



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

November 21, 2025

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

Lillian Kuri, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

AGENDA

ZONING MAP AMENDMENTS

- Map Change 2695 – Jefferson Ave

NEAR WEST DESIGN REVIEW

- NW2025-019 – Jefferson Apartments

CONDITIONAL USES – NEAR WEST DESIGN REVIEW

- Townhouse in a 2F District – 41st & Burton Ct Townhomes
- NW2025-016 – Kline Development

FAR WEST DESIGN REVIEW

- FW2025-014 – Al Ihsan School Wing Addition

LEGISLATION



Cleveland City Planning Commission

P R E A M B L E

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.

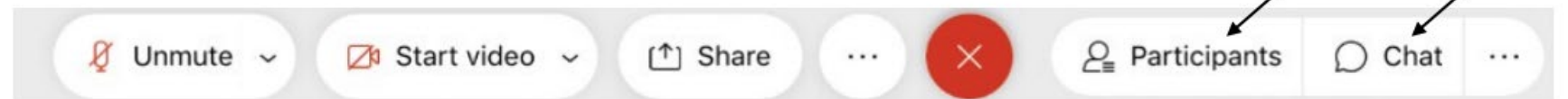
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to the taking of any vote.

In order to ensure that everyone participating in the meeting has the opportunity to be heard, we ask that online participants 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



November 21, 2025

Cleveland City Planning Commission

P R E A M B L E

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.

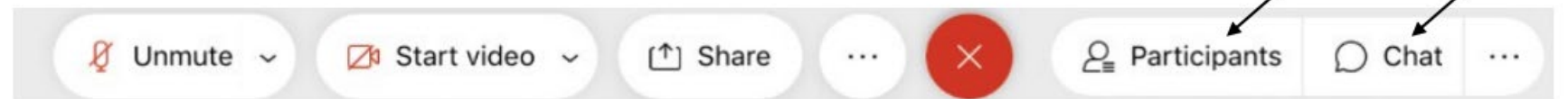
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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)



CALL-IN USERS CAN UNMUTE BY USING *6



November 21, 2025

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 Advisory Committee recommendations (if applicable) and any public comments received.
- Public comments received through the proper channels by the deadline are distributed to Commission members prior to the meeting. 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

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

Lillian Kuri, Chair

November 21, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Erika Anthony

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
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November 21, 2025

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

Map Change 2695 – Changing the Use, Area & Height Districts of parcels of land north and south of Jefferson Avenue between West 6th Street and Thurman Street. (Map Change 2695)

November 21, 2025

Presenter: Xavier Bay, City Planner

Project Representative: Westleigh Harper

Map Change 2695

City Planning Commission Hearing

November 21, 2025



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CITY PLANNING COMMISSION

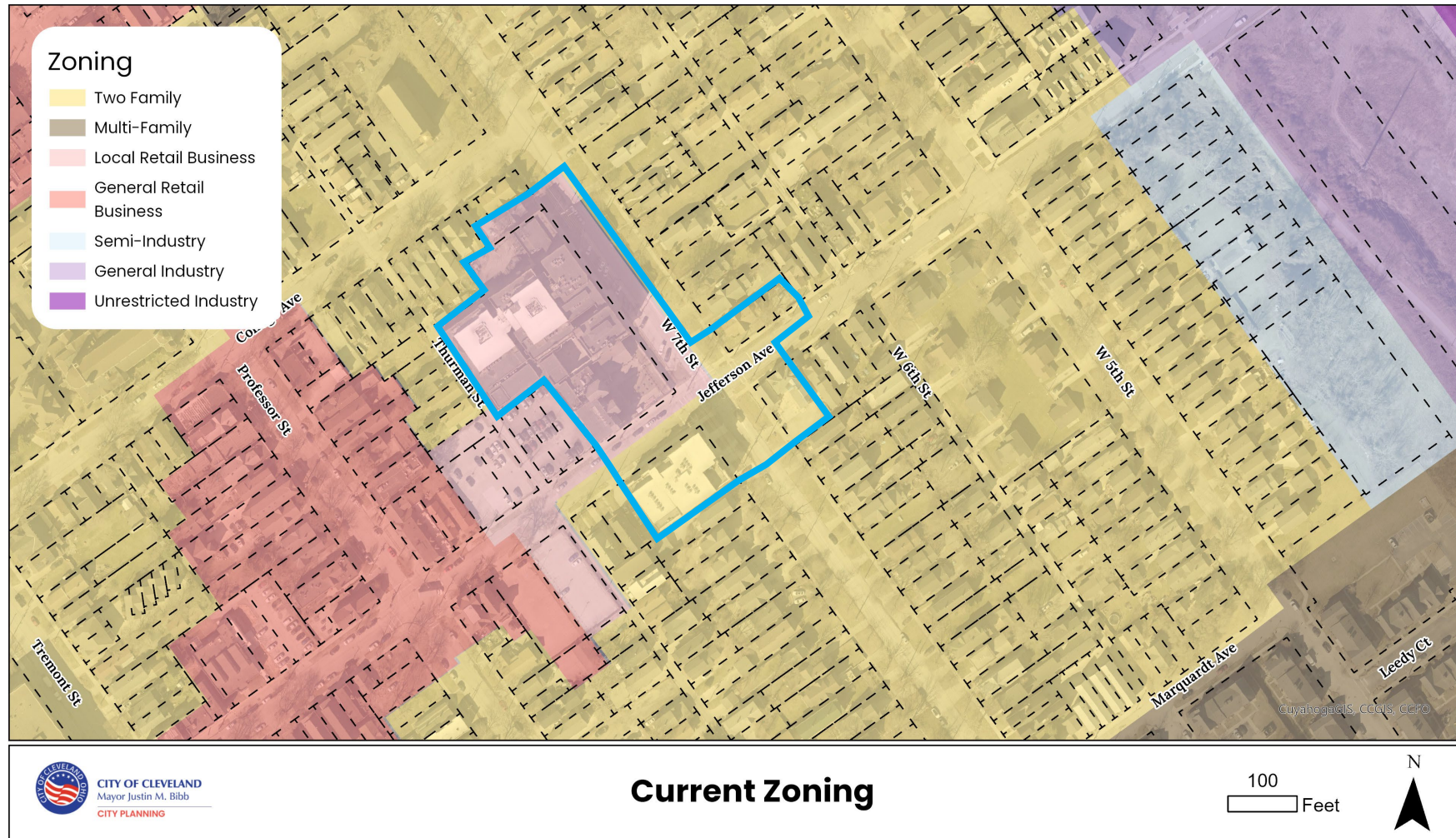
Proposal

Changing the Use, Area & Height Districts of parcels of land north and south of Jefferson Avenue between West 6th Street and Thurman Street.

(Map Change 2695)

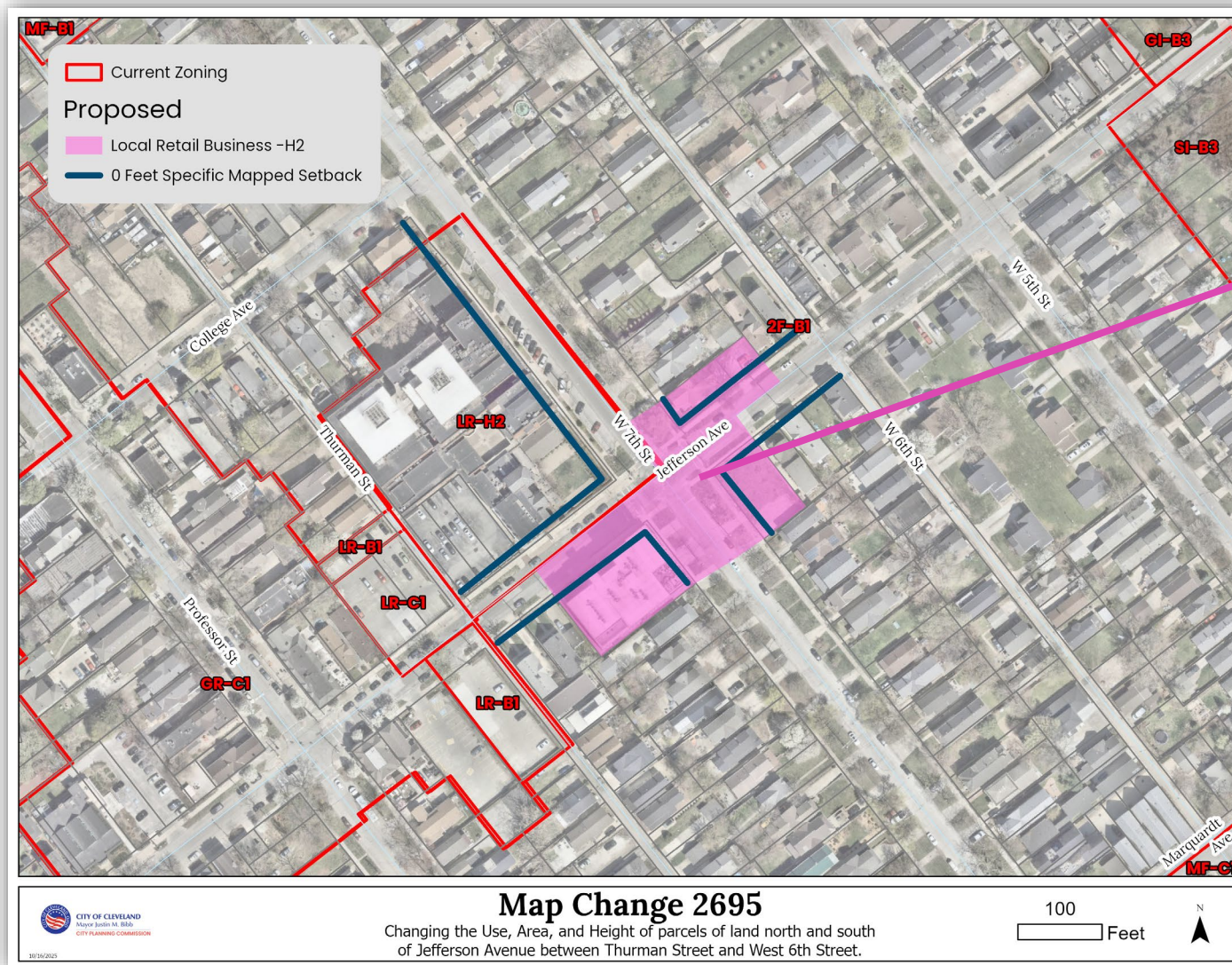
Purpose

- To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.
 - To promote walkability by establishing mapped setbacks in context with existing building form and uses.
-



Current Zoning:

- Two-Family-B1
- Local Retail-H2



Local Retail Business- H2

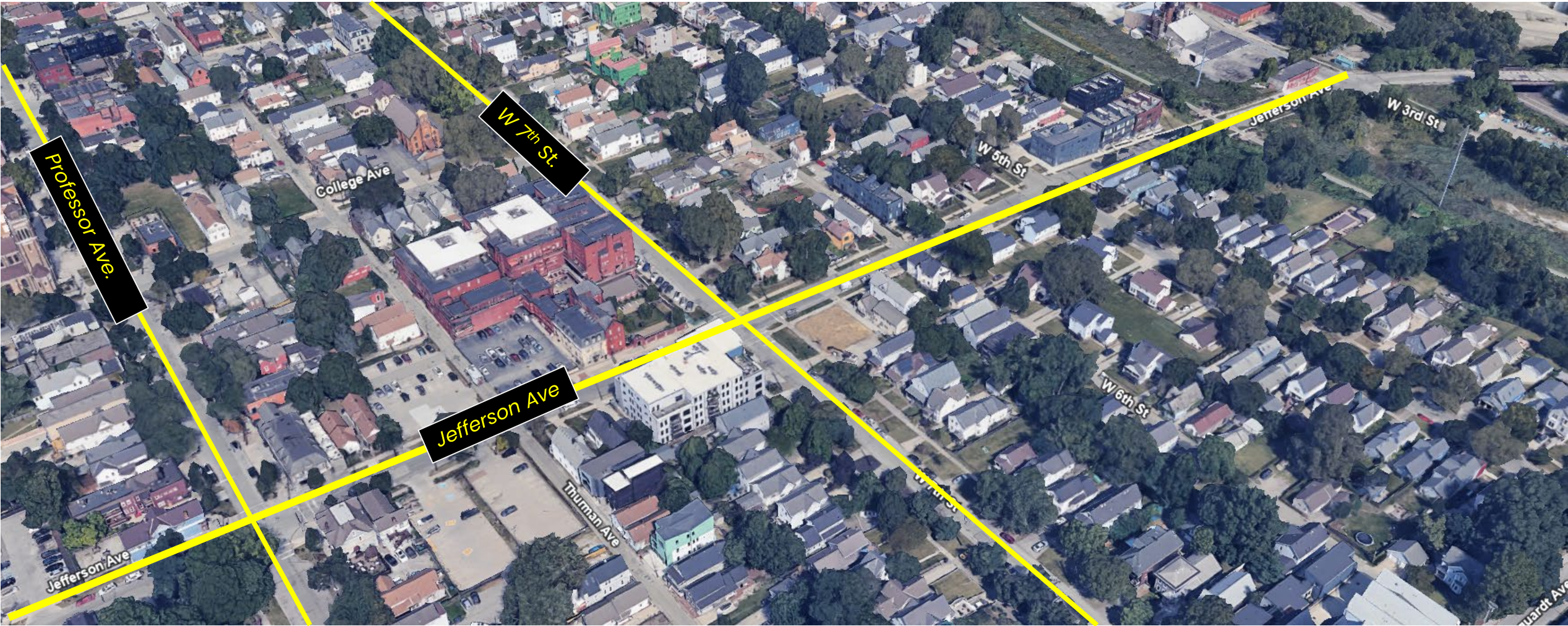
General Permitted Uses:

- Retail stores, drugstores, & food stores
- Professional offices & banks
- All residential uses
- Restaurants
- Mixed-use development

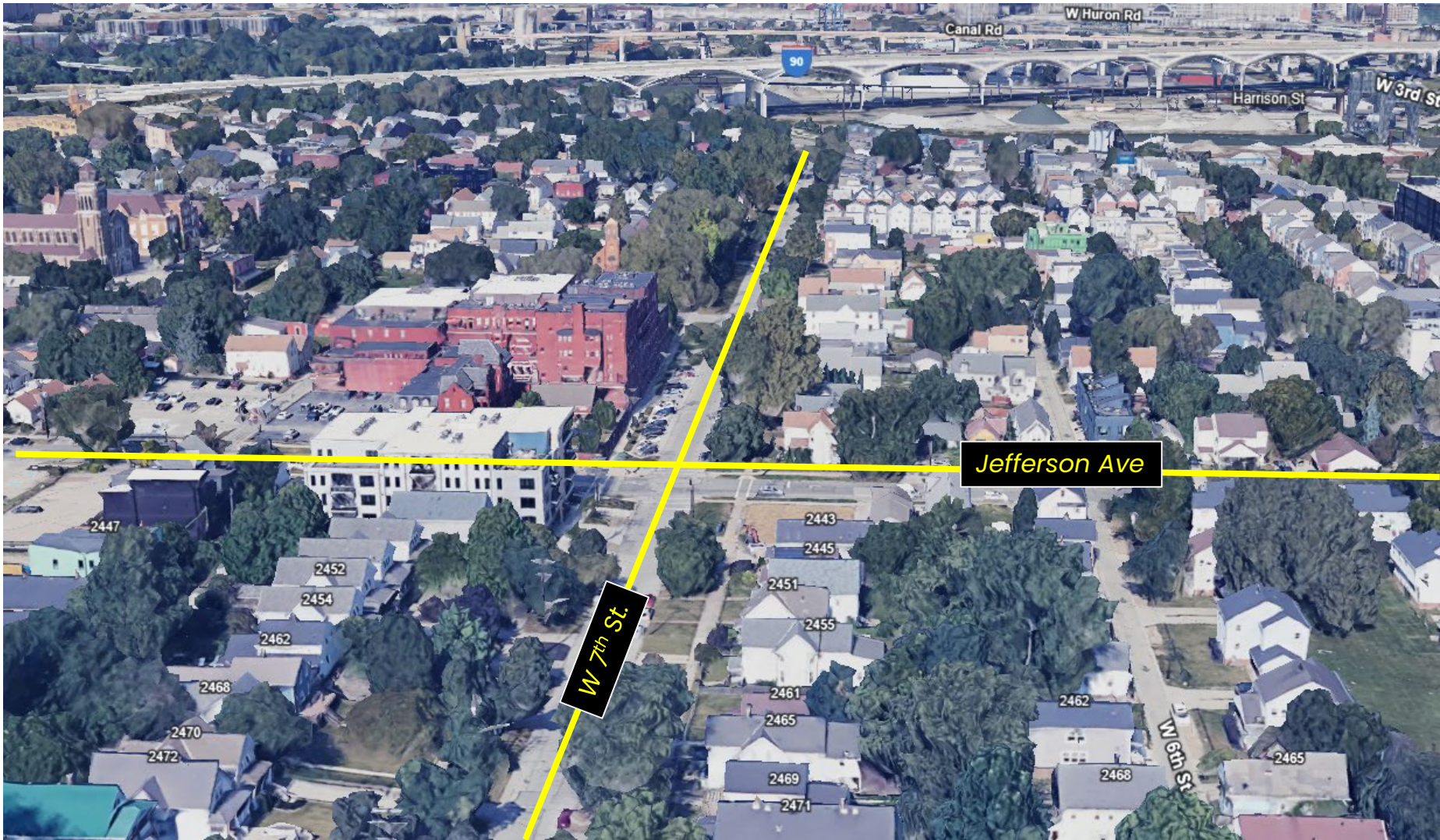
Mapped Setbacks



Current Context



Current Context



Current Context



W 7th St & Jefferson Ave, looking southwest



W 7th St & Jefferson Ave, looking northwest

Current Context

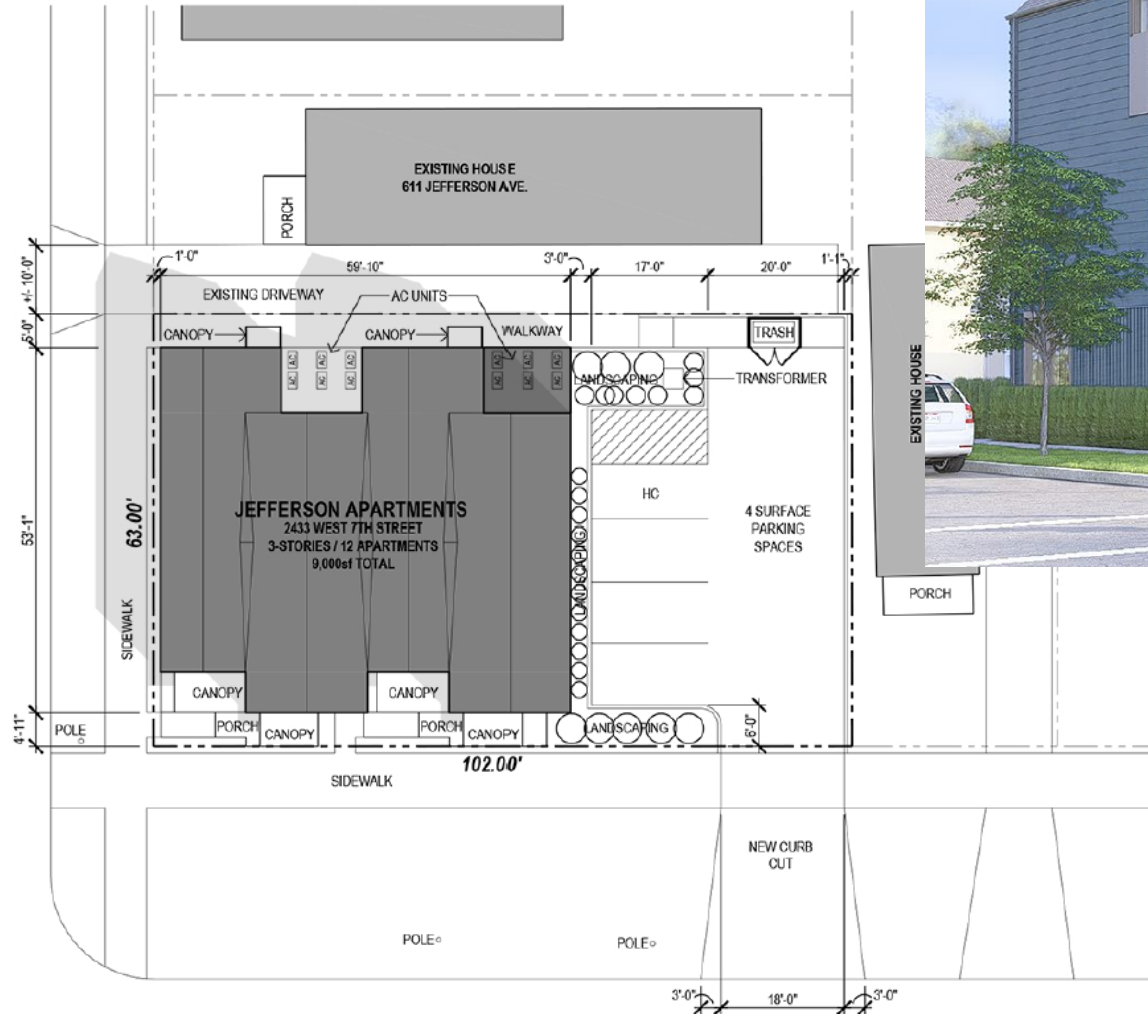


W 7th St & Jefferson Ave, looking southeast



Jefferson Ave, looking northeast

JEFFERSON AVENUE

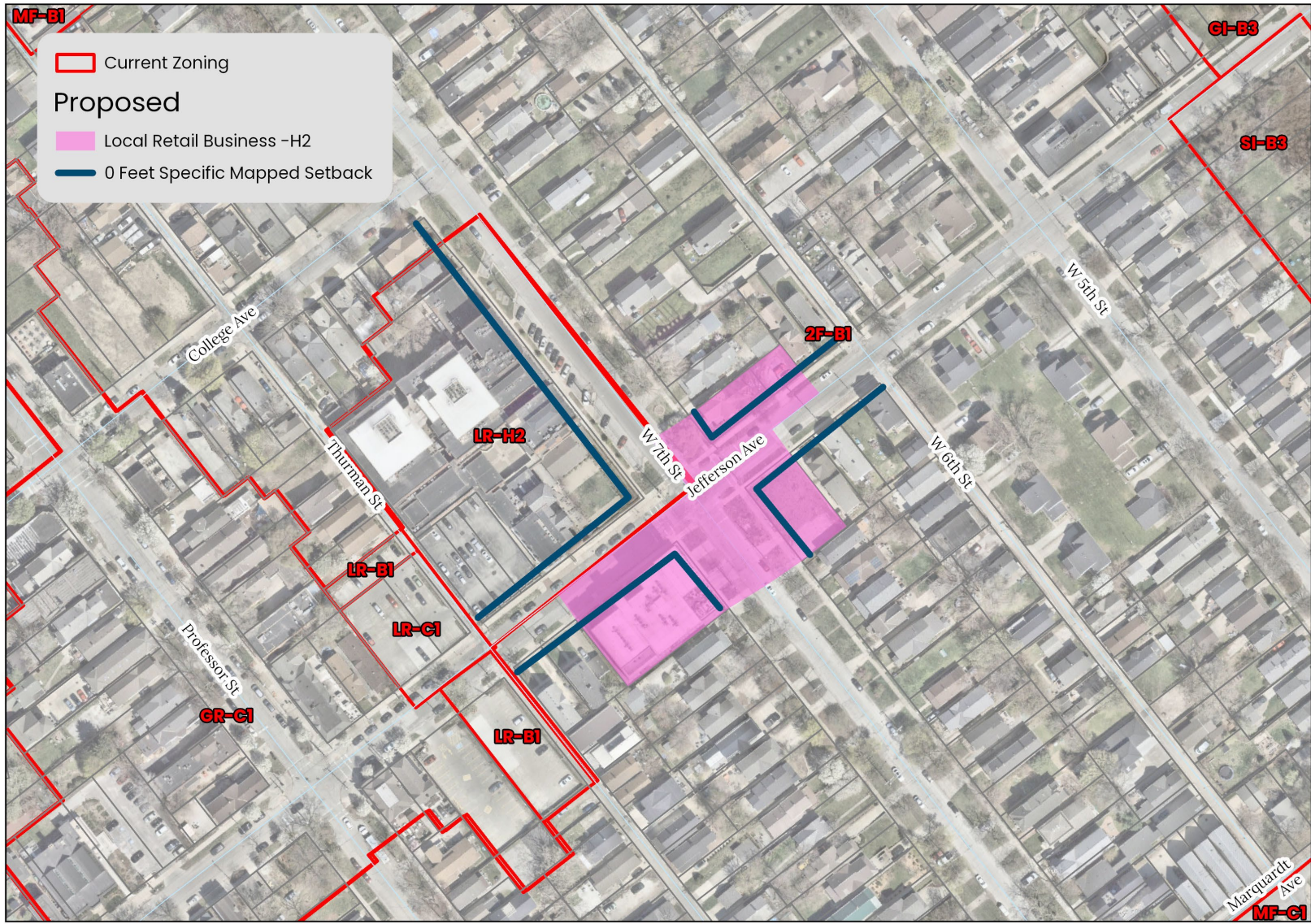


WEST 7TH STREET

EXISTING SITE PLAN

1/16"=1'-0" <North





Cleveland City Planning Commission

Near West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

NW2025-019 – Jefferson Apartments

November 21, 2025

Project Address: 2433 W 7th St

Type: New Construction – Residential

Project Representative: Westleigh Harper, Horton Harper Architects

Approval: Schematic (requesting Final)

