Cleveland City Planning Commission

Friday, May 3, 2024

**PLEASE MUTE YOUR MICROPHONE**

Lillian Kuri, Commission Chair
Joyce Pan Huang, Director
Michael Bosak, Administrator
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

May 3, 2024
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)
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.
Call to Order and Roll Call
Ordinance No. xxx–2024 (Ward 13/Councilmember Harsh): Establishing a zero (0) foot Mapped Building Setback from the property line along the easterly and westerly sides of Pearl Road between Germaine Avenue and Archmere Avenue.
Map Change 2678
City Planning Commission Hearing
May 03, 2024
Proposal

Establishing a zero (0) foot Mapped Building Setback along the easterly and westerly sides of Pearl Road between Germain Avenue and Archmere Avenue. (Map Change 2678)

Purpose

• To allow for adaptive reuse of vacant properties.

• To promote a variety of housing typologies and promote walkability in alignment with the Connecting Cleveland 2020 plan.
Map Change 2678

Establishing a zero (0) foot Mapped Building Setback from the property line along the easterly and westerly sides of Pearl Road between Germaine Avenue and Archmere Avenue.
Map Change 2678

**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.
Map Change 2678

Current Context
Map Change 2678

Southeasterly View
Pearl Rd & Germaine Ave

Southeasterly View
Pearl Rd
Map Change 2678

Southeasterly View
Pearl Rd & Oak Park Ave

Southeasterly View
Pearl Rd & Vandalia Ave
Map Change 2678

Establishing a zero (0) foot Mapped Building Setback from the property line along the easterly and westerly sides of Pearl Road between Germaine Avenue and Archmere Avenue.
Zoning Text Amendments

Ordinance No. xxx-2024 (Citywide): Supplementing the Codified Ordinances of Cleveland, Ohio, 1876, by amending Chapters §§343.01, 343.11 and 345.02 and adding §347.191 State Licensed Adult-Use Marijuana Cultivators, Processors, Retail Dispensaries and Testing Laboratories of the Codified Ordinances to allow for adult use marijuana usage, retail sales, cultivation, and processing, and to update the zoning code to incorporate and implement the new state regulations around adult use so that adult use activities that are legal in the State of Ohio are permitted in the City of Cleveland.
Marijuana Dispensaries: Amending the City’s “Disallowed” Areas through Zoning Use

March 2024

Artist: Kevin Cunningham
01. Current State of Marijuana Law in Ohio and Cleveland (ORC on Recreational Sales & ORC on Medical Sales)

02. Examples of Marijuana Dispensaries Operating Today

03. State & City Disallowed Areas for Marijuana Dispensaries

04. Local Retail (LR) Zoning & Change Proposal
01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

- Ohioans 21 years and older are legally allowed to consume or possess cannabis on and after December 7, 2023.
- Issue 2 legalizes 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult use cannabis in the form of adult use extract. A customer can purchase 2.5 ounces per day from a licensed adult-use dispensary.
- Individuals may grow up to six plants for personal use, with a limit of 12 plants per residence, as of December 7, 2023.
- An individual is allowed to gift up to six plants of marijuana without renumeration, as well as 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult-use cannabis in the form of adult-use extract.
- There are no limitations on how individuals 21 years and older may consume marijuana (ex. Smoking, vaping, edibles, etc.) on and after December 7, 2023.
01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

Current Regulations for monitoring, surveillance, and security of facilities are regulated in Chapter 3796:6-3 of the ORC and further spelled out in Chapter 3780 “Adult Use Cannabis Code”

Some of the requirements for facilities are highlighted below:
• Security systems (for the public and employees) and video surveillance
• Regulations on storage of product behind locked areas and in safes or vaults
• Additional regulations on displaying product including amount(s) and how cannabis can/cannot be stored in cases for public viewing
• Hours are limited to 7am-9pm for all dispensaries
• Inventory control and monitoring systems; record keeping requirements
• Labeling and product quality control measures (product testing for other drugs/additives i.e. fentanyl)
01. Current State of Marijuana Law in Cleveland

Current regulations limit dispensaries in Cleveland 500 feet from churches, parks, schools, day cares, rec centers, and libraries. They are only allowed in General Retail, and Industrial Districts – stricter than the State of Ohio standard for any retail district (i.e. Local Retail)
02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Cleveland in Cleveland, Ohio
02. Examples of Marijuana Dispensaries Operating Today - Lume in Southfield, MI
02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Lakewood (Madison) in Lakewood, Ohio
02. Examples of Marijuana Dispensaries Operating Today—Bloom Medicinals Akron Medical Marijuana Dispensary in Akron, Ohio
*City disallowed areas include Downtown Residential, Multi-Family, Manufactured Home Park, Residence Office, Parking Districts, Two-Family, Townhouse, One-Family, Limited One-Family, Open Space Recreation and Urban Garden Districts (pending allowance in Local Retail, Shopping Center, and University Retail districts).

