



Cleveland City Planning Commission

Friday, September 1, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

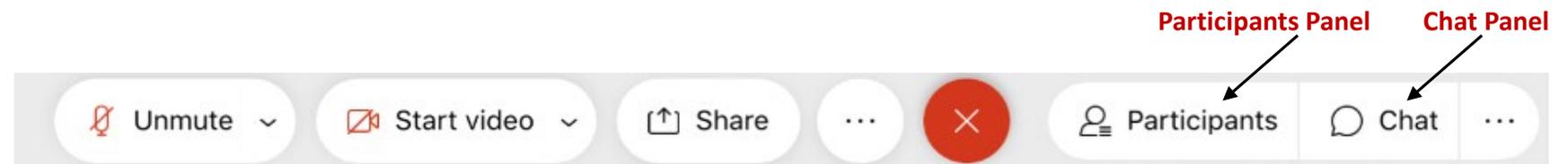
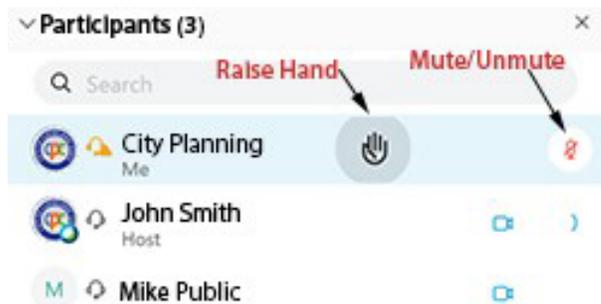
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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. RECUSALS 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



September 1, 2023

Cleveland City Planning Commission

Preamble

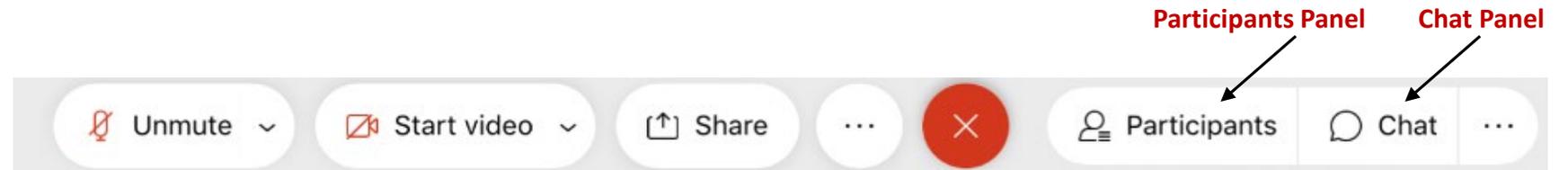
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS 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.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION. ANY COMMENTS RECEIVED BY THE [WEDNESDAY 12:00 PM](#) DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the 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)



September 1, 2023

Cleveland City Planning Commission

Meeting Rules and Procedures

- **The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.**
- **Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.**
- **Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.**
- **The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.**
- **Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.**
- **The Chair will then request a recommendation from staff, if applicable.**
- **The Commission will then begin deliberations and project review.**
- **Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.**

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



September 1, 2023

Cleveland City Planning Commission

Conditional Use Permit



September 1, 2023

Conditional Use Permit



September 1, 2023

For PPN# 004-19-182

Address: 615 Jefferson Avenue Presenters:

Xavier Bay, Staff Planner

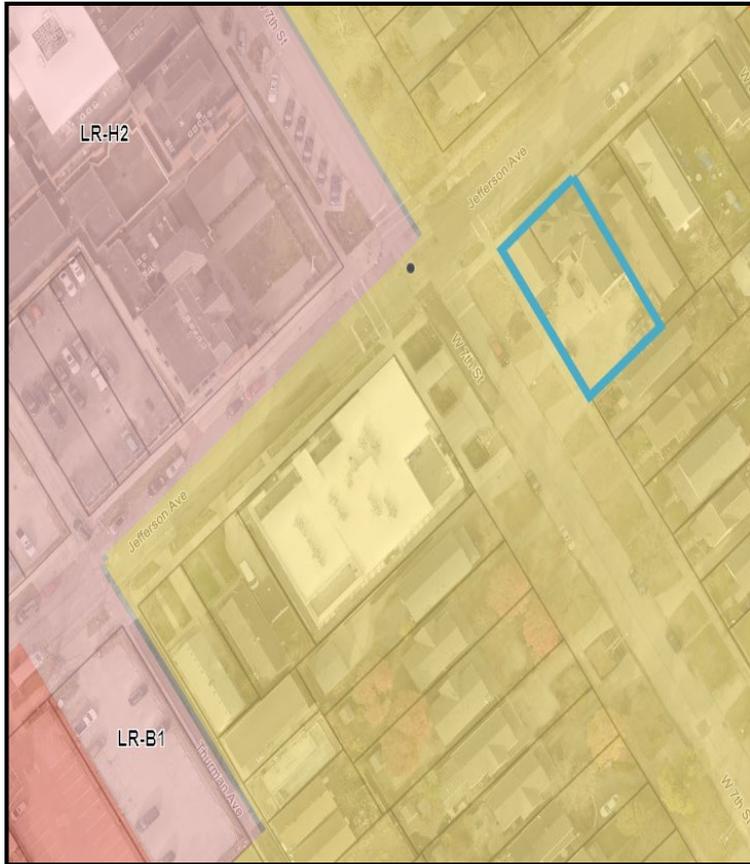
David Craun, Bialosky

615 Jefferson Ave

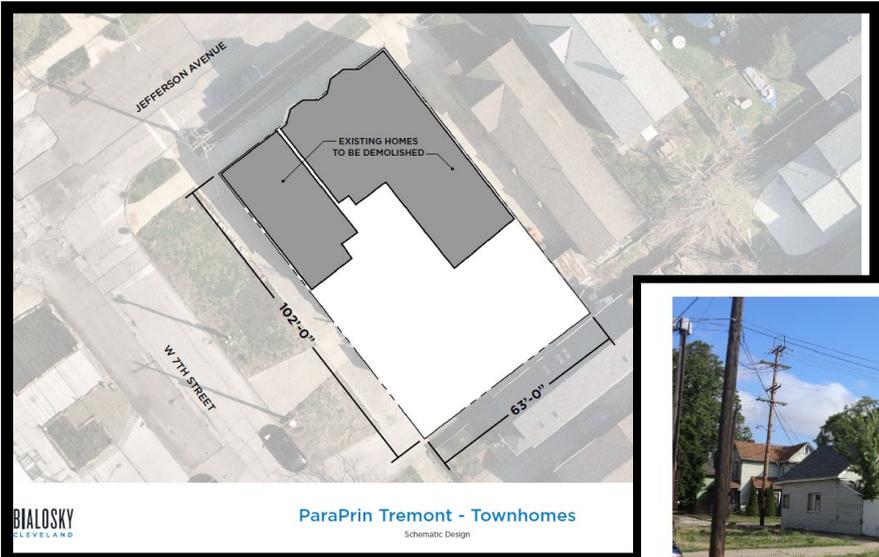
City Planning Commission Hearing
September 01, 2023



- Parent Parcel located in a Two-Family Residential District fronting Jefferson & W 7th



- **Per §337.031(h)(2):** In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), *the City Planning Commission* shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted through a **CONDITIONAL USE**



Rear View of Property



Former Apartment Building



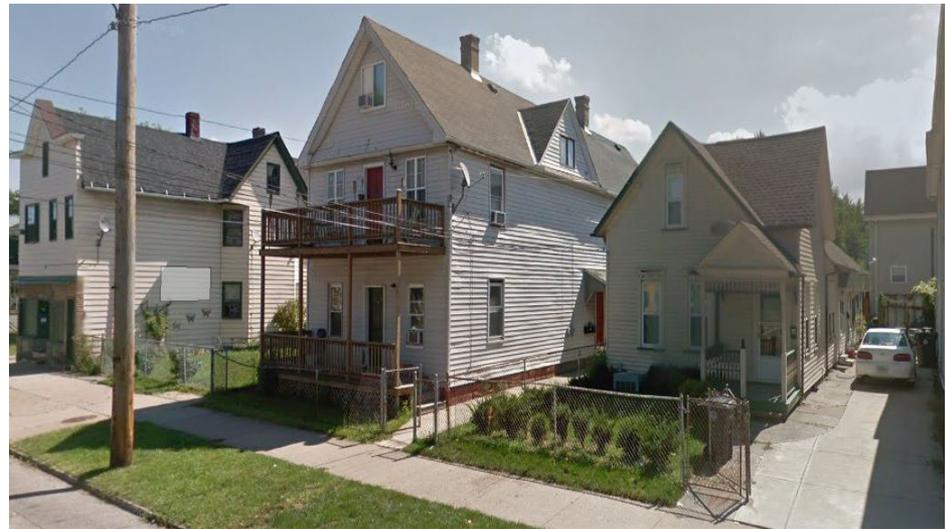
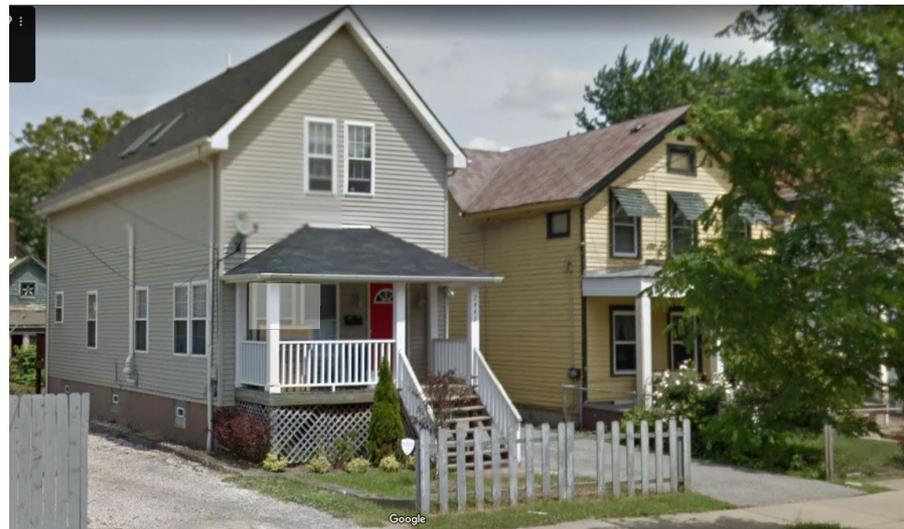
Street Presence (Jefferson Ave)



Corner Building

(e)

- Is the development visually compatible with nearby properties in scale, height, setbacks, orientation to existing streets, roof lines, architectural character, materials, colors, and proportions of architectural features



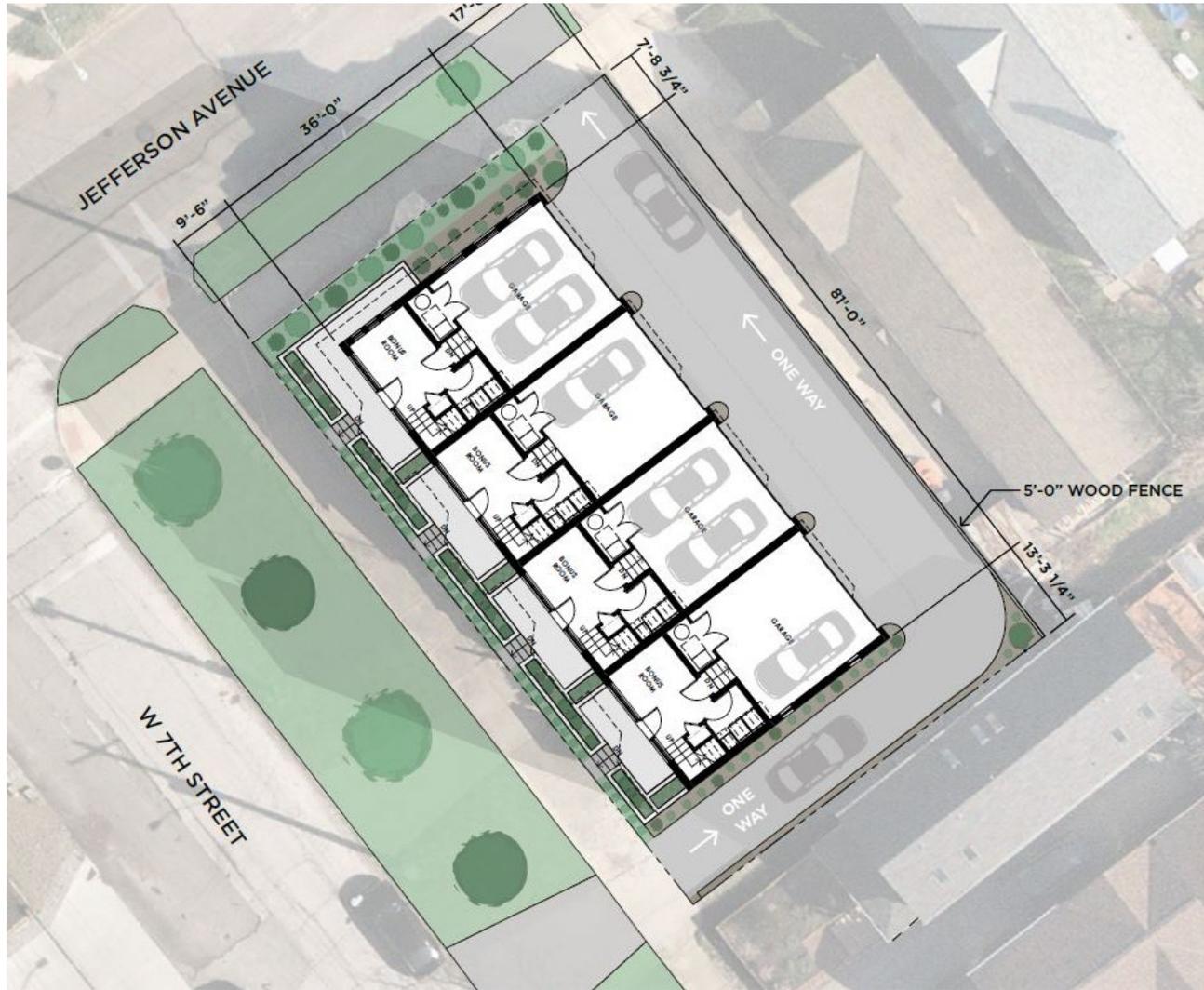
(e)