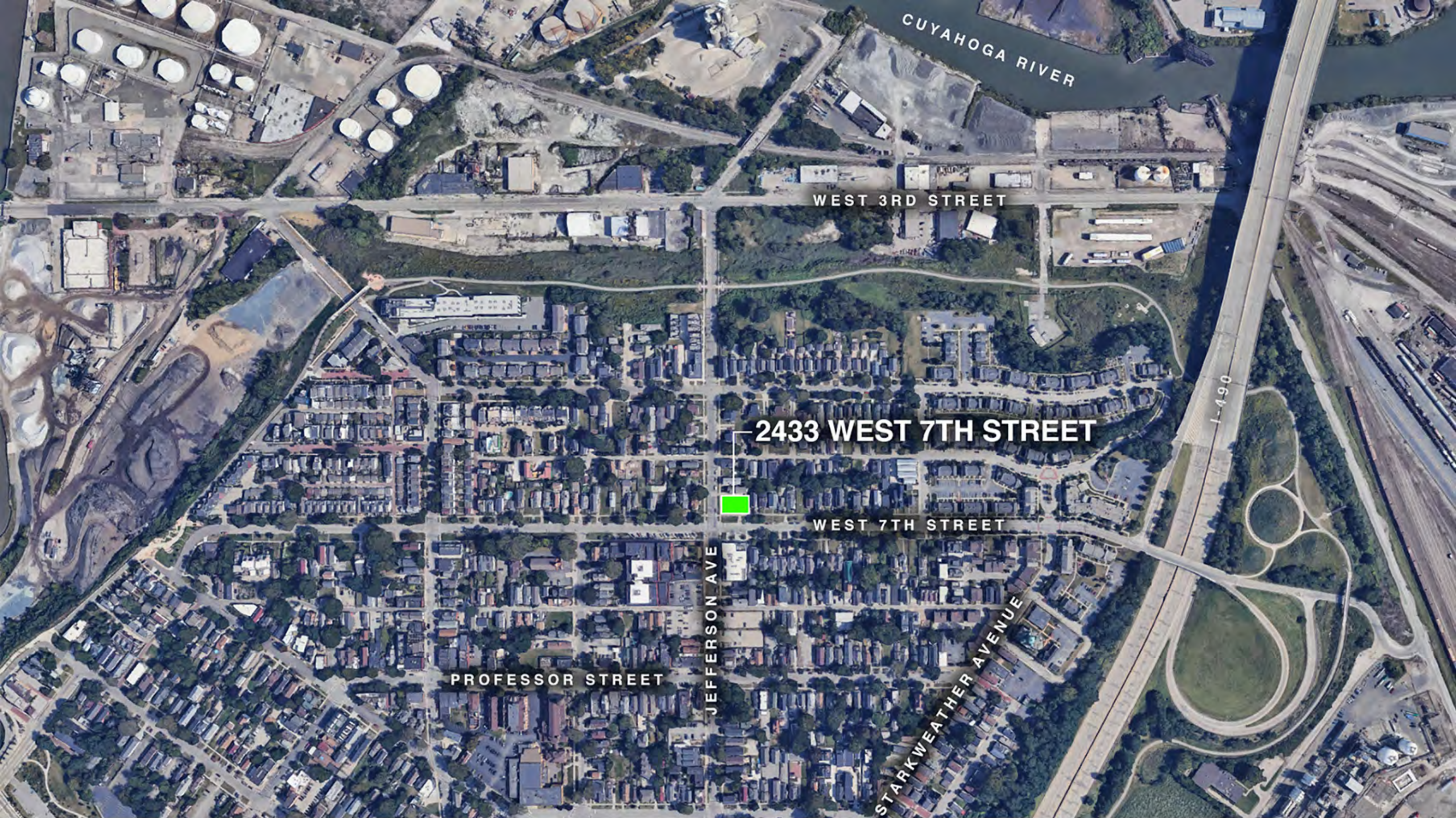
Ward 3: Council Member Welch

SPA: Tremont

JEFFERSON AVENUE APARTMENTS

**2433 West 7th Street
Design Review Document
October 2025**





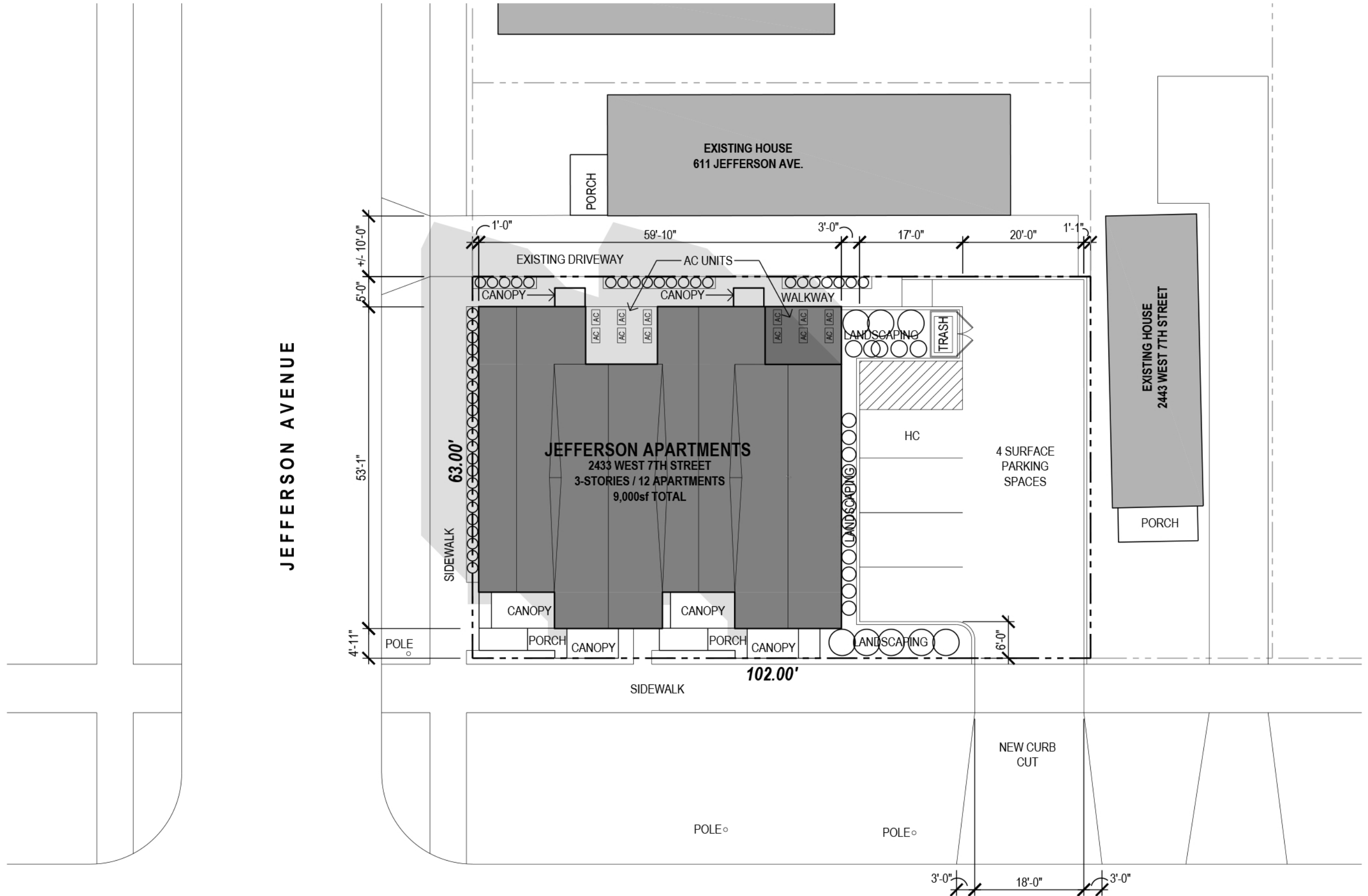


SITE FROM JEFFERSON AVENUE



SITE FROM WEST 7TH STREET





PROPOSED SITE PLAN
1/16"=1'-0" <North











Upper Level
Flats









5" Exposure Lapped Cement Board



Smooth Poured in Place Concrete



Cement Board Trim



Fiberglass Windows



Steel Canopies



Steel Guardrails

MATERIAL PALETTE



A - Arborvitae Emerald
Thuja Occidentalis 'Smaragd'



B - Switch Grass
Panicum Virgatum



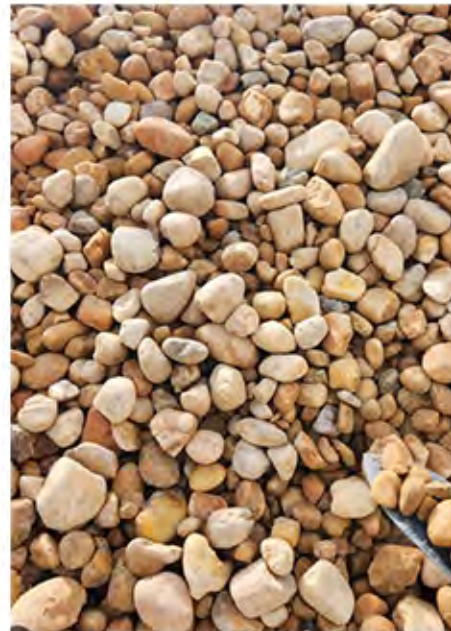
C - Post Oak
Quercus Stellata



D - Arctic Dogwood
Cornus Stolonifera



E - RED MAPLE
Acer Rubrum



F - Planting Bed Pebbles

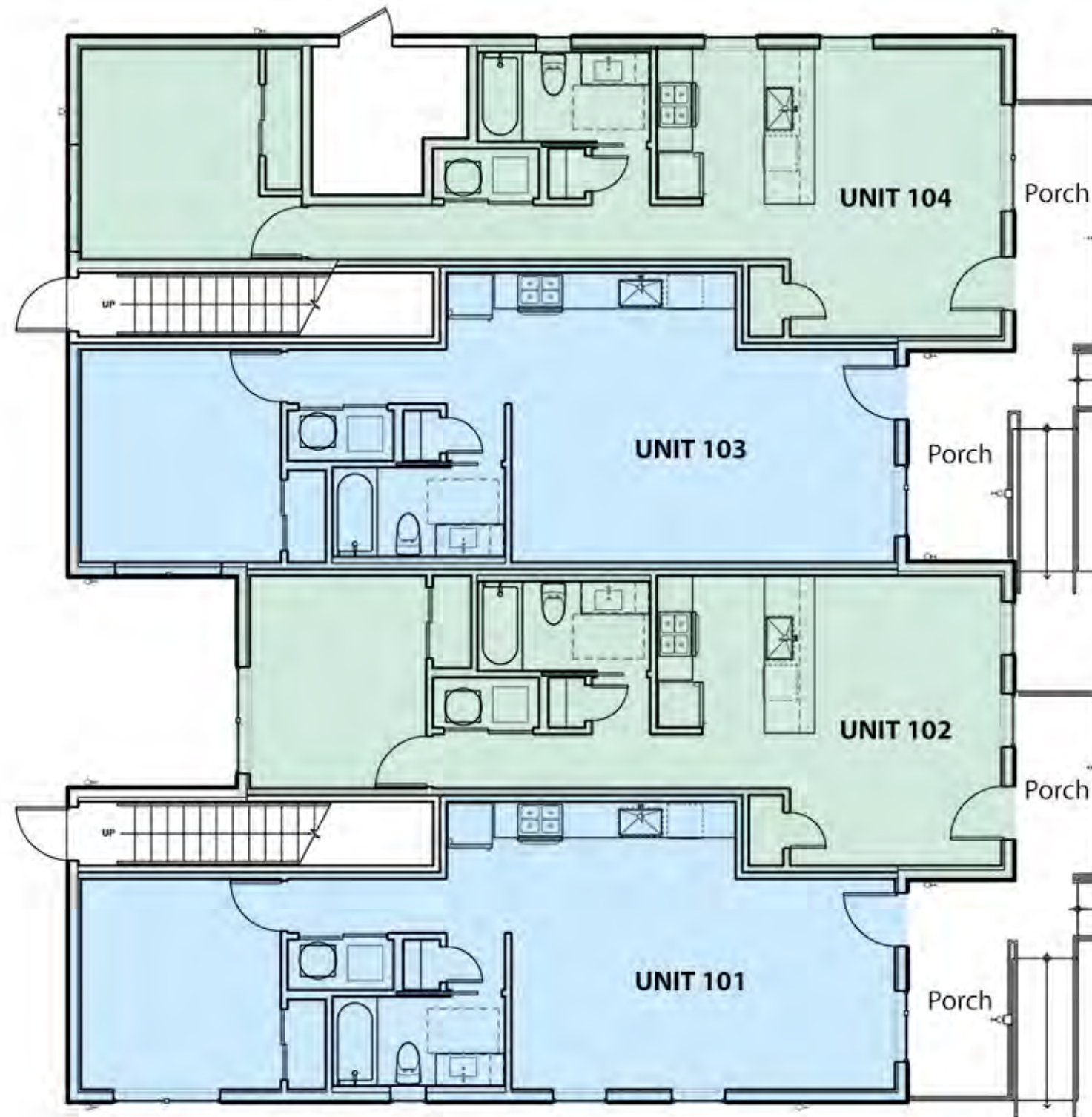


G - Grass

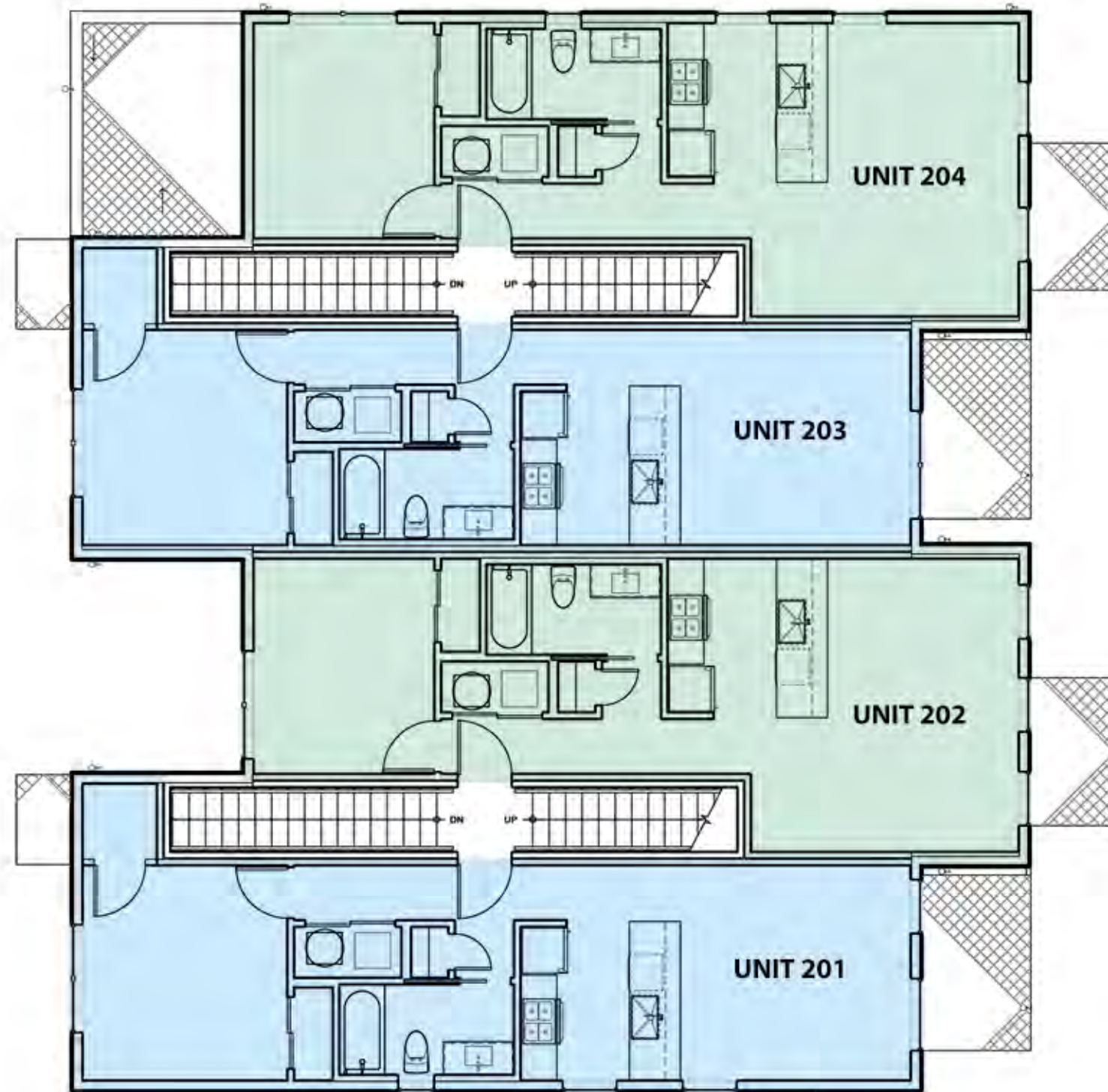


H - Wall Mounted Downlight

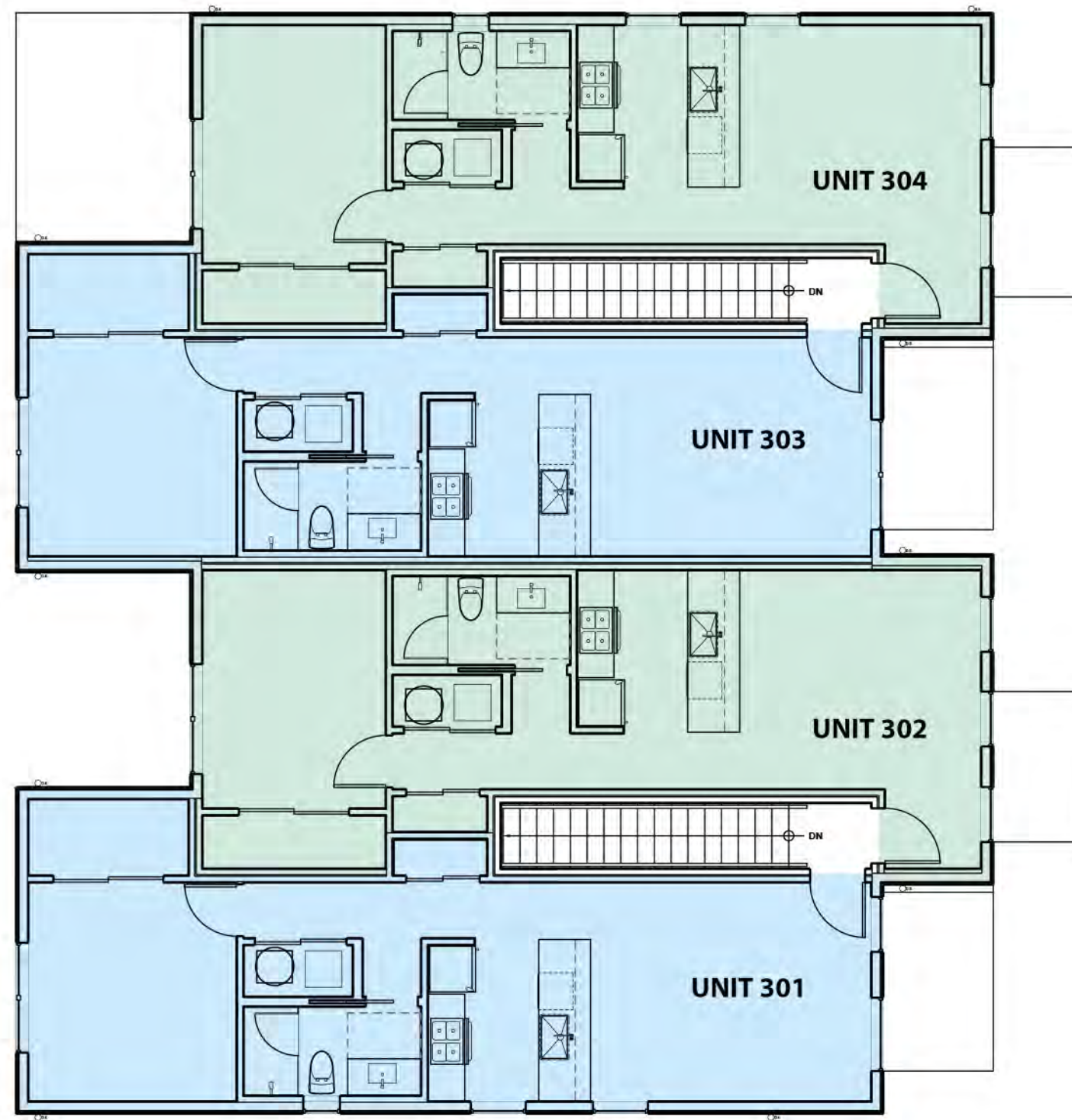
LANDSCAPE & LIGHTING



1st FLOOR PLAN
1/8"=1'-0" North V



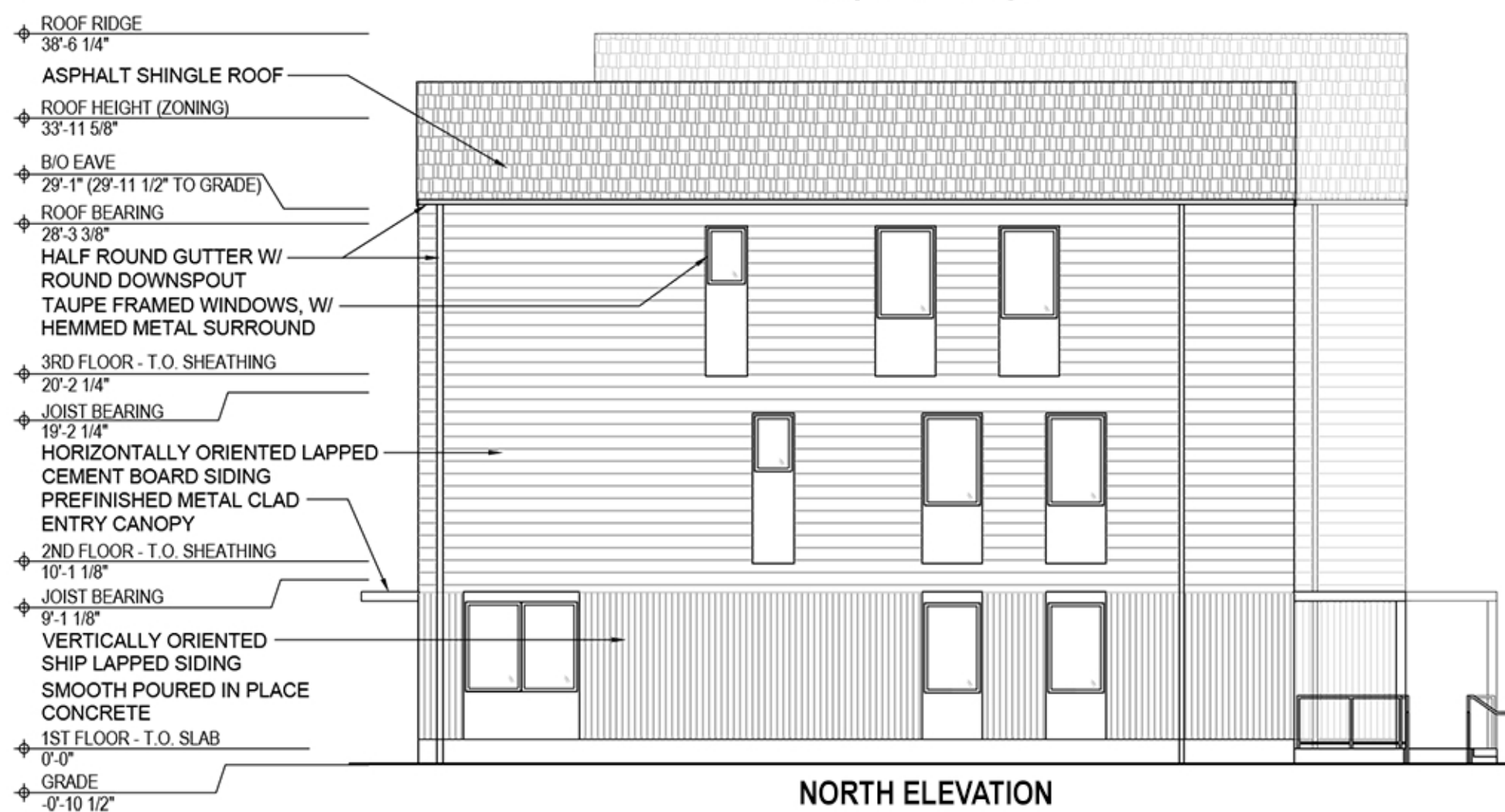
2nd FLOOR PLAN
1/8"=1'-0" North V



3rd FLOOR PLAN
1/8"=1'-0" North V



EXTERIOR ELEVATIONS
 1/8"=1'-0"



EXTERIOR ELEVATIONS
 1/8"=1'-0"

NW2025-019 – Jefferson Apartments

November 21, 2025

Design Review Advisory Committee:

NWDRAC recommended final approval with no conditions on 11/12/25:

- NWDRAC had discussion around the front facade facing Jefferson to better acknowledge the street
- Other predevelopment conversations consisted around buffering, lighting, and parking

City Planning Staff:

Planning staff is in support of the increased housing density, however would like to see more attention to detail on the building facade facing Jefferson.

Cleveland City Planning Commission

Conditional Uses / Near West Design Review



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November 21, 2025

Townhouse in a 2F District – 41st & Burton Ct Townhomes

November 21, 2025

Project Address: W. 41st Street and Burton Ct

Presenter: Xavier Bay, City Planner

Project Representative: Jack Kline

Kline Design | Engineering Townhomes

W.41st St. & Burton Ct.

City Planning Commission Hearing

November 21, 2025

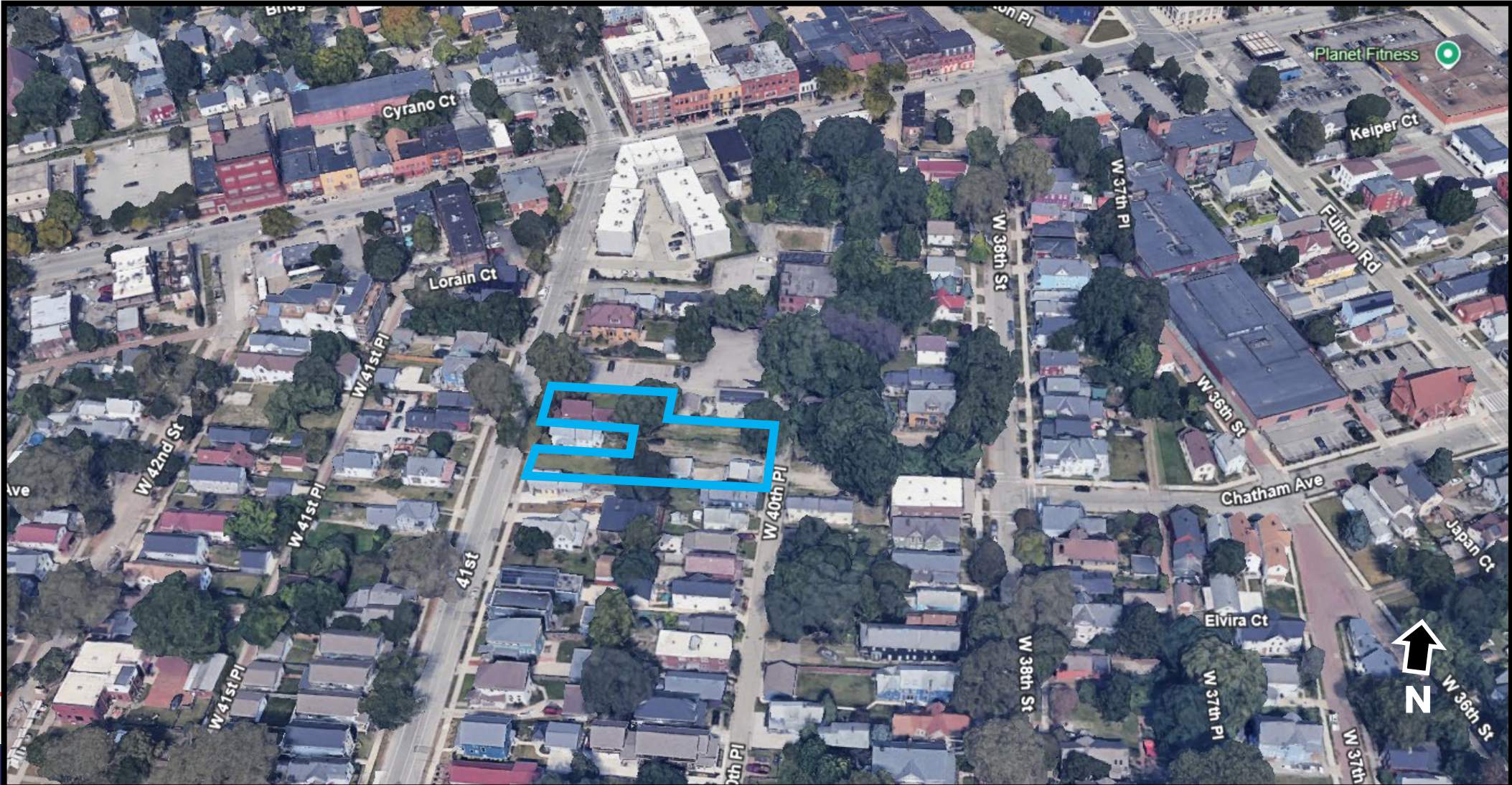


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

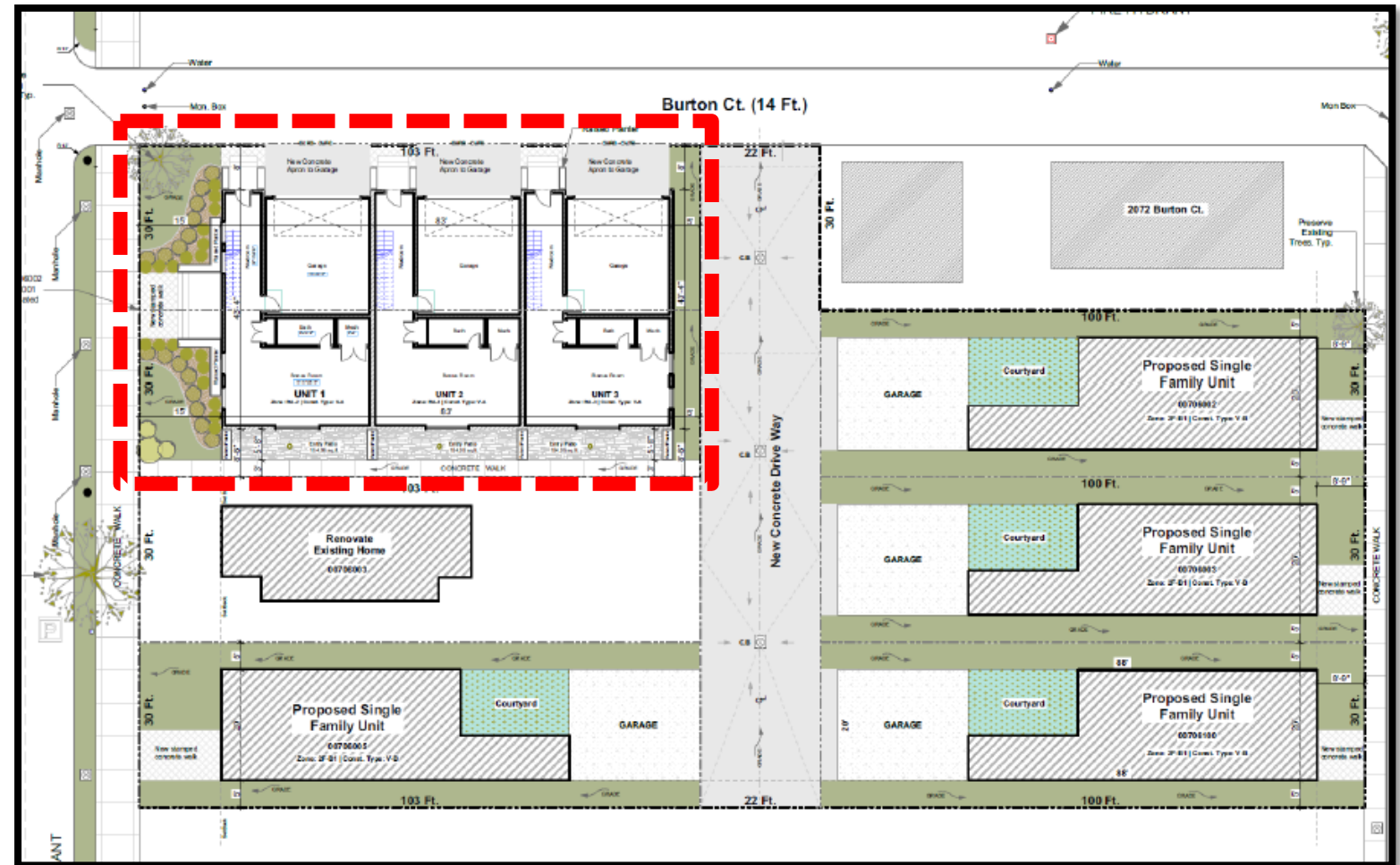
Conditional Use Townhouse in 2F

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



Townhouse Development Scope

Three townhomes are being proposed in the Northwest quadrant of the site plan (currently zoned 2F):



