



CITY PLANNING COMMISSION

Friday, December 19, 2025
Room 514, City Hall, 9:15am

DRAFT

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 MAP AMENDMENTS

- Map Change 2697** – Changing the Use, Height and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map Change 2697).
Ward 15: Council Member Spencer
SPA: Detroit-Shoreway
Presenter: Xavier Bay, City Planner

CONDITIONAL USES

- Pedestrian Retail Overlay** – Kids Can Be Kids Learning Center
Project Address: 11642 Lorain Ave
Ward 11: Council Member Kelly
SPA: West Boulevard
Presenter: Xavier Bay, City Planner
Project Representative: Alicia Garcia, Owner

This item has been postponed per request of planning staff.





2. Pedestrian Retail Overlay – Camelot Bakery

Project Address: 10401 Madison Avenue
Ward 15: Council Member Spencer
SPA: Cudell
Presenter: Xavier Bay, City Planner
Project Representative: Joe Moore, Meraki Architects

FAR WEST DESIGN REVIEW

1. FW2025-15 – Camelot Bakery

Project Address: 10401 Madison Avenue
Ward 15: Council Member Spencer
SPA: Cudell
Type: New Construction
Project Representative: Joe Moore, Meraki Architects
Approval: Final

2. FW2025-18 – Al Ihsan Signage

Project Address: 4600 Rocky River Dr
Ward 17: Council Member Slife
SPA: Kamm's
Type: Signage
Project Representative: JP Ptacek, Larsen Architects
Approval: Final (Variance Required)

CENTRAL SOUTHEAST DESIGN REVIEW

1. CSE2025-046 – 6405 Francis Ave Demolition

Project Address: 6405 Francis Ave
Ward 5: Council Member Starr
SPA: Broadway-Slavic Village
Type: Demolition
Project Representative: Woo Jun, City of Cleveland
Approval: Final





EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. EC2025-040 – Unity Six

Project Address: Capital Avenue & E 89th Street
Ward 6: Council Member Griffin
SPA: Fairfax
Type: New Construction
Project Representative: Fred Wolfe, Young Design Studio
Approval: Conceptual

DOWNTOWN/FLATS DESIGN REVIEW

1. DF2025-044 – 750 Prospect Billboard

Project Address: 750 Prospect Ave
Ward 3: Council Member Welch
SPA: Downtown
Type: Signage – Nonconforming Billboard
Project Representative: Yumna Siddiqi, Orange Barrel Media
Approval: Final

DIRECTOR'S REPORT

Adam Davenport, Neighborhood Planning Manager

ADJOURNMENT

NEXT MEETING: Friday, January 16, 2026 at 9:15 AM

To access the files for the December 19, 2025 CPC meeting, please use this Dropbox link: [CPC Dropbox Link 12.19.25](#)

