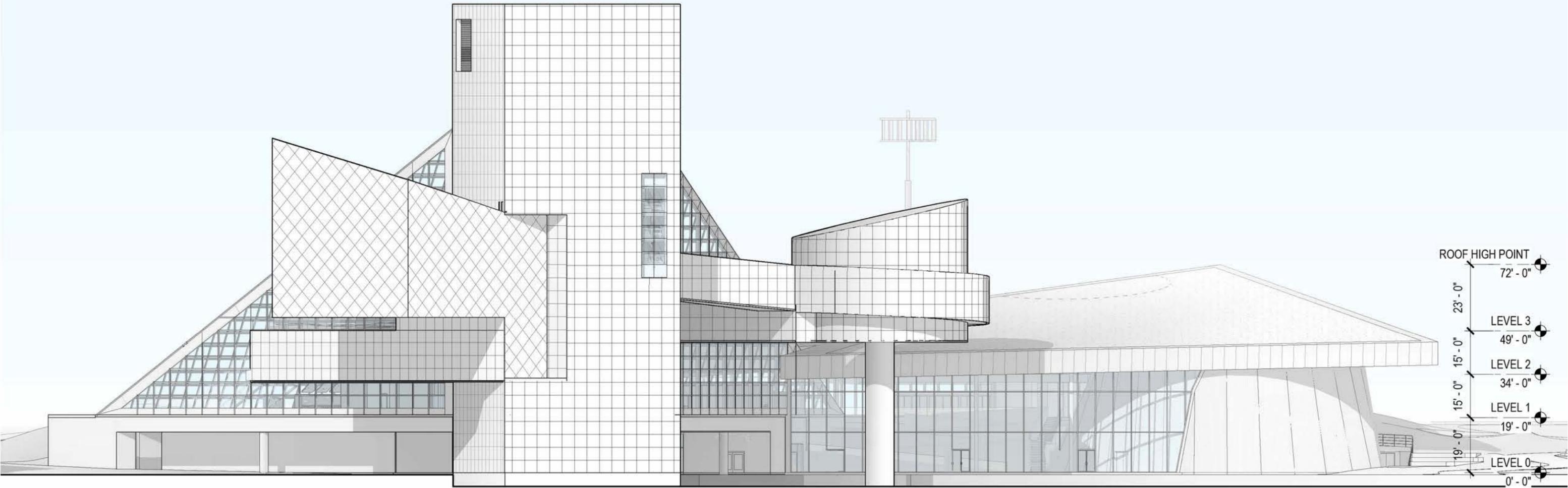
# East Elevation



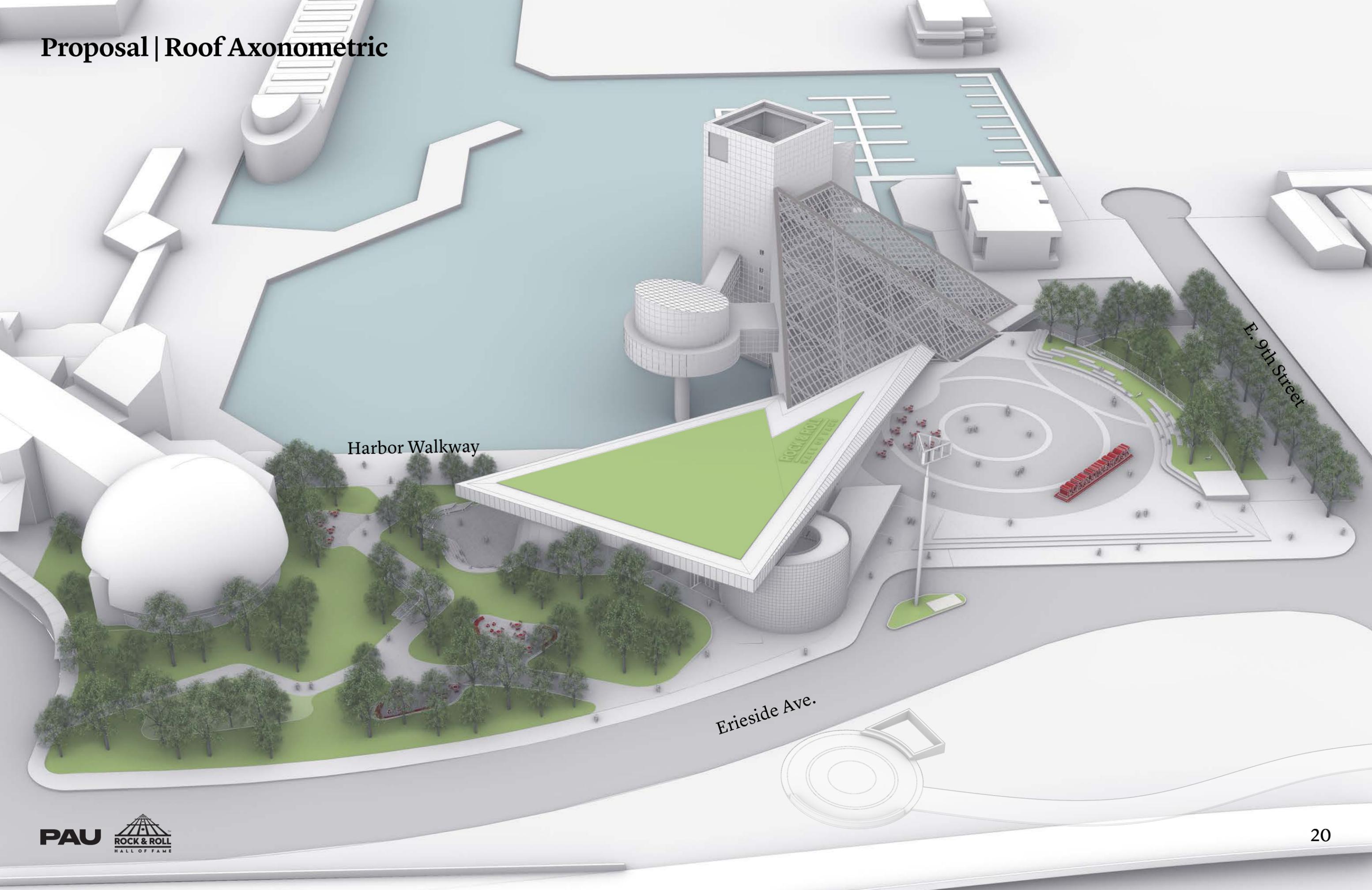
# South Elevation



# West Elevation



# Proposal | Roof Axonometric

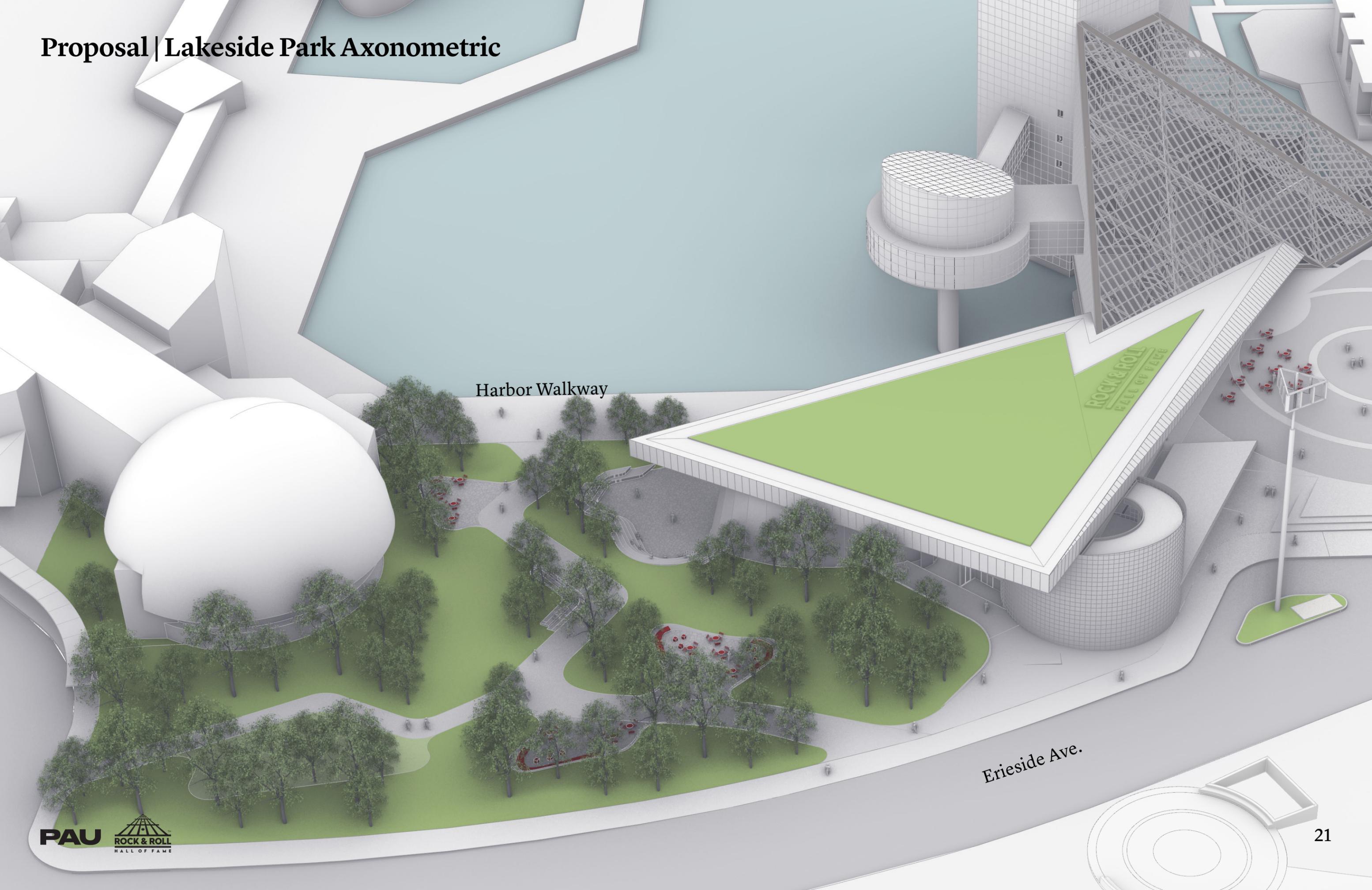


Harbor Walkway

E. 9th Street

Erieside Ave.