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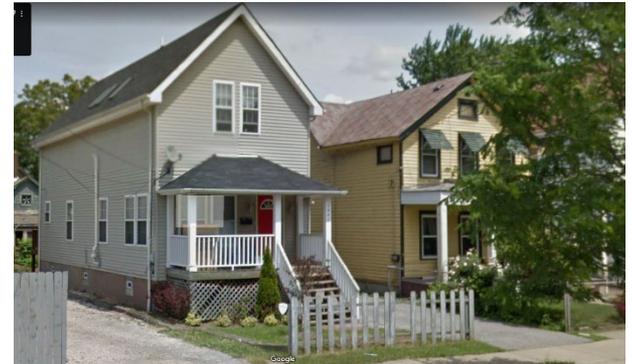
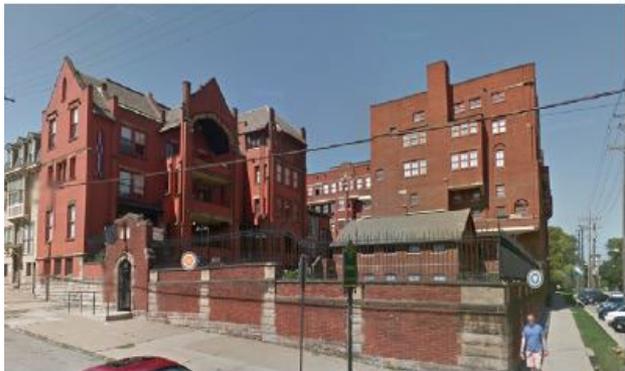
(e)

- Is the development site layout arranged so as to create visual interest, promote security/safety, promote safe, efficient and comfortable pedestrian & vehicle circulation, conserve natural features and provided useable common and private open space?



(e) Conditional Use Criteria:

- 1. Visually compatible with nearby properties (scale, height, setbacks, orientation, rooflines, architectural character, materials, colors, proportions)?**
- 2. Site layout create visual interest to promote safety between vehicles and pedestrians and conserves natural open space)**





ParaPrin Tremont

Townhomes

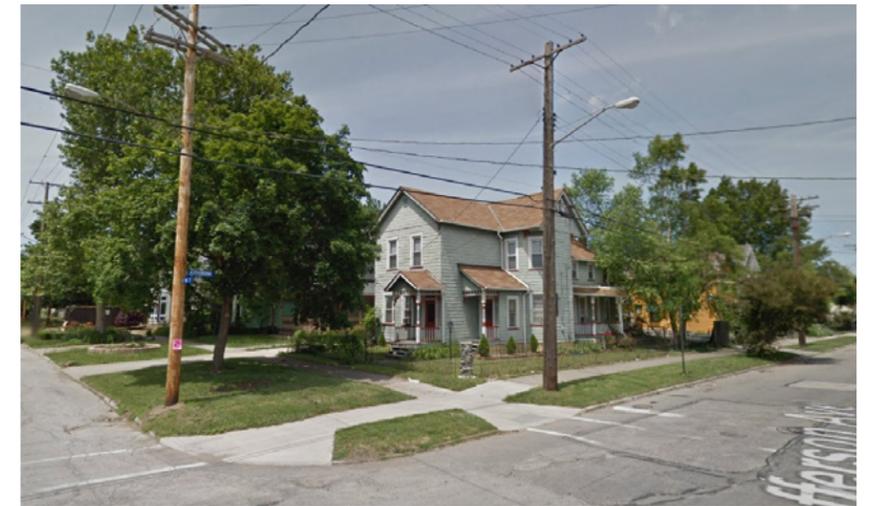
REVISED
SCHEMATIC DESIGN
AUGUST 25, 2023



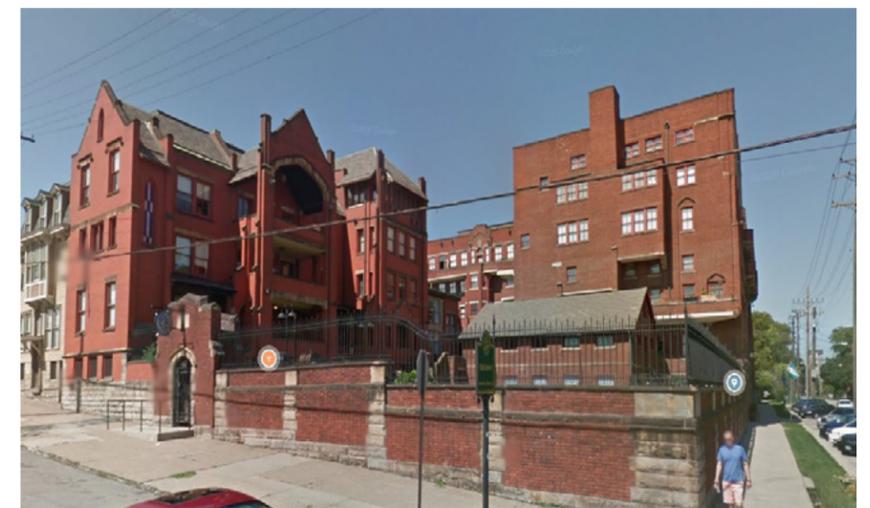
BIALOSKY
CLEVELAND



Existing Site



2



1



Rear View of Property



Former Apartment Building



Street Presence (Jefferson Ave)