Conditional Use Townhouse in 1F

(e)(1) 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

West Elevation



W 41st St & Burton Ct., Southeastern view



W 41st St & Burton Ct., Eastern view

Conditional Use Townhouse in 1F

(e)(1) 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

34'-11" Ht



W 41st St., Northeast View



Burton Ct., Southwestern, View



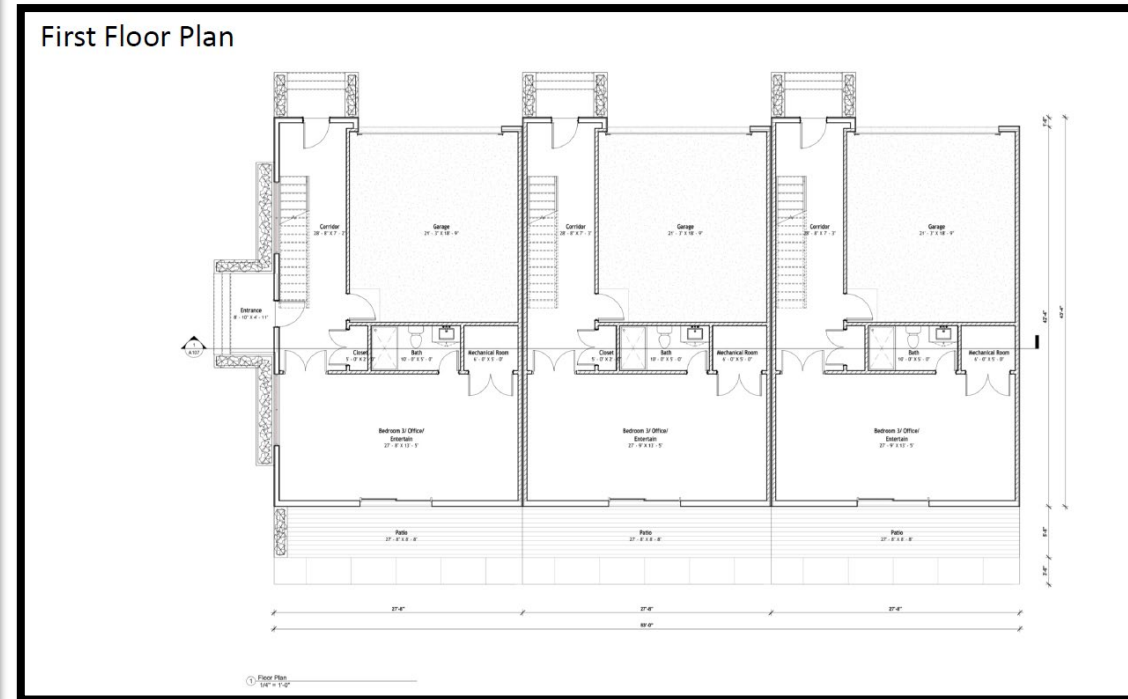
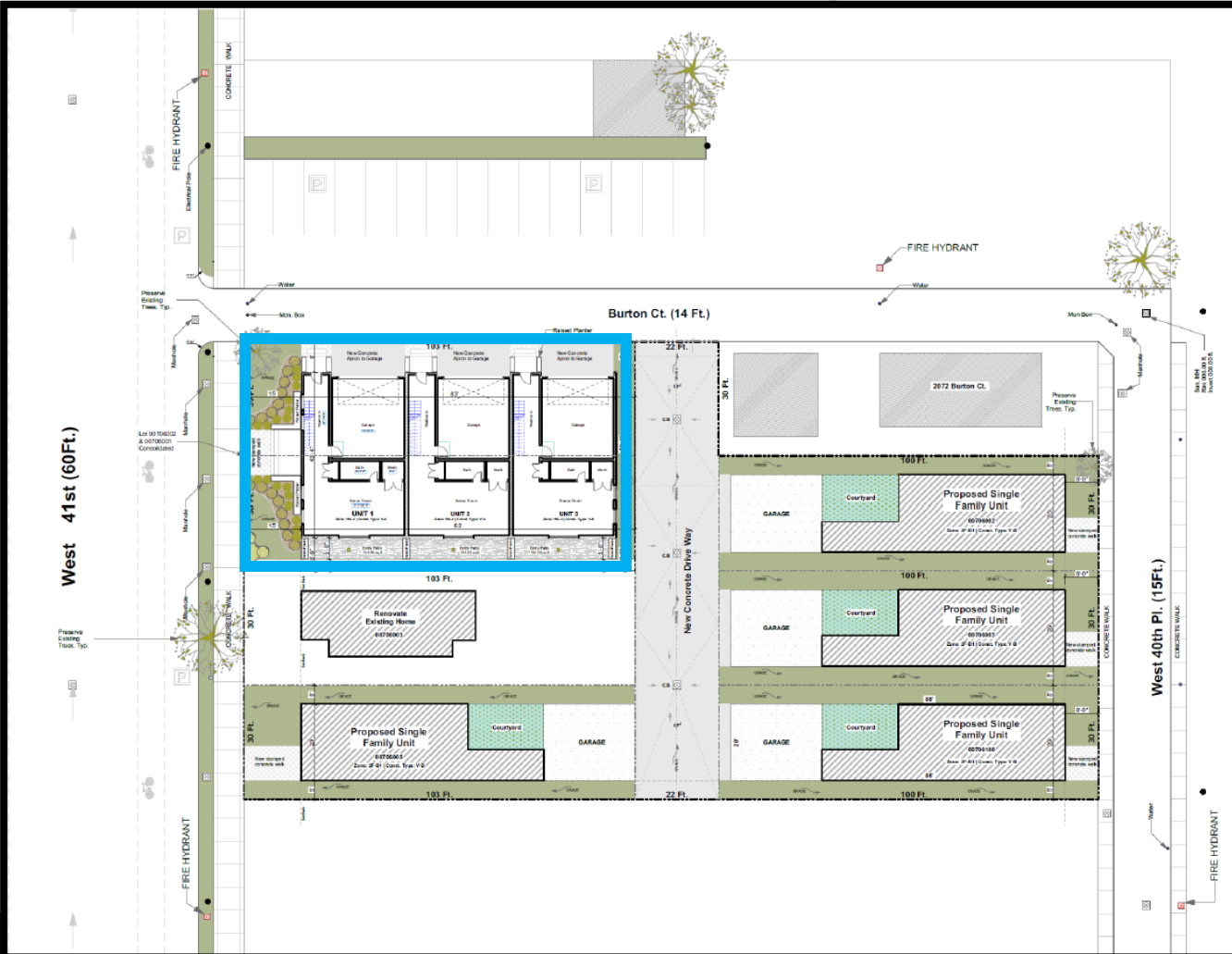
Conditional Use Townhouse in 1F

(e)(2) 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



Conditional Use Townhouse in 1F

(e)(2) 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



NW2025-016 – Kline Development

November 21, 2025

Project Address: W 41st St.

Type: New Construction – Residential

Project Representative: Jack Kline

Approval: Schematic (requesting Final)



Lowndes
476
ASE
14,000 Sq. Ft.
Car Garage
600
ty.com

Design Engineering

WEST 41 STREET

Insight Holdings

3246 Lorain Ave, Cleveland, OH, 44113

Adam Hayoun

857-272-0131

adam@insightholdings.com

kline
Design | Engineering

Kline Design and Engineering

1536 St. Clair Ave Suite 16

Cleveland, OH 44114

216-374-8291

jack@klineconstruct.com

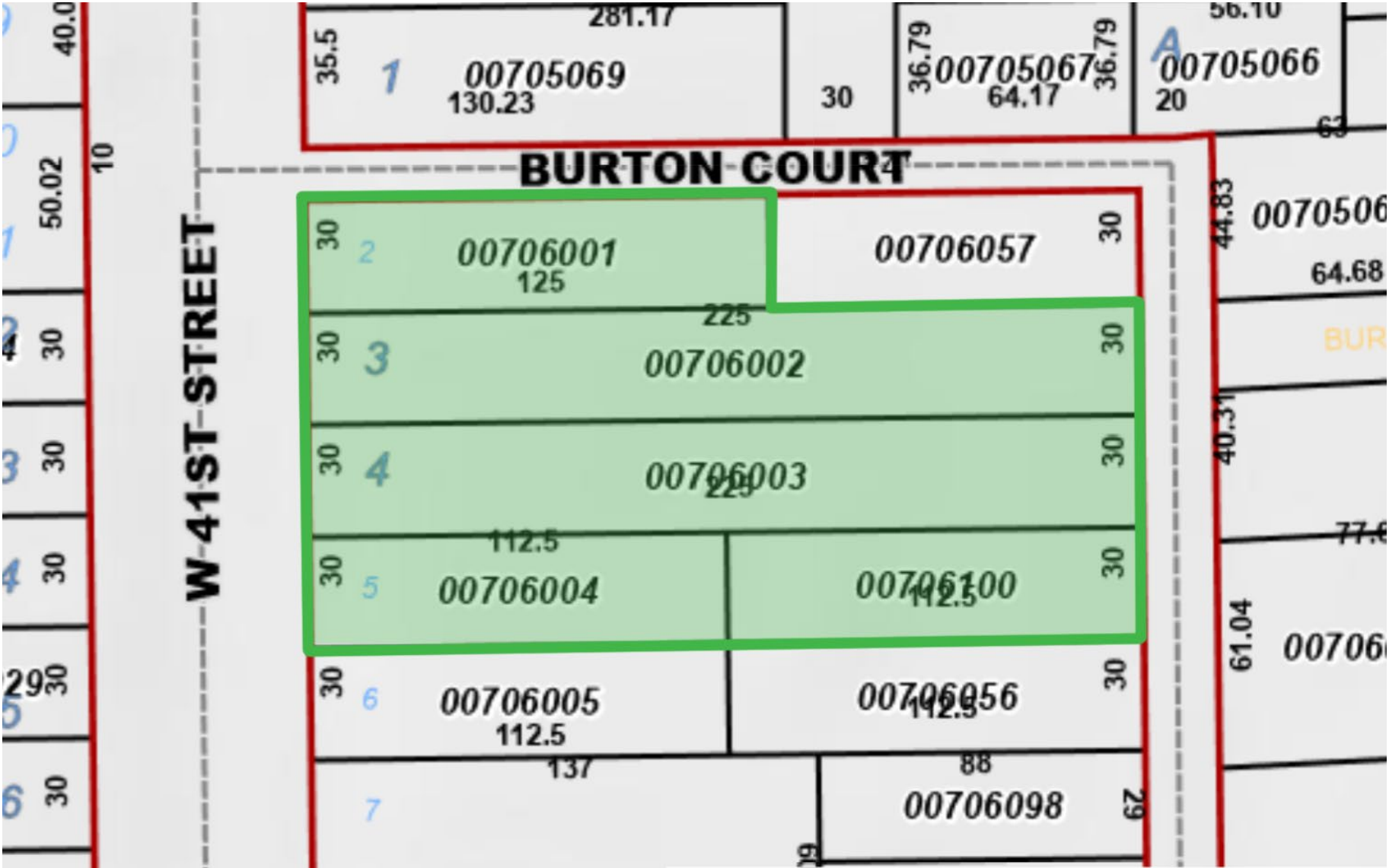
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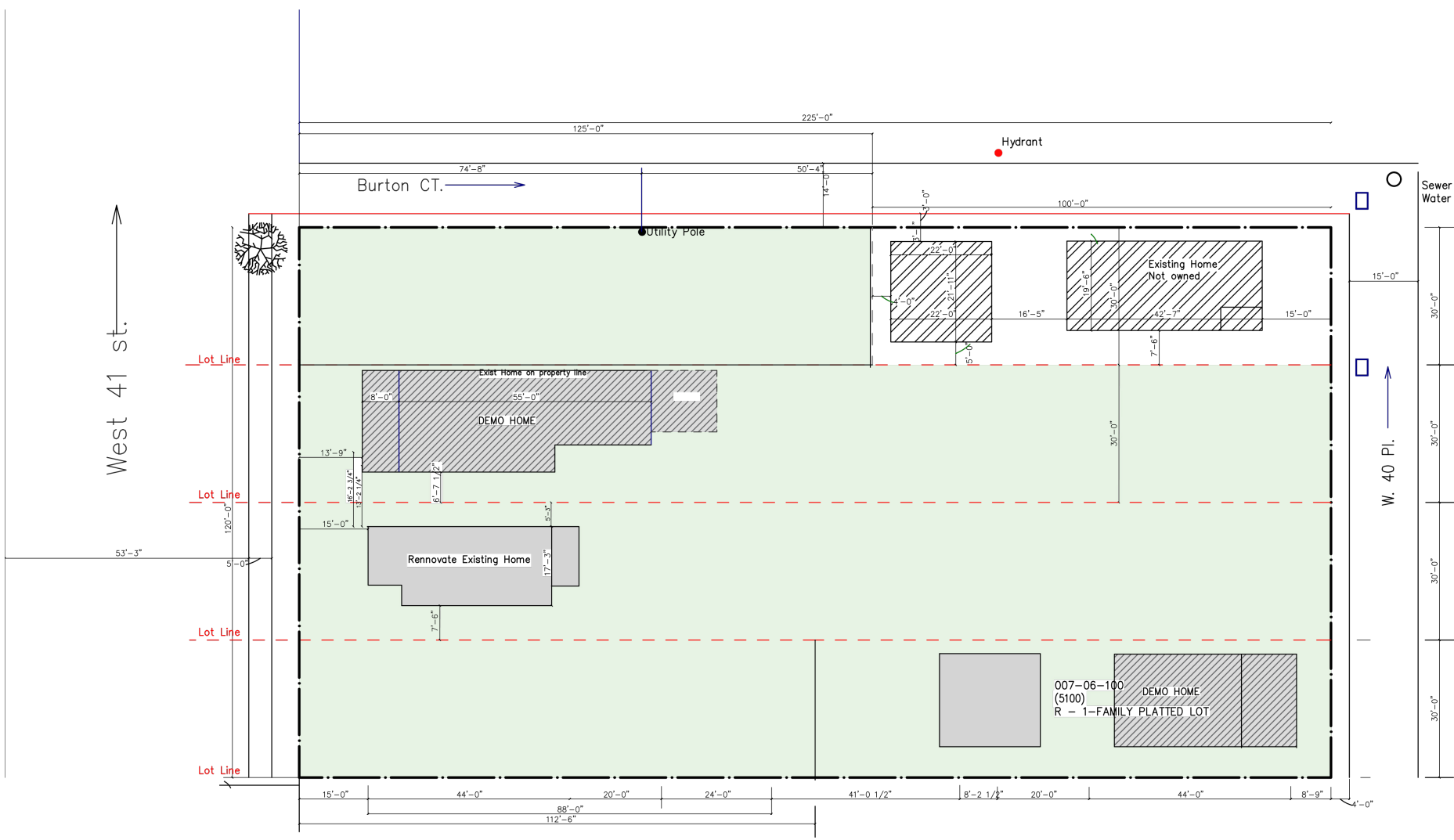
Google Map of Neighborhood



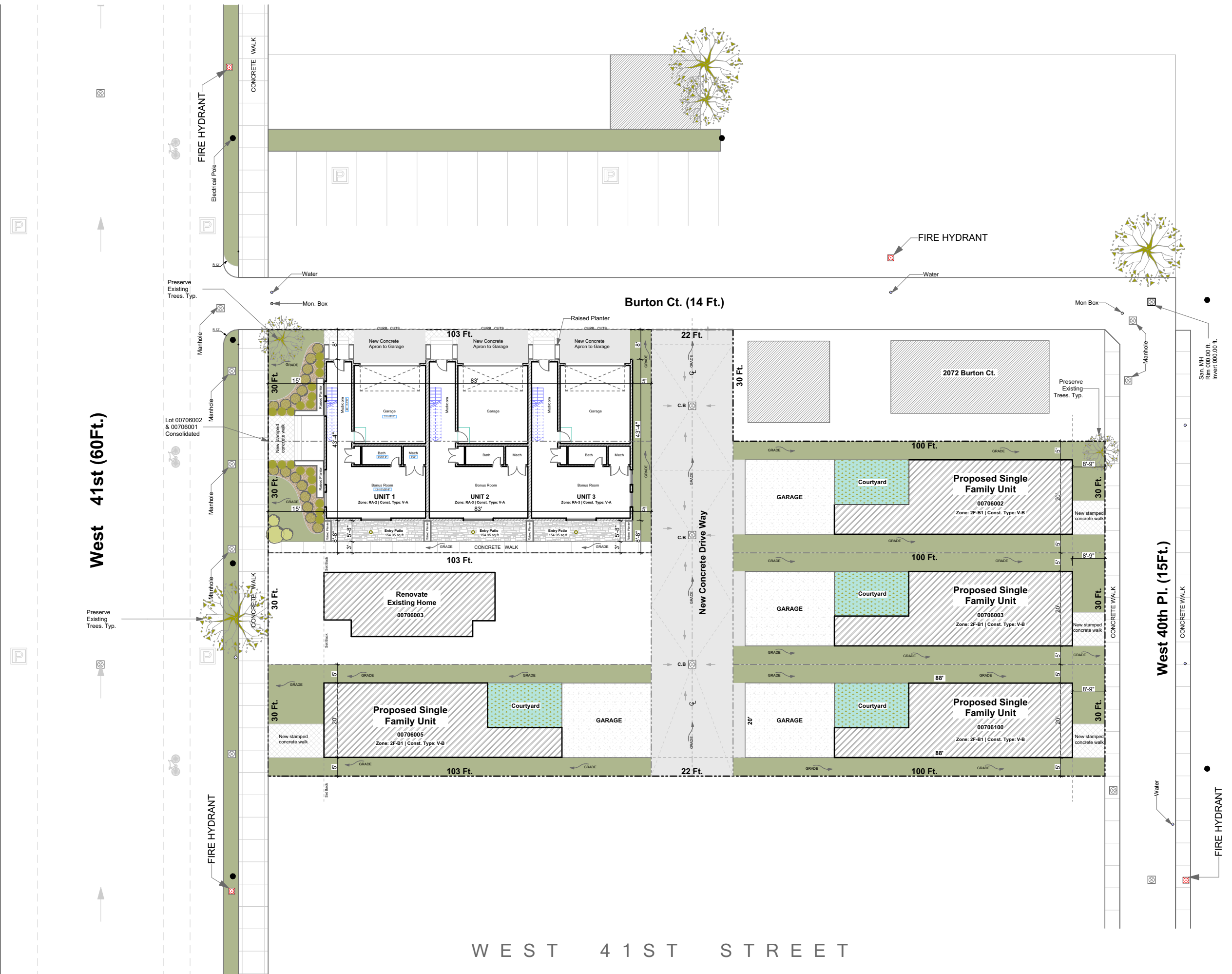
GIS Lot Info



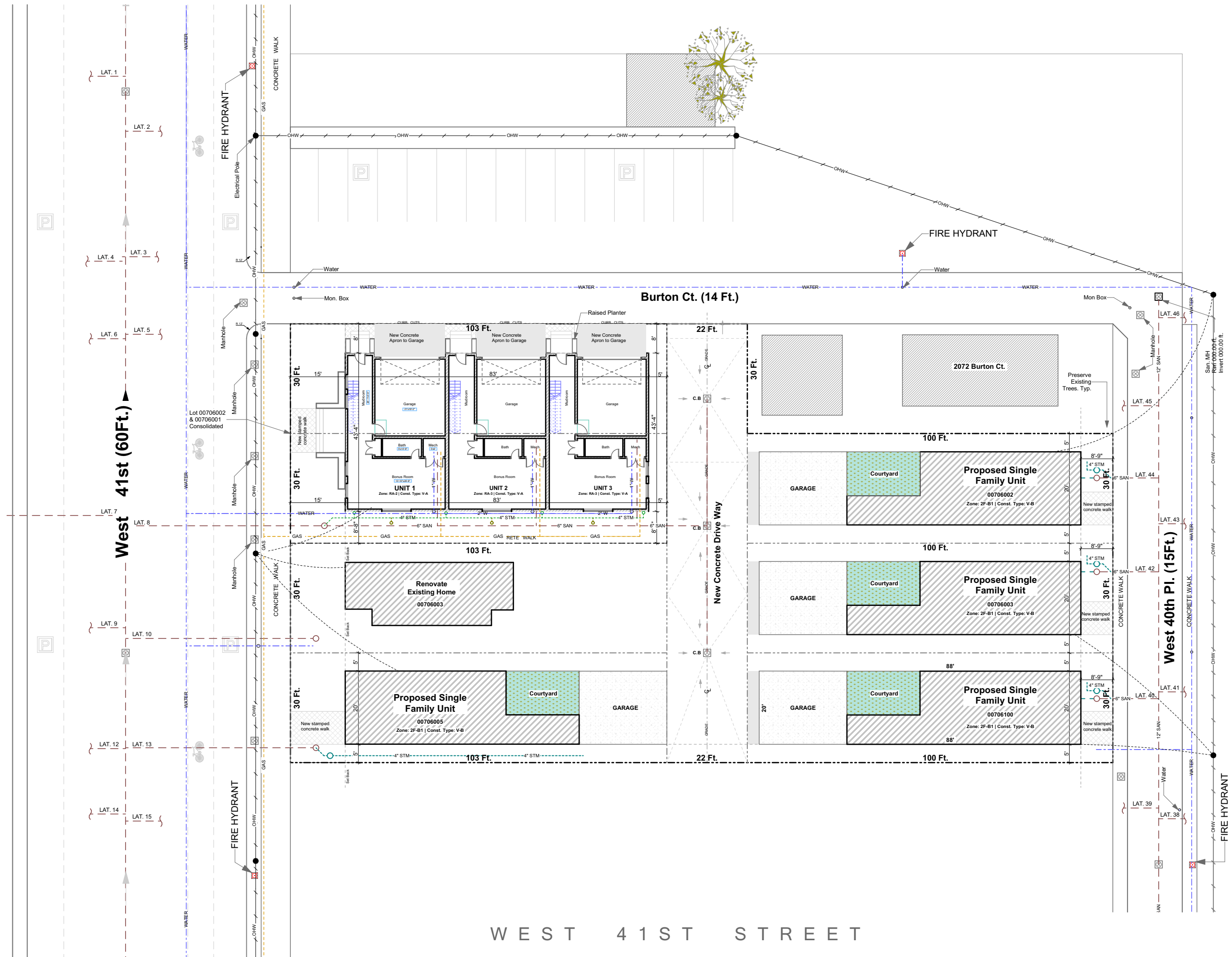
Existing Site Plan



Site Plan



Site Plan-Utility



Existing Conditions Pictures





Lownd
476
ASE
Semi-Deck
14,000 Sq. Ft.
Car Garage
eritis
600
ty.com

Burton Ct.