# Proposal | Lakeside Park Axonometric



Harbor Walkway

Erieside Ave.

# Site Planting | Inspired by Native Woodland

## Tree Species



Bur Oak  
*Quercus macrocarpa*



Northern Red Oak  
*Quercus rubra*



Pin Oak  
*Quercus palustris*



Swamp White Oak  
*Quercus bicolor*



Sugar Maple  
*Acer saccharum*



Yellow Buckeye  
*Aesculus flava*



Eastern White Pine  
*Pinus strobus*

## Understory | Shrubs & Grasses



Pinkly Muhly Grass  
*Muhlenbergia capillaris*



Bottlebrush Buckeye  
*Aesculus parviflora*



Jelena Witch Hazel  
*Hamamelis x intermedia 'Jelena'*



Prairie Dropseed  
*Sporobolus heterolepis*



Mountain Hydrangea  
*Hydrangea serrata 'intermedia'*



Common Quaking Grass  
*Briza media*



Japanese Mahonia  
*Mahonia japonica*

## Understory | Perennials



White Wild Indigo  
*Baptisia leucantha*



Siberian Bugloss  
*Brunera macrophylla*



Oriental Poppy  
*Papaver orientale 'Karine'*



Rattlesnake Master  
*Eryngium yuccifolium*



Christmas Fern  
*Polystichum acrostichoides*



Masterwort  
*Astrantia 'Major Claret'*



Great Burnet  
*Sanguisorba officinalis 'Tanna'*

**PAU**  
We are a practice  
for architecture and  
urbanism





## Committee Recommendation: Approved with **Comments**

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# Cleveland City Planning Commission

## Staff Report

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March 31, 2023

# Cleveland City Planning Commission

## Mandatory Referrals

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March 31, 2023



March 31, 2023

## **Ordinance No. 329-2023**

(Introduced by Councilmembers Bishop, Hairston and Griffin – by departmental request):

Authorizing the Director of Public Works to enter into one or more amendments to the Lakefront Parks Lease with the Board of Park Commissioners for the Cleveland Metropolitan Park District to modify the boundaries of certain properties in the leased premises.

# Cleveland City Planning Commission

**Real Estate Legislation**  
**March 31, 2023**



CITY OF CLEVELAND  
Mayor Justin M. Bibb



# Ord. No. 329-2023

Amend Lakefront Parks Lease with Metroparks to add a portion of Gordon Park



# Ord. No. 329-2023

Amend Lakefront Parks Lease with Metroparks to add a portion of Gordon Park

- This legislation:
  - Authorizes Director of Public Works to amend the lease for Cleveland Lakefront Reservation with Metroparks to add a 47.8 acre portion of Gordon Park, consisting of a portion of PPN 105-35-001, to the lease to be improved by Metroparks pursuant to a grant from a local foundation in an approximate amount of \$8,000,000.
  - Specific improvements to be made will be determined after a community engagement process with City, Ward 10 Councilperson Hairston, local CDC and other stakeholders.
  - The Park will remain open to the public free of admission fees as required by deed restrictions.

# Cleveland City Planning Commission

## Administrative Approvals

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March 31, 2023



## **Ordinance No. 335-2023**

(Introduced by Councilmembers Bishop, Polensek, and Griffin – by departmental request):  
Authorizing the Directors of Public Works and Public Safety to enter into a license agreement granting Air Products and Chemicals, Inc. to use and occupy an access road and two separate areas located on City-owned property adjacent to the former Kennel building by Clark Field.



March 31, 2023

## **Ordinance No. 330-2023**

(Introduced by Councilmembers Bishop and Griffin – by departmental request): Determining the method of making the public improvement of replacing the salt dome at the Glenville Streets Facility including, but not limited to, demolishing the existing salt dome, site preparation, and installing a new pre-engineered salt dome; authorizing the Director of Capital Projects to enter into one or more contracts for the making of the improvement.



## **Ordinance No. 331-2023**

(Introduced by Councilmembers Bishop and Griffin – by departmental request):

Determining the method of making the public improvement of replacing the boiler at the Second District Police Station, integrating the heating systems and adding controls; authorizing the Director of Capital Projects to enter into one or more contracts for the making of the improvement.

# Cleveland City Planning Commission

## Special Presentations

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March 31, 2023



## **Townhouse Code Update: For Informational Purposes/Public Comment Only**

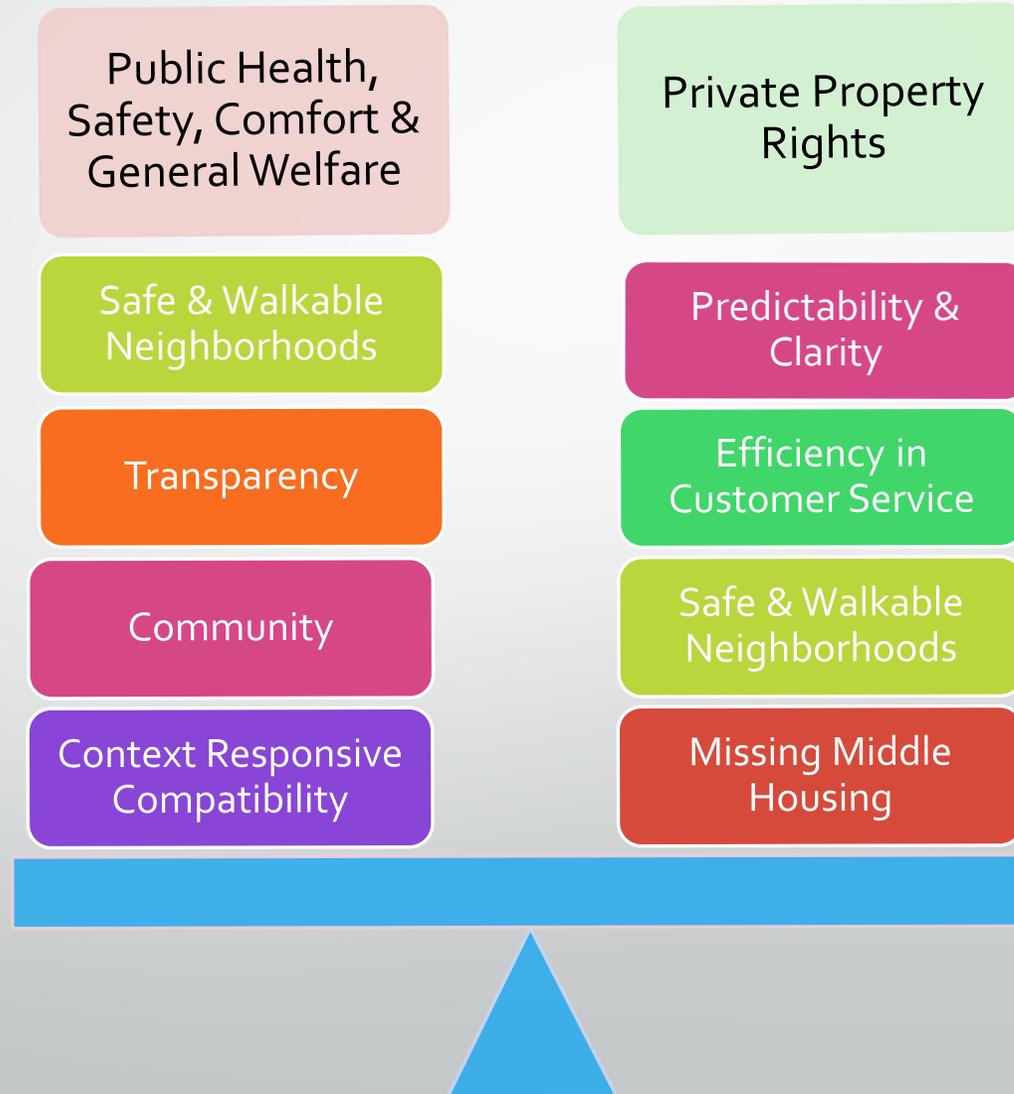
Presenter: Shannan Leonard, Staff Planner



# 2023 Townhouse Code Update

# The Great Balancing Act

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# Public Comments

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- Clarify process and definitions based on user feedback
- Maintain current language regarding “Complimentary” / “Block Sensitive”
- Landscaping Requirements can be arbitrary – add outdoor amenity space
- Address TH fronting Alleys, when appropriate w/ 100 Ft
- Add Minimum Lot Area & Minimum Lot Sizes