04. Local Retail (LR) Zoning & Change Proposal

Current regulations limit dispensaries to the fringes of the city and mainly in Industrial Districts and are stricter than the State of Ohio standards.

City Planning is proposing to change the zoning district regulations (not the buffer) from just General Retail to include Local Retail, Limited Retail, Shopping Center, and University (College) Retail.

Surrounding suburban communities such as Lakewood allow dispensaries in all commercial zoning districts, increasing the chance for taxes lost out to Cleveland.
04. Local Retail (LR) Zoning & Change Proposal

The proposed changes are aimed at allowing more existing structures in commercial districts to be allowed to comply with state regulations.

By far, most commercial districts in the city are Local Retail districts – these proposed changes give the chance for dispensaries to be in existing storefronts.
DF2024-018 – Hi 5 Signage: Seeking Final Approval

Project Address: 1052 Old River Road

Project Representative: Jessica Ruff, Ruff Neon and Lighting
Hi–5 Signage

1052 Old River Road

City Planning Commission Hearing

May 03, 2024
Proposal

Applicant is proposing a 68sf business identification projecting sign.
• **Business Sign:** An identification sign which may also display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth.

• **Identification Sign:** A sign identifying or naming of business, building, use, etc.

• **Canopy Sign:** A sign attached to or printed on the fascia or valence of a canopy, awning, or marquee or hanging from the soffit (underside) of such structure.
Existing Zoning
Downtown Residential-4
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
Variance Required

Projecting Business Identification Sign:

- **12 sf max permitted for projecting signs. § 350.14(b)**
  - Proposing 68 sf
    - 56 sf

- **Projecting sign shall extend horizontally no more than 4 feet from the wall surface. § 350.08(e)**
  - Proposing 8’-4” from post
    - 4’4”
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?
1052 OLD RIVER RD., CLEVELAND, OHIO, 44113

BLADE SIGN
DI SIGN WITH
NEON GLASS
ILLUMINATION
ATTACHED TO
EXISTING BUILDING
POST
1052 OLD RIVER RD., CLEVELAND, OHIO, 44113

SIDE FACING BUILDING

SIDE FACING ROAD

DAY VIEW

ELECTRICAL ASSEMBLY:
100-HOCH (RED), 100-HOCH (WHITE)

RIGHT VIEW

RED NEON CLEAR WHEN NOT LIT
WHITE NEON WHITE WHEN NOT LIT

RED NEON CLEAR WHEN NOT LIT
WHITE NEON WHITE WHEN NOT LIT

4" NEON AREA At THE BASE OF THE "I"

13" EXISTING POLE

VINYL ONLY

WHITE VINYL
RED VINYL (PANTONE 185C RED)

COLOR SPECIFICATIONS

SIGNAGE REPRESENTS 6'X 50 FT

4" NEON AREA AT THE BASE OF THE "I"

13" EXISTING POLE

VINYL ONLY

WHITE VINYL
RED VINYL (PANTONE 185C RED)
D/F NEON BLADE SIGN (SIGN 1)

SCALE: 1" = 1'-0"

SIGNAGE REPRESENTS 60 SQ FT

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE: [Signature]

AT&T

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

ARCHITECT’S SIGNATURE: [Signature]

AT&T

DRAWING HISTORY

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JOB DESCRIPTION

(7) 12" X 96" Aluminum channel with Applied WHITE vinyl and 6050 WHITE neon glass. All mounting to existing 1/2" pole using mounting plates welded to 4" steel flange with through bolts (TO BE VERIFIED).

DATE: 1/24/23
Downtown/Flats Design Review District
Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-018  Meeting Date: 04/18/2024

Project Name: HI 5 Signage
Project Address: 1052 Old River Rd
Contact Person: Jessica Ruff
Architect/Contractor: Ruff Neon & Lighting Maint Inc
General Description: 

Motion by Design Review Committee:

Approved
Approve: Yablonsky, Bialosky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss
Disapprove:
Abstain:
Non-Voting Members:
DF2024-019 – Public Square Parking Garage Signage: Seeking Final Approval

Project Address: 200 Public Square

Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign

Ward 3- Councilmember McCormack  |  SPA: Downtown
Parking Garage Signage

200 Public Square

City Planning Commission Hearing

May 03, 2024
Proposition

Applicant is proposing two 42 sf projecting signs and one 48sf wall sign.