Corner Building



JEFFERSON AVENUE

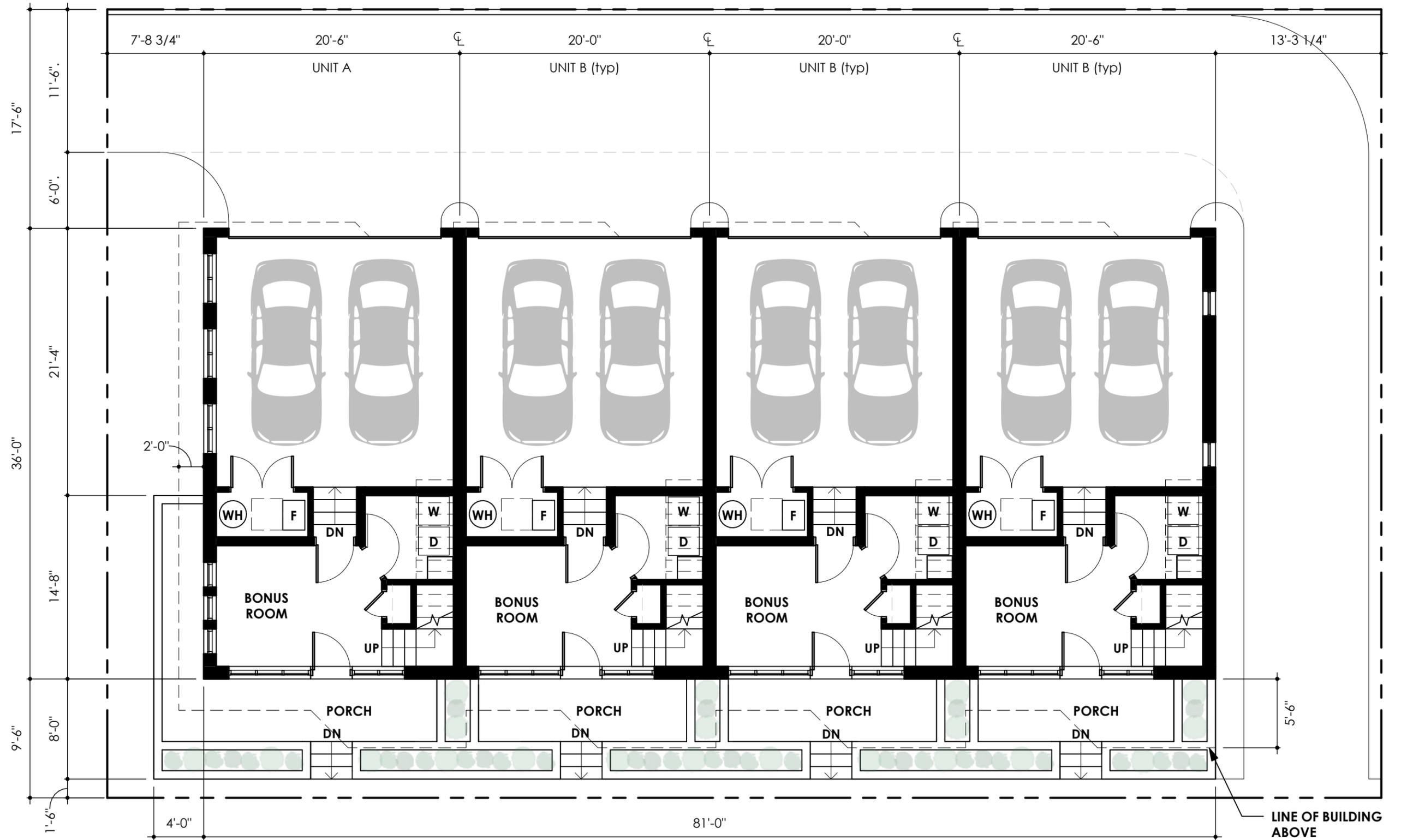
EXISTING HOMES TO BE DEMOLISHED

W 7TH STREET

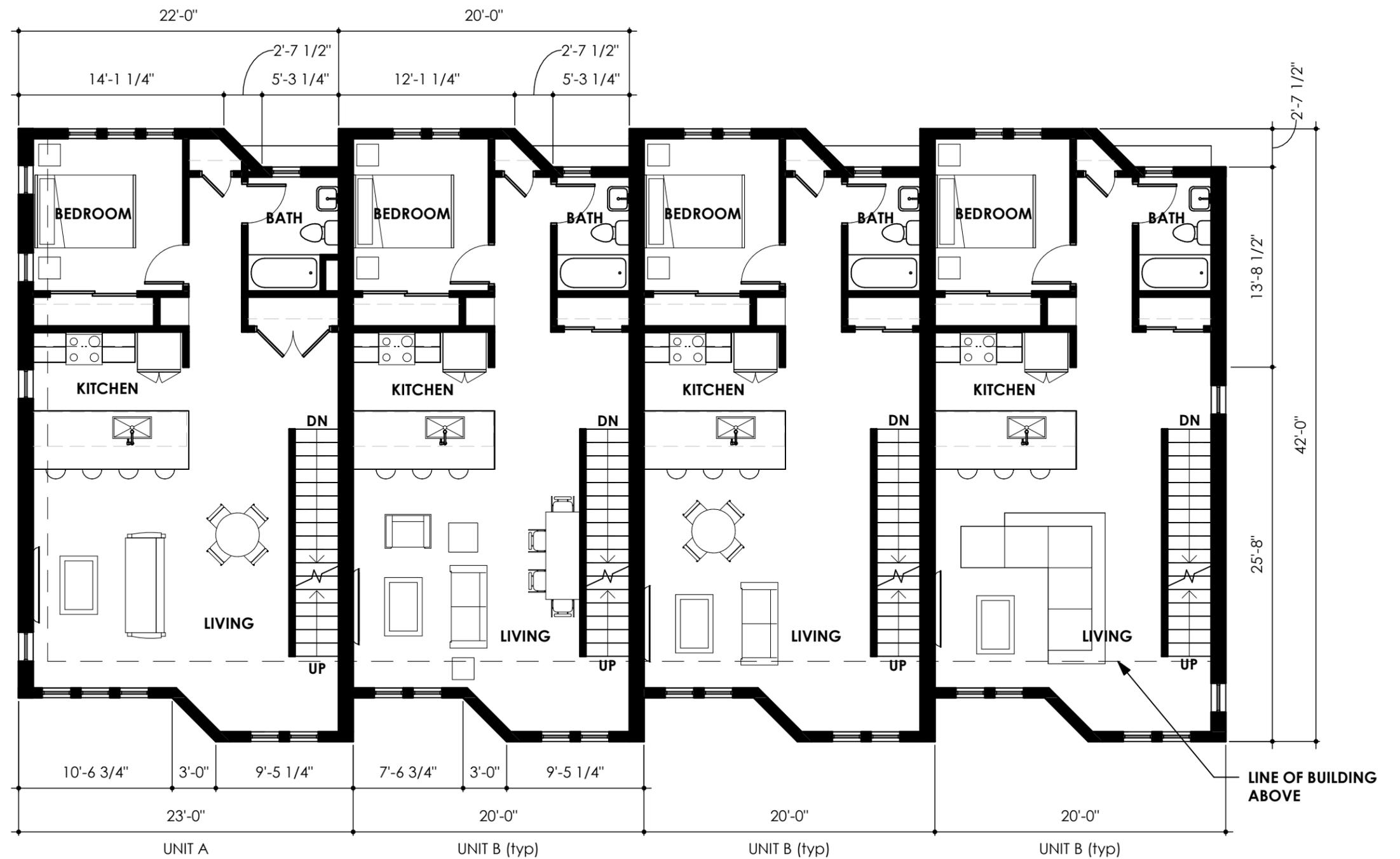
102'-0"

63'-0"

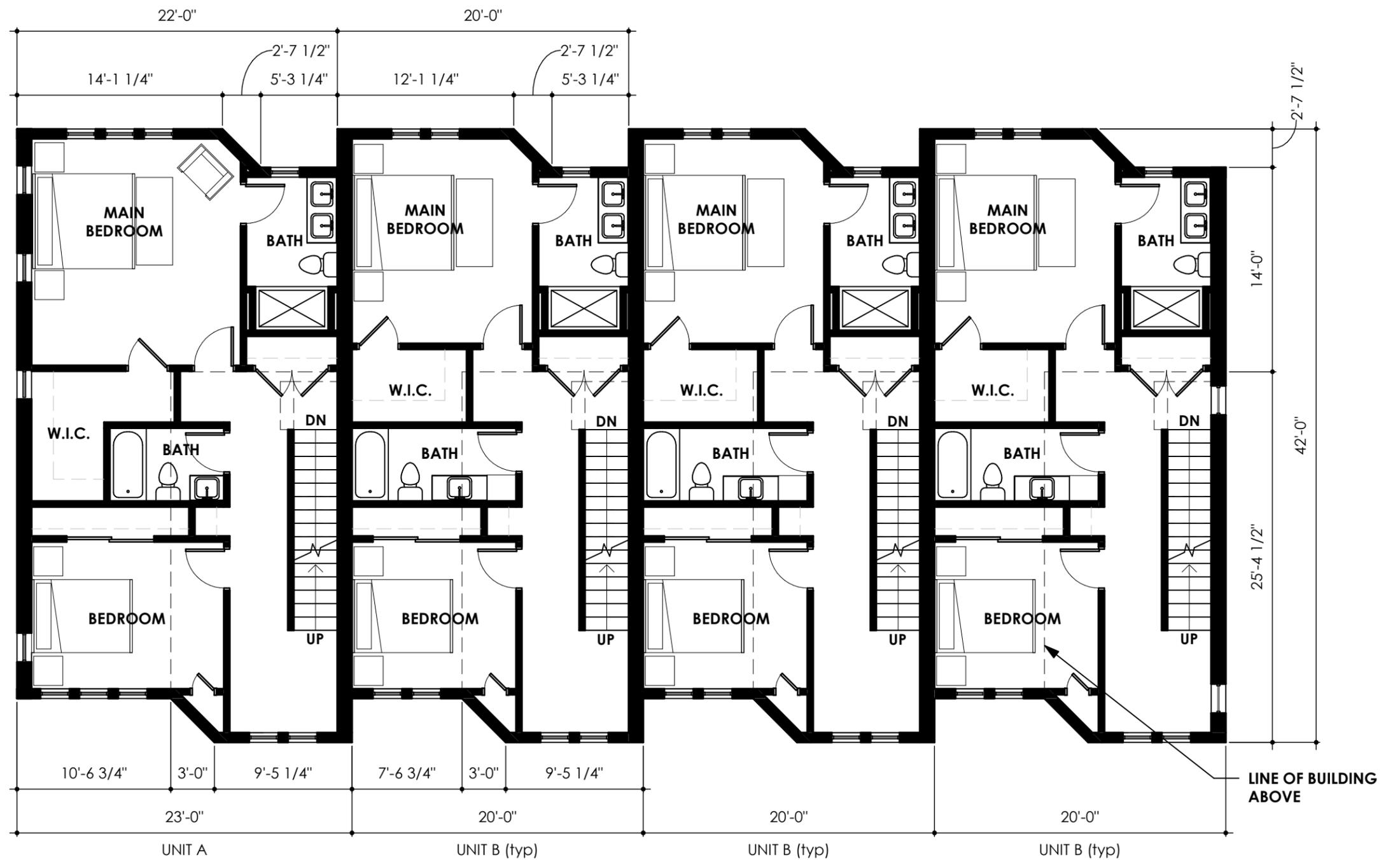




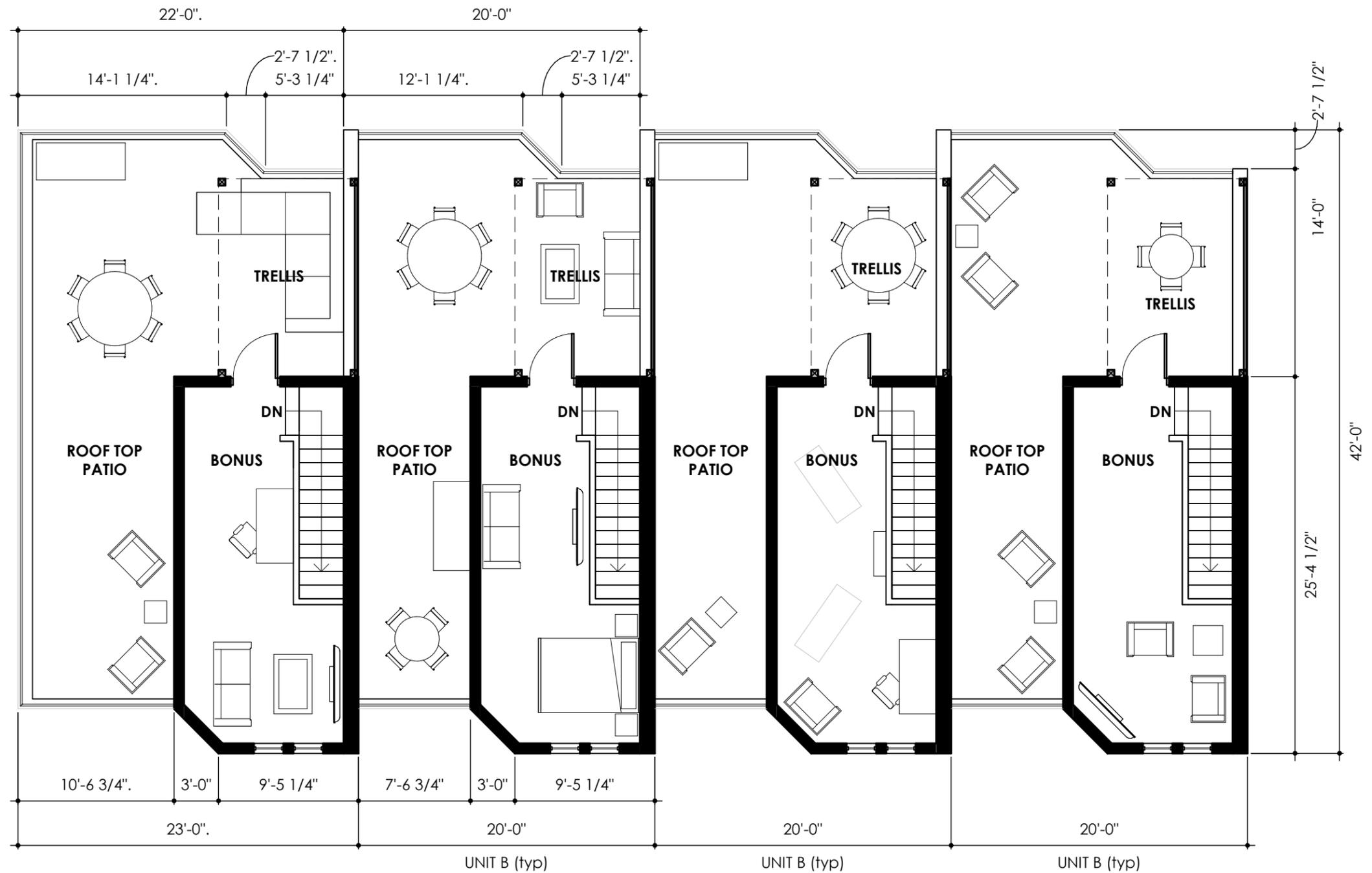
	UNIT A	UNIT B (typ)
GARAGE	380 SF	380 SF
FIRST FLOOR	260 SF	260 SF
SECOND FLOOR	802 SF	727 SF
THIRD FLOOR	802 SF	727 SF
ROOF (int)	256 SF	256 SF
SUB TOTAL (livable)	2,120 SF	1,970 SF
ROOF (ext)	585 SF	468 SF
TOTAL (livable)	2,705 SF	2,438 SF

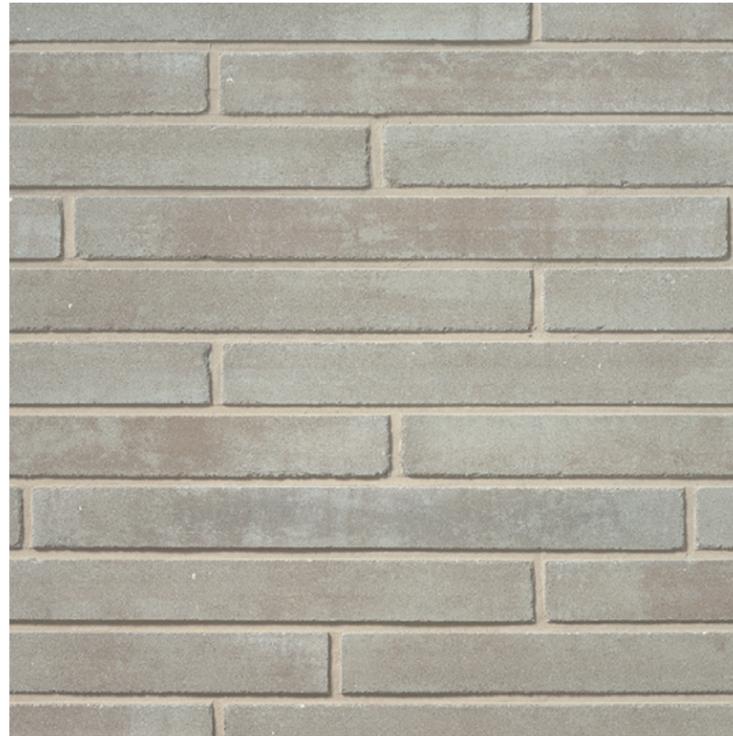


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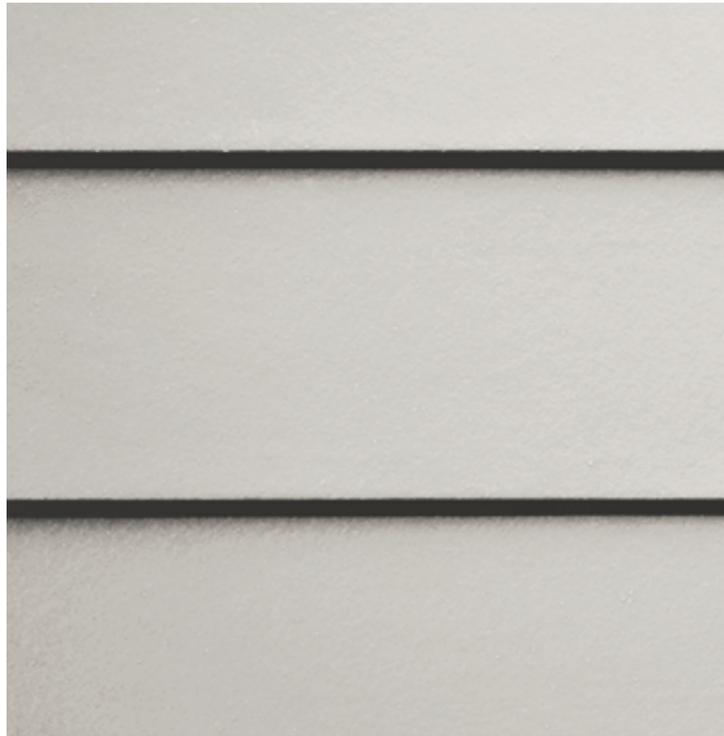


