



# Planning Commission Agenda

Friday, September 6, 2024

**DRAFT**

Room 514, City Hall, 9:00am

*The following Planning Commission meeting will be conducted as a hybrid meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit: <https://planning.clevelandohio.gov/designreview/schedule.php>*

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

### ZONING TEXT AMENDMENTS

1. Ordinance No. 639-2024 (Introduced by Councilmember Maurer): To amend the title of Chapter 352 and Section 352.01 of [the] Codified Ordinances of Cleveland, Ohio, 1976, as amended by Ordinance No. 3077-A-89, passed June 17, 1991; and to supplement the Codified Ordinances, by enacting new Section 352.13, relating to lighting requirements for outdoor parking lots.
2. Ordinance No. 588-2024 (Introduced by Council Members McCormack and Spencer): To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11 and 686B.99 related to Short-Term Rentals, and by amending Sections 193.01, 193.02, 193.03 and 193.021 as amended by various ordinances related to the Transient Occupancy Tax, and by amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

### LOT SPLTS & CONSOLIDATIONS

1. For PPN# 105-07-020, -021, -076  
 Address: 1058 E. 62<sup>nd</sup> Street  
 Presenter: Carl and Senait Robson, Property Owners
2. For PPN# 002-02-049  
 Address: 1348 W. 78<sup>th</sup> Street  
 Presenter: TBD
3. For PPN# 004-21-008  
 Address: 1025 Starkweather Avenue  
 Presenter: Justin Davies, Davies Architecture



**CONDITIONAL USE – Pedestrian Retail Overlay**

For: Walton Apartments, 3517 Walton Ave.  
Per §343.23 of the Cleveland Codified Ordinances  
Presenters: Greg Baron, Volker  
Xavier Bay, Staff Zoning Planner

**NEAR WEST DESIGN REVIEW**

NW2024-xx Walton Apartments: Seeking Schematic Approval  
Project Address: 3517 Walton Avenue  
New construction of a complete senior living development  
Representative: Greg Baron Volker/RDL

**CONDITIONAL USE – Townhouse in a Two-Family District**

For: Jefferson Hill Townhomes, West 5<sup>th</sup> & Jefferson Ave.  
Per §343.23 of the Cleveland Codified Ordinances  
Presenters: Rod Reed, Property Owner  
Xavier Bay, Staff Zoning Planner

**NEAR WEST DESIGN REVIEW**

NW 2024-16 Jefferson Hill Townhomes: Seeking Final Approval  
Project Address: West 5<sup>th</sup> & Jefferson Ave.  
New 12 unit townhouse project  
Project Representative: Jeff Foster & Garrett Allen

NW2023-36 Brevier Townhomes: Seeking Final Approval  
Project Address: 1831 Brevier Avenue  
Phase 1 of 2: Townhomes in the first half and additional apartments to be presented in the future  
Project Representative: Casey Marks, Developer

**CENTRAL SOUTHEAST DESIGN REVIEW**

CSE2024-22 Marathon Gas Station: Seeking Schematic Approval  
Project Address: 14700 Miles Ave.  
New Gas Station in Semi-Industry district  
Project Representative: Carleton Moore, Architect



**SPECIAL PRESENTATIONS - PUBLIC ART**

CSE 2024-027 CPL Woodland Dialogue Sculpture: Seeking Final Approval  
Location: 5806 Woodland  
Presenter: Tiffany Graham Charkosky  
Design Review: Approved at Central SE Design Review on 8/27

NE 2024-xx SCSDC Mural Sites: Seeking Conceptual Approval for Locations Only  
Locations: 4115 St. Clair, 4515 St. Clair, 6918 St. Clair  
Presenter: Joe Lanzilotta, LAND Studio

E. 140th St. Streetscape Mural: Seeking Final Approval  
Location: E. 140th St. Retaining Wall (Between St. Clair & Lakeshore)  
Presenter: Tarra Petras  
Design Review: Approved at Public Art Committee on 8/29

Buckeye Streetscape Sculptures: Seeking Final Approval  
Location: Buckeye Rd. at S. Moreland (1), Buckeye Rd. at MLK Jr. Blvd. (2),  
Buckeye Rd. at Woodhill (1)  
Presenter: Tarra Petras  
Design Review: Approved at Public Art Committee on 8/29

Elevate the East RTA Central Bus Facility Mural: Seeking Final Approval  
Location: 2500 Woodhill Rd  
Presenter: David Wilson & Ahlon Gonzalez, LAND Studio  
Design Review: Going to Euclid Corridor Design Review on 9/5

Via Sana Mural: Seeking Final Approval  
Location: 2450 Metrohealth Drive  
Presenter: Ahlon Gonzalez, LAND Studio

**SPECIAL PRESENTATIONS – DESIGN REVIEW DISTRICT CHANGES**

W. 117<sup>th</sup> Design Review District Changes & Lorain Ave. Antiques District Addition  
Information Only Presentation  
Nate Lull, Far West Planner



<b>MANDATORY REFERRALS</b>
<b>TBD</b>
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<b>TBD</b>
<b>DIRECTOR'S REPORT</b>
<b>ADJOURNMENT</b>