# Public Comments

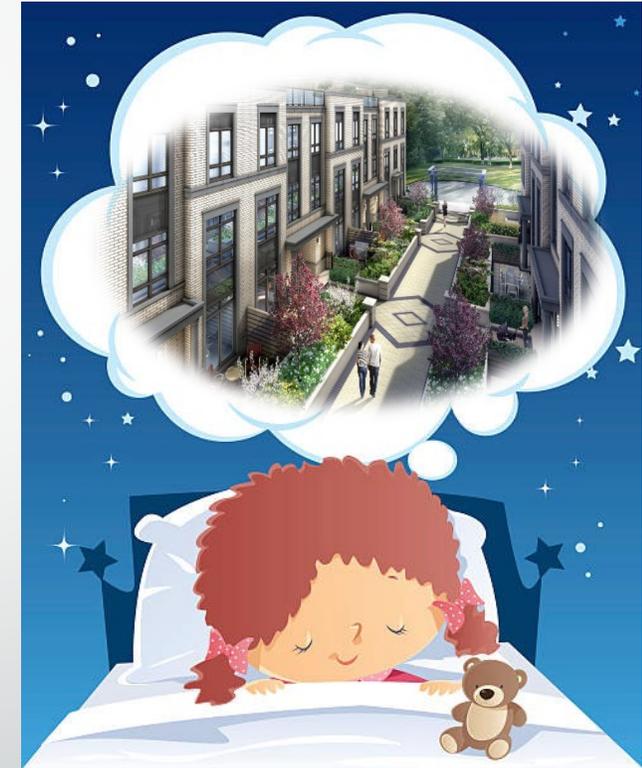
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- Human Scaled Materials – should apply also to facades in auto Courts
- Differentiating pavers for motor courts – pedestrian vs. vehicle that is snow friendly
- Use words scale, complimentary, compatible
- Balance regulations for context sensitive projects + Allow for new, flexible and different design approaches / architectural style that is in scale w/ existing context

# General Feedback & Review

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- Developer + architect review
- Block Clubs
- Council Review
- Staff review
- Fire Official Review
- Chief Building Official
- Chief Zoning Administrator
- Landmarks
- Various organizations across the city/state
- Review of best practices of other similar cities
- Law Review



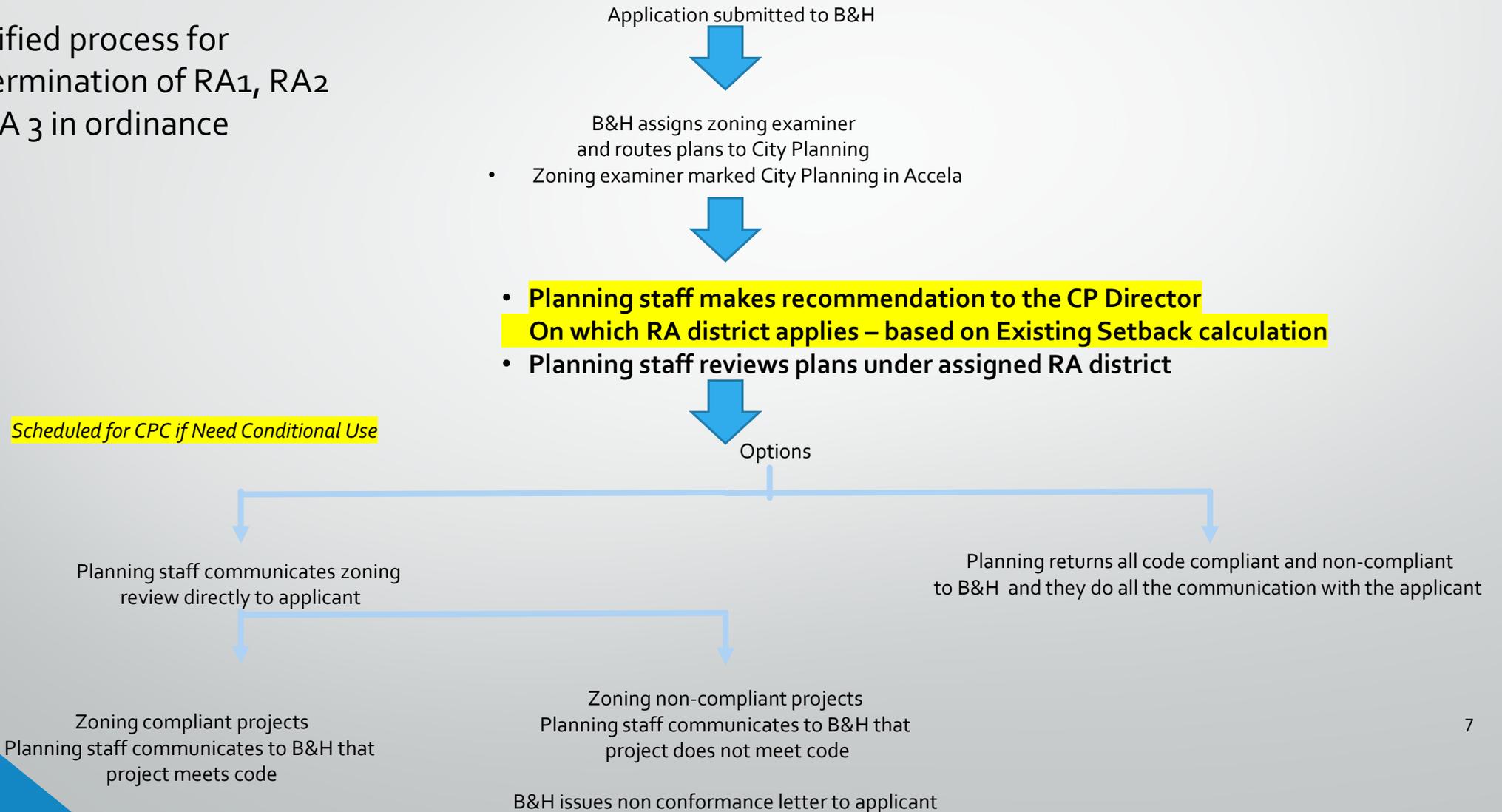
# Goals of the Update's update

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- Consider & process public comment
- Clarify process and definitions based on user feedback
- Refine 'Conditional Use in the Single and Two Family' provision
- New definitions and regulations for Motor Courts
- Address interior frontages, especially for interior lots

# Townhouse (projects) Application Process

Clarified process for determination of RA<sub>1</sub>, RA<sub>2</sub> or RA<sub>3</sub> in ordinance



# Townhouse (projects) Application Process

Clarified process for determination of RA<sub>1</sub>, RA<sub>2</sub> or RA<sub>3</sub> in ordinance



(4) *City Planning Director Action.* The City Planning Director, or his/her zoning designee, shall determine which RA District regulations are applicable to a project application. In all zoning districts other than a mapped Townhouse District, proposed townhouse projects shall be reviewed under the RA District whose front yard setback in division (f)(2)A most closely matches or compliments the zoning district of the proposed development. To determine which RA District the projects shall be reviewed under,;

- A. determine the existing typical front yard setback of the zoning district of the proposed development:
- B. For proposals to be constructed at mid-block, the RA District whose front yard setback range most closely aligns with the setback of the existing buildings on the block shall be applied as described in §357.06 (a)
- C. For proposals to be constructed on corners, context from the buildings on the adjacent corners of the intersection as well as those buildings on the specific block should be considered, and the RA District whose front yard setback range most closely aligns with the front yard setback of the existing buildings at the intersection shall be applied.

# 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
<b>(1) Lot Dimensions</b>	No min				
<b>(2) Setbacks</b>	Where applicable	Requirements			
A. Front Yard Depth <sup>1</sup> <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 <sup>nd</sup> 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 <sup>2</sup>	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'	Unit M: 10' Unit G 10'  Unit M & G Compliant  Units A-B – 5'5" Units E-F – 5'  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
<b>(3) Building Design Features</b>					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 complaint	
	Secondary	No requirement	[No Title]		Compliant	
	Interior	No requirement	N/A		Compliant	
C. Floor Area Ratio	No requirement				No requirement	Compliant

# Purpose

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Section 337.031

Townhouse (RA) Districts

**(a) Purpose.**

Townhouse Districts (i.e., Residential Attached Districts) are established to set the requirements for the form, site plan and building features of ~~townhouse developments~~ **townhouse projects**.

Safe sidewalks, inviting streets and compelling urban form are essential elements of vibrant, walkable urban neighborhoods. The inherent density of townhouses is a key component of this vision, but without thoughtful site planning and **architectural** design, this goal will not be fully realized. **The provisions and standards of this section are intended to accommodate a variety of innovative housing typologies for infill development and to ensure compatibility of such units.** ~~to make these elements the standards for developments~~ in Cleveland's neighborhoods.

The following regulations provide clear guidance for the development and design of high quality Townhouse Projects in Cleveland that protect the health, safety, and general welfare of all citizens. The standards set forth in division (f) of this section are applied uniformly and are the minimum standards for any townhouse project.