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Arriscraft - Georgia Architectural Linear Series
"Evening Shade"



Hardie - Statement Collection
"Pearl Gray"



Nichiha - Vintage Wood
"Spruce"



Andersen Windows
"Dark Bronze"



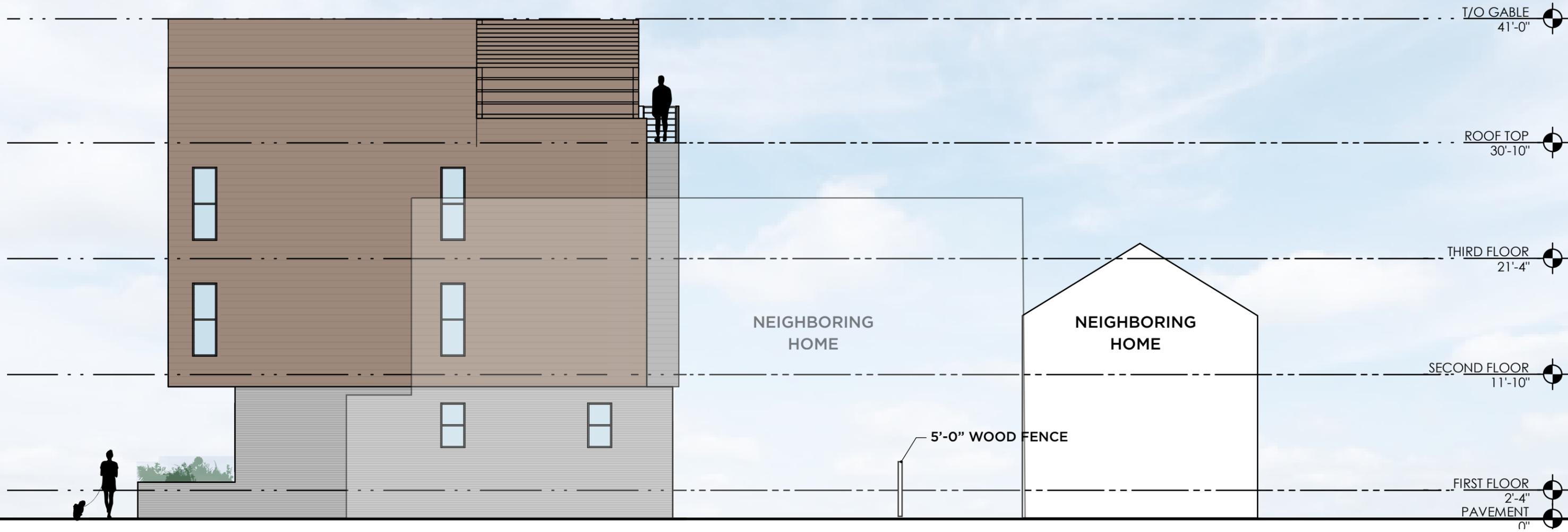
South Elevation (W 17th St.)



North Elevation



West Elevation (Jefferson Ave.)



East Elevation



South Elevation (W 17th St.)

SF of Wall: 688 sf
 SF of Transparent Glazing: 245 sf
 Percentage of Glazing: 36%
 (35% required, Principal Frontage)



West Elevation (Jefferson Ave.)

SF of Wall: 303 sf
SF of Transparent Glazing: 78 sf
Percentage of Glazing: 26%
(25% required, Secondary Frontage)







Cleveland City Planning Commission

Design Review Cases



September 1, 2023

Euclid Corridor Design Review Case



September 1, 2023

EC2023-018 – American Pride Car Wash Signage: Seeking Final Approval

Project Address: 15313 Kinsman Road

Project Representatives: Laura Higgins-Wyoma, Brilliant Electric Sign
Xavier Bay, Staff Planner

AMERICAN PRIDE CAR WASH SIGNAGE

CITY PLANNING COMMISSION
SEPTEMBER 01, 2023

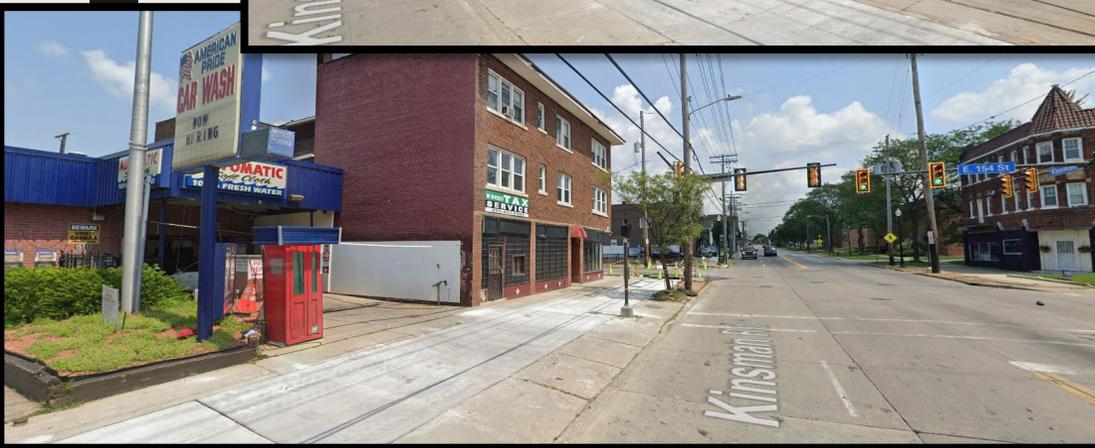
Proposal

Applicant is proposing business identification automatic changeable copy signage & directional/information signage for 15313 Kinsman Rd



Kinsman Rd.
Western View

Kinsman Rd.
Northwestern
View



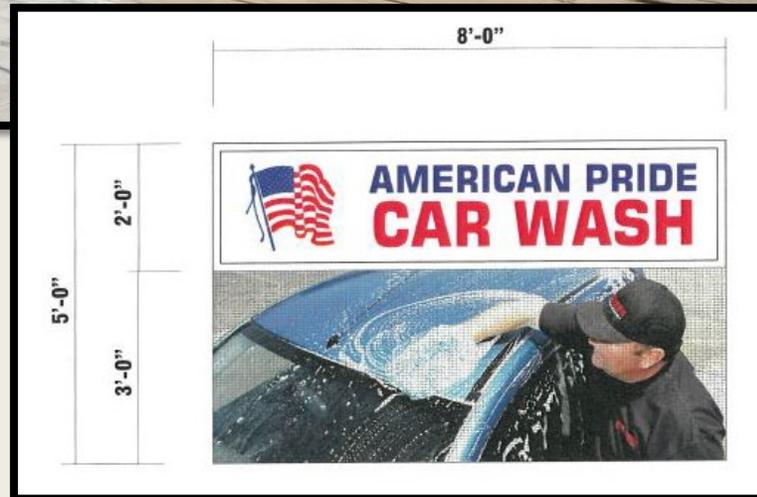
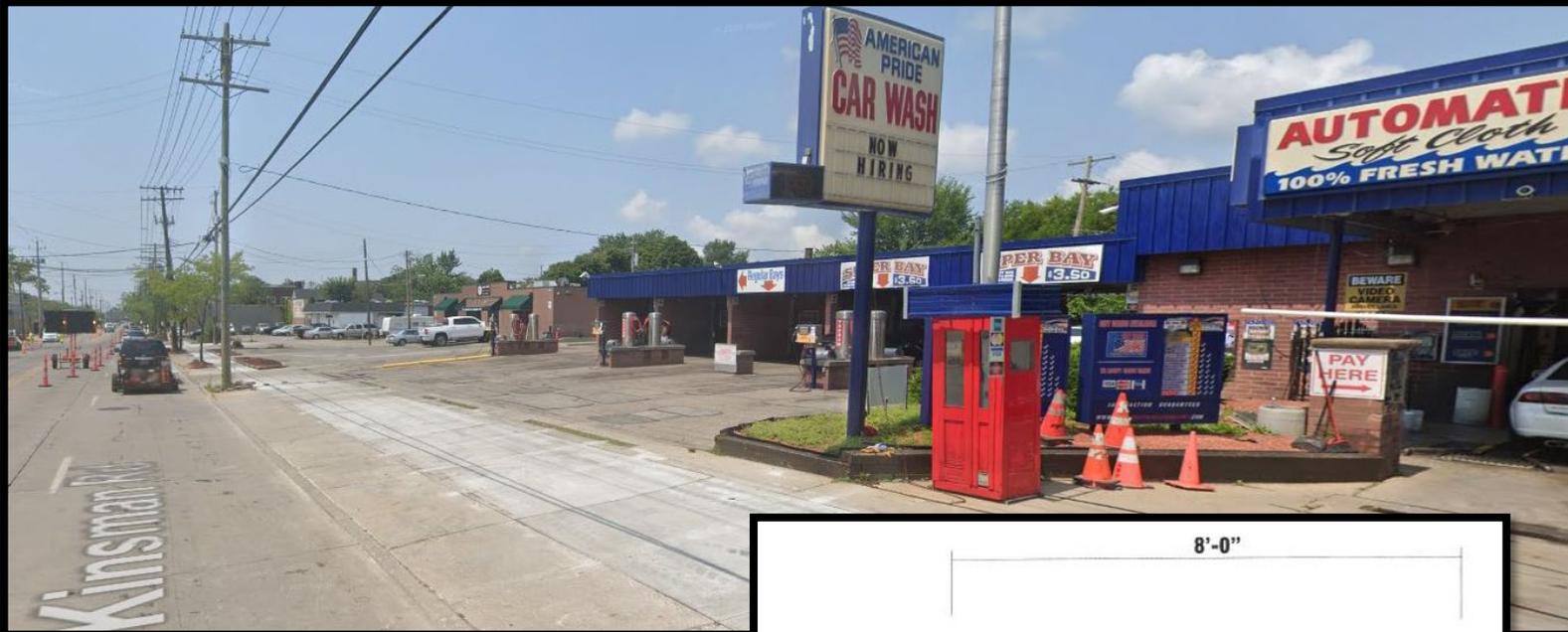
Kinsman Rd.
Eastern View



Local Retail Business - C1

Proposal

Applicant is proposing business identification automatic changeable copy signage & directional/information signage for 15313 Kinsman Rd

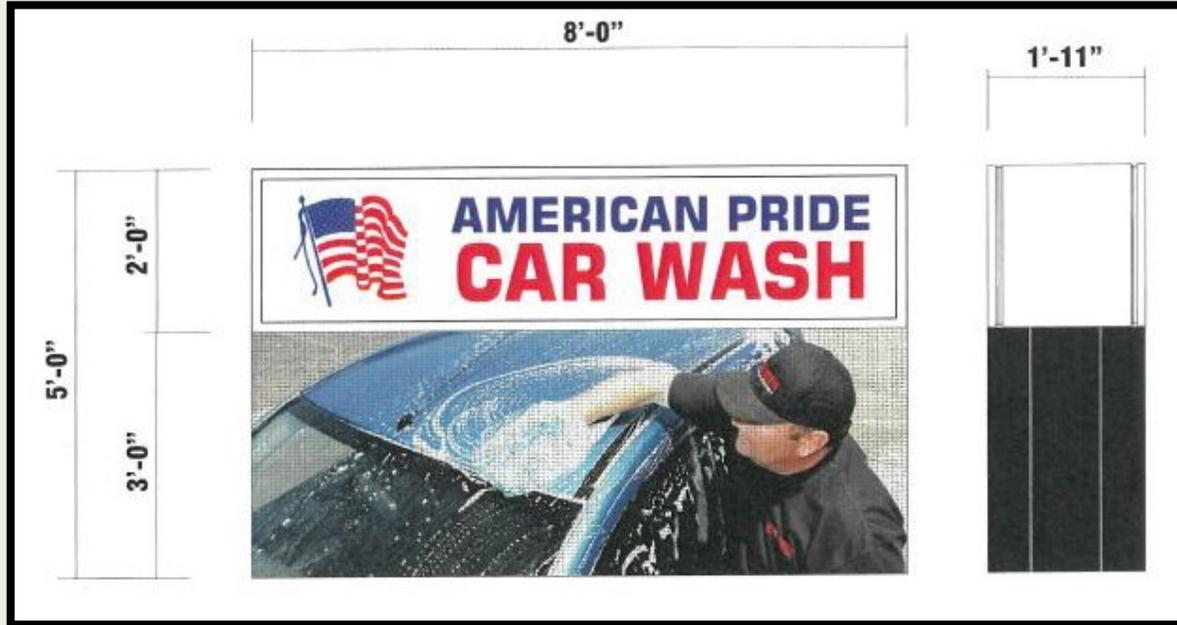


Why City Planning Commission?