NO
PARKING
ANY
TIME
←

Proposed Drawings Plans / Elevations / Sections

3 Townhomes

Unit size: 2660 sq ft

Units: 3-level town-homes

Bedrooms per unit: 3

Bathrooms per unit: 4

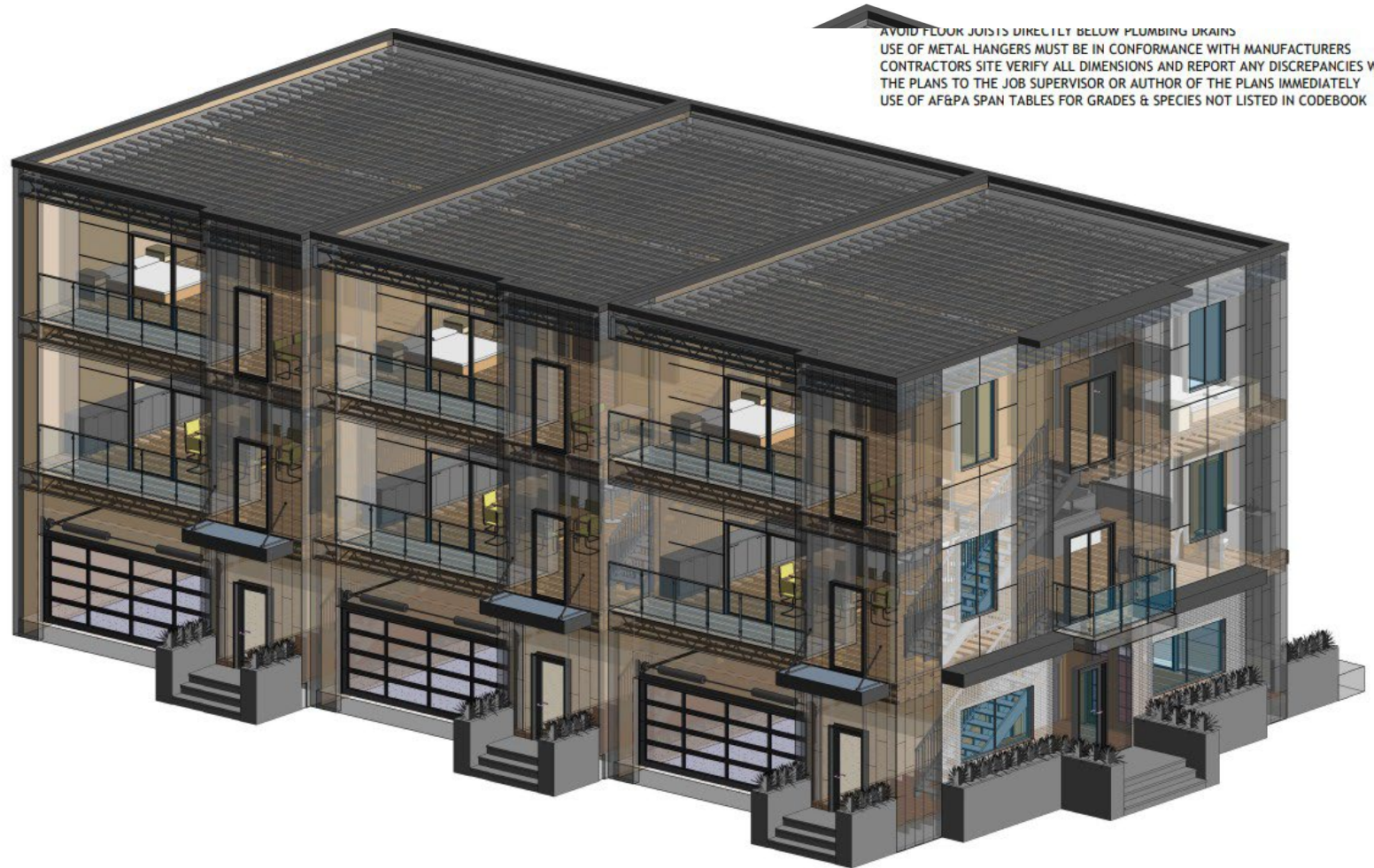
Garage: 2-car per unit

Unit 1 (RA-2) Unit 2-3(Ra-3)

Land Use: 5000-Res

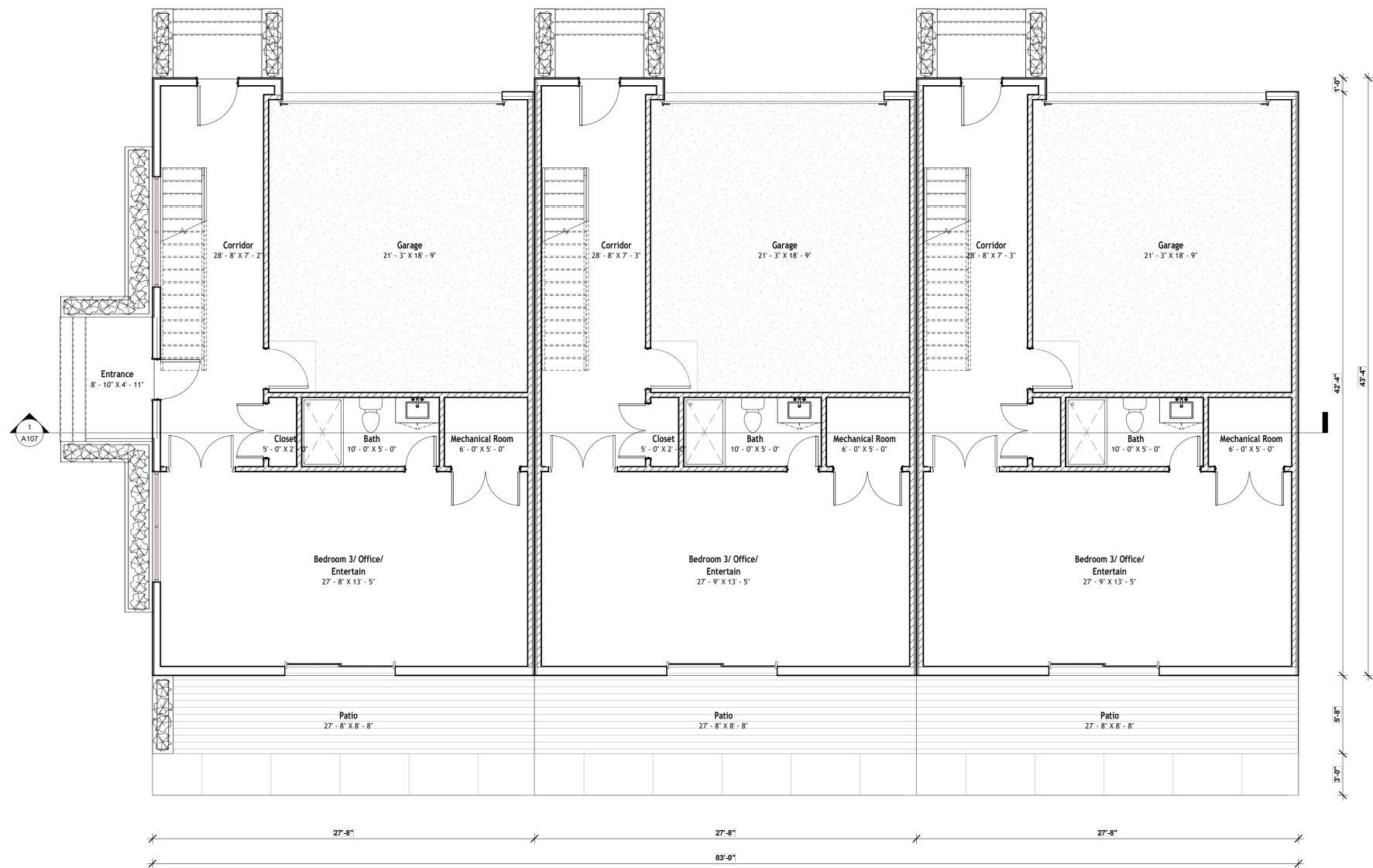
2F-B1

Const. Type V-A



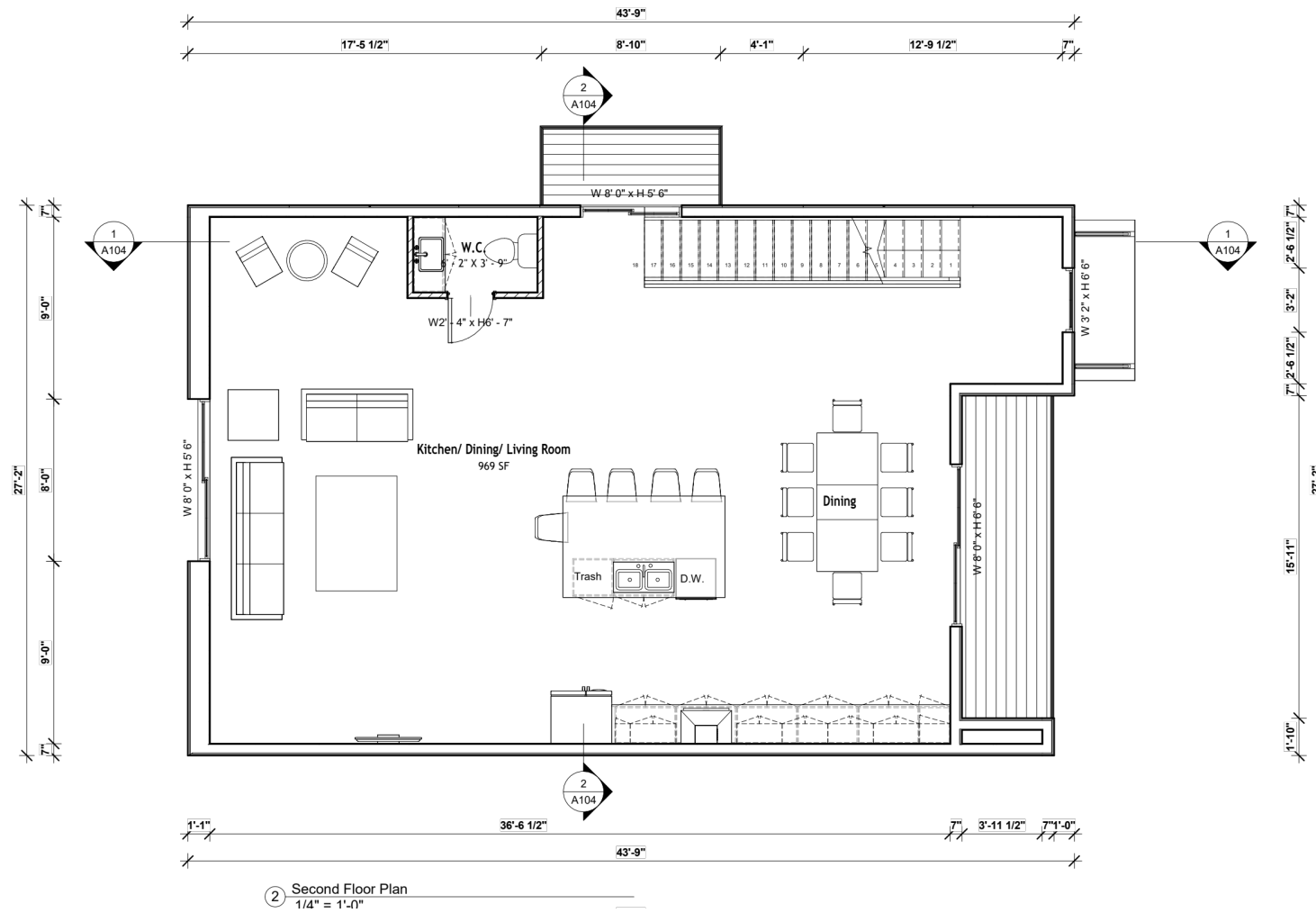
AVOID FLOOR JOISTS DIRECTLY BELOW PLUMBING DRAINS
USE OF METAL HANGERS MUST BE IN CONFORMANCE WITH MANUFACTURERS
CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH
THE PLANS TO THE JOB SUPERVISOR OR AUTHOR OF THE PLANS IMMEDIATELY
USE OF AF&PA SPAN TABLES FOR GRADES & SPECIES NOT LISTED IN CODEBOOK

First Floor Plan

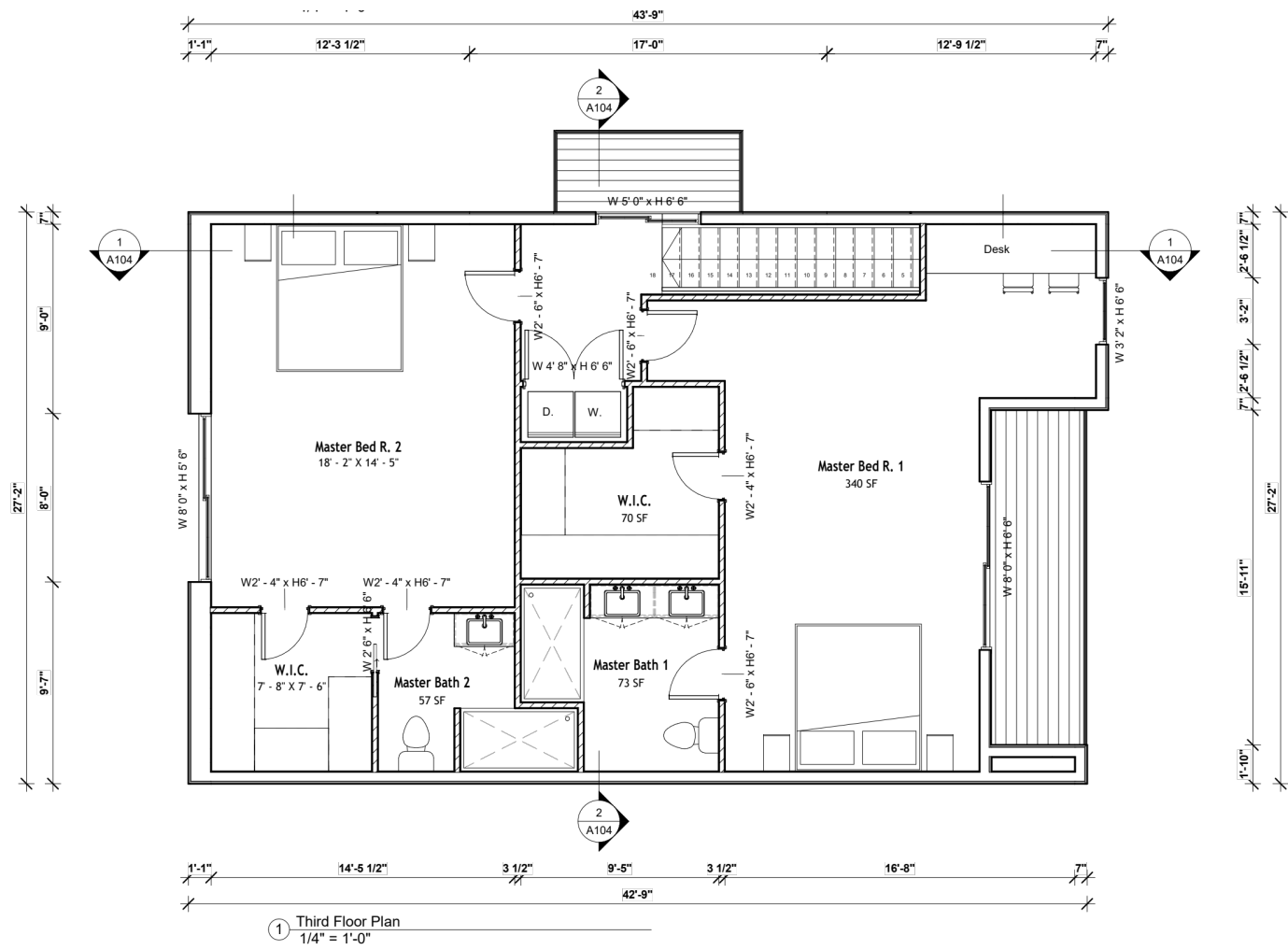


① Floor Plan
1/4" = 1'-0"

Second Floor Plan



Third Floor Plan



North Elevation



M1: Wirecut Thin Brick – Graphite Grey

M2: painted metal rectangular panels – Charcoal Grey

M3: Black Metal

M4: Composite metal panels – Concrete Grey

M5: Vertical metal cladding – Matte Grey

M6: Covered Entry Canopy — Metal, Black Finish

W1: Aluminum window, casement, black frame –3'2"x6'6"

W2: Aluminum window, Sliding, black frame –8'0"x5'6"

W3: Aluminum window, casement, black frame –5'0"x2'0"

D1: Main entry door – Frosted Glass panel with Matte Black finish Frame

D2: Balcony sliding door – Aluminum frame, Black –8'0"x5'6"

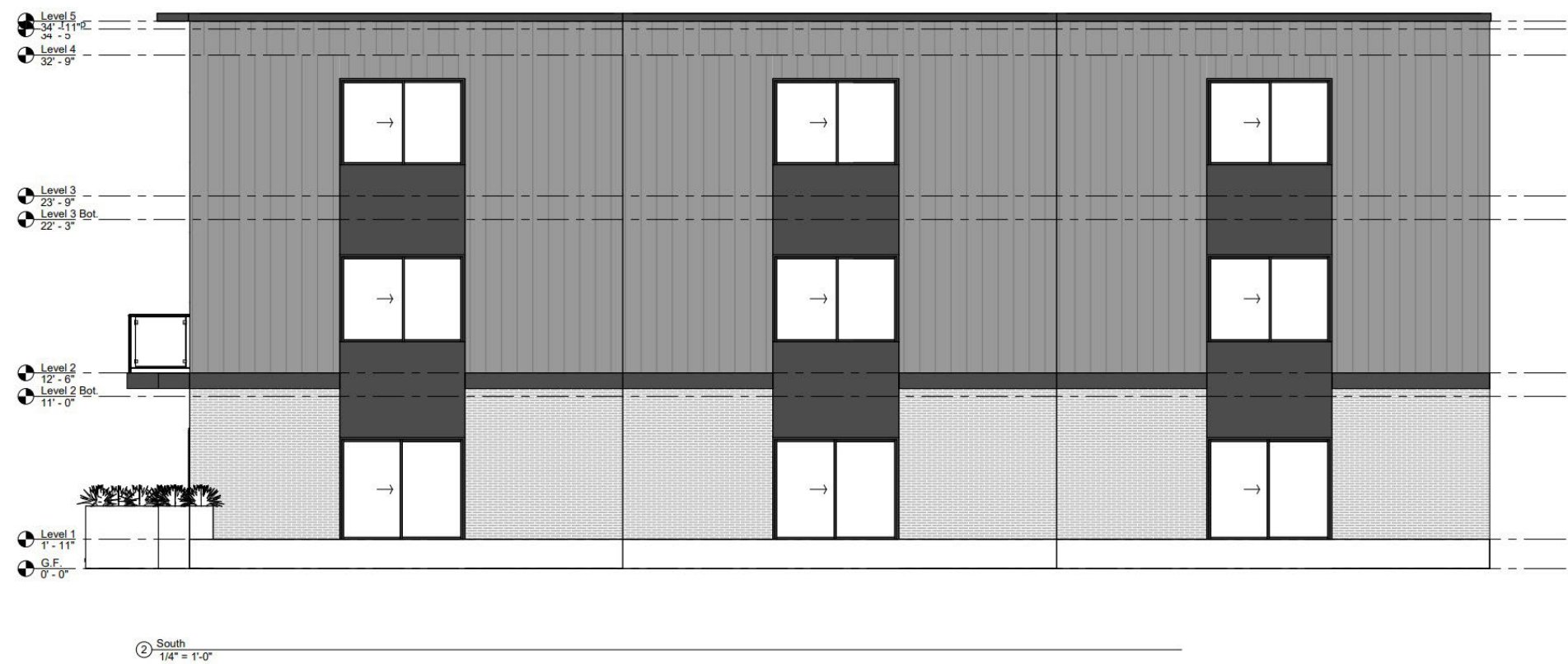
D3: Garage door – Frosted glass panel with Matte Black Frame

West Elevation

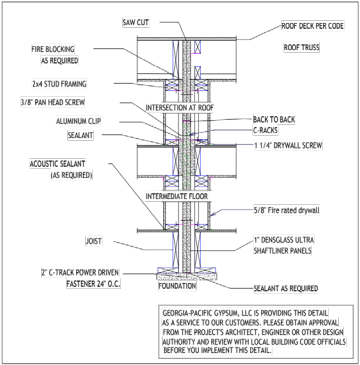


- M1: Wirecut Thin Brick – Graphite Grey
- M2: painted metal rectangular panels – Charcoal Grey
- M3: Black Metal
- M4: Composite metal panels – Concrete Grey
- M5: Vertical metal cladding – Matte Grey
- M6: Covered Entry Canopy — Metal, Black Finish
- M7: Wooden Planters
- W1: Aluminum window, casement, black frame –3'2"x6'6"
- W2: Aluminum window, casement, black frame –8'0"x4'0"
- W3: Aluminum window, Sliding, black frame –4'0"x6'0"
- D1: Main entry door – Frosted Glass panel with Matte Black finish Frame
- D2: Balcony sliding door – Aluminum frame, Black –8'0"x5'6"
- D3: Garage door – Frosted glass panel with Matte Black Frame

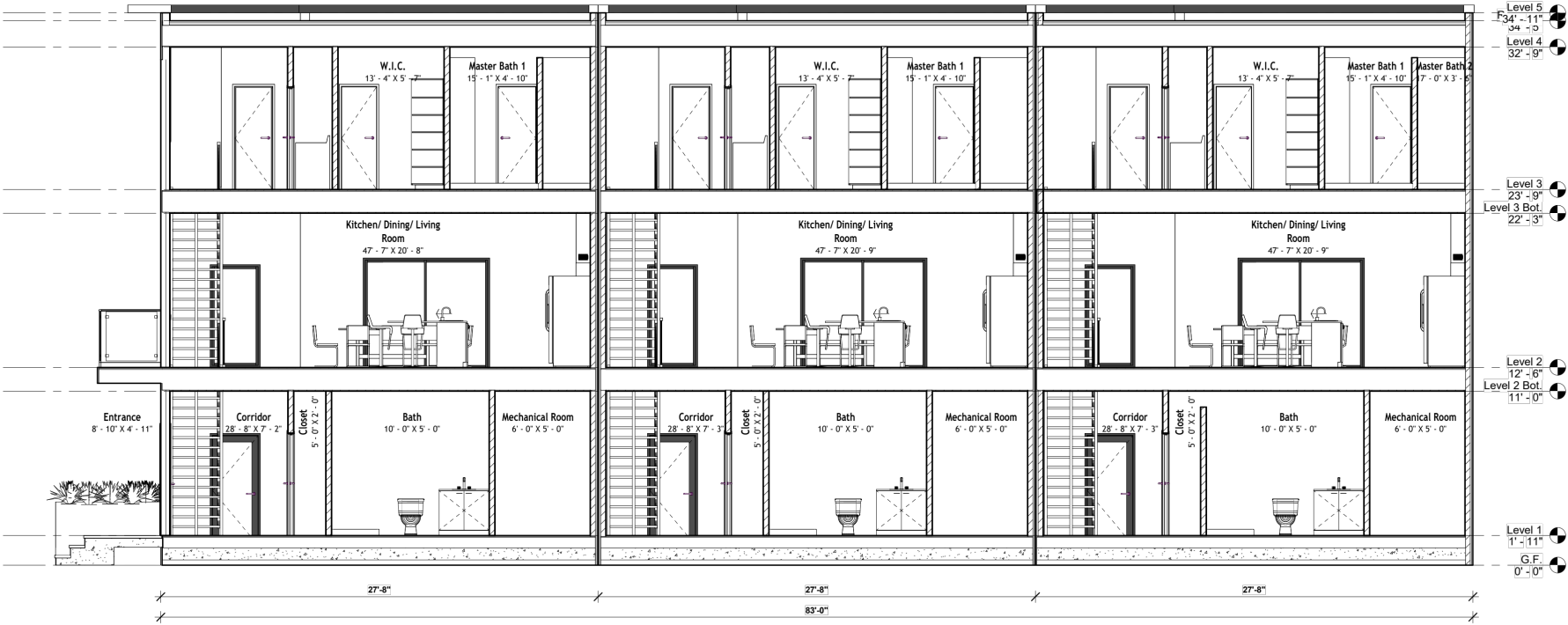
South Elevation



Cross Sections

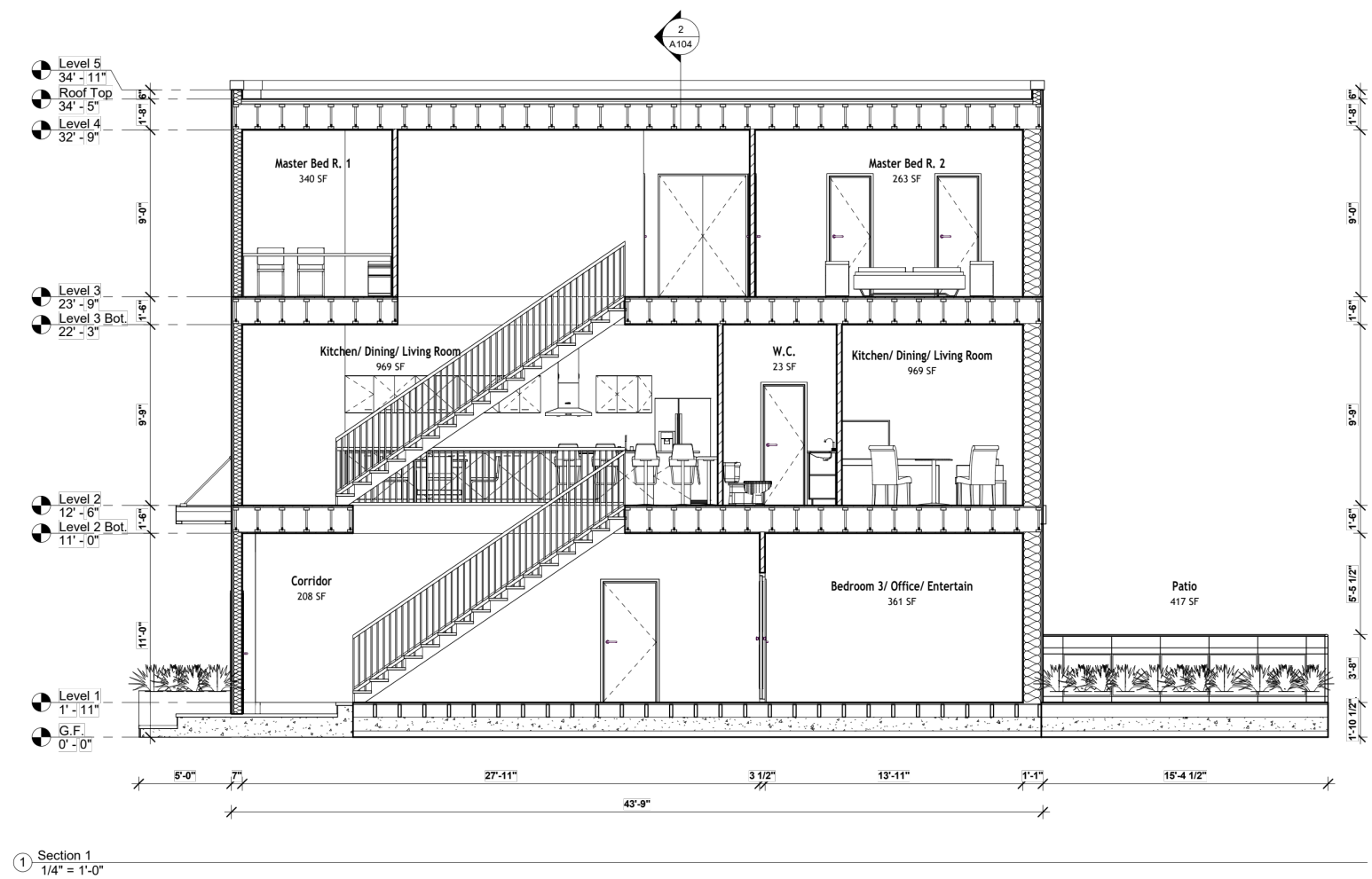


② Fire / Unit Separation Wall Detail
3/16" = 1'-0"



① Section 1
1/4" = 1'-0"