# Definitions in the Zoning Code

---

- **Not required to/should NOT be the same as the definitions in Ohio Building Code**
- **Cleveland/Ohio Building Code draws from International Building Code**
- **Zoning Code Definitions are context based to meet a purpose and not general**
- **Zoning Code definitions call out in any chapter are for a specific context (ie: related to townhouse project development or some type of overlay district)**
- **Specific definitions take precedence over general definitions**

# Definitions

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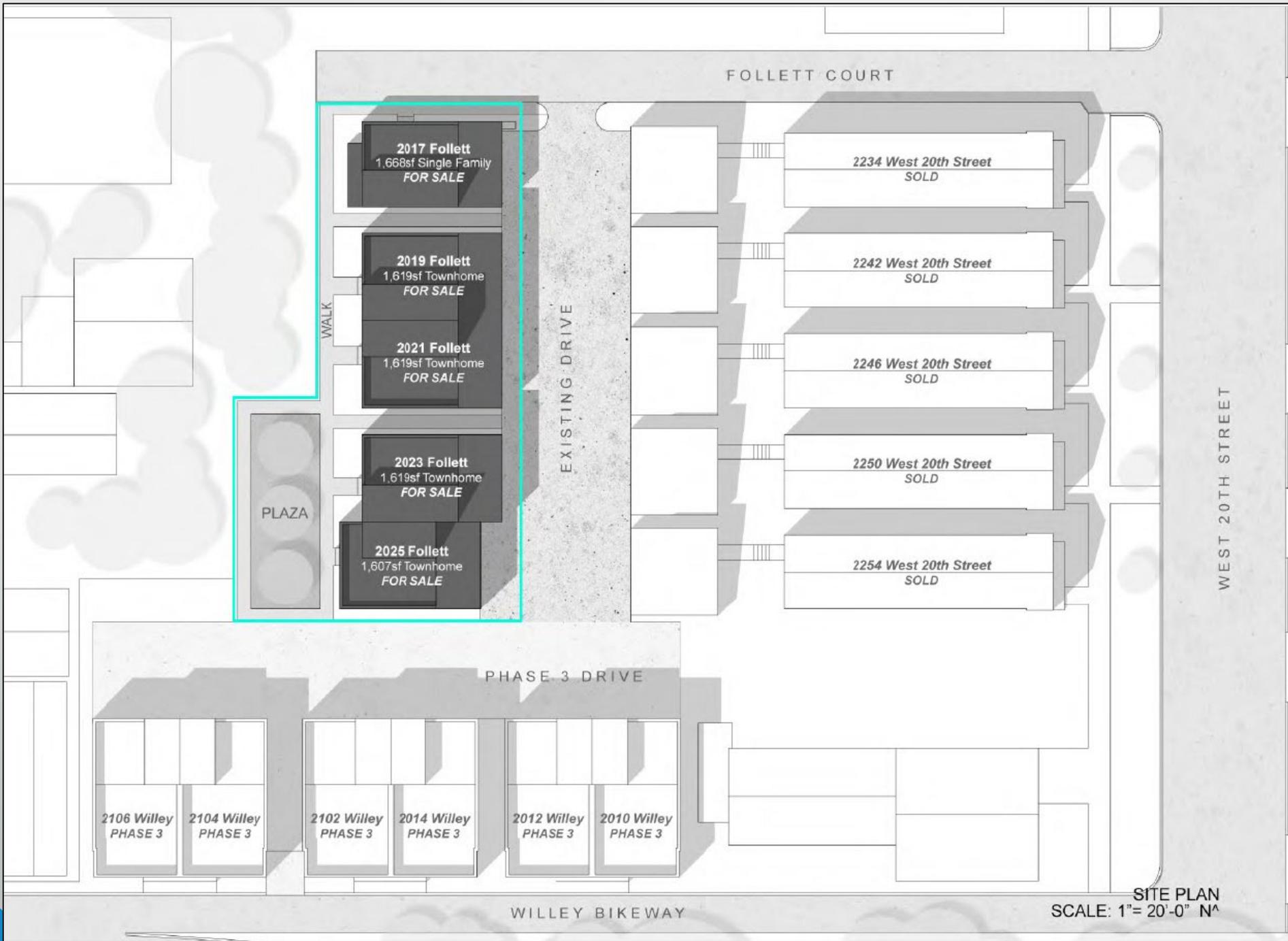
**"Townhouse Unit"** is a single or two (2) family dwelling on its own lot, served by its own exclusive exterior pedestrian entrance, and attached to one or more other such units by firewall or fire separation walls.

**"Townhouse Project"** is any combination of single family detached dwelling units, townhouse units, and/or Townhouse Buildings submitted to the City as a unified development proposal. **When single family detached dwelling units are part of a Townhouse Project proposal and are located adjacent and fronting to public right of way, they must be contiguous with other units .**

Single Family detached dwelling units may not exceed 1/3 of the total unit count for the Project in order to be reviewed under this code"

**"Principal Street Frontage"** changed to **"Primary Street Frontage"**





SITE PLAN  
SCALE: 1"= 20'-0" N<sup>A</sup>



AERIAL LOOKING NE

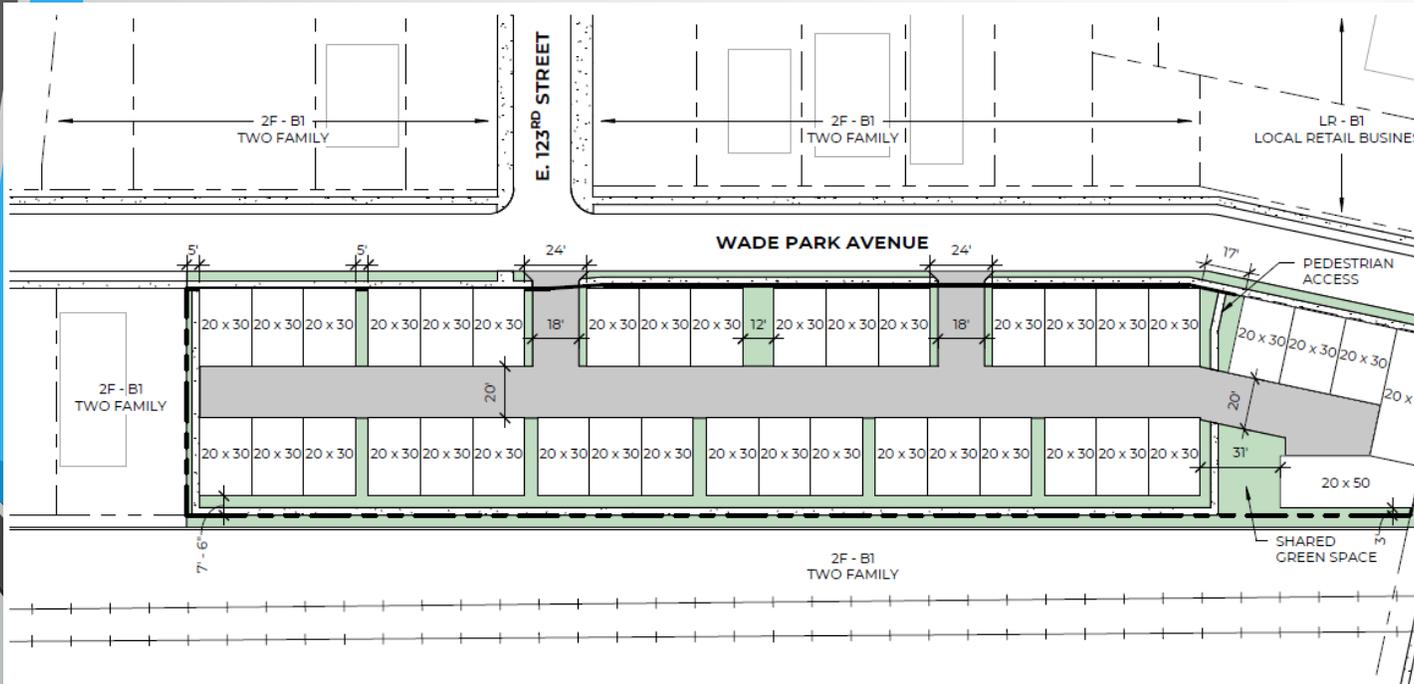
# Definitions

“**Auto Motor Court**” is an internal alley-private road’ for a Townhouse Project allowing vehicular, pedestrian, and bicycle access from a public ROW to private garages. Court regulations in §357.16 do not apply to Townhouse Projects.

## § 325.04 Alley

“Alley” means any public space or thoroughfare twenty (20) feet or less in width, but not less than ten (10) feet in width, which has been dedicated or deeded to the public for public travel and affords access to abutting proper

**Private Road** means a privately owned or controlled and maintained drive, street, road or lane that provides the primary means of vehicular ingress or egress to where two or more lots, or dwelling units share a common access drive even if such lot has the required frontage on a public road





# Definitions

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**“Principal Pedestrian Entrance”** is the exterior door exclusive to the dwelling unit that offers a pedestrian the most visible and direct means of ingress and to a public right of way **or private walkway”**

**“Private walkway”** is any sidewalk or passageway located on privately-owned property.

**“Mews Unit”** is any Townhouse Unit on an Interior Frontage and who’s Principal Pedestrian Entrance is located opposite of a “Motor Court” fronting a “Private Walkway at the side lot line”.

**“Transition”** is an additional setback, a buffer requirement and reduced height allowance when certain districts abut specifically defined districts with a lower height intensity or more restrictive use

# **‘Townhouses & Townhouse Projects in Single or Two Family Districts’**

---

- Townhouses and Townhouse projects are permitted as a Conditional Use in any district where such use is not permitted by right (Single & Two-Family Districts).
- City Planning Commission shall determine whether the proposal meets all applicable site planning & architectural design standards established (subsection e) to ensure proper design and compatibility with existing uses
- All Townhouses go through either Housing or Local Design Review (City Planning or Landmarks, respectively)

# Existing 'Use in the Single and Two Family' provision

CPC will use these 4 categories to determine if use meets the criteria for conditional use (Compatibility, Site layout, Building Features, Circulation and Parking)

## **(e) Site Planning and Design.**

No Building Permit shall be issued for the original construction of a townhouse unit or Townhouse Building without design approval by the City Planning Commission, or its Director, who shall seek to ensure that the development meets the spirit and intent of subsection (a) by applying the design and form standards set forth below, except that such approval shall not apply to Townhouse Projects that are designated as Landmarks, or are located in Landmark Districts, for which design approval shall be the responsibility of the Landmarks Commission.