Southeasterly View
Superior Ave

Northwesterly View
Euclid Ave
Existing Zoning
General Retail Business-9
Why City Planning Commission?

• §457.04 With respect to an application for the installation or retention of a sign which does not conform to the regulations of this section, the City Planning Commission shall approve such application if it determines that the sign, either alone or in combination with other signs, provides information which is sufficient to fulfill the stated purposes of this section, and that the sign meets the following standards, as applicable: (Administrative approval does not apply)

   A. The sign is attached to the wall of a building and is better suited to the design of such building than a conforming sign would be; or
   B. The sign meets a higher standard of design quality than would result from minimal conformance to the standards of this section; or
   C. The sign has been designed so that it is more appropriate to its environs or the uses which it serves than a conforming sign would be; or
   D. The sign is part of a comprehensive signage system for a large-scale complex of facilities, and such system meets the standards of division (e)(4); and
   E. In the case of a new sign, the deviation from the otherwise applicable regulations of this section is the minimum necessary to meet one (1) or more of the special standards established for approval of nonconforming signs.
Variances Required

Paid Parking Signage:

- 32 sf max permitted for primary signs. § 457.04 (d) (5)
  - Proposing 42 sf
  - Two signs require variance for 10 sf

- 5 feet max permitted from building wall. § 457.04 (d) (2)
  - Proposing 6 feet
  - Variance needed for 1 foot

Signage Represents 42 sf
Standards for Approval of Nonconforming Signs

A. The sign is attached to the wall of a building and is better suited to the design of such building than a conforming sign would be; or

B. The sign meets a higher standard of design quality than would result from minimal conformance to the standards of this section; or

C. The sign has been designed so that it is more appropriate to its environs or the uses which it serves than a conforming sign would be; or

D. The sign is part of a comprehensive signage system for a large-scale complex of facilities, and such system meets the standards of division (e)(4); and

E. In the case of a new sign, the deviation from the otherwise applicable regulations of this section is the minimum necessary to meet one (1) or more of the special standards established for approval of nonconforming signs.
PUBLIC SQUARE
PARKING GARAGE

EXTERIOR SIGN PACKAGE
04-24-24
200 PUBLIC SQUARE
PARKING GARAGE
320 SUPERIOR AVENUE
CLEVELAND, OH 44114

EUCLID ENTRANCE
SUPERIOR ENTRANCE
SUPERIOR ENTRANCE / EXIT
200 PUBLIC SQUARE PARKING GARAGE  |  320 SUPERIOR AVENUE CLEVELAND, OH 44114

TYPE 1.00 - SUPERIOR ENTRANCE - BLADE SIGN
(1) 7'(H) X 6'(W) DOUBLE FACE ILLUMINATED SIGN CABINET LEXAN FACE WITH D/F LED MESSAGE CENTER (2'4" x 5'6" LED)
04/24/24 REV 3

REPLACE EXISTING 4' X 4' BLADE SIGN

PROPOSED

320 Superior Ave. East

PUBLIC SQUARE

• 2'4" x 5'6" FULL COLOR LED 16mm EMC DISPLAY
• 5G CELL MODEM COMMUNICATION
TYPE 2.00 - EUCLID ENTRANCE - BLADE SIGN

(1) 7'(H) X 6'(W) DOUBLE FACE ILLUMINATED SIGN CABINET LEXAN FACE WITH D/F LED MESSAGE CENTER (2'4" x 5'6" LED)

04/24/24 REV 3

- REPLACE EXISTING 4’ x 4’ BLADE SIGN

- 2'4" x 5'6" FULL COLOR LED 16mm EVM DISPLAY
- 5G CELL MODERN COMMUNICATION
EXISTING

PROPOSED

16'(H) X 3'(W) S/F ILLUMINATED WALL SIGN

16" X 35.75"

SIDE VIEW

3'

4"

1.5" RETAINER

LEXAN CUT SIZE:

(1) 191.75" x 33.75"

POWER SUPPLY

EXTRUDED ALUM CABINET

UL LISTED

LED ILLUMINATED

PUBLIC SQUARE PARKING GARAGE

320 SUPERIOR AVENUE CLEVELAND, OH 44114

TYPE 5.00 - EUCLID STREET - FLAT WALL VERTICAL SIGN

(1) 16'(H) X 3'(W) S/F ILLUMINATED WALL SIGN

04/24/24 REV 4
DF2024–020 – Oswald Company Signage: Seeking Final Approval

Project Address: 950 Main Street

Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign
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 SIGN. 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 DISTRIBUTED IN ANY FASHION.