- §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



Proposal



Permitted 1 for vehicular entrances, 50 sf max –
Proposing 40 sf, automatic changeable copy –
Need variance for automatic changeable copy



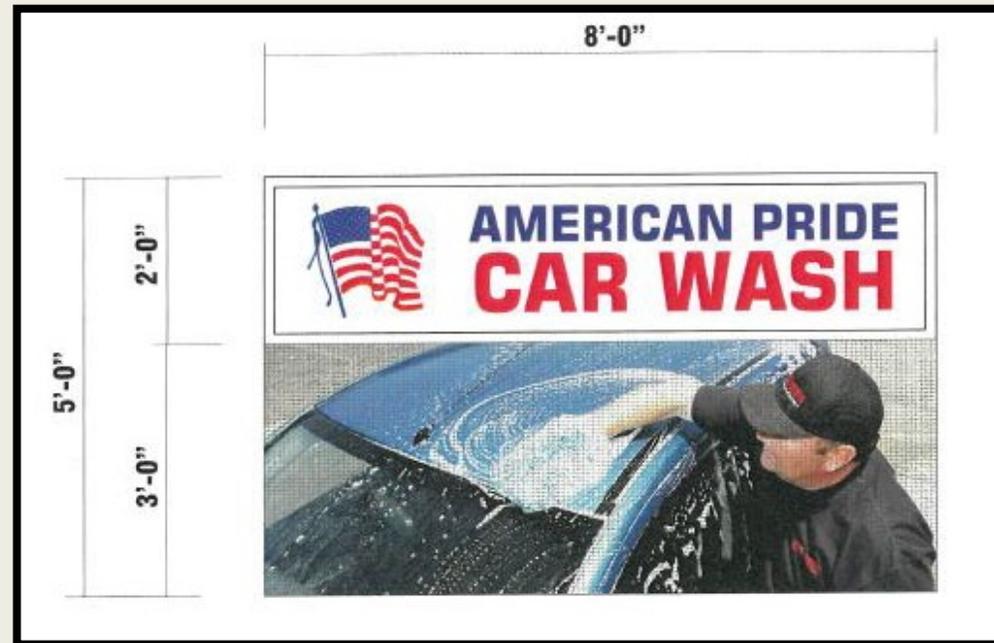
Considerations

§350.14 (h.) Automatic changeable copy signs shall be permitted in a Local Retail District only if the City Planning Commission grants a Variance in accordance with the following standards.

- (1) The City Planning Commission determines that the proposed sign will not adversely impact the character of nearby properties and will not cause disturbances to users of those properties.
- (2) The design and placement of the sign has been approved by this Commission in accordance with the general design guidelines established for use by each Commission.
- (3) Each display of information shall remain static or fixed for a minimum of twenty (20) seconds, thereby prohibiting flashing, scrolling, animated or other copy that gives the appearance of motion, unless the City Planning Commission or Landmarks Commission, as applicable, determines that animated or more frequently changing displays can be accommodated in a particular location without causing disturbances to nearby properties.

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?





NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



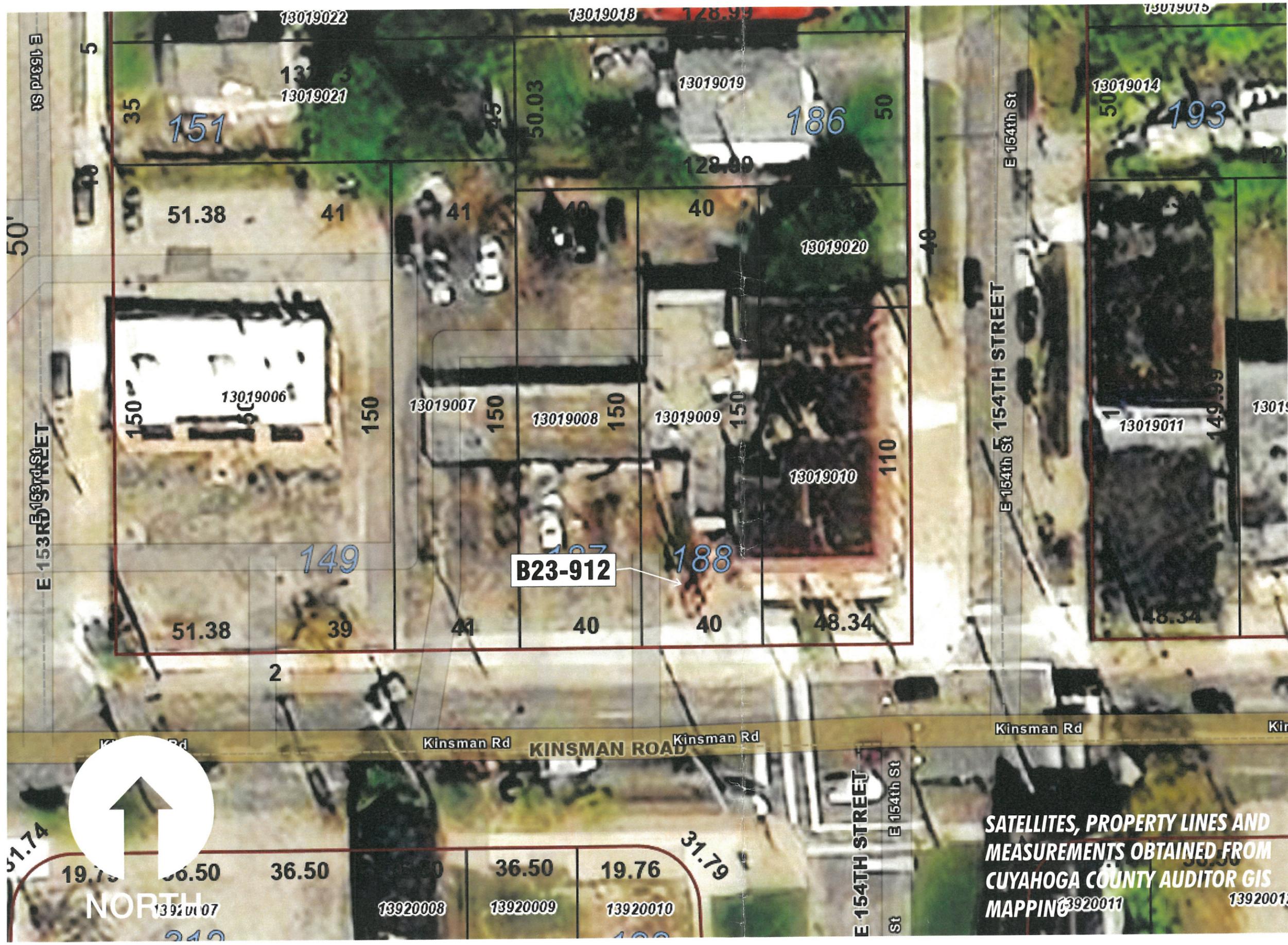
Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE. IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME AMERICAN PRIDE CARWASH	SALESMAN MB	DATE 6/28/23	REVISION 8/22/23cp	DESIGN NO. B23-958
LOCATION 15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER CP	SCALE SHOWN		COPYRIGHT © 2023

FILE NAME *charlotte/ American pride carwash*



NORTH

SATELLITES, PROPERTY LINES AND MEASUREMENTS OBTAINED FROM CUYAHOGA COUNTY AUDITOR GIS MAPPING

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

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COMPANY NAME	AMERICAN PRIDE CARWASH	SALESMAN	MB	DATE	6/28/23	REVISION		DESIGN NO.	B23-958
LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN			COPYRIGHT ©	2023
								FILE NAME	charlotte/ American pride carwash

CONTEXT MAP



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LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN		B23-958 context
							COPYRIGHT © 2023
							FILE NAME charlotte/ American pride carwash



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LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120		MB	6/28/23		B23-958 context
			DESIGNER	SCALE		COPYRIGHT ©
			CP	SHOWN		2023
						FILE NAME
						charlotte/ American pride carwash



E



F



G



H

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

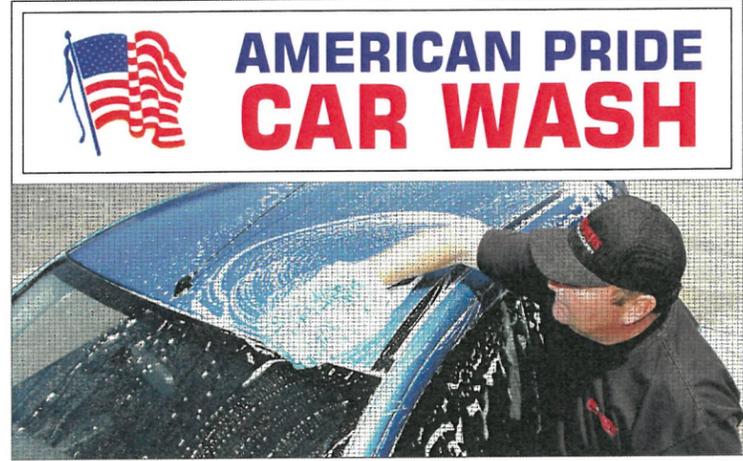


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LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN		B23-958 context
							COPYRIGHT © 2023
							FILE NAME charlotte/ American pride carwash



SIGN ELEVATION: 1/2" = 1'-0'

Notes

- Manufacture & install one (1) double face, internally illuminated, aluminum, header cabinet with flat lexan faces to be mounted on two (2) single face, internally illuminated, message centers; to be mounted on existing post
- Graphics on the faces to be first surface, digital print; cabinet & trim to be painted white
- Message centers; 10mm; full-color; matrix (to be determined) cabinets to be painted black

RATED 120 VOLTS

12'-0"