(1) *Compatibility.* The development shall be visually compatible with nearby properties with respect to such residential 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.

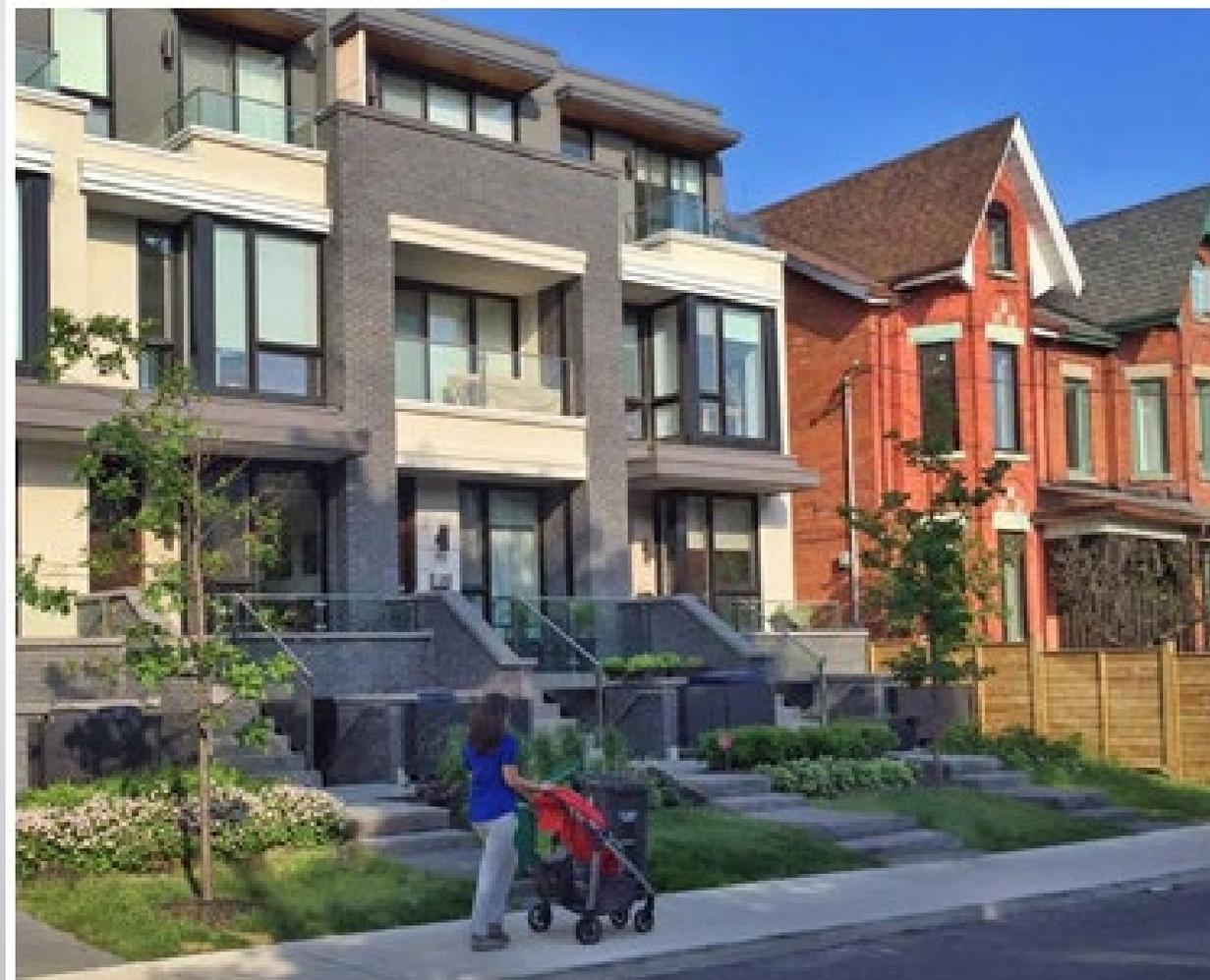
(3) *Building Features.* Townhouses shall contribute to the character of the public realm by drawing from the best examples of architecture and urbanism. Townhouses shall be designed to create active, attractive, street frontages that promote safety and walkability using the essential elements of traditional urban architecture as regulated in section (g) of this code.

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

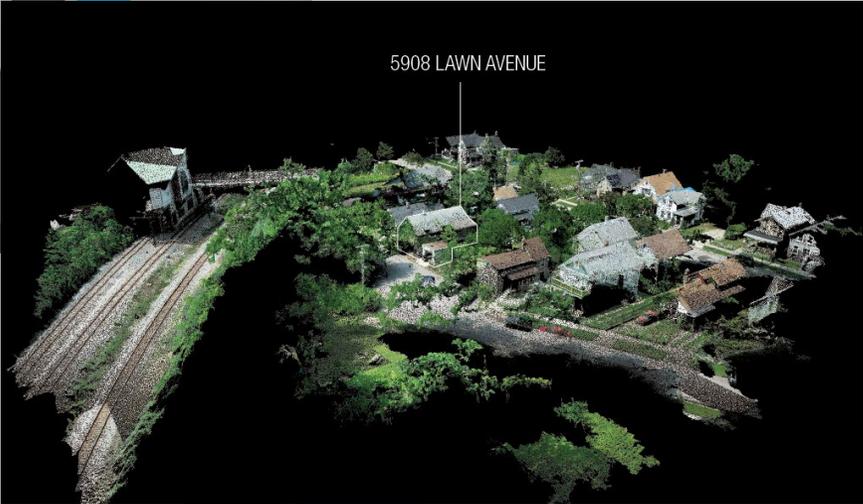
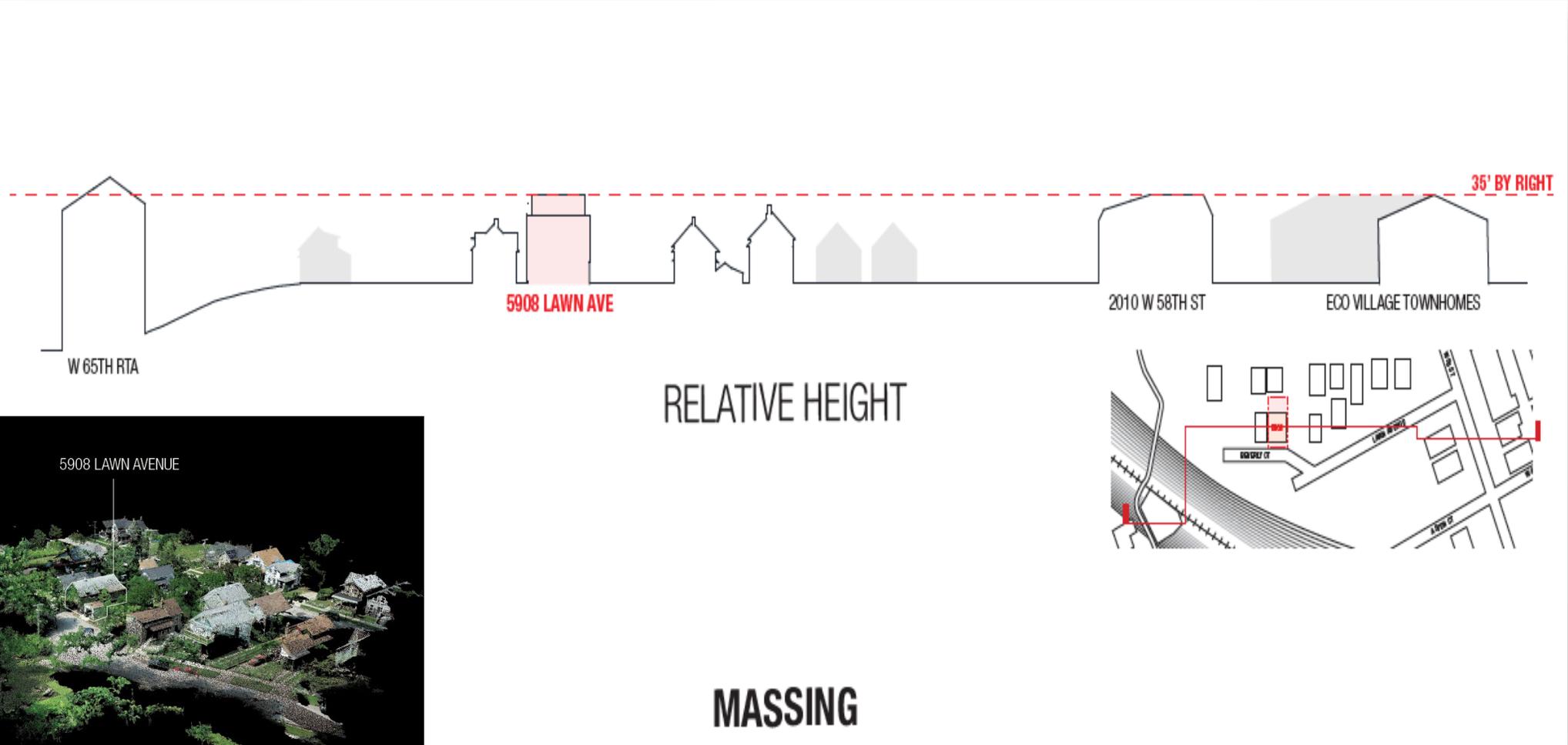
- A. Provide proper access for service and safety vehicles
- B. Minimize conflicts between pedestrians and vehicles
- C. Minimize the number of curb cuts
- D. Maximize opportunities for on-street parking, transit waiting environments, bike lanes, drop-off zones, street furniture, public amenities and preserving 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