Cross Sections



Townhome Mood Board: Material Samples



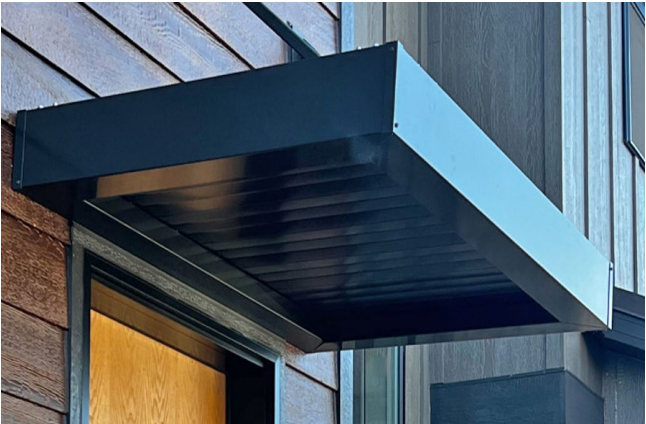
GARAGE DOOR



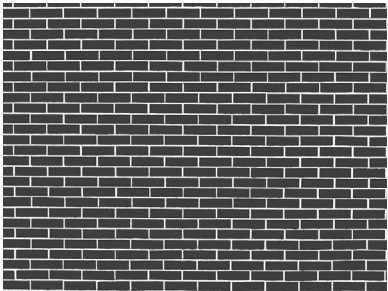
TERRACE RAILING



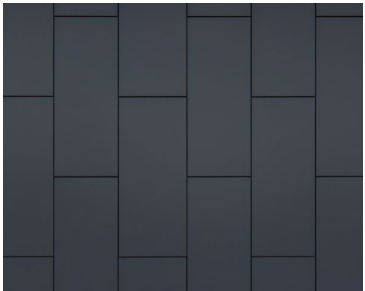
Wooden Planters



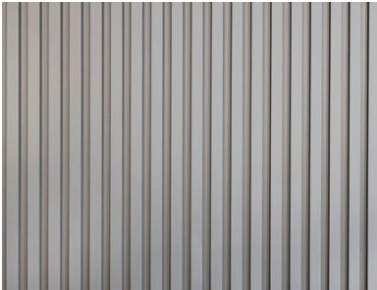
Metal Door Canopy



M1



M2



M5



M4





RENDERING



4 SINGLE FAMILY HOUSE

Unit size: 2150 sq ft

Units: 2-level single family house

Bedrooms per unit: 3

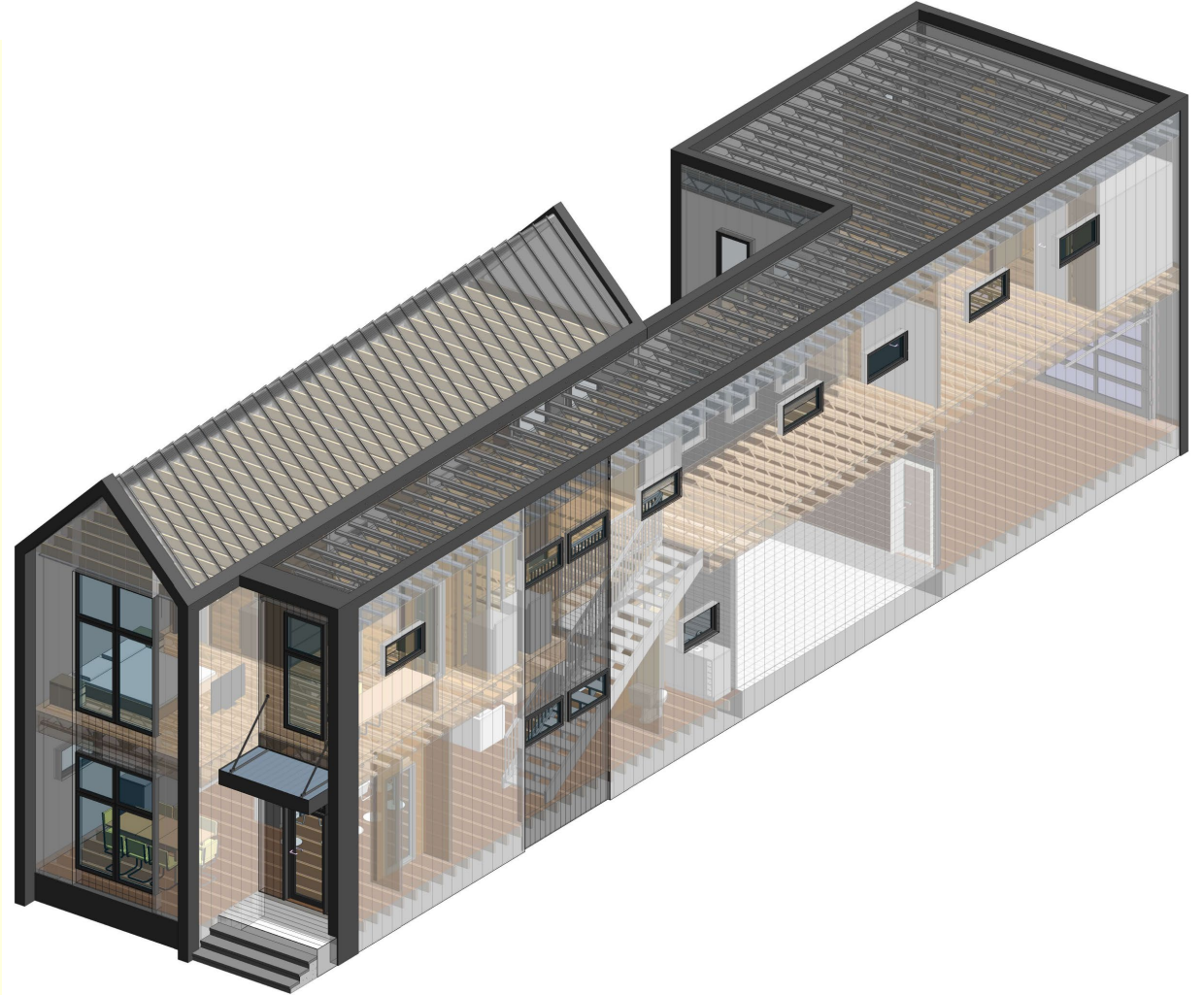
Bathrooms per unit: 4

Garage: 2-car per unit

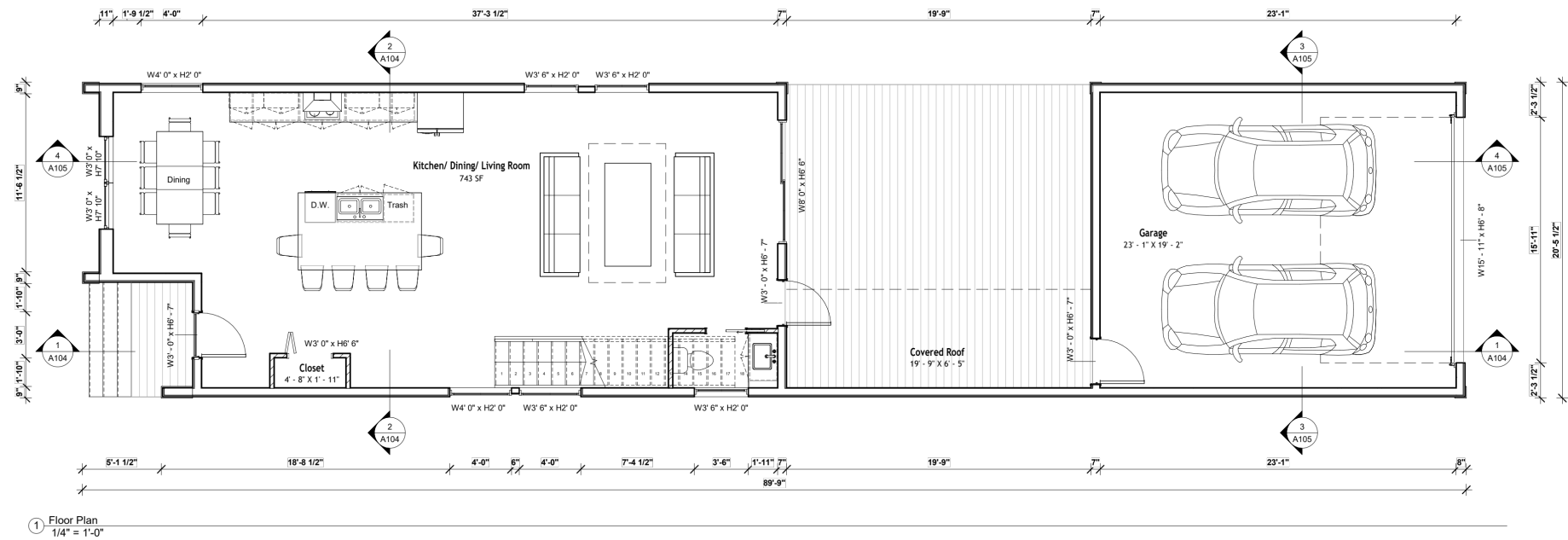
Land Use: 5000-Res

2F-B1

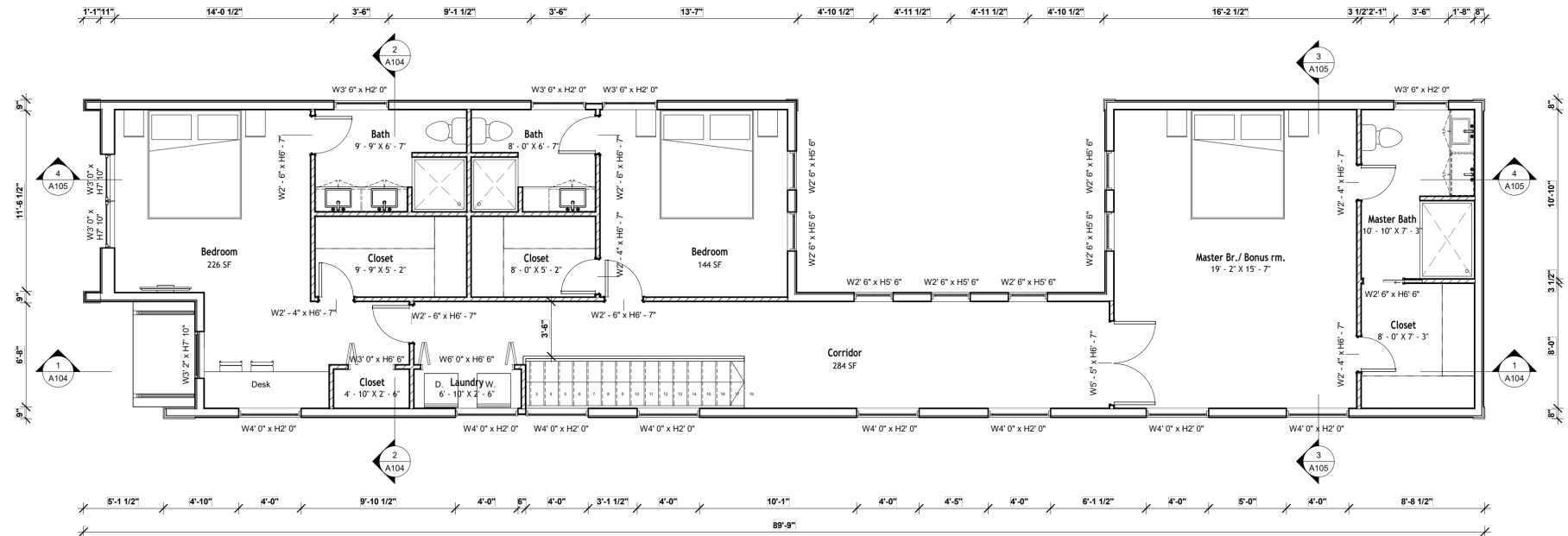
Const. Type V-B



First Floor Plan



Second Floor Plan



② Level 2
1/4" = 1'-0"

Room Schedule				
Name	Level	Area	Perimeter	Comments
Bath	Level 2	64 SF	32' - 6"	
Bath	Level 2	52 SF	29' - 0"	
Bedroom	Level 2	144 SF	48' - 0"	
Bedroom	Level 2	226 SF	76' - 0"	
Closet	Level 2	12 SF	14' - 9"	
Closet	Level 2	58 SF	30' - 6"	
Closet	Level 2	50 SF	29' - 9"	
Closet	Level 2	41 SF	26' - 3"	
Corridor	Level 2	284 SF	102' - 9"	
Laundry	Level 2	17 SF	18' - 9"	
Master Bath	Level 2	79 SF	36' - 2"	
Master Br / Bonus rm.	Level 2	297 SF	69' - 4"	

WEST AND EAST ELEVATION

M1: Black Metal Gable

M2: Standing Seam Metal Roof — Metal, Black Finish

M3:Horizontal Ship lap Siding – Color Variations (white- charcoal Grey- medium Grey)

M4: Fiber Cement Panels – Variations (white- charcoal Grey- medium Grey)

M6: Covered Entry Canopy — Metal, Black Finish

W1: Aluminum window, casement, black frame –8’0”x5’6”

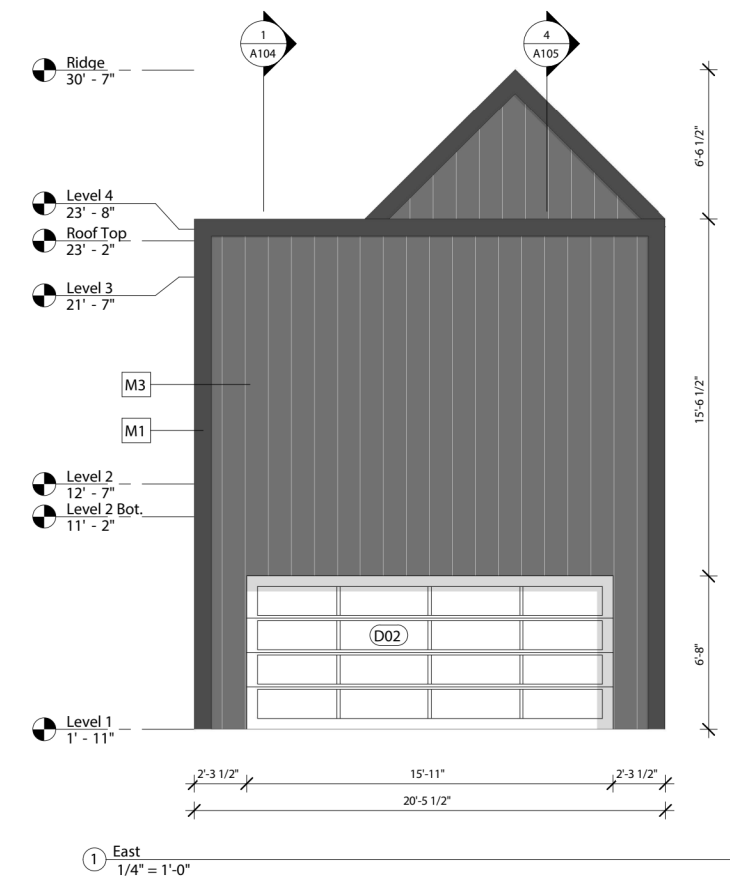
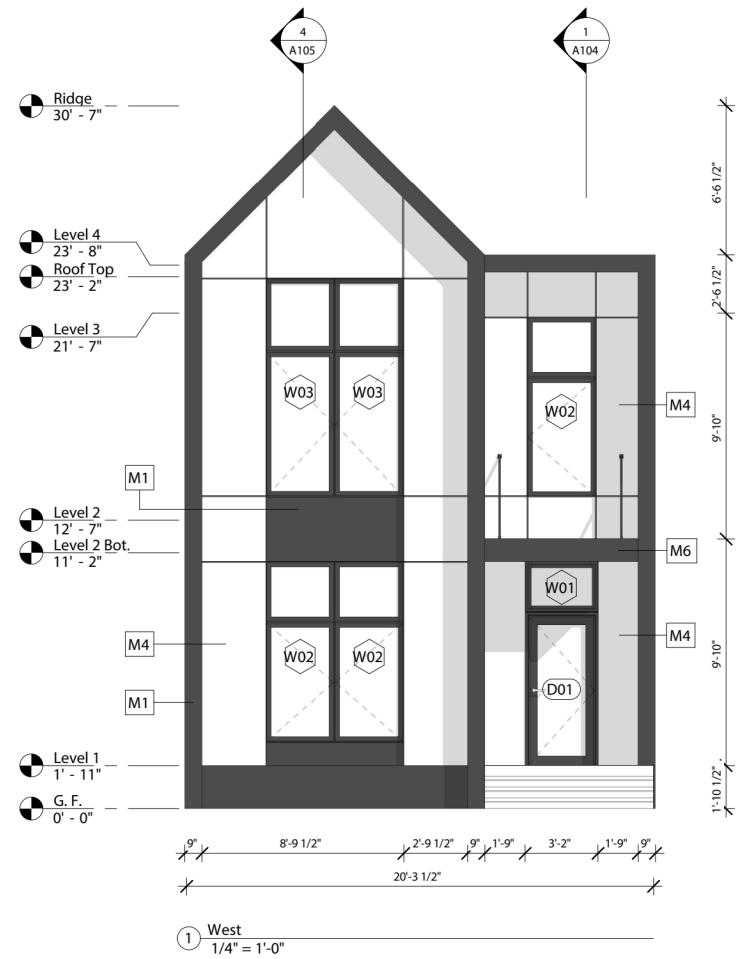
W2: Aluminum window, casement, black frame –3’2”x6’6”

W3: Aluminum window, fixed, black frame –3’2”x2’0”

W4: Aluminum window, fixed, black frame –4’0”x2’0”

D01: Main entry door – Frosted Glass panel with Matte Black finish Frame

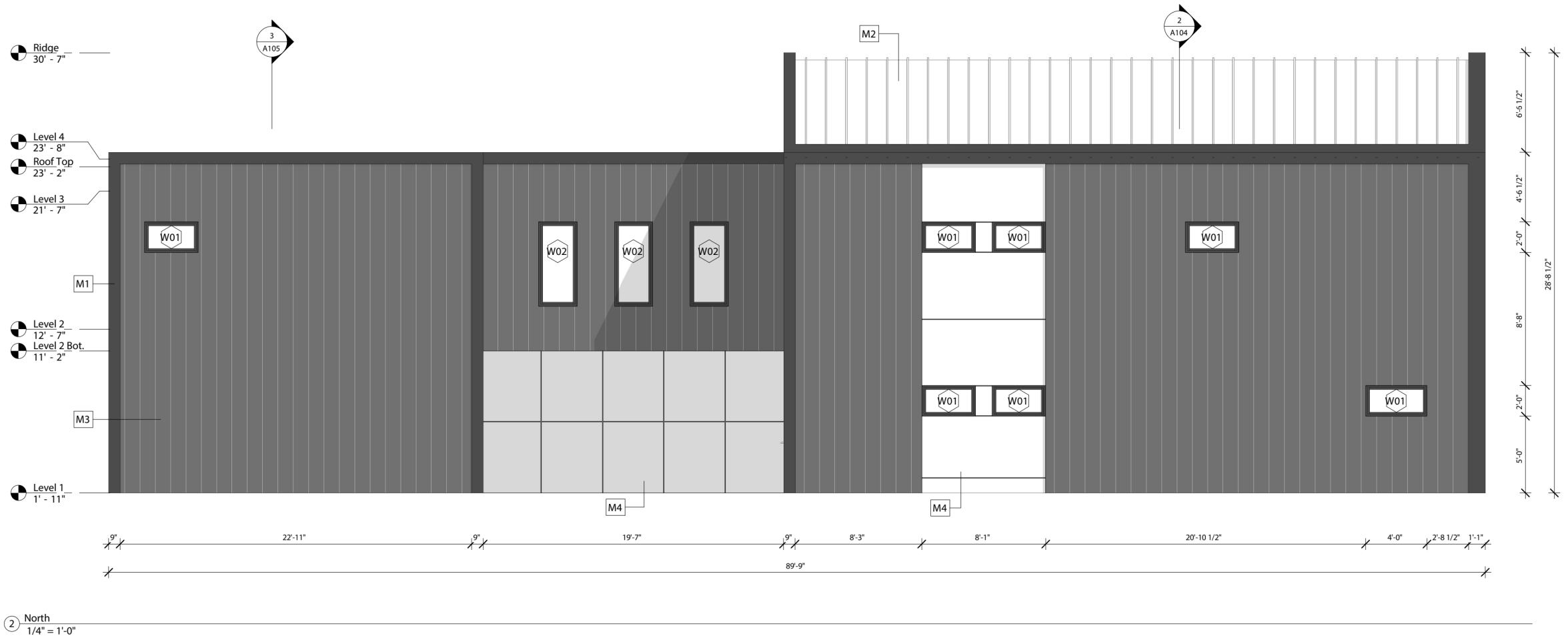
D02: Garage door – Frosted glass panel with Matte Black Frame



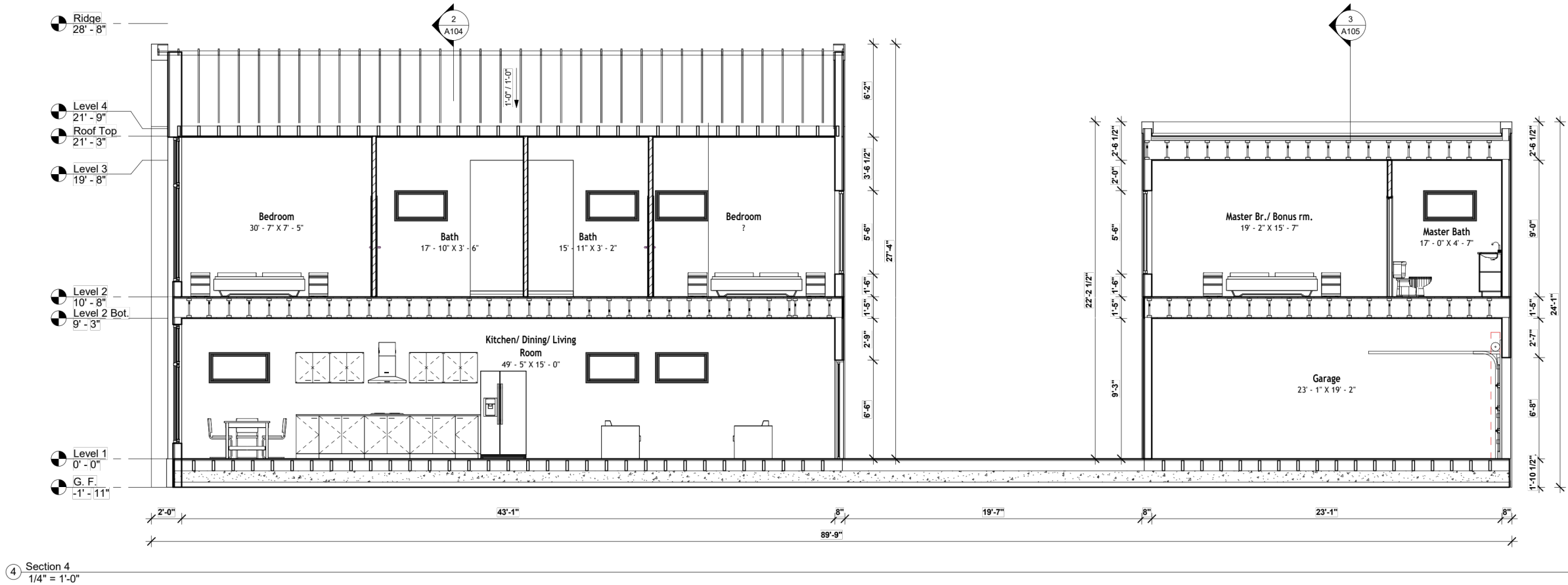
South Elevation



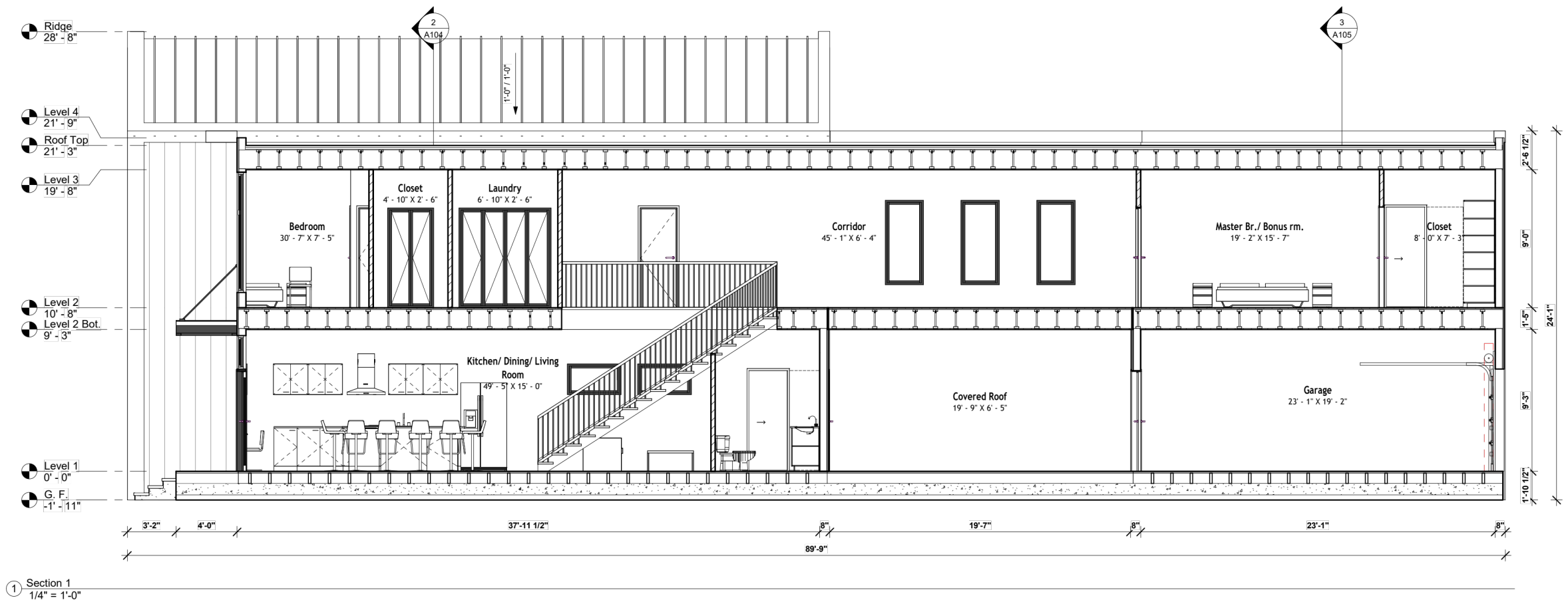
North Elevation



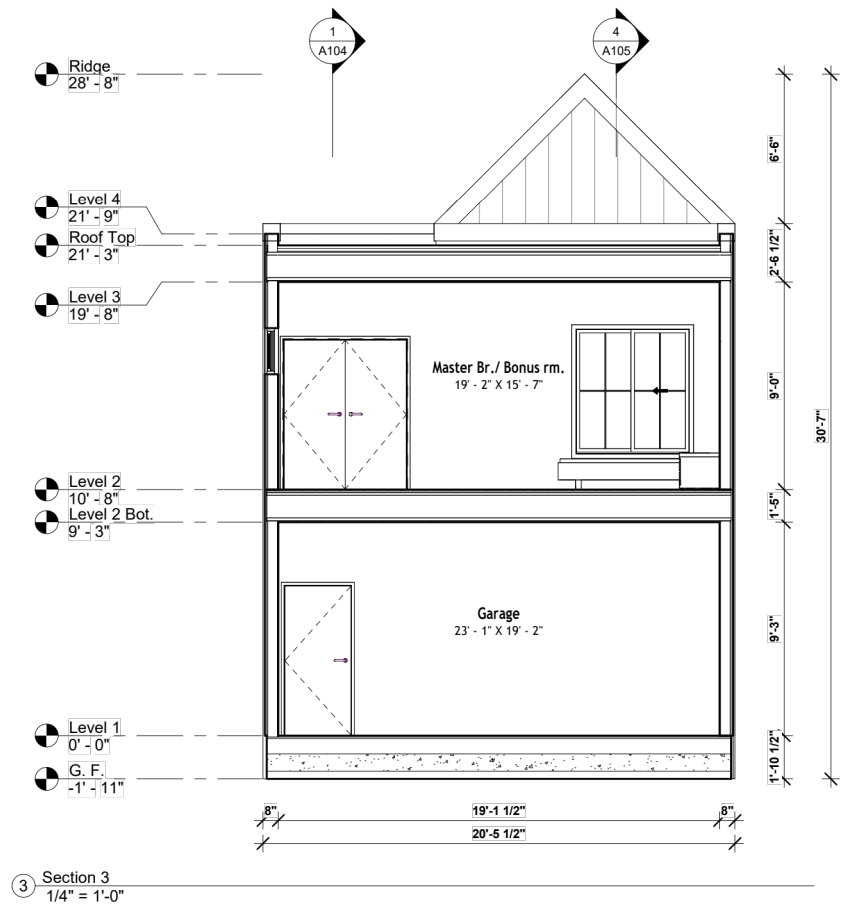
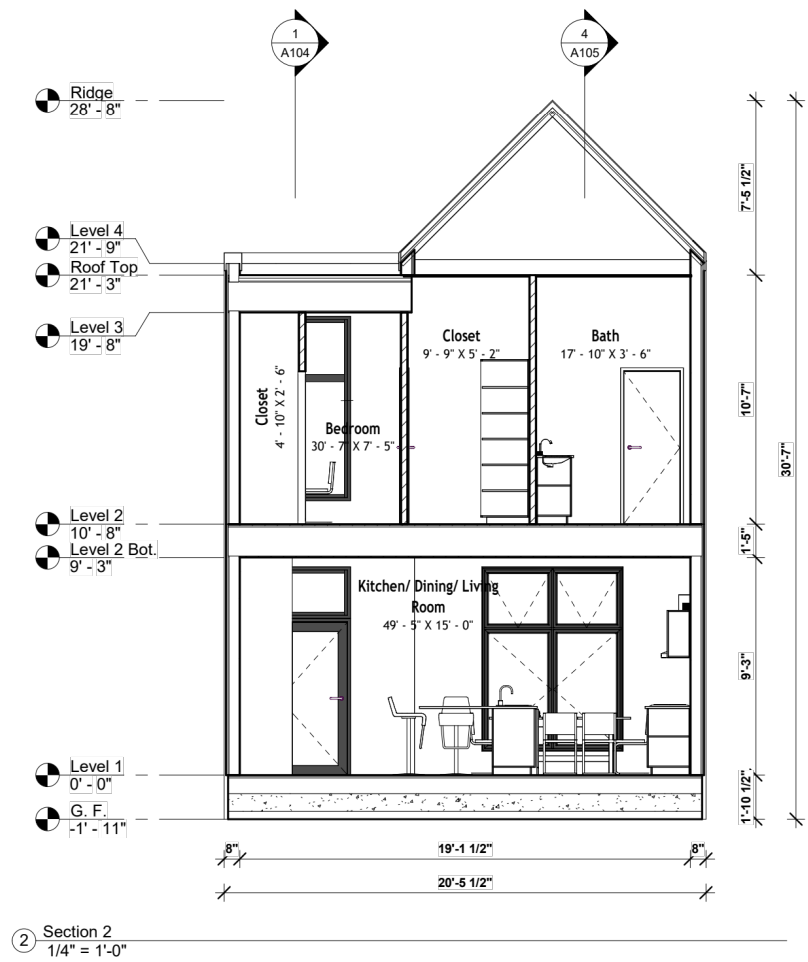
CROSS SECTION