PHOTO RENDERING NTS

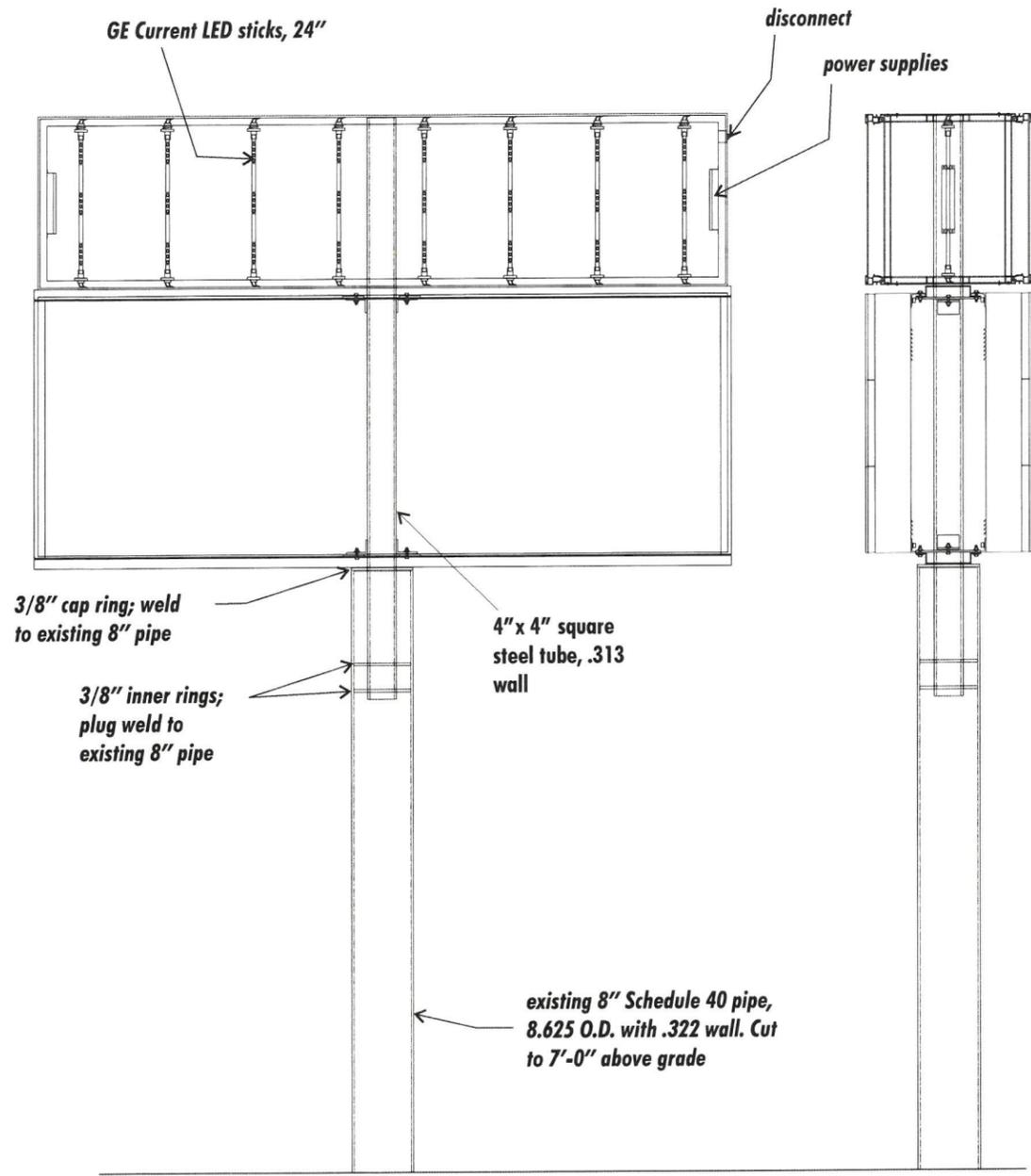
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COMPANY NAME	AMERICAN PRIDE CARWASH	SALESMAN	MB	DATE	6/21/23	REVISION	6/22/23cp	DESIGN NO.	B23-912
LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN		7/10/23cp	COPYRIGHT ©	2023
		FILE NAME		charlotte/ American pride carwash					

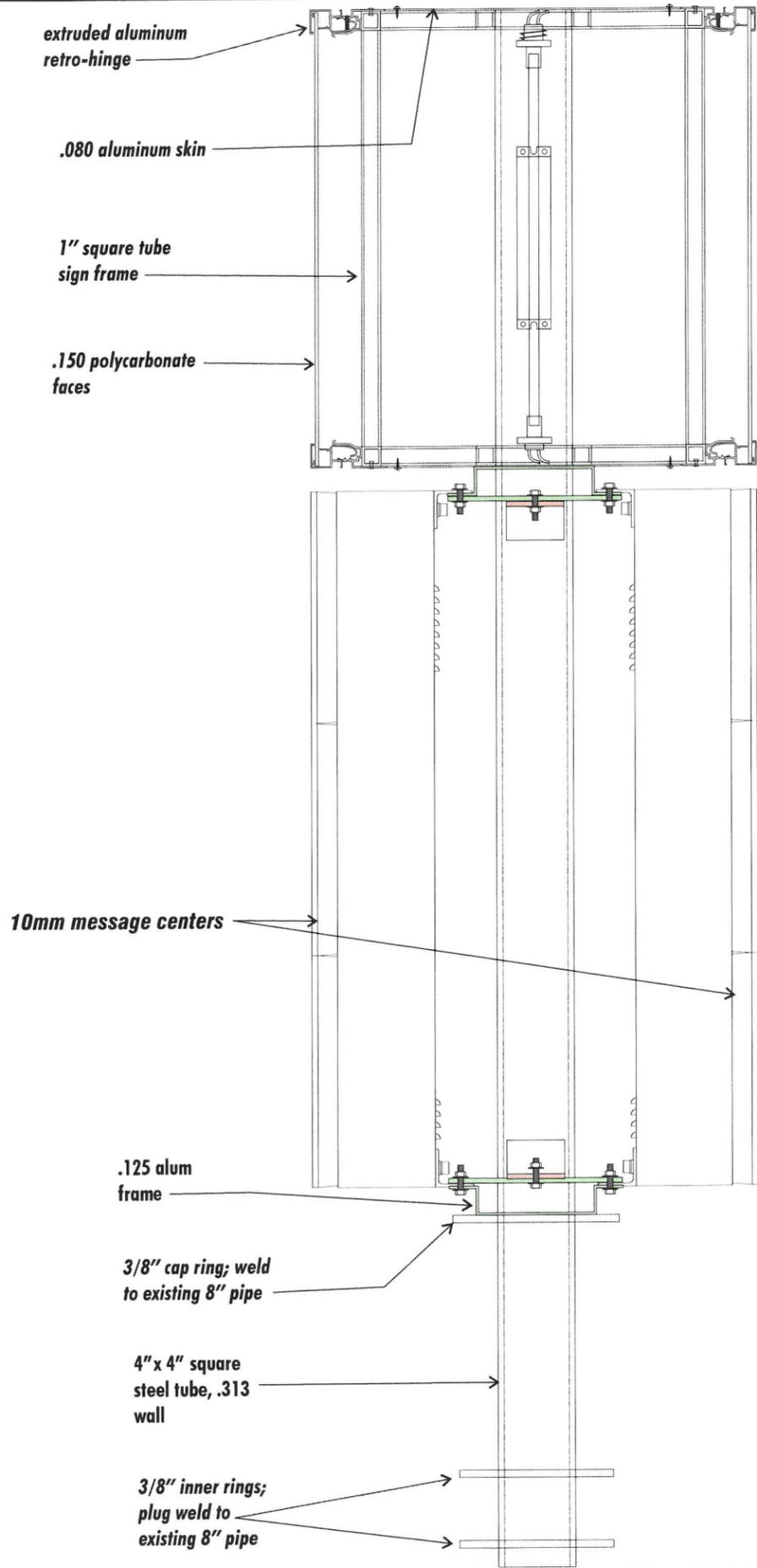
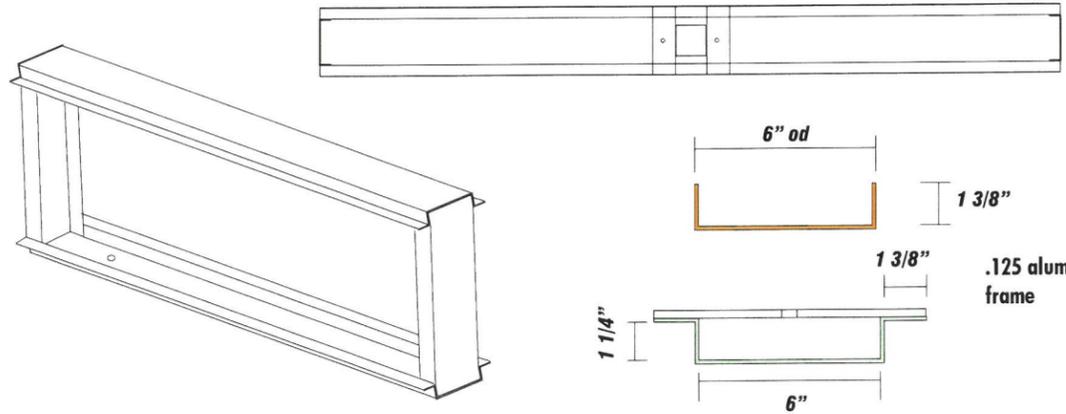


3/8" cap ring; weld to existing 8" pipe

3/8" inner rings; plug weld to existing 8" pipe

4" x 4" square steel tube, .313 wall

existing 8" Schedule 40 pipe, 8.625 O.D. with .322 wall. Cut to 7'-0" above grade



extruded aluminum retro-hinge

.080 aluminum skin

1" square tube sign frame

.150 polycarbonate faces

10mm message centers

.125 alum frame

3/8" cap ring; weld to existing 8" pipe

4" x 4" square steel tube, .313 wall

3/8" inner rings; plug weld to existing 8" pipe

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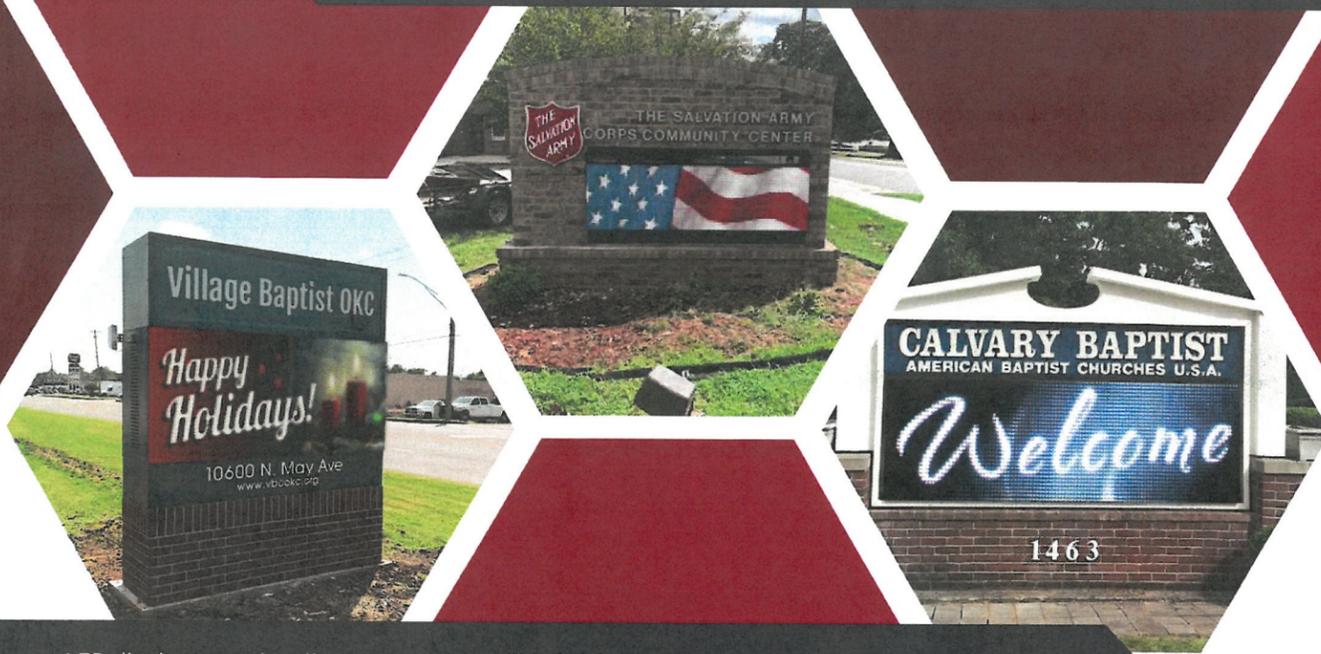
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LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN		7/10/23cp	COPYRIGHT ©	2023
								FILE NAME	charlotte/ American pride carwash

BEAUTY AND BRILLIANCE



Impact LED displays are visually stunning, incredibly bright, and designed for all weather conditions. Our universal size LED module design offers flexibility, making it perfect for any application.



+/-10,000 NITS ULTRA-BRIGHT BRIGHTNESS*

20x brighter than an LCD TV (avg. 500 nits). View in full daylight and dimmable at night.
*20mm=9,000 NITS, 15mm=10,000 NITS, 10mm=10,000 NITS, 6mm=6,550 NITS



6mm, 10mm, 15mm & 20mm PIXEL PITCH OPTIONS

Large IP67 LED diodes, +/-100,000 hours lifetime, 1.15 quintillion colors.



IP67 FRONT/IP54 REAR ALL-WEATHER TESTED

UV, salt-mist, vibration, +/-temperature, voltage, and x2 waterproof tested.
Fully sealed LED tile.