# Site Planning & Design should meet - Height, Front Yard Setback

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# Relative Height & Massing + Surrounding Context



# Roof Forms & Frontage Features

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	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

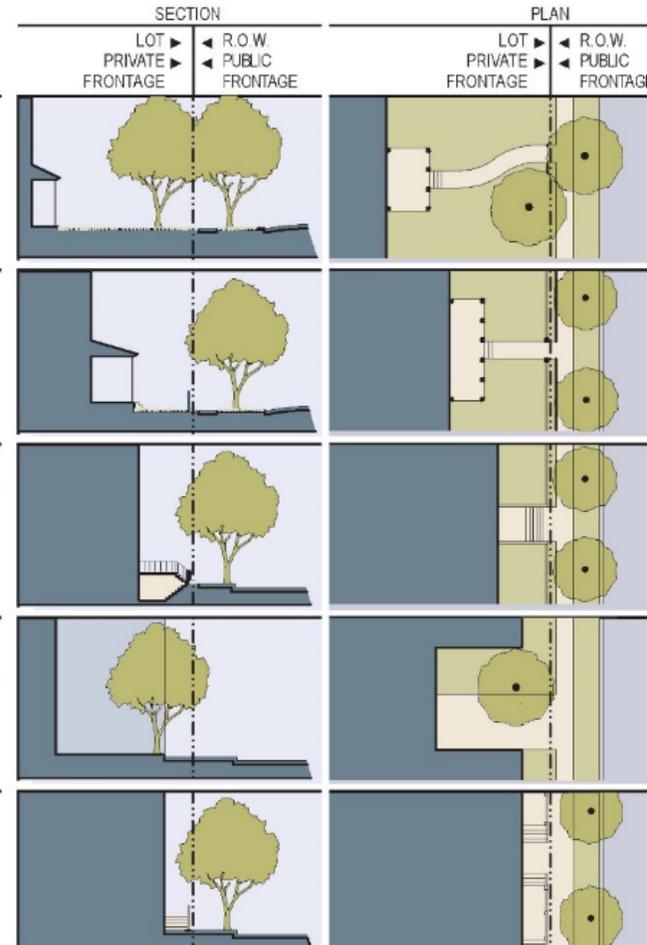
**a. Common Yard:** A planted frontage wherein the building façade is set back substantially from the right of way line. The front yard created may remain unfenced and be visually continuous with adjacent yards. This frontage is found where deep front yards are consistent with the surrounding context.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



# Circulation & Parking



Intersection of West 58th and Herman Avenue



Cass Ave and Industrial Context



Residential Context (South of Herman Avenue)



Herman Park and Adjacent Single Family Homes

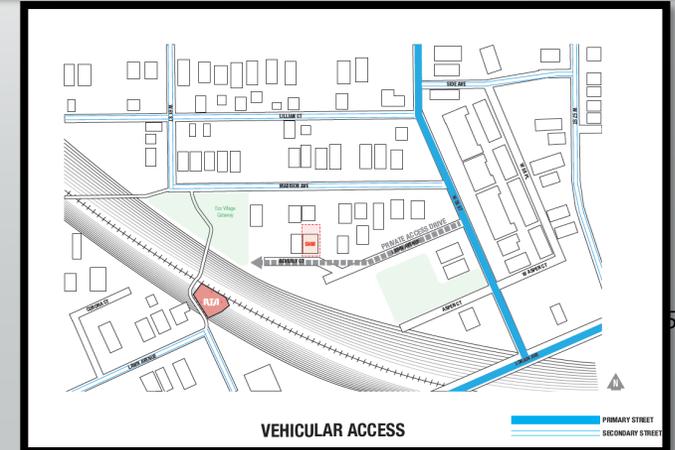
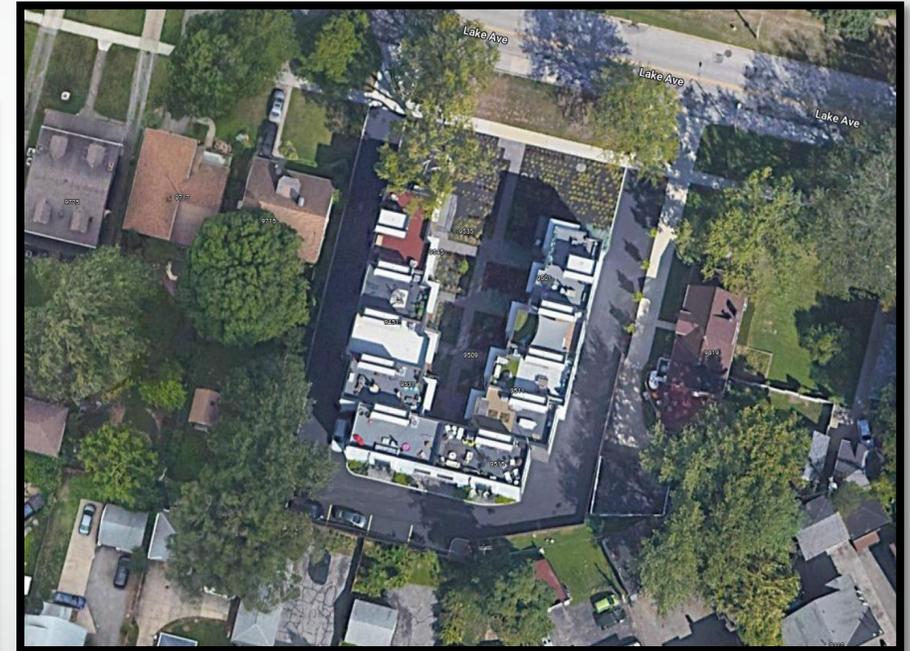