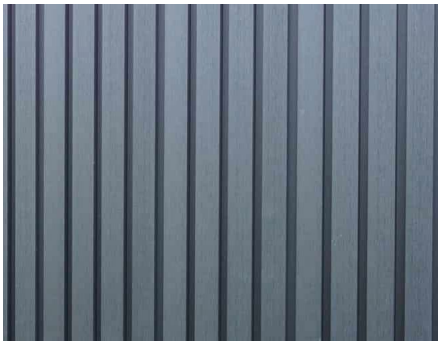
CROSS SECTION



CROSS SECTION



Single Family House Mood Board: Material Samples



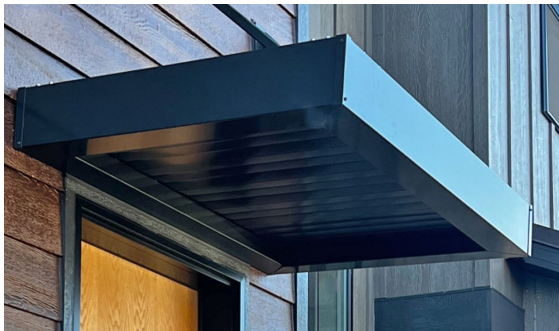
M3



M2



M4



M6



GARAGE DOOR



Glass RAILING

FRONT RENDERING







RENDERING





AREAL RENDERING



Site Plan-Landscape



TownHouses-Landscape



Single Family Unit-Landscape



3D Rendering of Single Family Units showing lighting and landscape

WEST 41ST STREET

Landscape Vegetations



Shenandoah Switch Grass
Panicum Virgatum 'Shenandoah'



Dwarf Fountain Grass
Pennisetum alopecuroides 'Hameln'



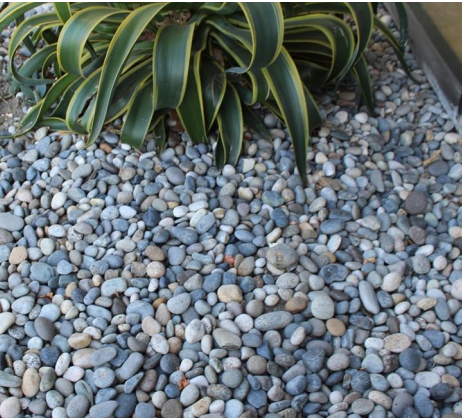
Patio Stone Floor



Existing Tree
Panicum Virgatum



Perennial Ryegrass
Lolium perenne



Planting Bed Pebbles

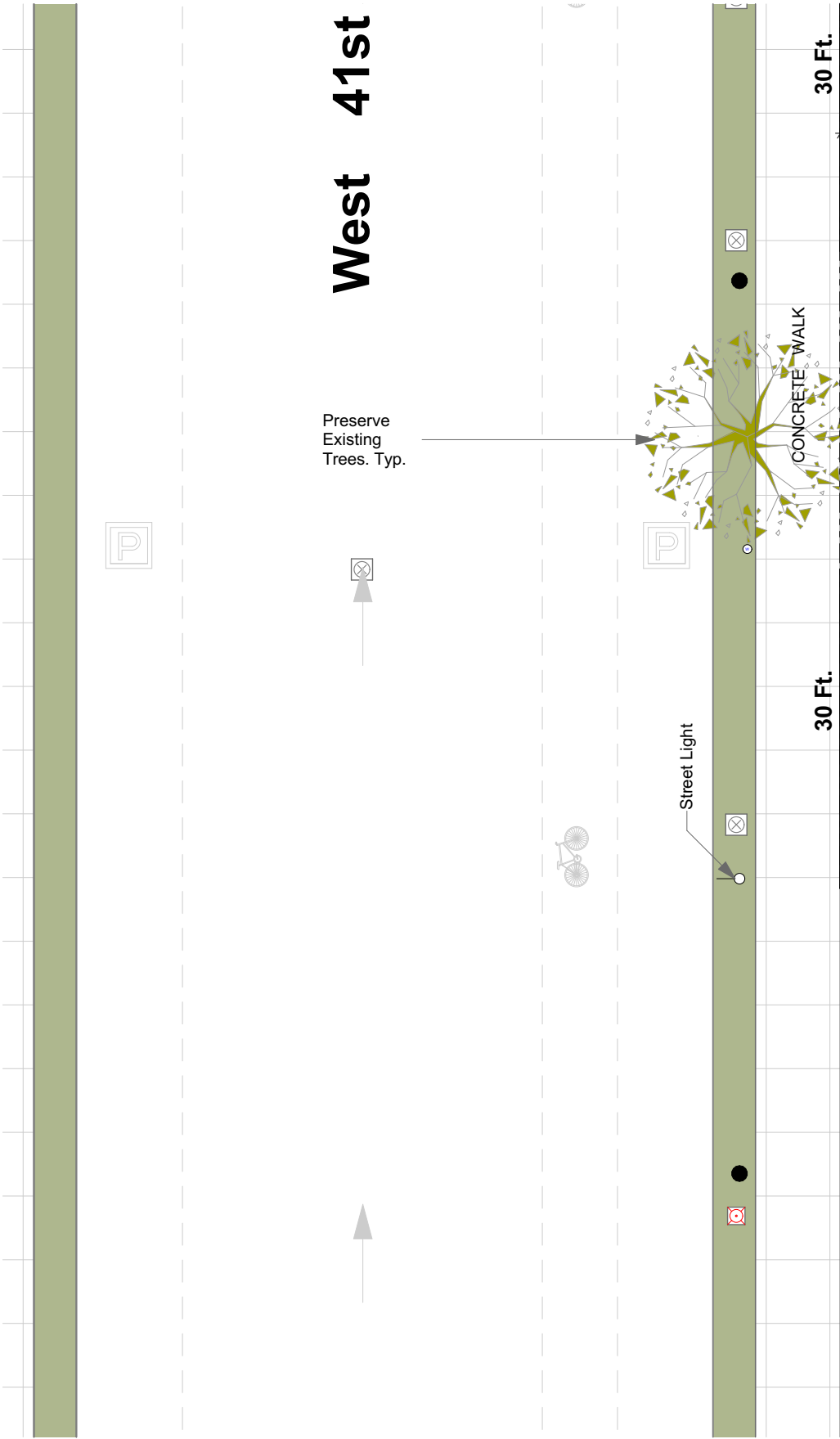
Site- Lighting Plan



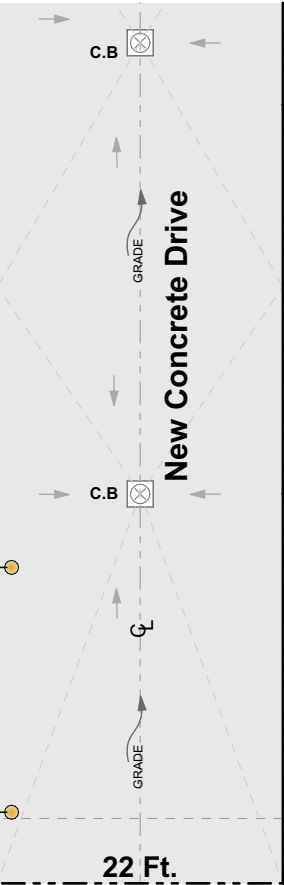
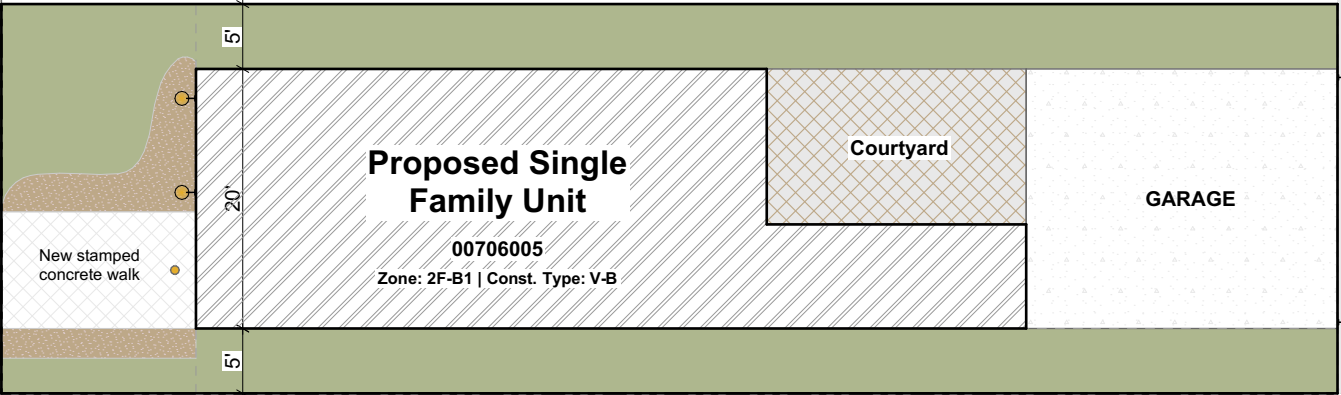
TownHouses- Lighting Plan



Single Family Unit- Lighting Plan



3D Rendering of Single Family Units showing lighting



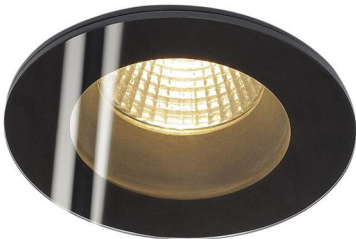
LEGEND

- WALL SCONCE
- RECESSED 4" CAN

WEST 41ST STREET

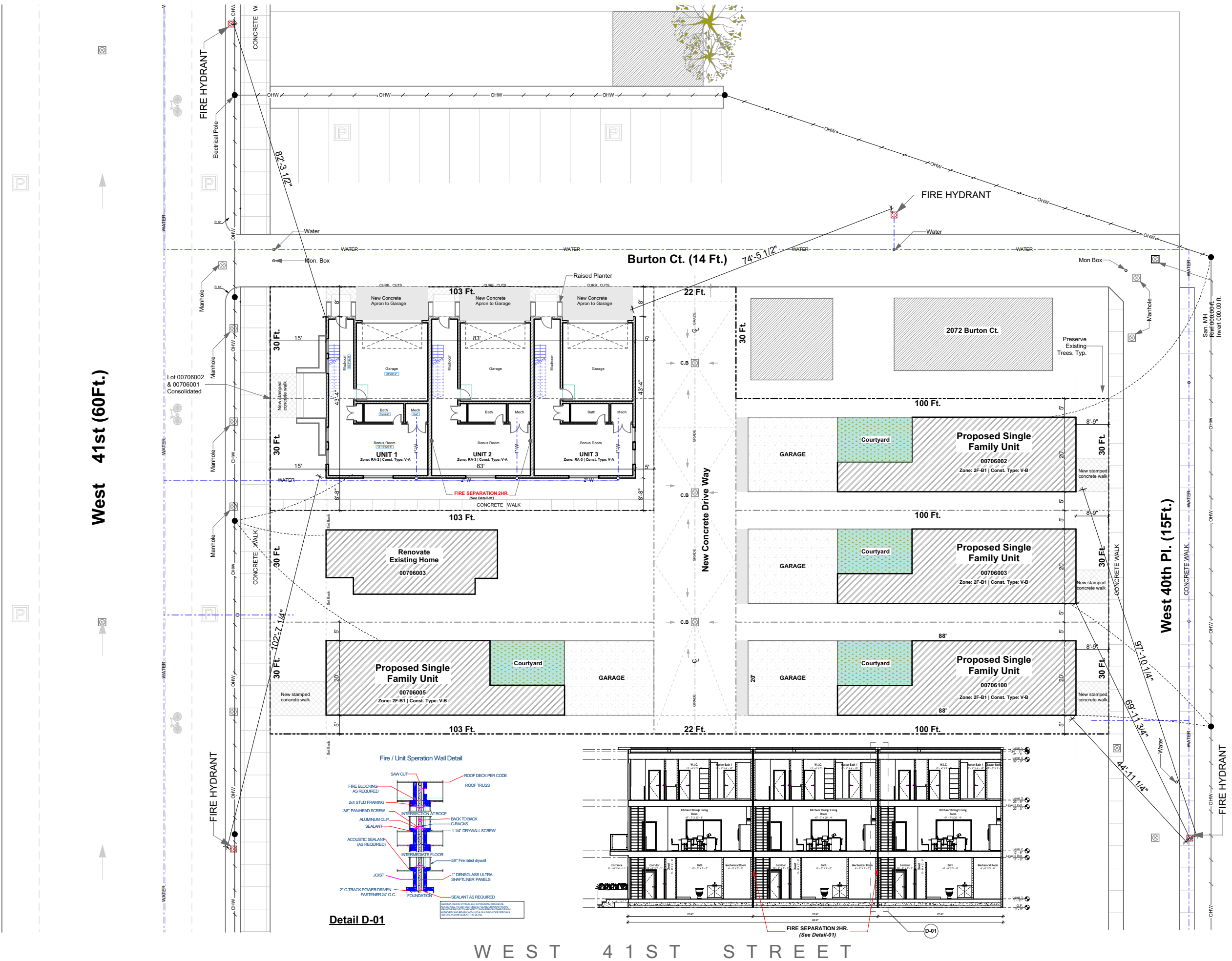


Wall Sconce

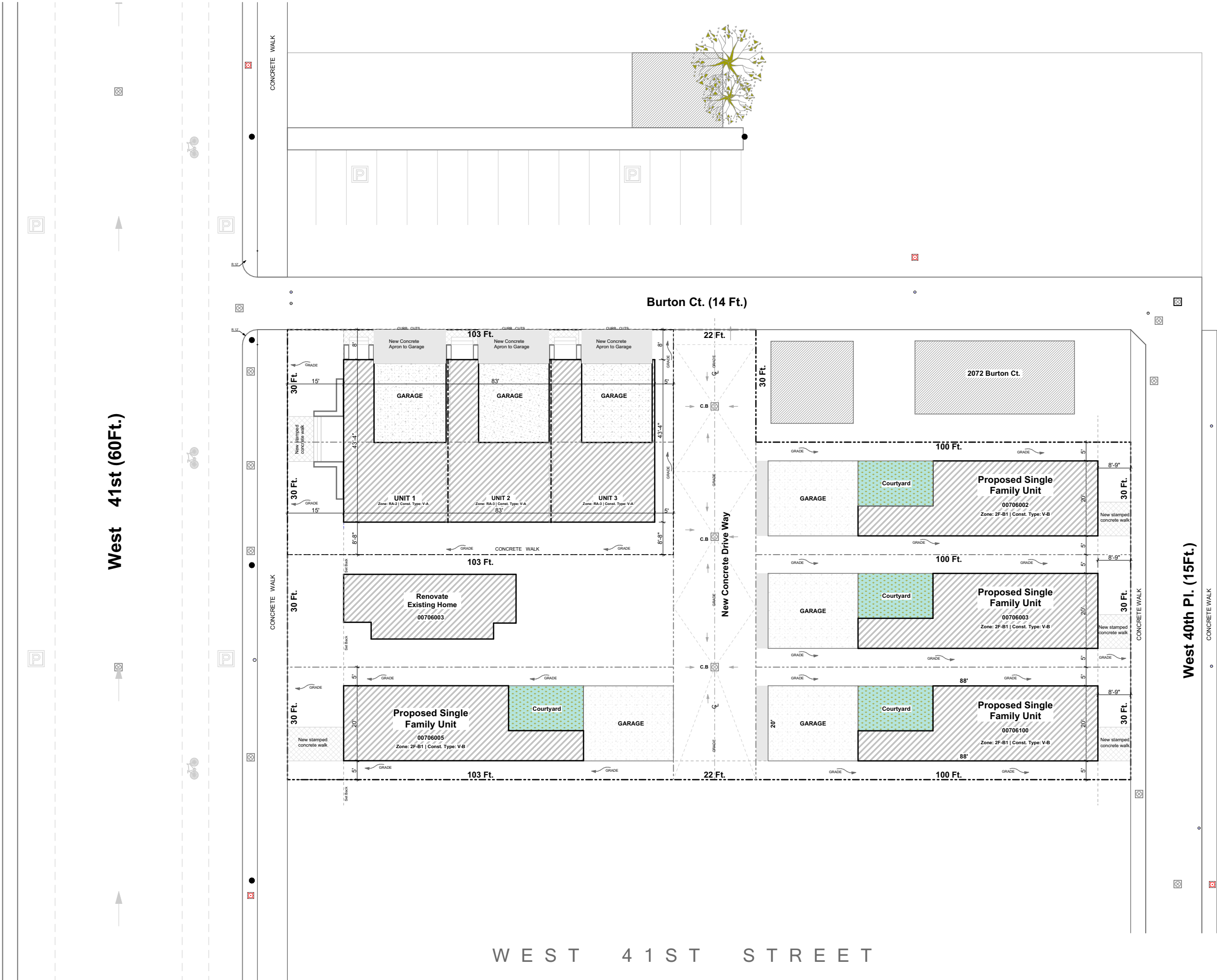


Recessed 4" Can

Site Plan-Fire Protection



Site Plan-Grading



NW2025-016 – Kline Development

November 21, 2025

Design Review Advisory Committee:

NWDRAC recommended final approval with conditions on 11/12/25:

- Front facade consideration that better reflects the neighborhood
- Provide a completed package that includes final elements

City Planning Staff:

Planning staff is in support of this development and aligns with the DRAC recommendations for final approval.

Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

FW2025-014 – Al Ihsan School Wing Addition

November 21, 2025

Project Address: 4600 Rocky River Drive

Type: Addition

Project Representative: JP Ptacek, Larsen Architects

Approval: Final

Ward 17: Council Member Slife

SPA: Kamm's

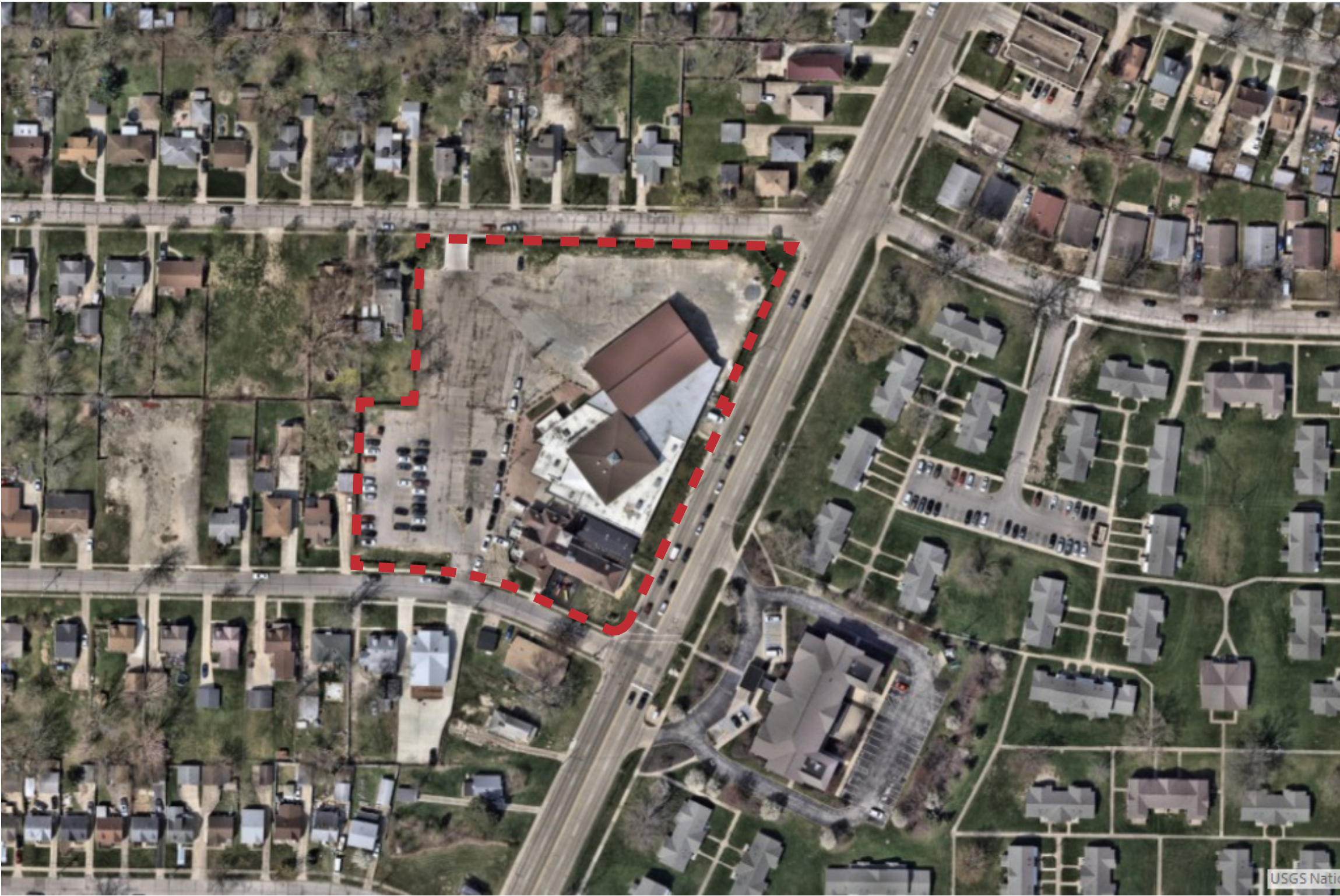
AL IHSAN SCHOOL AL ALOMARY MOSQUE

Proposed Building Addition

September 8, 2025

Revised October 8, 2025

Revised November 18, 2025



4600 Rocky River Drive

Parcel Number:	026-33-010
Owner:	Cleveland Muslim Community Center
Area District:	B
Height District:	1
Use District:	Two Family
Zone Code:	2F-B1
Review District:	Kamm's Corners Expansion
Ward:	17
Lot Size:	2.56 Acres

The site, which is currently occupied by the Al Ihsan School and the Al Alomary Mosque, is the subject of a two-phased proposal.

Phase I of this project involves a one-story masonry addition to the North, which will provide additional classrooms and shared spaces.

Aerial Location Plan
 Scale: Not to scale



18214 Fairville Avenue



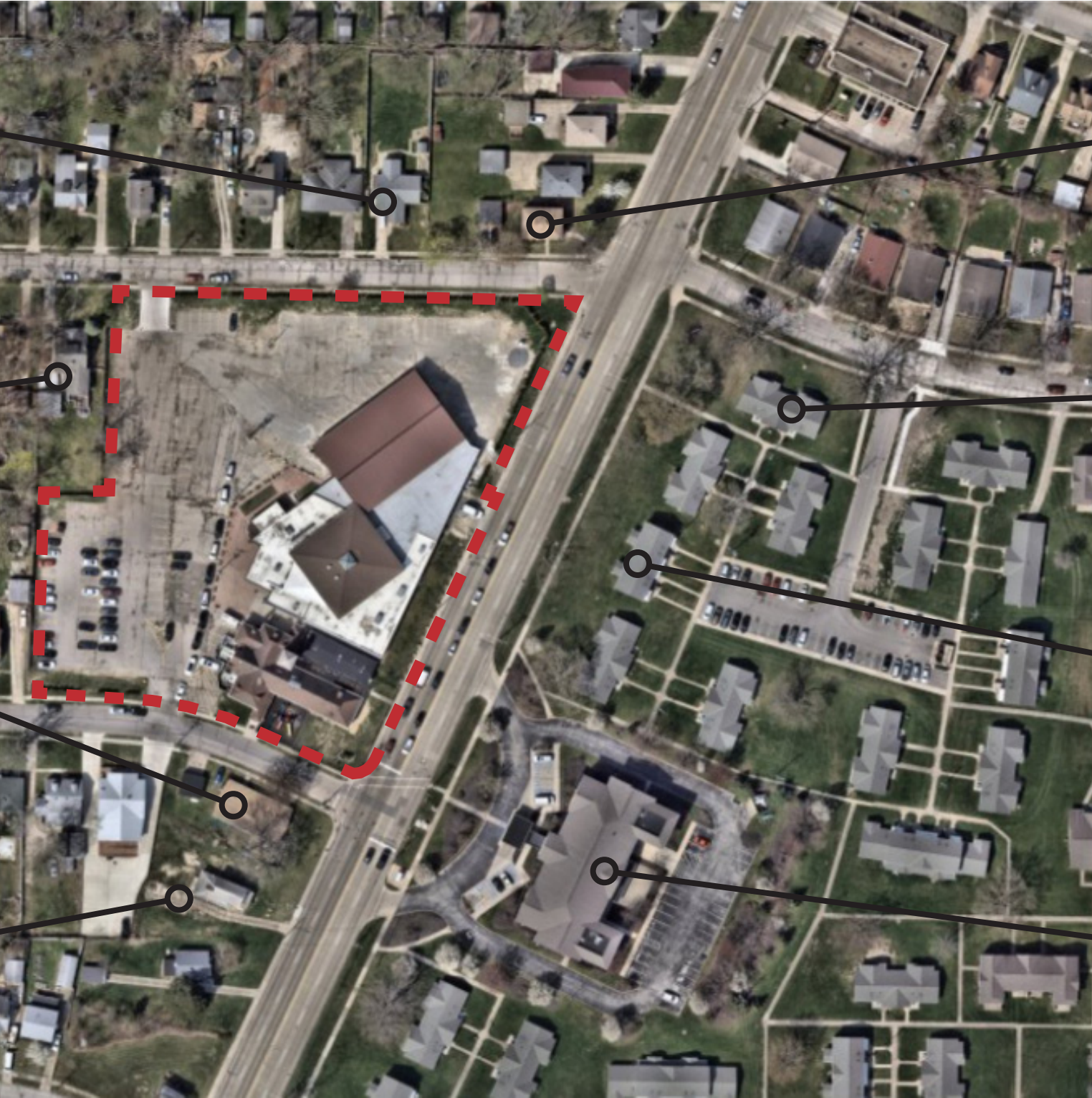
18309 Fairville Avenue



18211 Ferncliffe Avenue



4650 Rocky River Drive



4546 Rocky River Drive



18161 Fairville Avenue



4650 Rocky River Drive



4609 Rocky River Drive





Existing Site Plan
 Scale: 1" = 60'-0"