OPTIMIZED VIEWING EXPERIENCE

+/-3840 Hz, 60 FPS smooth, full motion, camera-ready video playback.
Software provides easy upload.



CONNECTIVITY OPTIONS

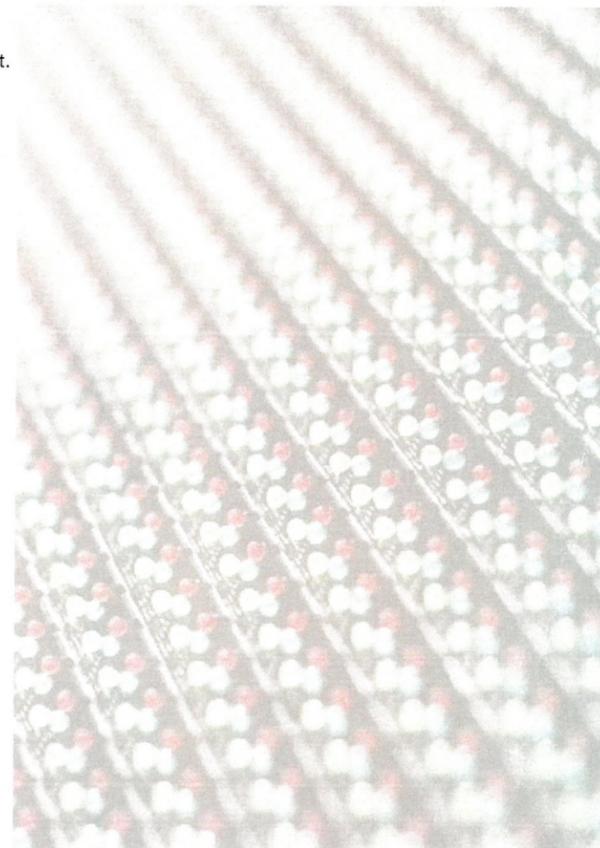
Cellular, Network with Ethernet,
Wireless Network Bridge (Wi-Fi), or Fiber Optic



5-YEAR WARRANTY

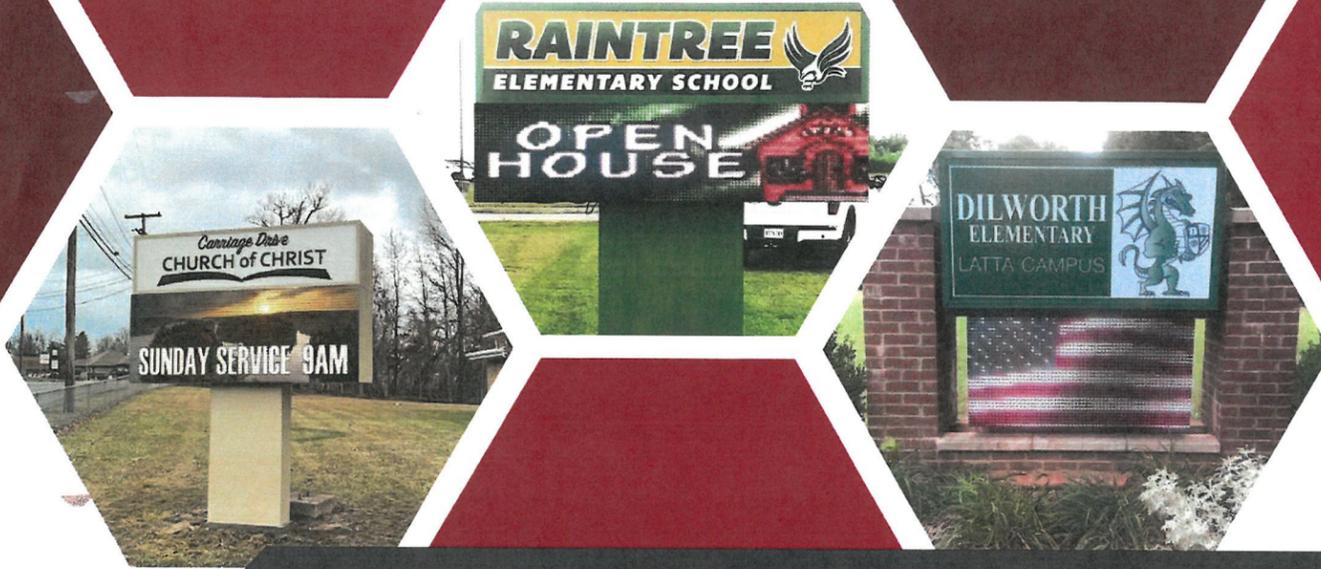
5-Year parts and in-factory labor. 10-Year parts availability.
On-Site Labor & Extended Warranties Available

*10/15/20mm > 10,000 nits. 6mm 9,000-10,000 nits.



IMPACT LED SIGNS

G3 SERIES



OUTDOOR ELECTRONIC MESSAGE CENTERS

FEATURES AND BENEFITS OF THE G3



REDUNDANT POWER & DATA PORTS

In the rare event of a module failure, dual power and data inputs reduce the need for a replacement part by 80%.



SIMPLE INSTALLATION

Impact's mounting bracket system provides an incredibly strong, yet easy to use mounting substructure. Our Speedy Mount Bracket system, sold separately, allows signs to be installed immediately without additional fabrication.



EASY TO SUPPORT

Modules are easily and quickly removed for fast and simple service. External quick connects for power and data make life easy and hassle-free.



PREMIUM QUALITY

Impact G3 signs come with the finest materials and finishes. All Circuit Board Modules are potted to protect them from harsh environments. From wide temperature chips and 4-layer printed circuit boards to UL certified power supplies and gold plated connectors, Impact G3 components create a beautiful, long lasting and dependable product.



ENVIRONMENTALLY SEALED CABINETS

A thoughtful EMC cabinet design incorporates ventilation as well as protection. Our environmentally sealed cabinets prevent damaging intrusion of moisture and dust.



POWERFUL SOFTWARE

The Impact G3 Series can be controlled through either Impact Cloud + or our Impact PC Pro software. Our secure connectivity and management Impact Cloud + console allows users to connect to their sign from any Internet browser on a PC, Mac, Tablet, iPhone or Android.

IMPACT
LED SIGNS

ONE SQUARE FOOT MODULES AVAILABLE IN 4 PIXEL PITCH RESOLUTIONS



6mm Pitch

SMD technology combines red, green, and blue into one capsule allowing tighter pixel pitch/higher resolution. When picture clarity is most important at a close viewing distance, we've got you covered.

Module Matrix: 50x50 Pixels



10mm Pitch

10mm is designed for clients who need ultra sharp images or are communicating with an audience very close to the display. A 10mm display is best viewed from 10 meters, 33 feet and beyond.

Module Matrix: 30x30 Pixels



15mm Pitch

Consumers are starting to expect better visual presentations on EMCs. This display is best viewed from 15 meters, 52 feet, and beyond. Most customers would do very well to choose a 15mm EMS.

Module Matrix: 20x20 Pixels



20mm Pitch

20mm pixel pitch is the most popular resolution in the United States & is best viewed from 20 meters, 65 feet and beyond.

Module Matrix: 15x15 Pixels

UNDERSTANDING PIXEL PITCH

PITCH	PIXELS H X W PER FOOT	PIXELS PSF	RELATIVE RESOLUTION	VIEWING DISTANCE	# ROWS OF TEXT PER FOOT
20mm (.79")	15x15	225	-----	20 meters+ (~65')	1.875
15mm (.59")	20x20	400	1.8 times better than the 20mm	15 meters+ (~49')	2.5
10mm (.39")	30x30	900	2.3 times better than the 15mm	10 meters+ (~32')	3.75
6mm (.24")	50x50	2500	2.8 times better than the 10mm	6 meters+ (~20')	6.25

SOFTWARE & CONNECTIVITY

Impact Cloud+

Users can take control of their sign(s) from any device, anywhere, anytime. Our cloud-based sign and content management system is tailored to combine extremely powerful features on an easy to navigate platform. Users can schedule single message or entire playlists of text, pictures, videos, time/date, and weather information.



CELLULAR MODEM

Impact LED has partnered with Verizon Wireless to provide turn-key and drama-free connectivity at an incredibly affordable price. Our signs will work on any carriers platform in the event that Verizon coverage is not available.



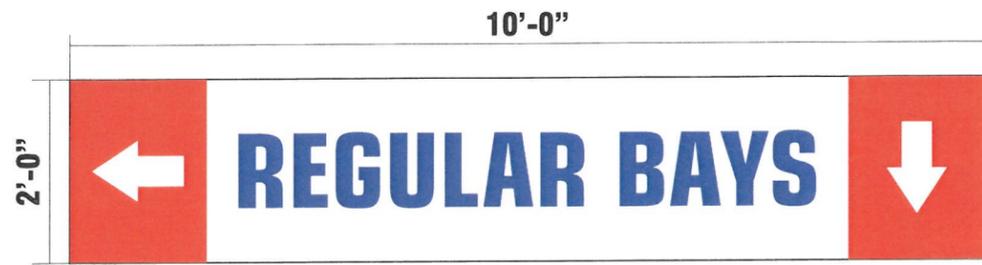
WIFI BRIDGE KIT

Our long-range, high-speed, and secure point to point Wi-Fi solution is a traditional and popular method of connectivity. Mounting brackets and necessary accessories are included.

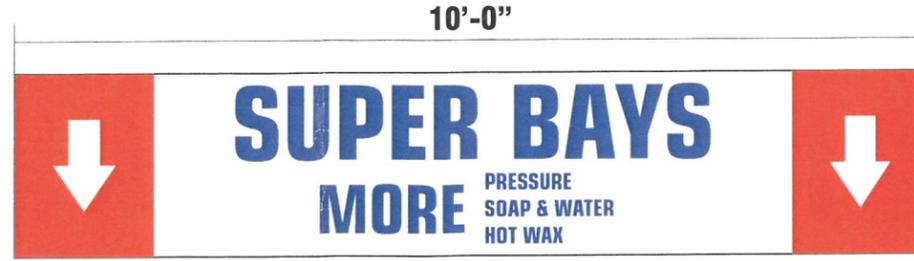


HARD-ETHERNET & FIBER

Hardline connections will always have a seat at the table. Whether its an ethernet cable for a short run or buried fiber-optic for a long haul, our LED signs can accept either input.



TYPICAL OF ONE (1)



TYPICAL OF ONE (1)

EXISTING



SIGN ELEVATION: 1/2" = 1'-0'

Notes

Remove & scrap four (4) existing wall signs

Manufacture & install two (2) single face, non-illuminated, aluminum, shoebox, panels; to be mounted on the sign band of the building

- Graphics to be first surface digital print



PHOTO RENDERING NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	AMERICAN PRIDE CARWASH	SALESMAN	MB	DATE	8/4/23	REVISION	8/9/23CP	DESIGN NO.	B23-1088
LOCATION	15313 KINSMAN AVE., CLEVELAND, OH 44120	DESIGNER	CP	SCALE	SHOWN	FILE NAME	charlotte/ american pride ws	COPYRIGHT ©	2023

8'-0" w

AMERICAN PRIDE
CAR WASH
 OPEN
 24
 HRS

OPEN

8'-0" h

AMERICAN PRIDE CAR WASH
15212 KINGSMAN RD

Maximum Height 8'

E FOR
H ONLY
NG
3
3
ECUTED

BUCKEYE
ASPHALT & CRACK

Cleveland City Planning Commission

Staff Report



September 1, 2023

Euclid Corridor Design Review Case



May 5, 2023

Committee Recommendation: Approved as presented

Euclid Corridor Design Review Case



September 1, 2023

EC2023-021 – Proposed Demolition of a 4-Story Institutional Use Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 2049 Martin Luther King, Jr. Drive

Project Representative: Meredith Hayes Gordon, HGA



HGA

CASE WESTERN RESERVE UNIVERSITY

Yost Hall Demolition for new Research Building
Euclid Corridor Design Review – August 31, 2023

PURPOSE

Case Western Reserve University is constructing a new building, the Interdisciplinary Science and Engineering Building (ISEB) on the site where Yost Hall currently stands. The new building will provide a new welcoming façade with access to the campus quad. The ISEB received conceptual approval from the City of Cleveland Planning Commission on July 7, 2023.

Yost Hall was constructed in 1951 as one of a pair of dormitories. The other dormitory was previously demolished. Yost Hall was later converted into administrative and classroom space. It is a four-story brick structure constructed over a daylit basement that faces MLK Jr Drive.