Vicinity Map

- Site
- Bike Transit
- Bus Transit



## URBAN CONTEXT



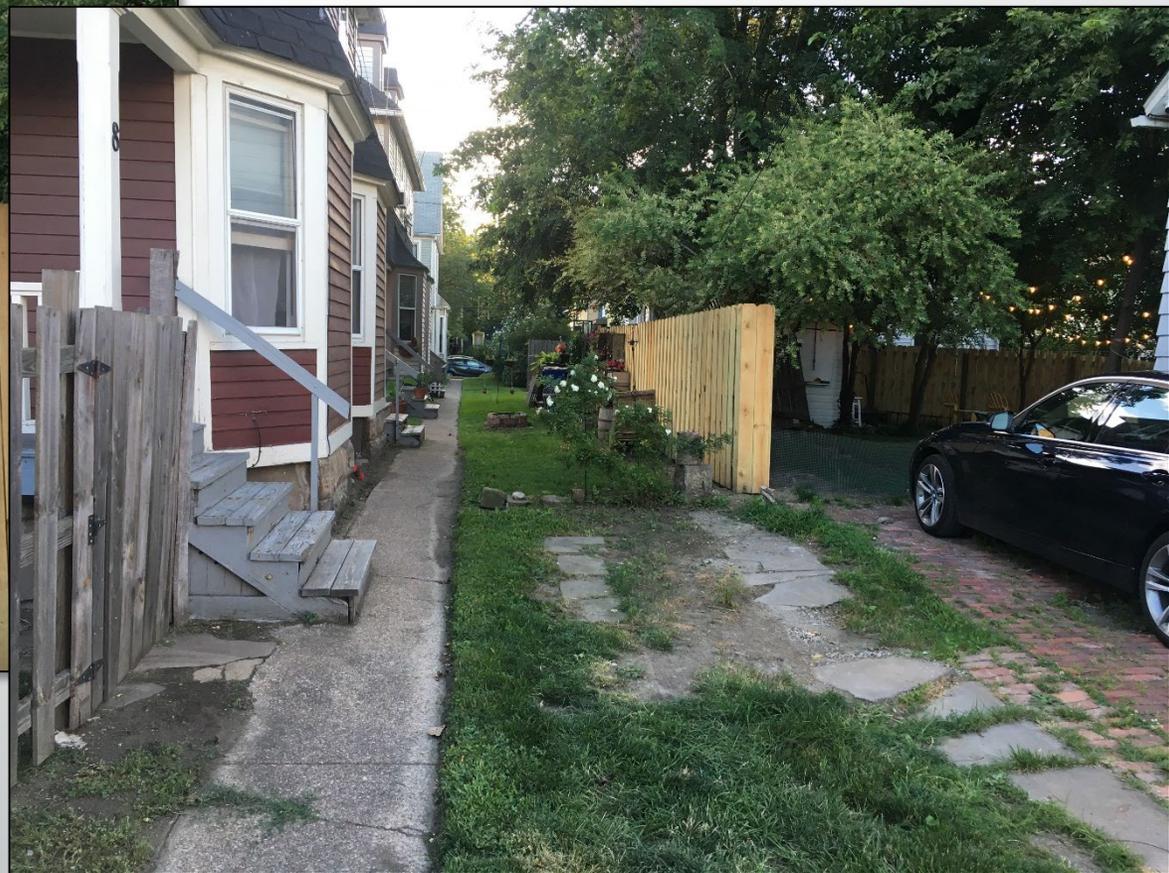
## VEHICULAR ACCESS

- PRIMARY STREET
- SECONDARY STREET

# Mews Units



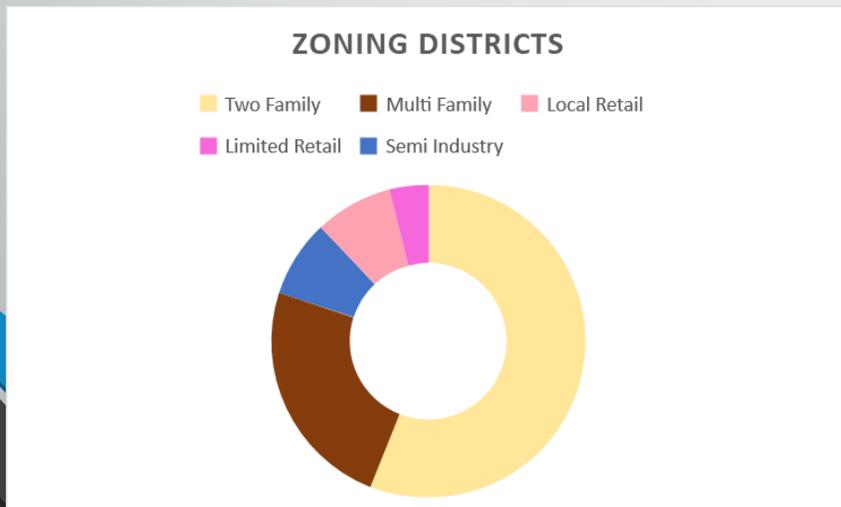
Fulton Court



# Area, Yard, Siting & Design Standards

	Parcels Less than 4800 SF	Parcels in 1F Districts	
1F Districts	13,783	41,512	33%

	Parcels less than 6000 SF	Parcels in 2F Districts	
2F Districts	62,901	75,290	84%



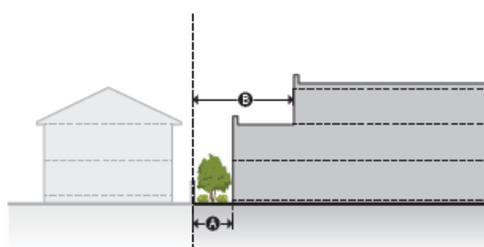
		RA-1	RA-2	RA-3
<b>(1) Lot Dimensions</b>		No min		
<b>(2) Setbacks</b>	Where applicable	Requirements		
A. Front Yard Depth <sup>1</sup> <small>See Section (h)(2). below for Frontage Diagram.</small>	Principal	Min: 20' or, if greater, the average setback of the buildings within 100' on both sides. Max: none	Min: 10' Max: 20'	Min: 0' Max: 12'
	Secondary	Min: 7'	Min: 5'	Min: 0'
	Interior	Min: 10'	Min: 8' - 10'	Min: 7' - 10'
	Mews Unit	Min: 10'	Min: 10'	Min: 10'
B. Interior Side Yard Depth <sup>2</sup>	Adjoining 1 or 2-Family District	Min: 10'	Min: 5'	Min: 3'
	Adjoining Other District	Min: 7'	Min: 5'	Min: 0' 3'
C. Rear Yard Depth <sup>3</sup>	Rear lot line adjoining 1 or 2-Family District	Min: 15'	Min: 10'	Min: 7'
	Rear lot line adjoining Other District	Min: 10'	Min: 10'	Min: 0' 3'

# Building Design Features



Figure 1: Transition downward in height and scale to lower-scale area.

An applicable site must meet the following transition requirements.



	Secondary	No requirement		
	Interior	No Requirement		
	Mews Unit	Required		
C. Floor Area Ratio	No requirement			
D. Entrances	Each unit with a Street Line shall provide a Principal Pedestrian Entrance directly to that Street Line or Interior Frontage. Corner lots are required only one (1) Principal Pedestrian Entrance.			
	Mews Units	Any Mews Unit more than 150' from a Street Line shall provide a pedestrian entrance directly to the Motor Court.		
E. 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.	
F. Height of finished first floor above grade	Principal Min: 18" Max: 4'	Secondary Min: 18" Max: 4'	Interior Min: 12" Max: 5'6"	Mews Unit Min: 12" Max: 5'6"
G. Private Open Space (sq. ft per unit) <sup>a</sup>	All	150'	100'	0'
H. First floor materials; Principal, Secondary	Human scaled: ex. brick, stone, lap siding, wood, terra cotta or similar Above first-story: Materials in any dimension are permitted. Prohibited Materials on Principal and Secondary Street Frontage: plain and split-face concrete masonry units and synthetic stucco.			
I. Transitions	10' Setback from any common property line of a zoning district that has a maximum height of 35 feet or less. 20' Additional setback above 24/2 <sup>nd</sup> story (min) – measured from common property line.			

# Building Design – Townhouses permitted after the code was adopted

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E. 120<sup>th</sup> Street at Ashbury Ave