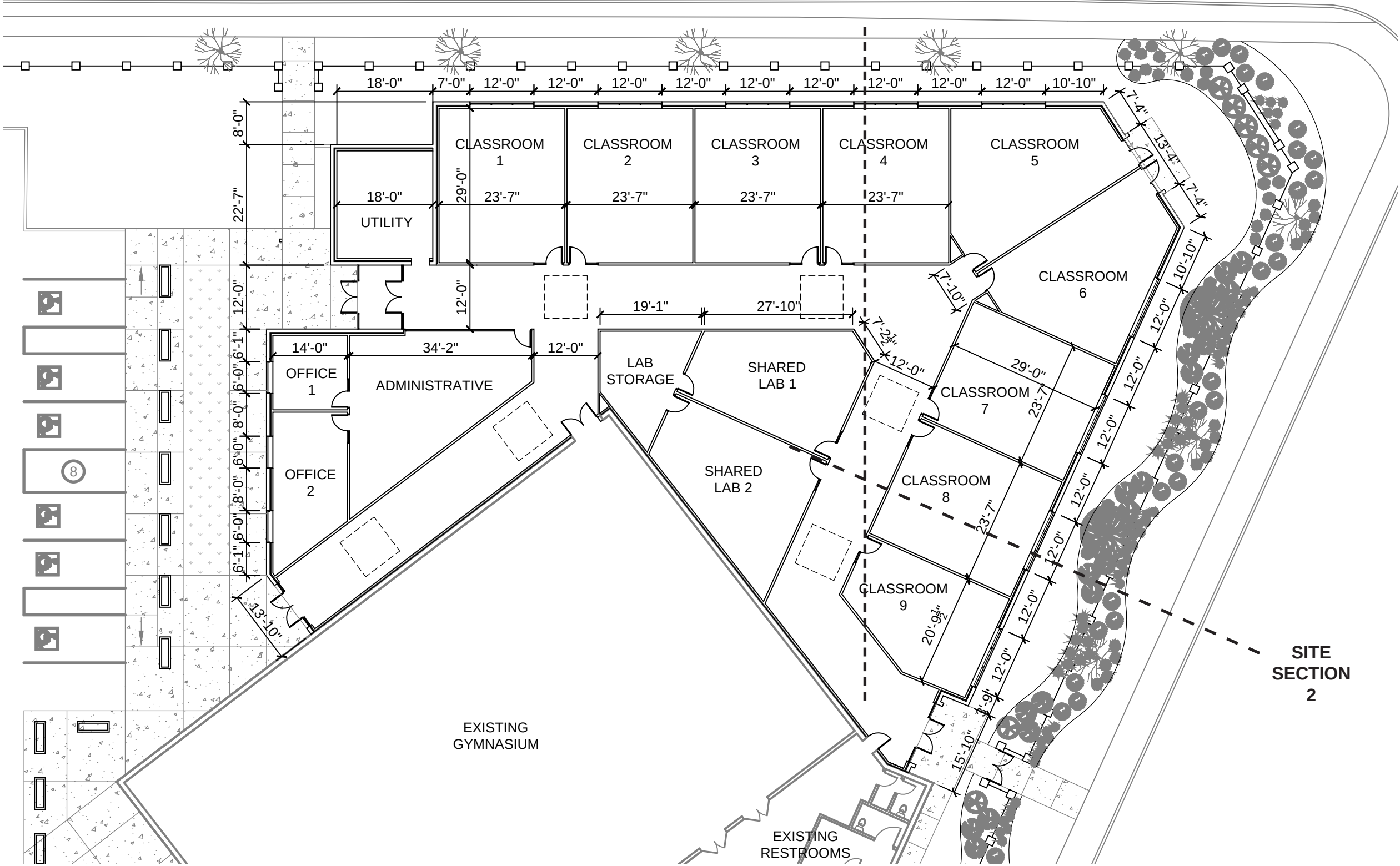


Proposed Site Plan
 Scale: 1" = 60'-0"

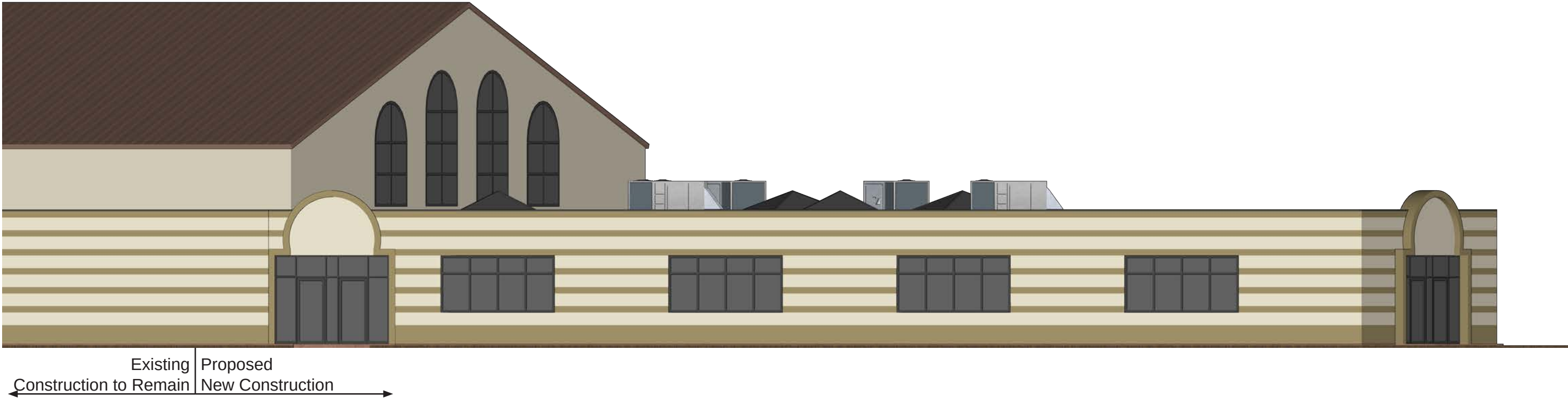


Existing Site Plan
 Scale: 1" = 60'-0"

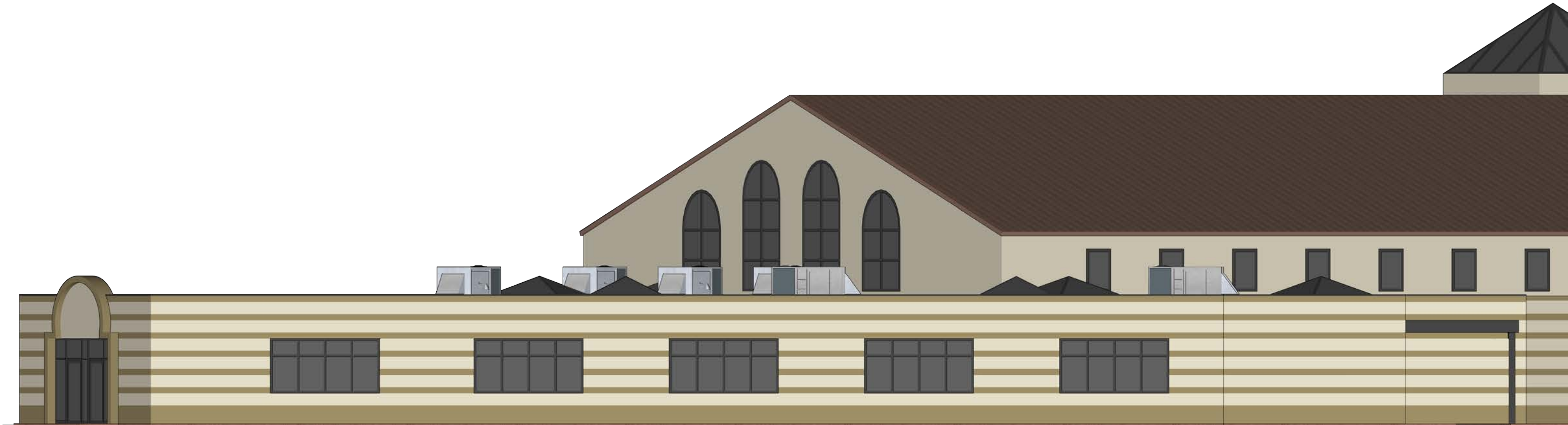
SITE
SECTION
1



Proposed Floor Plan
Scale: 1" = 20'-0"

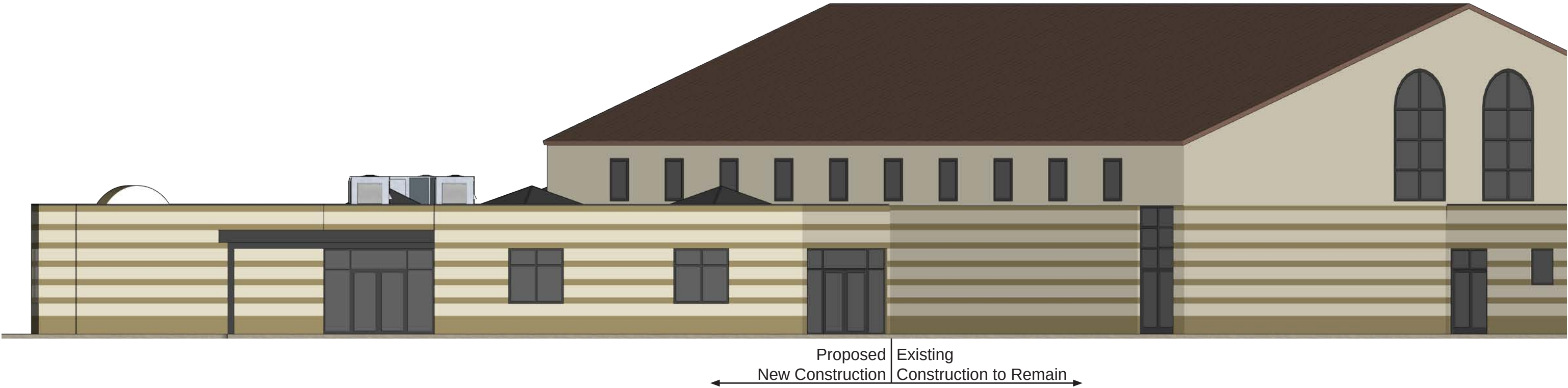


Proposed Southeast Elevation
Scale: 3/32" = 1'-0"



Proposed
New Construction

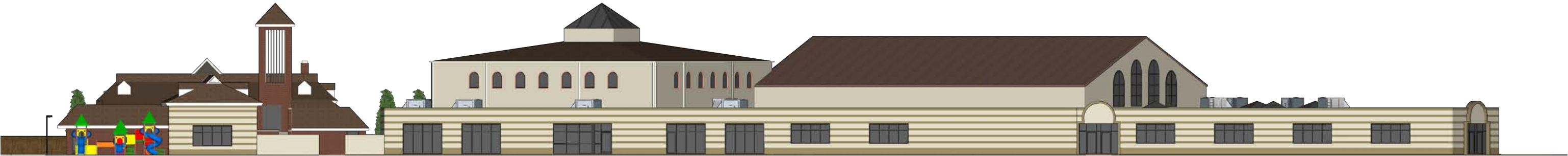
Proposed North Elevation
Scale: 3/32" = 1'-0"



Proposed West Elevation
Scale: 3/32" = 1'-0"



Overall Site Southeast Elevation
Scale: 1" = 30'-0"



Overall Site Southeast Elevation
Scale: 1" = 30'-0"



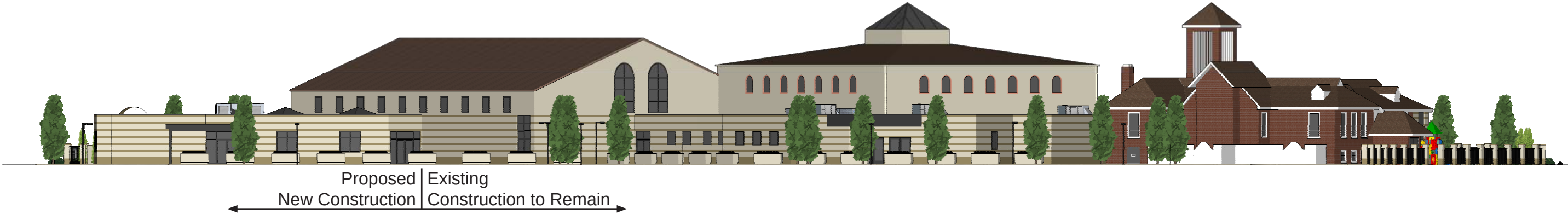
Proposed | Existing
New Construction | Construction to Remain

Overall Site North Elevation
Scale: 1" = 30'-0"

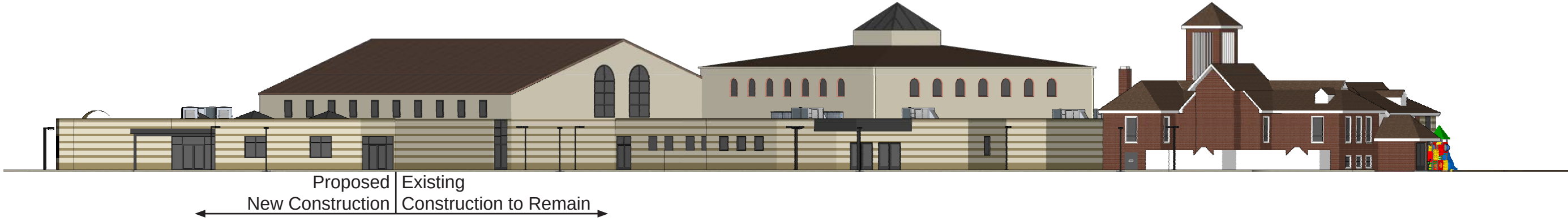


Proposed | Existing
New Construction | Construction to Remain

Overall Site North Elevation
Scale: 1" = 30'-0"



Overall Site West Elevation
Scale: 1" = 30'-0"



Overall Site West Elevation
Scale: 1" = 30'-0"















variegated lily turf
liriope muscari 'variegata'



catmint
nepeta x faassenii 'junior walker'



day lily
hemerocallis 'autumn red'



magnus purple coneflower
echinacea purpurea 'magnus'



Dwarf boxwood
buxus sempervirens 'blauer heinz'



korean spice viburnum
viburnum carlesii 'spice baby'



emerald green arborvitae
thuja occidentalis 'emerald green'



blue arrow juniper
juniperus scopulorum 'blue arrow'



kindred spirit oak
quercus robur x bicolor 'nadler'

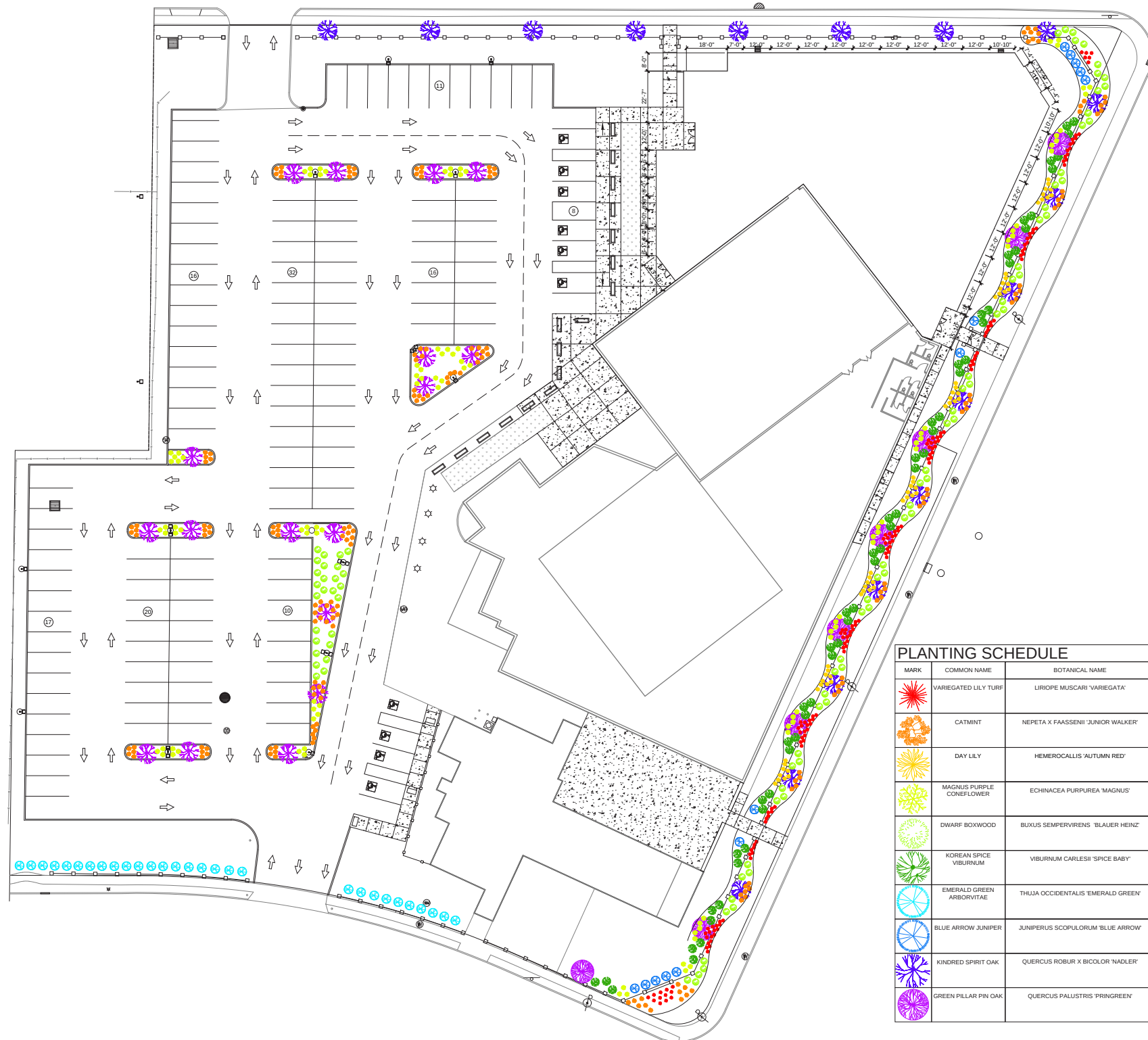


green pillar pin oak
quercus palustris 'pringreen'

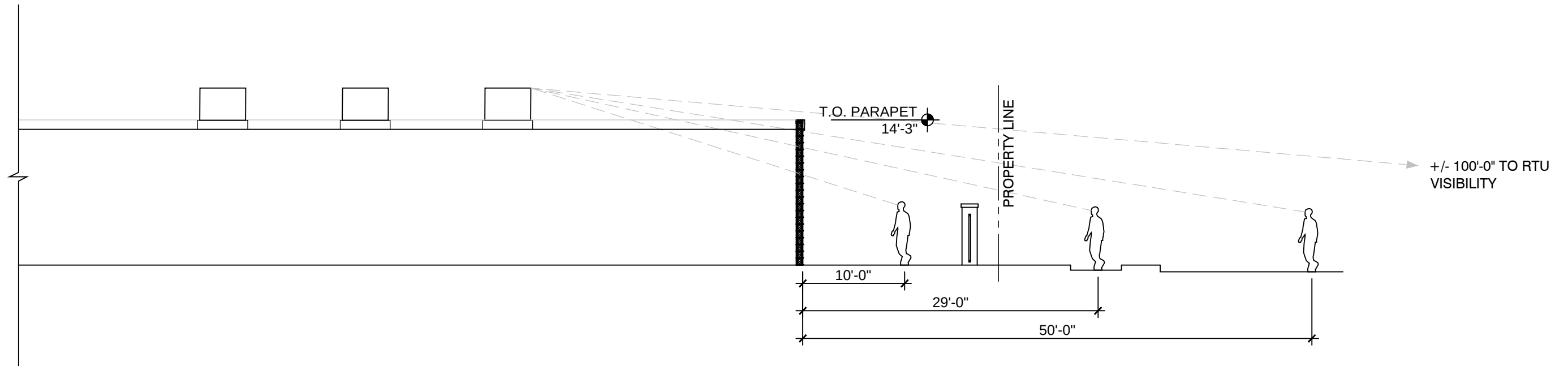
Al Ihsan School at Al Alomary Mosque

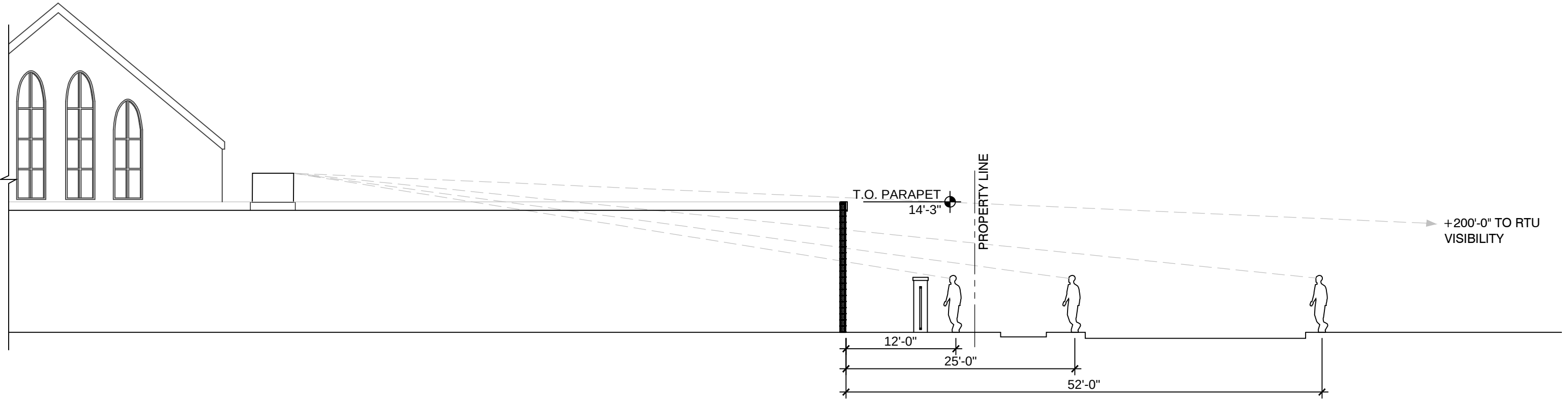
Proposed Building Addition - Landscape Plan

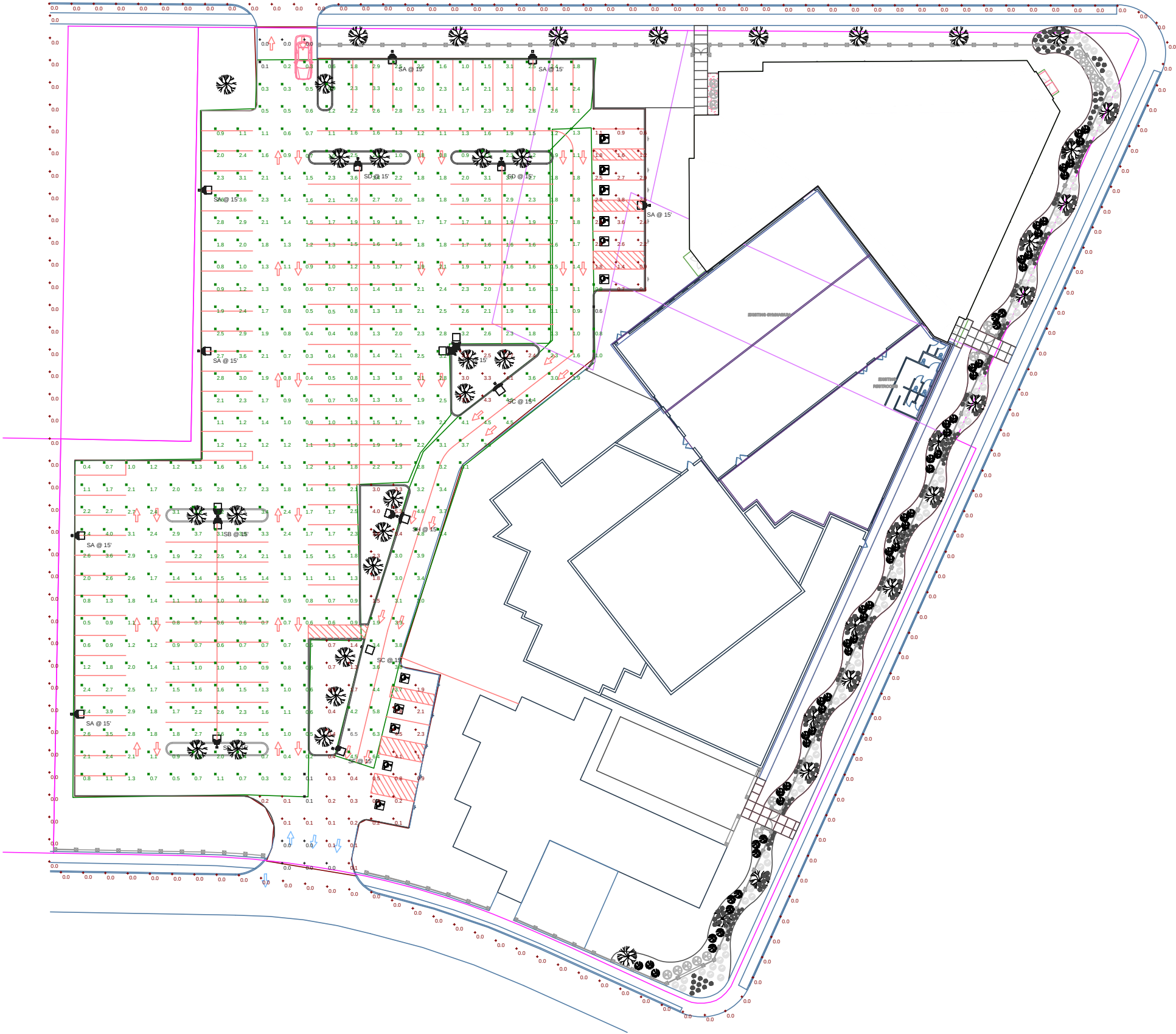
Project Number: 24114
September 8, 2025
Revised November 18, 2025



PLANTING SCHEDULE							
MARK	COMMON NAME	BOTANICAL NAME	GROWING ZONE	SUNLIGHT	MATURE WIDTH	MATURE HEIGHT	NOTES
	VARIEGATED LILY TURF	LIRIOPE MUSCARI 'VARIEGATA'	ZONES 5 - 10	FULL SUN - SHADE	1'-0" - 2'-0"	1'-0" - 2'-0"	
	CATMINT	NEPETA X FAASSENII 'JUNIOR WALKER'	ZONES 4 - 9	FULL SUN - PARTIAL SUN	1'-0" - 2'-0"	2'-0" - 3'-0"	
	DAY LILY	HEMEROCALLIS 'AUTUMN RED'	ZONES 3 - 9	FULL SUN	1'-6" - 2'-0"	3'-0" - 3'-6"	
	MAGNUS PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	ZONES 4 - 9	FULL SUN - SHADE	1'-6" - 2'-0"	2'-6" - 3'-0"	
	DWARF BOXWOOD	BUXUS SEMPERVIRENS 'BLAUER HEINZ'	ZONES 5 - 9	FULL SUN - SHADE	1'-0" - 2'-0"	1'-0" - 2'-0"	
	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'SPICE BABY'	ZONES 4 - 8	FULL SUN - PARTIAL SUN	3'-0" - 5'-0"	3'-0" - 5'-0"	
	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	ZONES 3 - 8	FULL SUN	3'-0" - 4'-0"	12'-0" - 15'-0"	
	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM 'BLUE ARROW'	ZONES 4 - 9	FULL SUN	2'-0" - 3'-0"	12'-0" - 15'-0"	
	KINDRED SPIRIT OAK	QUERCUS ROBUR X BICOLOR 'NADLER'	ZONES 4 - 9	FULL SUN	6'-0" - 10'-0"	30'-0" - 35'-0"	
	GREEN PILLAR PIN OAK	QUERCUS PALAISTRIS 'PRINGREEN'	ZONES 4 - 8	FULL SUN	12'-0" - 15'-0"	50'-0" - 60'-0"	



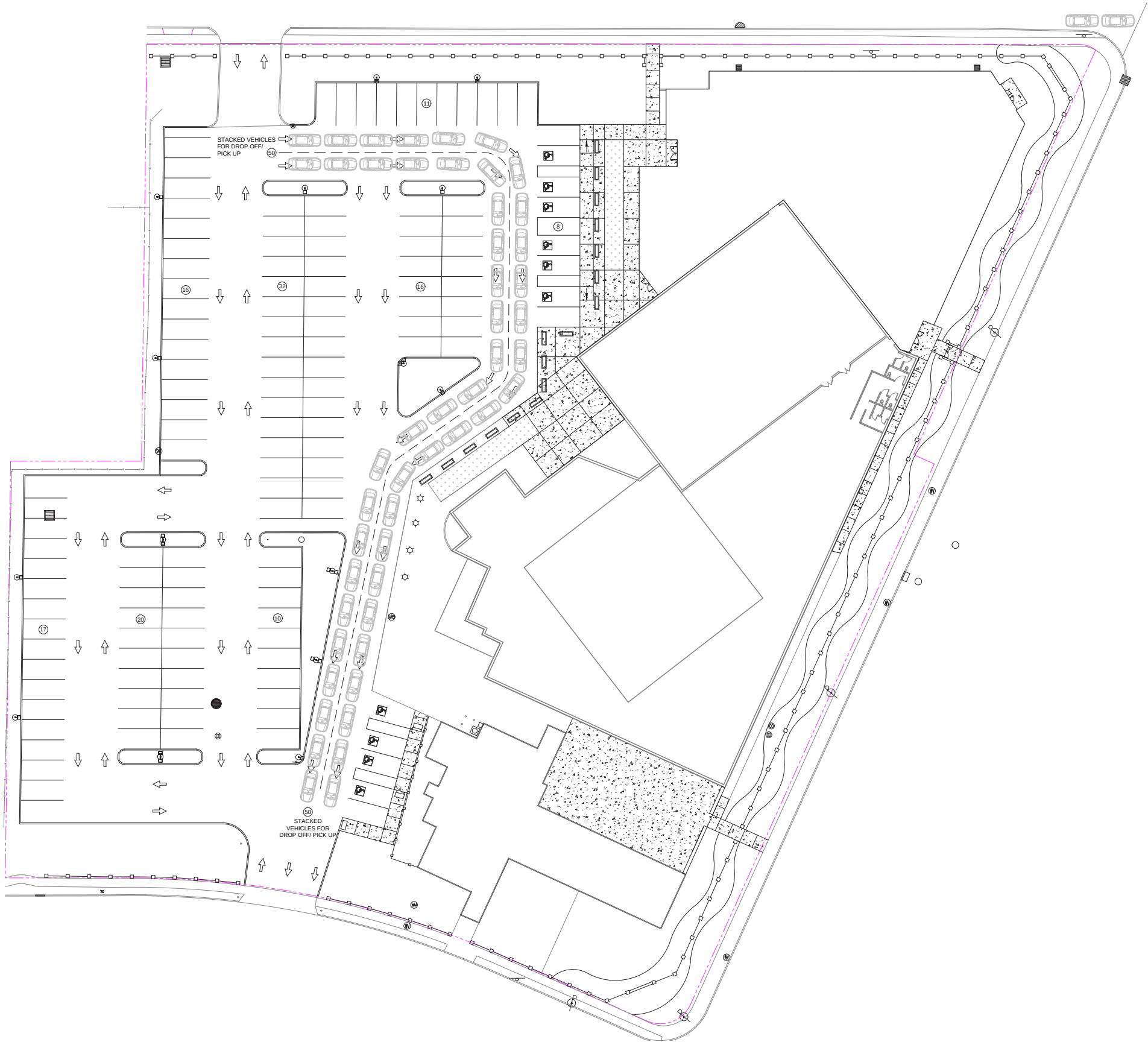




Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SA		7	DSX1 LED P1 40K 70CRI BLC3 EGS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control External Glare Shield		1	5118	0.95	50.9	
	SB		1	DSX1 LED P1 40K 70CRI T5M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 5 Medium External Glare Shield		1	5720	0.95	101.803	
	SC		2	DSX1 LED P1 40K 70CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	7507	0.95	50.9	
	SD		3	DSX1 LED P1 40K 70CRI TFTM	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Forward Throw		1	7760	0.95	50.9	
	SE		1	DSX1 LED P1 40K 70CRI T5W	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 5 Wide		1	8058	0.95	101.8	
	SF		1	DSX1 LED P1 40K 70CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control		1	5573	0.95	50.9	
	SG		0	DSX1 LED P1 40K 70CRI LCCO	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control		1	5573	0.95	50.9	
	SH		1	[...]	[...]	[...]	1	[. . .]	0.95	101.8	
				DSX1 LED P1 40K 70CRI TFTM	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Forward Throw		1	7760	0.95	50.9	
				DSX1 LED P1 40K 70CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	7507	0.95	50.9	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	6.5 fc	0.0 fc	N/A	N/A
DROP OFF DRIVE	X	3.1 fc	6.5 fc	0.6 fc	10.8:1	5.2:1
PARKING	X	1.7 fc	4.1 fc	0.1 fc	41.0:1	17.0:1
TRESPASS	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A





FW2025-014 – Al Ihsan School Wing Addition

November 21, 2025

Design Review Advisory Committee:

FWDRAC recommended final approval with no conditions and one recommendation on 11/19/25:

- Recommend consideration to add shade canopy trees instead of calipers along Rocky River Dr

City Planning Staff:

Planning staff is in support of this project and notes that the proposed LED Signage is in a residential district and will need to come back to CPC for variances to signage code.