SITE LOCATION MAP



Yost Hall



300 ft

SITE LOCATION MAP



EXISTING CONDITIONS PLAN



MARTIN LUTHER KING BOULEVARD

- B.M.#1**
TOP NUT HYDRANT, NORTHERLY CORNER YOST HALL ON QUAD ELEVATION: 696.23
- B.M.#2**
TOP NUT HYDRANT, SOUTHERLY CORNER YOST HALL ON QUAD ELEVATION: 697.69
- B.M.#3**
TOP NUT HYDRANT, NORTHERLY CORNER ROCKEFELLER PARCEL ON QUAD. ELEVATION: 698.88

- WATER SYMBOLS**
- WTR. METER MH
 - LV LINE VALVE
 - WTR. SHUT OFF
 - HYDRANT
- STORM SYMBOLS**
- STORM MH
 - CURB INLET
 - ROUND CB
 - SQUARE CB
- SANITARY SYMBOLS**
- SANITARY MH
 - SAN. CLEANOUT

- GAS SYMBOLS**
- GAS VALVE
 - GAS METER
- ELECTRIC SYMBOLS**
- CEI BOX
 - CEI MH
- TELEPHONE SYMBOLS**
- OBT BOX
 - LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR
 - OBT MH
- MISCELLANEOUS SYMBOLS**
- GENERIC MH
 - POST/BOLLARD

- ABBREVIATIONS**
- | | | | |
|------|----------------|------|--------------|
| EX | Existing | TELE | Telephone |
| STM | Storm | LP | Light Pole |
| SM | Sanitary | PP | Power Pole |
| MH | Manhole | UP | Utility Pole |
| CO | Clean Out | HW | Headwall |
| CI | Curb Inlet | IP | Iron Pin |
| CB | Catch Basin | MON | Monument |
| IB | Inlet Basin | FND | Found |
| SWR | Sewer | E | East |
| INV | Invert | W | West |
| F.L. | Flow Line | N | North |
| WTR | Water | S | South |
| W.L. | Water Line | NE | North East |
| LV | Line Valve | NW | North West |
| WSO | Water Shut Off | SE | South East |
| HYD | Hydrant | SW | South West |
| MTR | Meter | OBS | Observed |
| G | Gas | REC | Record |
| ELEC | Electric | ASPH | Asphalt |
| CONC | Concrete | | |

UTILITY NOTE:
THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. IT WAS GATHERED FROM FIELD LOCATIONS AND RECORD INFORMATION PROVIDED BY UTILITY COMPANIES TO DATE.

HORIZONTAL AND VERTICAL DATUM:
HORIZONTAL BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM.

VERTICAL DATUM:
ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT CONNECTED TO THE ODOT VRS RTK NETWORK.

EXISTING CONDITIONS – QUAD FACADE



EXISTING CONDITIONS – MLK JR DR FACADE



EXISTING CONDITIONS



PROPOSED NEW BUILDING



Cleveland City Planning Commission

Staff Report



September 1, 2023



May 5, 2023

Committee Recommendation: Approved with stated **Conditions:**

Approved as presented contingent on retaining and interpreting historical artifacts such as the arts & science stone emblems

Cleveland City Planning Commission

Mandatory Referrals



September 1, 2023



Ordinance No. 896-2023

(Introduced by Councilmembers Spencer, Hairston and Griffin – by departmental request):
Authorizing the Director of Community Development and the Commissioner of Purchases and Supplies to enter into an agreement with The Cleveland Public Theatre, Inc., or its designee, providing for the exchange of real properties.

Cleveland City Planning Commission

**Real Estate Legislation
September 1, 2023**



CITY OF CLEVELAND
Mayor Justin M. Bibb

Ord. No. 896-2023

Authorizing the Director of Community Development and the Commissioner of Purchases and Supplies to enter into an agreement with The Cleveland Public Theatre, Inc., or its designee, providing for the exchange of real properties.

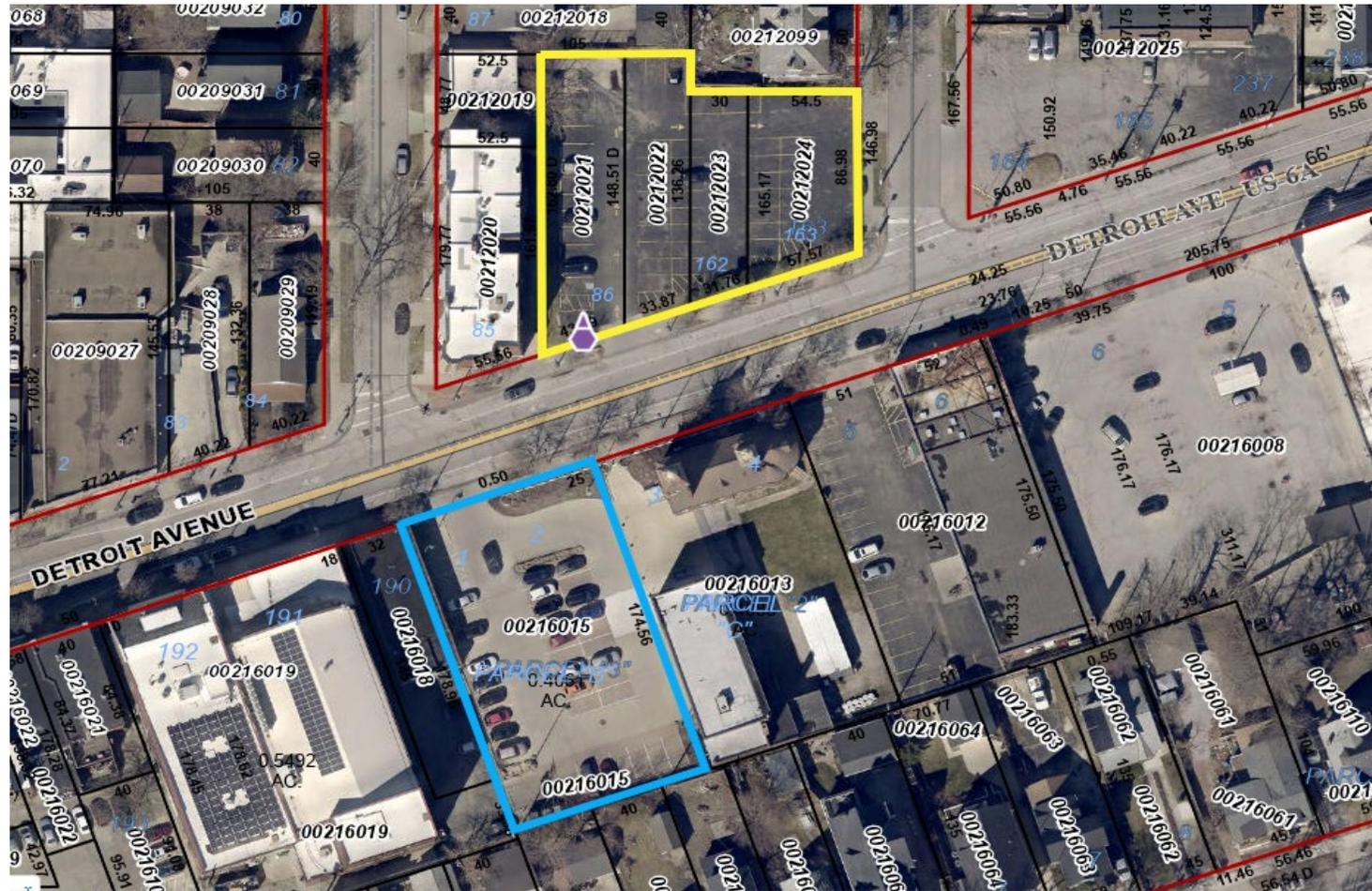
City-owned Property

Address: 6211 Detroit Avenue
PPN: 002-16-015
Site Area: 0.4061 acres
Zoning: GR-C2, General Retail Business District
Current Use: Surface Parking Lot

CPT-owned Property

Address: 6102, 6108 & 6204 Detroit Avenue
PPN: 002-12-021, 022, 023 & 024
Site Area: 0.4467 acres
Zoning: GR-C2, General Retail Business District
Current Use: Surface Parking Lot

Location of Parking Lots



Owned by Cleveland Public Theatre:

Owned by City of Cleveland:

6211 Detroit Avenue

City-owned Parking Lot



View of the parking lot looking south across Detroit Avenue



View of the parking lot looking north toward Detroit Avenue

6102, 6108 & 6204 Detroit Avenue

Cleveland Public Theatre-owned Parking Lot



View of the parking lot looking north across Detroit Avenue



View of the parking lot looking west across W 61st Street

Cleveland City Planning Commission

Administrative Approvals



September 1, 2023



Ordinance No. 897-2023

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

Authorizing the Director of Public Works to execute various deeds of permanent and temporary easements that will grant to the Ohio Department of Transportation certain easement rights to rehabilitate a culvert under Chagrin Boulevard at the Highland Park Golf Course and declaring the easement rights not needed for the City's public use.

Cleveland City Planning Commission

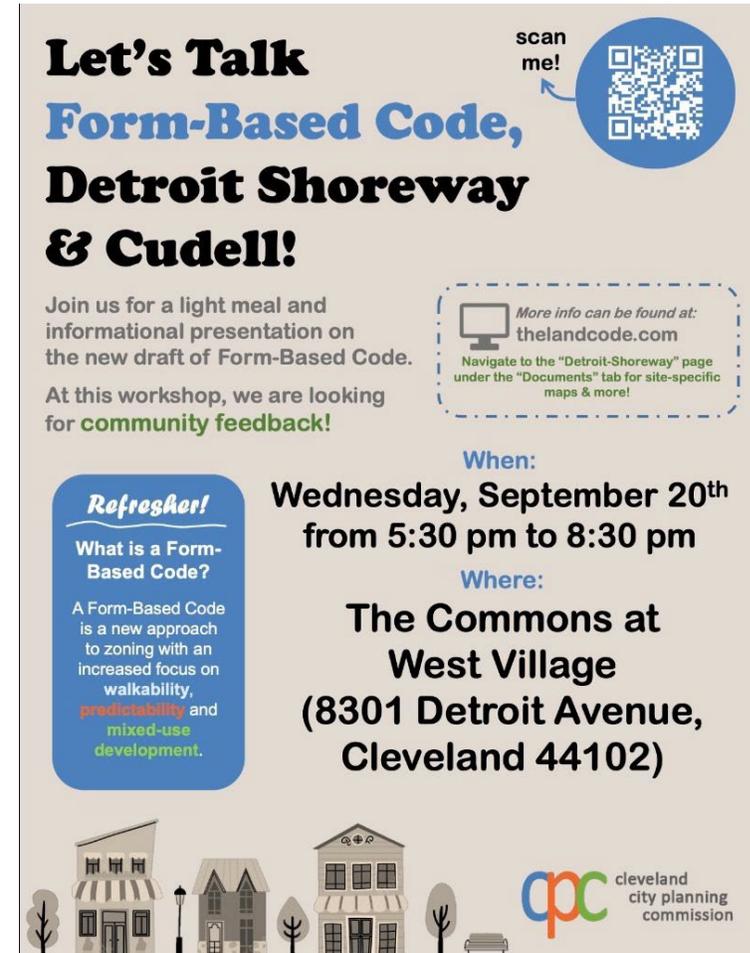
Director's Report



September 1, 2023

Community Engagement Opportunities

- Detroit Shoreway & Cudell (Northwest Neighborhoods) Form-Based Code on September 20th from 5:30-8:30 PM at The Commons at West Village (8301 Detroit Avenue.)
- Hough Form-Based Code Refresh on September 26 from 5:00-7:00 PM at Fatima Family Center (6600 Lexington Ave.)



Let's Talk
Form-Based Code,
Detroit Shoreway
& Cudell!

scan me! 

Join us for a light meal and informational presentation on the new draft of Form-Based Code.

At this workshop, we are looking for **community feedback!**

More info can be found at: thelandcode.com
Navigate to the "Detroit-Shoreway" page under the "Documents" tab for site-specific maps & more!

When:
Wednesday, September 20th
from 5:30 pm to 8:30 pm

Where:
The Commons at
West Village
(8301 Detroit Avenue,
Cleveland 44102)

Refresh!
What is a Form-Based Code?
A Form-Based Code is a new approach to zoning with an increased focus on walkability, predictability and mixed-use development.



 cleveland city planning commission



Design Review

Design Review gatherings on September 14 and September 22

Cleveland City Planning Commission

Adjournment



September 1, 2023