# Garages, Car Openings, Driveways, & Motor Courts

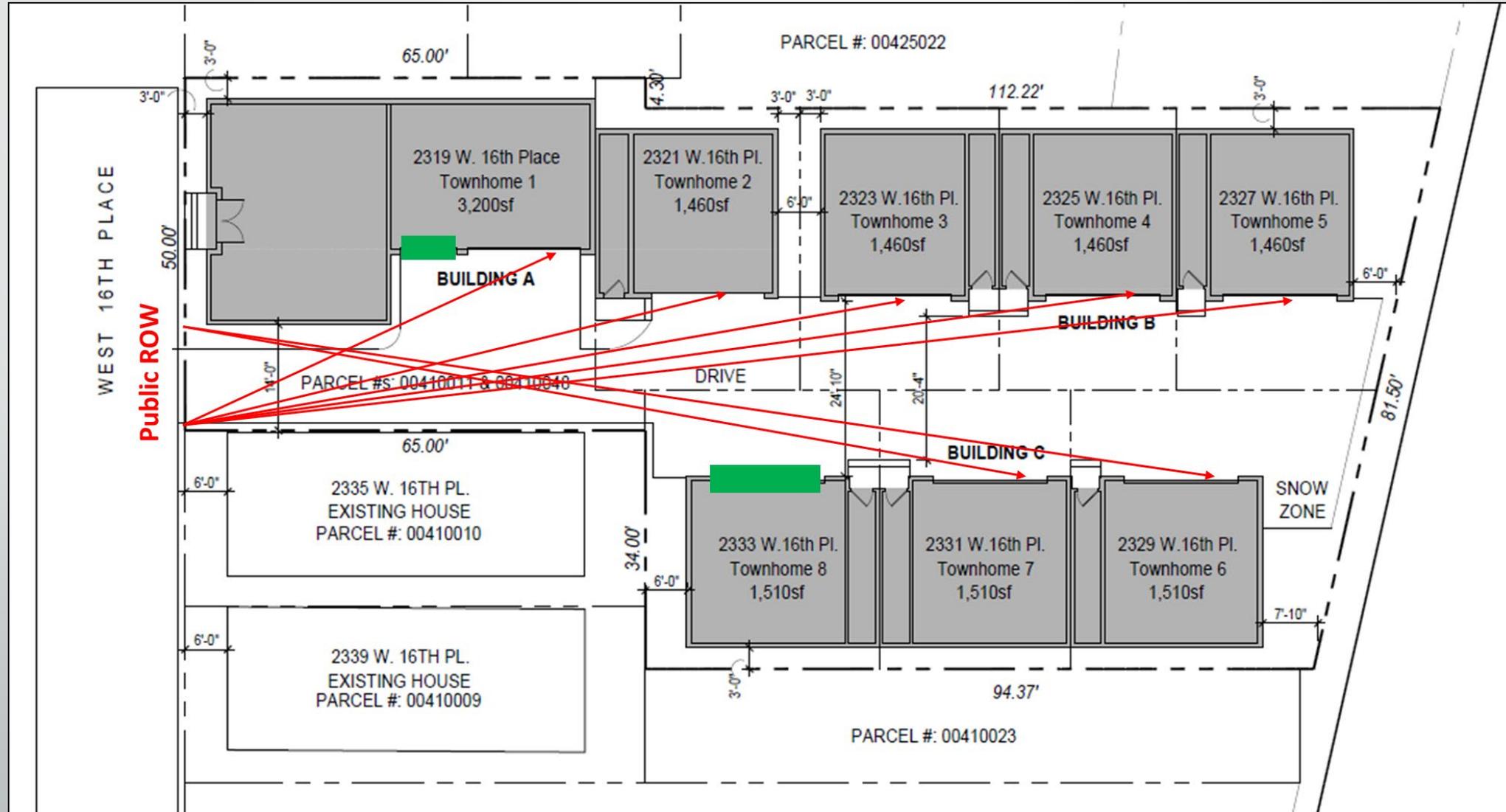


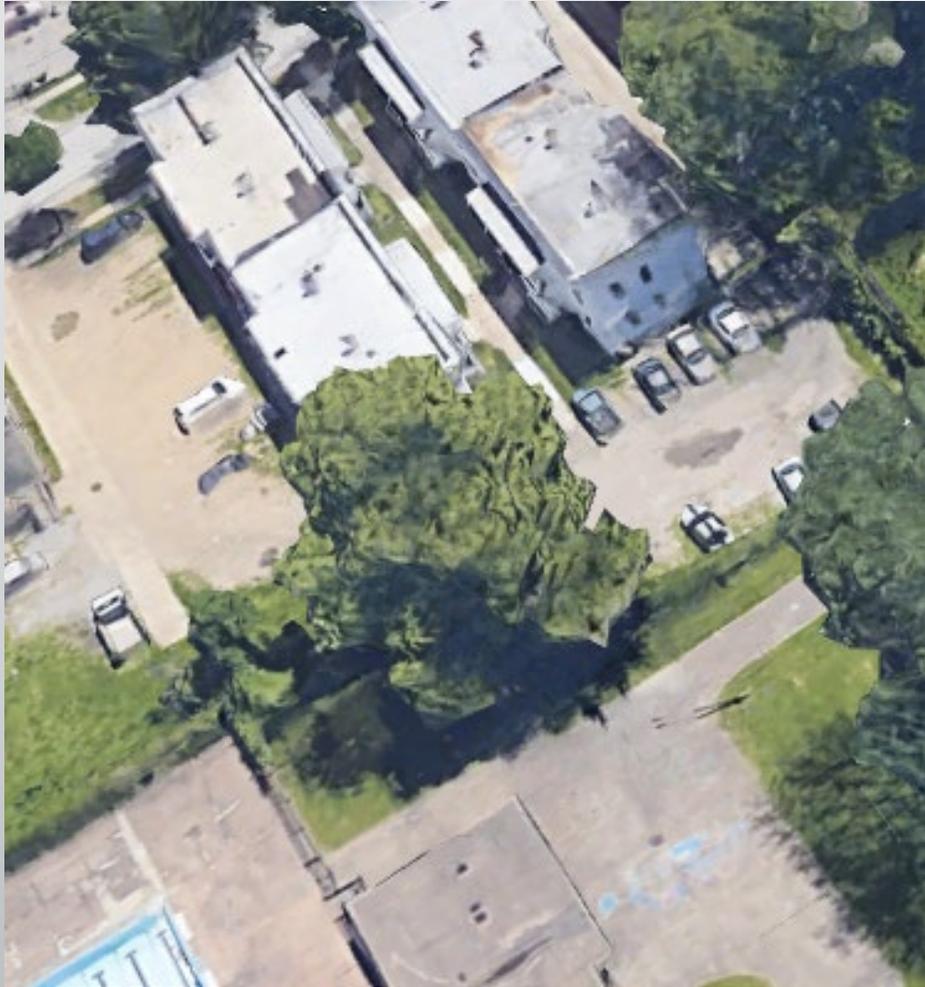
B. Garage or Car Openings perpendicular to a Principal and Secondary Street Frontage	Streetscreen or fence required at actual Principal and Secondary Street setback, minus permitted driveways. Streetscreens or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.
C. Garage or Car Openings within an established front yard setback on a Secondary Street	Streetscreen or fence is required along the shared rear/side yard property line. Streetscreen or fence shall be a min. 3.5' in height, max. height as allowed by the Zoning Code.
D. Alley access <sup>6</sup>	Where an alley abuts the development, no curb cuts shall be permitted on Principal or Secondary Street Frontage.
E. One-way vehicular driveway width	Max: 11'
F. Two-way vehicular driveway serving multiple units width	Max: 18' 20'
G. Motor Court landscaping	25 sq. ft. of dedicated landscape area in the Motor Court for every 32 linear feet of garage door or garage entry that is visible from a public street immediately adjacent to the property, not including alleys.
H. Motor Court paving material	Any whole or portion of a Motor Court with garage doors or garage entry visible from a public street immediately adjacent to the property, not including alleys, shall have at least 60% of its surface area paved with human-scaled materials or distinctive characteristics to give visual cues to delineate space between pedestrians and vehicles.
I. Continuous at-grade sidewalk and apron	Required

- 1 Except that any mapped or established setback shall prevail over the setbacks of this section.
- 2 Does not apply to lot lines separating attached dwellings as a non-condominium townhome development
- 3 Rear yards or Interior Frontages may be 0' if building is abutting a driveway or Motor Court and an access easement is provided.
- 4 For infill townhomes: Height of Finished Floor above grade shall match the typical height found in the adjacent context. Where the Height of Finished Floor above grade in the adjacent context is outside the range set forth in subsection (e) (3) D, the Height of Finished Floor above grade shall be set at the min or max permitted by subsection (e) (3) D.
- 5 garden, deck, patio, balcony, solarium or other similar open space adjacent to the residence, for the private use of the resident household

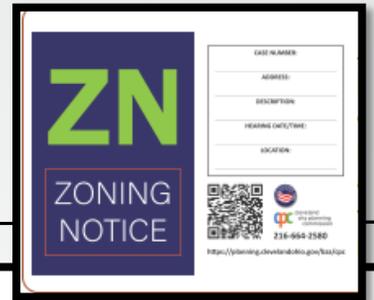
7 16' garage doors visible = 112 linear foot of garage door visible from the ROW

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

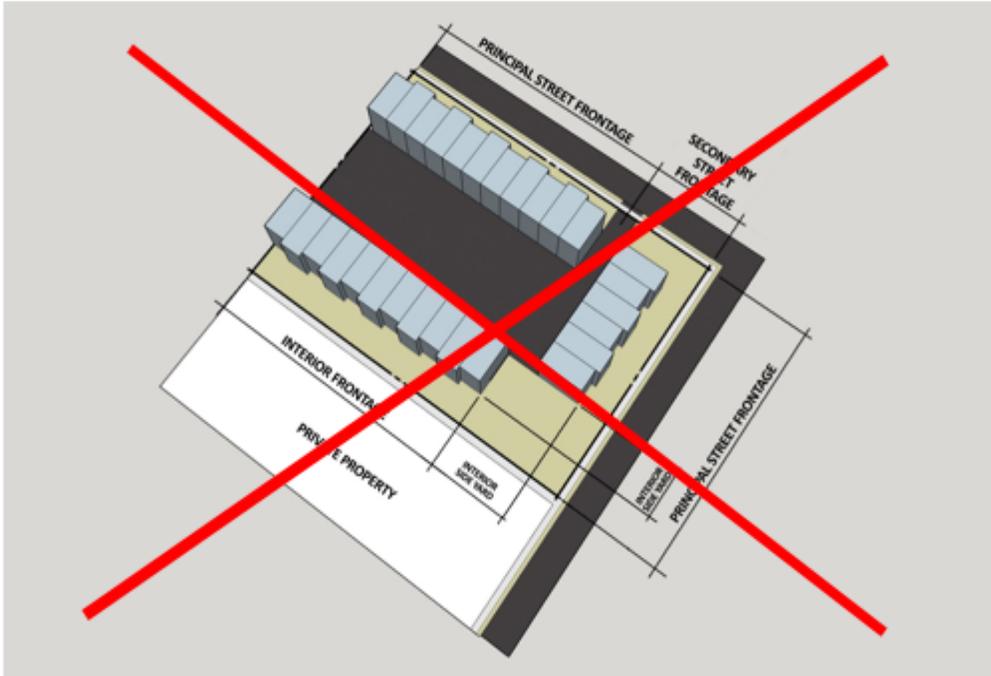




# Clarify procedures



## (2) Frontage Diagram (to be removed)



(3) *Administrative modifications.* The Director of City Planning may require a numerical standard that is different from the standard under section (f) of up to twenty (20) percent in any direction if it is determined that such relief will result in a townhouse or townhouse building that is more appropriately situated and/or more consistent with its context. This provision shall not apply to section (f)(3)F.

Example application of Director's discretion:

In the RA-3 District the Director may administratively reduce the required Interior Front Yard Depth from the numerical standard of 7' to 5'7" ( $7' \times 0.8 = 5'7"$ ).

## (h) Procedures and Appeals.

- (1) *Submission of an Application.* An application to construct a townhouse project subject to the regulations of this chapter shall be submitted to the Division of Building & Housing as part of a Building Permit application. The application shall include a scaled site plan with street elevations and photographs showing the proposed construction in either direction, within 250 feet of the site and the relevant area of context.
- (2) *Determination of Compliance.* The Division of Building and Housing shall determine if the application conforms to the requirements of this chapter and other applicable regulations of the City of Cleveland, except for those provisions that require a determination by the City Planning Commission or its Director.
- (3) *Referral to City Planning Commission.* For proposals subject to approval by the City Planning Commission or Landmarks Commission for design review, under
- (5) *City Planning Commission Action.* For townhouse projects located in any zoning district where a townhouse use is not permitted by right (ie.: One-Family or Two-Family District), the City Planning Commission shall review any application subject to conditional approval and shall determine whether the proposal meets all applicable standards established ***in division (e) of Site Planning & Design*** to ensure proper design and compatibility with surrounding uses. The City Planning Commission shall take action on the application at a public meeting, subsequent to providing public notice. The Commission may require modifications to the proposal as condition of approval. The Commission may disapprove an application if it determines that the proposed site plan and application does not meet the standards set forth in this chapter. No Building Permit shall be issued without the approval of the City Planning Commission for an application subject to conditional approval.

# 2023 Townhouse Code Update

## Questions/Comments



[cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)



# Cleveland City Planning Commission

## Director's Report

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March 31, 2023



## Departmental Updates

- Principal Planner, Public Realm and Major Projects
- Strategic Planning Analyst
- Job posting: Major Transportation Projects Coordinator (Planning) – closes 3/31
- Complete and Green Streets Coordinator (MOCAP) – closes 3/31
- Special Projects Manager (MOCAP) – closes 3/31

## March-April CPC calendar

- April 21

There will not be a meeting on April 7 - City Hall is closed for Good Friday.



## Zoning Code Updates

- The Planning Commission will vote on the text amendment update to the Townhouse Code at the **April 21<sup>st</sup>** meeting
- All other zoning code updates are TBD

# Cleveland City Planning Commission

## Adjournment

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March 31, 2023