COMPANY NAME
Oswald

LOCATION
950 Main Ave., Cleveland, Ohio

DATE
2-22-24

REVISION
4-17-24

DESIGN NO.
R76-222 photos

COPYRIGHTED
2024

FILE NAME
N/charlotte/oswald (letters)
NOTES:
- Individual LED channel letters with plastic faces.
- Finish to be white enamel, with copper powder applied.
- Fabricated aluminum frame and return to be galvanized.
- Inspection and testing to be performed on installation.
- Final inspection to be performed on installation.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.
NOTES:
Individual LED channel letters with plastic faces,
fabricated aluminum trim, and remote power supplies.
Faces to be white polycarbonate with applied vinyl,
3M Envision Series Burgundy 3730-49L
Fabricated aluminum trim and returns to be painted
burgundy to match faces.

RATED 120 Volts
NOTES:
Individual LED channel letters with plastic faces, fabricated aluminum trim, and remote power supplies. Faces to be white polycarbonate with applied vinyl, 3M Envision Series Burgundy 3730-49L. Fabricated aluminum trim and returns to be painted burgundy to match faces.
RATED 120 VOLTS
Notes:
- Manufacture & install one (1) set of internally illuminated, stainless steel letters face into perforated metal fascia to be 1/4" stud mounted to the wall
- LEDs to be white

RATTF: 120 Volts
On behalf of Downtown Cleveland, Inc., we wanted to be on record for supporting the Oswald Signage Proposal. We believe it fits within the Downtown context.

Drew Crawford

Drew Crawford
Senior Director of Business and Real Estate Development
1010 Euclid Avenue, Third Floor, Cleveland OH, 44115
O: 216.325.0998  M: 716.983.9334
DowntownCleveland.com
Mandatory Referrals

Ordinance No. 406-2024 (Introduced by Councilmembers Howse-Jones, Hairston, and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned properties no longer needed for the City’s public use located at 1848 East 101st Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.
Gordon Crossing

Frontline Development Group, LLC & Woda Cooper Companies, Inc.
Gordon Crossing Overview

Providing Mixed Income Housing in the Historic Hough Neighborhood

Gordon Crossing will be a new construction, 4-story general occupancy building with 54 units to add to Cleveland’s much needed workforce housing.

• Address: Woodward Avenue & East 101st Street
• Anticipated Construction Start: Late Summer 2024
• Placed In Service: Q4 2025
Gordon Crossing Floor Plan
Gordon Crossing Exterior
Unit Mix

Bedroom Composition:
• 42 2-bedrooms, and 12 3-bedrooms

Area Median Income (AMI) Breakdown:
• 10 units at or below 30% Area Median Income (AMI)
• 2 units at or below 50% AMI
• 4 units at or below 60% AMI
• 30 units at or below 70% AMI
• 8 market rate units

Residents Served:
• singles, young professionals, seniors, single-parent households, small families needing three-bedroom units, and those needing workforce housing in close proximity to numerous amenities and surrounding job centers.
Ordinance No. 407–2024 (Introduced by Councilmembers Polensek, Bishop and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.
Date: April 3, 2024

To: Mark D. Griffin, Director
    Department of Law

From: Frank Williams, Director
    Department of Public Works

Subject: Legislation authorizing the Director of Public Works to sell City-owned vacant land

Please prepare legislation authorizing the Director of Public Works to sell City-owned vacant land, the former Grovewood Pool site, located at the Southeast corner of Grovewood Avenue and E 164th Street and known as PPN 113-19-134 to Greater Cleveland Habitat for Humanity Inc. or its designee.

Thank you.

FW/cs

Acknowledged by: ________________________________
James DeRosa, Director of Mayor’s Office of Capital Projects

cc: Bradford J. Davy, Chief of Staff
    Ryan Puente, Deputy Chief of Staff & Chief Government Affairs Officer
    Bonita G. Teeuwen, Chief Operating Officer
    James D. DeRosa, Director, MOCAP
    Susanne DeGennaro, Commissioner, Division of Real Estate, MOCAP
    Cassie Slansky, Project Manager, Division of Real Estate, MOCAP
    Veronica Thoms, Legislative Liaison, MOCAP
    Nancy Lanzola, Legislative Liaison, Department of Law

Sale of City-owned land for new construction homes

Ordinance No: 407-2024

Legislative Purpose: To authorize the Director of Public Works to sell City-owned vacant land, the former Grovewood Pool site, located at the Southeast corner of Grovewood Avenue and E 164th Street and known as PPN 113-19-134 to Greater Cleveland Habitat for Humanity, Inc. or its designee.

Project Summary: Greater Cleveland Habitat for Humanity "Cleveland Habitat" was founded in 1987 by a group of dedicated volunteers who shared a vision to revitalize Cuyahoga County neighborhoods and help local hard-working, low-income families help themselves create strength, stability, and self-reliance. They have completed and sold more than 300 decent and affordable homes in the Greater Cleveland area. More than 2,000 people have benefited from these partnerships, including approximately 1,600 children.

Cleveland Habitat is interested in purchasing the former Grovewood Pool site to construct 10 single-family modular homes to be sold through their zero-interest affordable homeownership program.

The City land is a 160’ x 410’ lot containing approximately 74,315 square feet (1.706 acres). Sale of the City land will put the property into productive re-use.

Cleveland Habitat retained Alpha Appraisal Group, LLC to prepare an appraisal report for the City land and will purchase the property at appraised value of $65,000.

Permanent Parcel No: 113-19-134

Price: $65,000

Ward: Ward 8 (Councilperson Polensek)

Attachments: Location Map
Cleveland City Council
Ord. No. 407-2024
Real Estate Legislation
May 3, 2024
Ord. No 407-2024

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

City-owned Property
Former Grovewood Pool Site

- Address: Grovewood Avenue and E 164th St
- PPN: 113-19-134
- Site Area: 1.706 acres (160’ x 410’)
- Current Use: Vacant Lot
- Zoning: Split Zoning
  - 1F-A1; One-Family District
  - 2F-B1; Two-Family District
Location Map
Corner of Grovewood Avenue and E 164th Street
PPN 113-19-134
Site Plan – 10 Homes
Due to a telephone pole that would have been located on the driveway of Sublot 2, which would have caused a major safety issue, after discussing with City Planning and Building & Housing, we decided to flip the house and garage on Sublot 2 to avoid that potential issue.

The result is 2 driveways that will be adjacent to each other. Again, this has already been discussed with both City Planning and Building & Housing, and they had no issue.
Cleveland City Planning Commission

May 3, 2024

Administrative Approvals

CITY OF CLEVELAND

Mayor Justin M. Bibb

May 3, 2024
Administrative Approvals

Ordinance No. 402-2024 (Introduced by Councilmembers McCormack and Bishop – by departmental request): Authorizing the Director of Port Control to execute a deed of easement granting to The East Ohio Gas Company, dba Dominion Energy Ohio certain easement rights in property located at Cleveland Hopkins International Airport; and declaring that the easement rights granted are not needed for the City’s public use.
Administrative Approvals

Ordinance No. 403–2024 (Introduced by Councilmembers Bishop and Hairston — by departmental request): Authorizing the Directors of Public Works and Capital Projects to execute various deeds of permanent, temporary, and subterranean easement granting to the Northeast Ohio Sewer District certain easement rights at or under several City-owned properties for NEORSD’s Southerly Tunnel and Consolidation Project and declaring the easement rights not needed for the City’s public use.
Administrative Approvals

Ordinance No. 418-2024 (Introduced by Councilmembers Bishop, Hairston and Griffin – by departmental request): To vacate a portion of Curtis Avenue N.E., east of East 59th Street
Administrative Approvals

Ordinance No. 443–2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing the Belvidere Avenue, Panna Lane, Mannering Avenue, Courtland Avenue/Victory Boulevard, West 50th Street, Lawnview Avenue and Capitol Avenue Areas Sewer Projects, including but not limited to, installing manholes and catch basins; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design and implement the improvement; and to apply for and accept funding.
Administrative Approvals

Ordinance No. 482–2024 (Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and reconvey properties presently owned by Cleveland LD, LLC, and/or its affiliates and designees, for the purpose of entering the chain-of-title prior to the adoption of tax increment financing legislation authorizing under Section 5709.41 of the Revised Code.
Resolution No. 483-2024 (Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Providing for the reassessment of the cost of the services of the Ohio City – Cleveland Business Improvement District to correct an error in the affected parcel numbers; and declaring an emergency.