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

Res. No. 1407-2025 (introduced by Council Members Griffin, Bishop, and Hairston – by departmental request) Declaring the intent to vacate a portion of Mount Carmel Road.

November 21, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, November 21, 2025



Intent to vacate a portion of Mount Carmel Road

Res. No. 1407-2025

Cuyahoga Metropolitan Housing Authority (CMHA) is requesting a portion of Mount Carmel Road be vacated for CMHA's ongoing redevelopment of Woodhill Homes property.





Cuyahoga County GIS Viewer



138 0 69 138 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



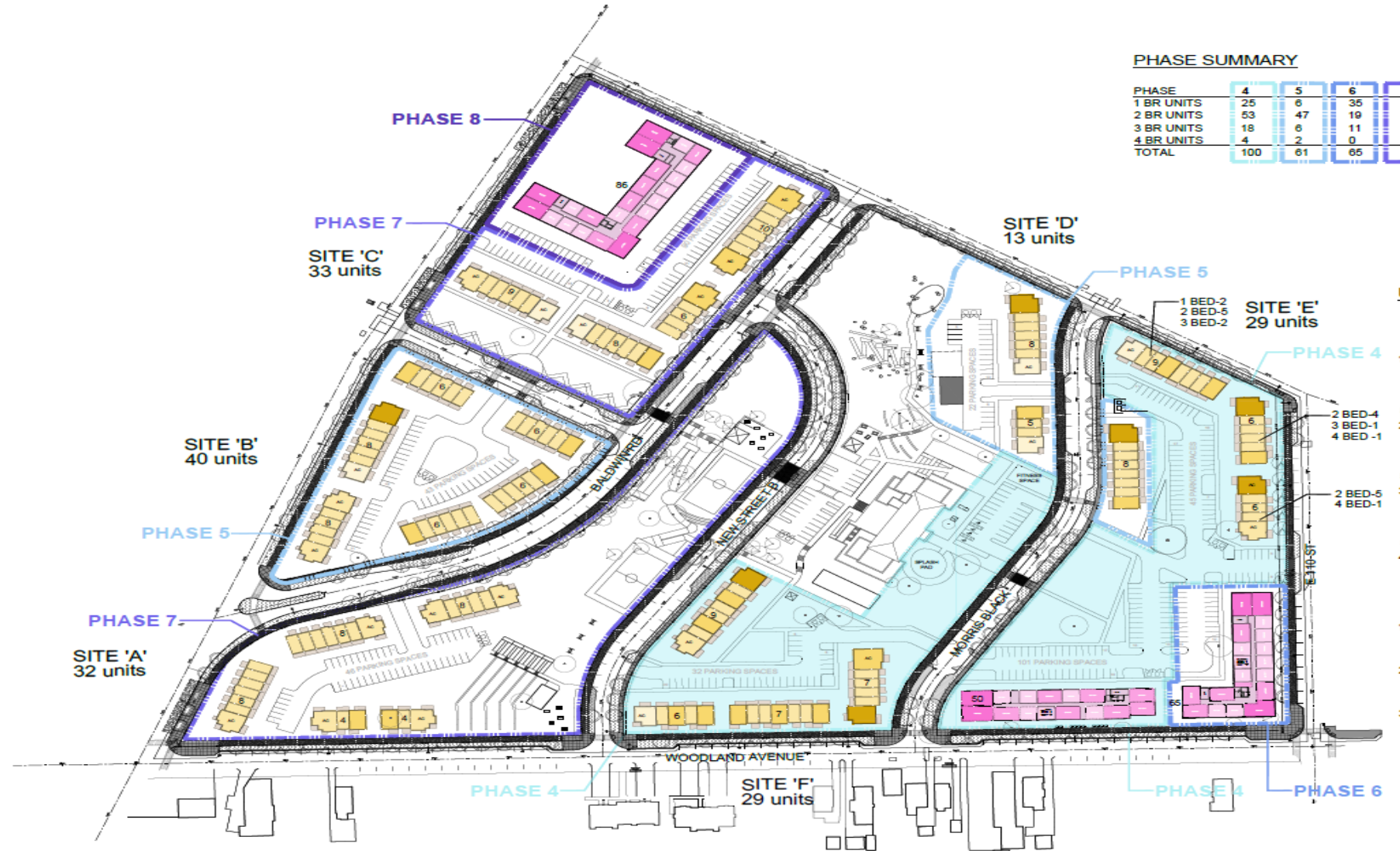
Date Created: 8/26/2025

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

Cuyahoga County
Enterprise GIS
PUBLISHED CLEVELAND, OH 44104





PHASE SUMMARY

PHASE	4	5	6
1 BR UNITS	25	6	35
2 BR UNITS	53	47	19
3 BR UNITS	18	6	11
4 BR UNITS	4	2	0
TOTAL	100	61	65



Questions & Feedback?



Ord. No. 1397-2025 (introduced by Council Members Howse-Jones, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by RJL 2230 SA LLC, or its designee, located at 2230 Superior Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

November 21, 2025

Ord. No. 1399–2025 (introduced by Council Members Howse–Jones, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 2202 Superior LLC, or its designee, located at 2202 Superior Avenue, for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

November 21, 2025



City of

CLEVELAND

ECONOMIC DEVELOPMENT

Heller Keller Kohn TIF: Enter Into Chain of Title
November 21, 2025

DEVELOPER BACKGROUND

- Two special purpose entities formed to develop and hold the connected Heller and Keller Kohn former textile buildings: 2202 Superior LLC and RJI 2230 SA LLC.
- TurnDev is the developer, based out of Beachwood, Ohio.
- Project team led by Mr. Jon Pinney.
- The completed CrossCountry Mortgage HQ, and ongoing Shooters on the Water and Cleveland Police HQ redevelopment projects have been managed by TurnDev.



PROPERTY BACKGROUND

- Total square footage: 99,946 square feet between the two connected structures.
 - Heller Building (2202 Superior): ~57,820 sq. ft. across four stories. Constructed in 1911.
 - Keller Kohn Building (2230 Superior): ~42,126 sq. ft. across three stories. Constructed in 1912.
- SI-6: semi-industry zoning.
- Both structures were historically constructed as part of a textile building complex and have served various commercial and industrial uses over the years.



PROJECT SUMMARY

- Redevelopment of the complex into:
 - 100 market rate apartment units.
 - 108 parking spaces.
 - 2,261 sq. ft. of ground floor commercial retail space.
- 84 one-bedroom and 16 two-bedroom units.
- Creation of 7.5 new FTE jobs, \$402,000 of annual payroll.
- Total project cost greater than \$45,000,000.
- Each building on its own parcel, requiring its own chain-of-title process, and piece of legislation – though it is one redevelopment project with a single project scope and construction manager.



COMMUNITY BENEFITS

- Project is subject to an expanded CBA.
- Draft CBA has been generated by OEO and is under review by the project owner.
- Staff will not move TIF legislation forward until the CBA has been fully executed.

HELLER KELLER KOHN TIF

- Provides 100% non-school TIF over a 30-year period.
 - Median annual TIF value to Developer in years 16-30: \$246,067.
 - Estimated total value of 30-year TIF at \$3,745,518.
 - CMSD to benefit from \$6,059,407 in total new income over the course of the TIF.
 - Creation of 7.5 FTE jobs providing approximately \$10,050 in new annual income tax.

**ESTIMATED NET INCREASE OF ~~+\$6,360,907~~ IN INCOME TAX REVENUE
AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.**

Ord. No. 1411-2025 (introduced by Council Members Santana, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by TW58 Cleveland, LLC, or its designee, located at 1200 West 58th Street for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.

November 21, 2025



City of

CLEVELAND

ECONOMIC DEVELOPMENT

TW58 Cleveland LLC TIF: Enter Into Chain of Title
November 21, 2025

DEVELOPER BACKGROUND

- TW58 Cleveland LLC is the holding and development entity formed from RDC Holdings I, LLC, and Ocean Wave Development, LLC., Trebilco Co LLC, and Moe Naem LLC.
- The developers are based out of Cleveland.
- Project team led by Mr. Jim Rusnov (RDC Holdings I), and Mr. David Fischback and Mr. Liam Fischback (Ocean Wave Development). David Fischback is the President/Co-Chairman the The Krill Co. Inc. a Cleveland based construction firm, who will perform as Construction Manager.
- Mr. Rusnov has experience in Real Estate transactions and development in his role as a principal in the development of the Nautica Entertainment Complex and a variety of senior living and multifamily residential communities.
- David Fischback's Krill Co. has performed construction on projects such as Tru by Hilton in Midtown, Tinnerman Lofts, Worthington Yards, and the Cleveland Clinic GCIC building on Main Campus.



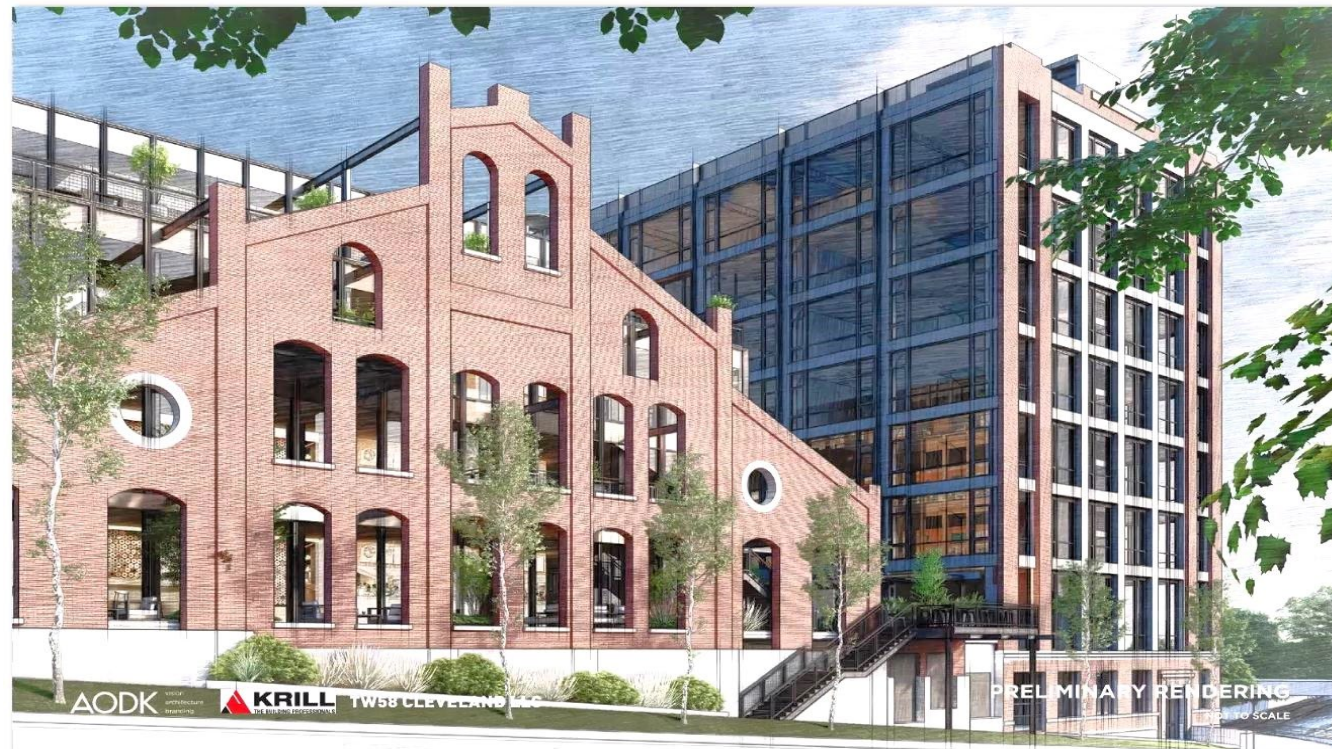
PROPERTY BACKGROUND

- Total square footage: 113,680 sq. ft. across 8 stories. Only the tower and the foundry remain today.
- Constructed in 1898.
- GI-B3: General Industry zoning.
- Structure constructed historically for manufacturing on aluminum and brass castings.



PROJECT SUMMARY

- Redevelopment of the complex into:
 - 106 market apartment units (10 workforce) (Phase 1A)
 - 8 studios, 81 one-bedroom and 17 two-bedroom units
 - 30 market rate apartment units (Phase 1B)
 - ~23,000 sq. ft. of commercial office, retail, and café space (Phase 1B).
- Creation of 5 new FTE jobs, \$214,000 of annual payroll.
- Total project cost greater than \$81,000,000.



COMMUNITY BENEFITS

- Project is subject to an expanded CBA.
- OEO and Developer working on CBA terms currently.
- Staff will not move TIF legislation forward until the CBA has been fully executed.

TW58 CLEVELAND LLC / WESTINGHOUSE TIF

- Provides 100% non-school TIF over a 30-year period.
 - Median annual TIF value to Developer in years 16-30: \$483,590.
 - Estimated total value of 30-year TIF at \$11,369,417.
 - CMSD to benefit from \$23,209,889 in total new income over the course of the TIF.
 - Creation of 5 FTE jobs providing approximately \$5,350 in new annual income tax.

ESTIMATED NET INCREASE OF ~~+\$23,370,389~~ IN INCOME TAX REVENUE AND PAYMENTS IN LIEU OF TAXES TO CMSD OVER 30 YEARS.

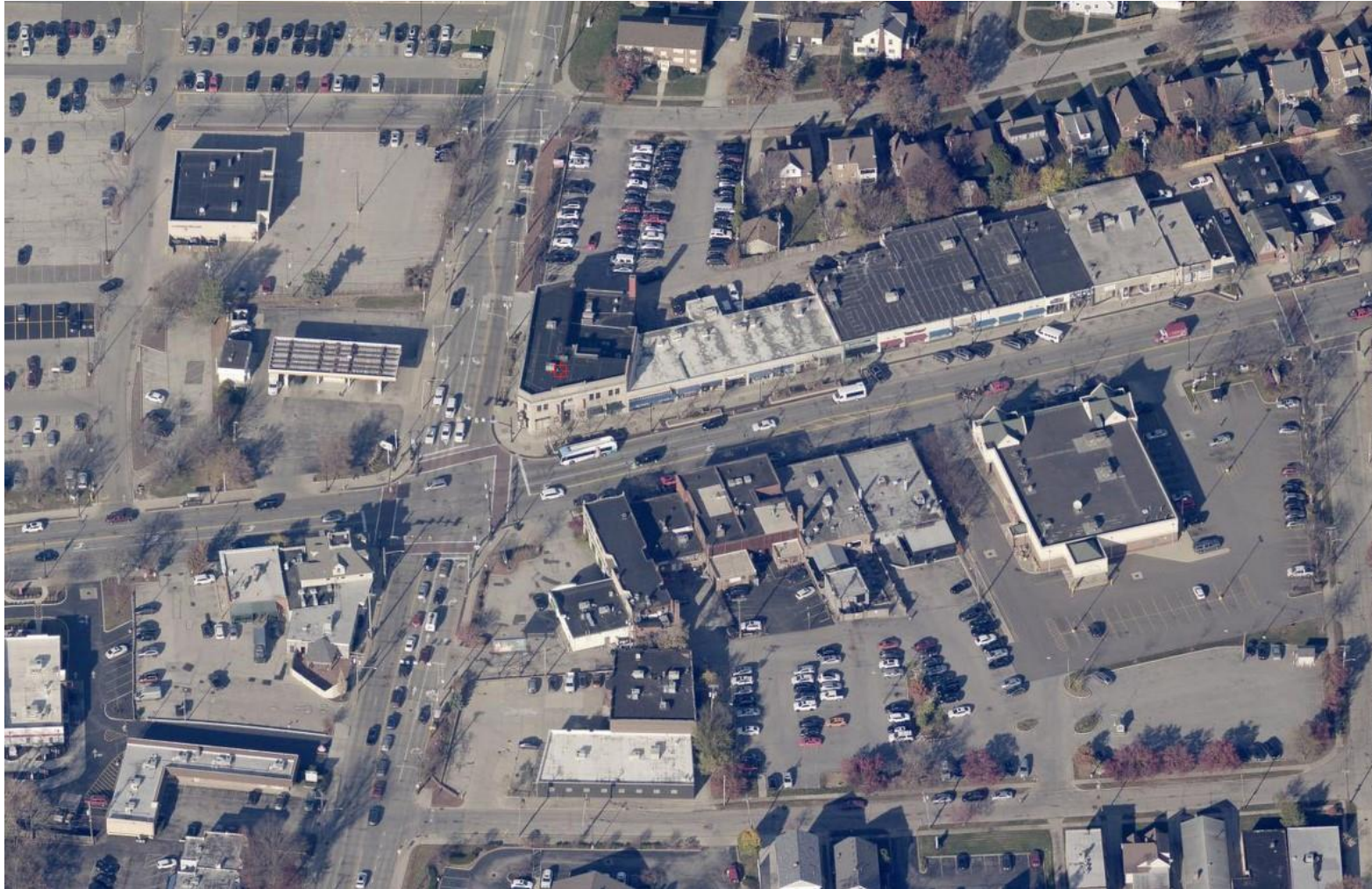
Ord. No. 1451-2025 (introduced by Council Member Slife – by departmental request) Designating the Kamm’s Corners Bank Building (former Cleveland Trust Company West Park Branch) as a Cleveland Landmark.

November 21, 2025

Cleveland Landmark Nomination

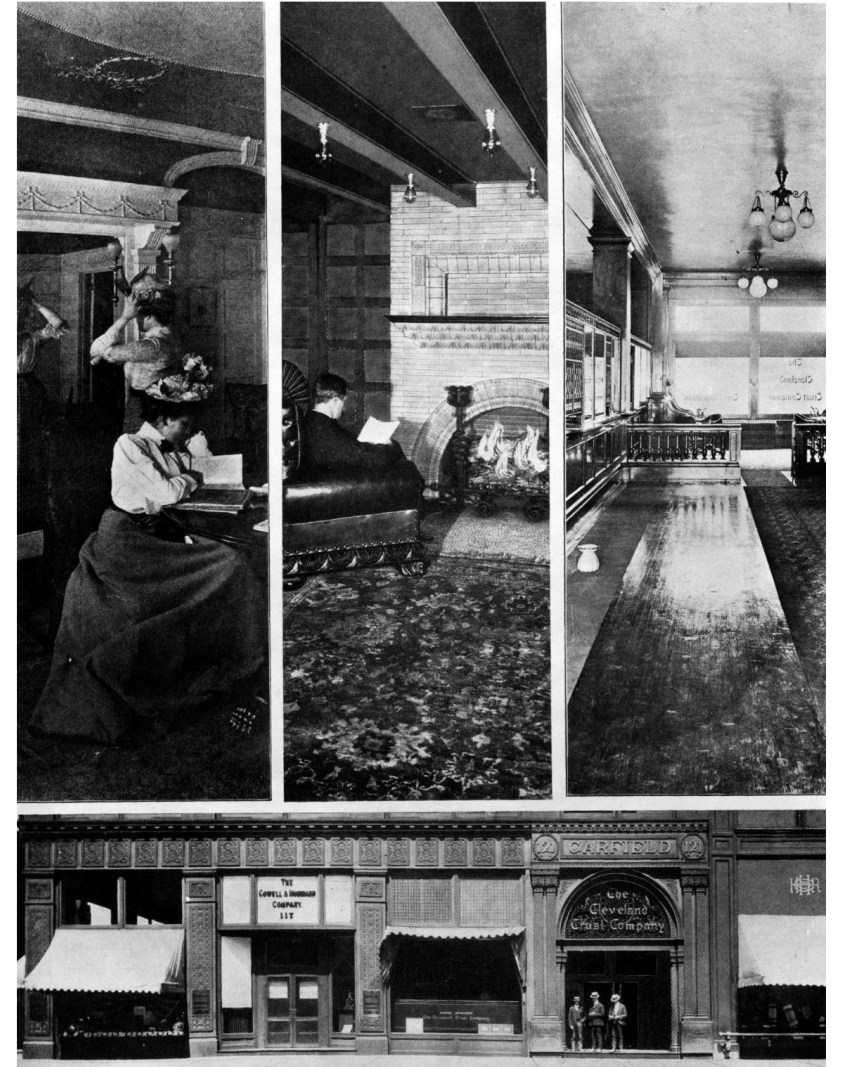
Cleveland Trust Company Building -
West Park Branch
17138 Lorain Avenue

Location



Cleveland Trust Company History

- September 19, 1894 – Articles of Incorporation
- Original location in the basement of the Garfield Building
 - Expanded upstairs in 1898



Cleveland Trust Company History

- 1902-3 Merger with the Western Reserve Trust Company
- Main banking operations moved to the Williamson Building
- Garfield Building became the women's branch
- Acquired Windermere Savings and Loan Company

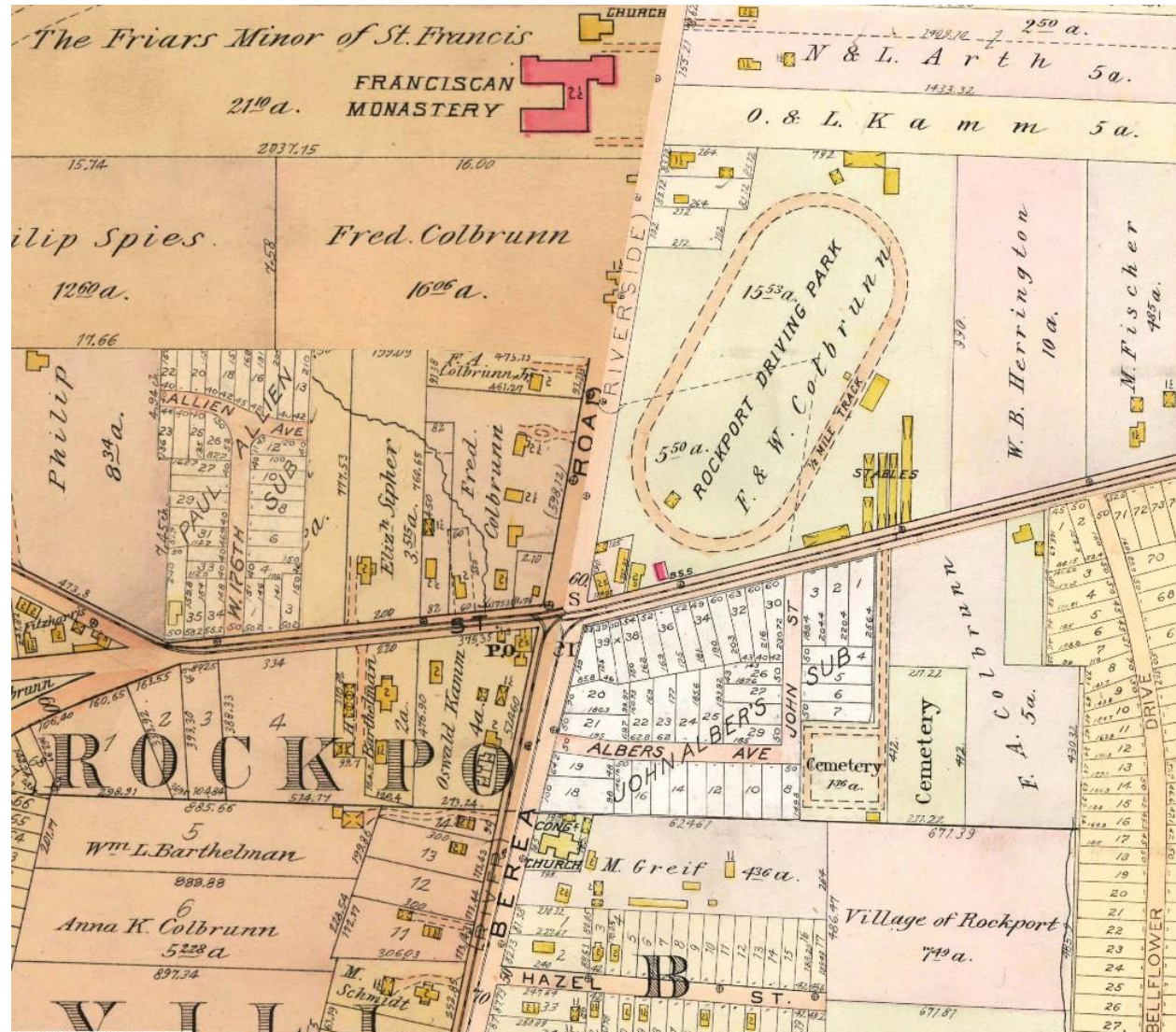


Cleveland Trust Company History

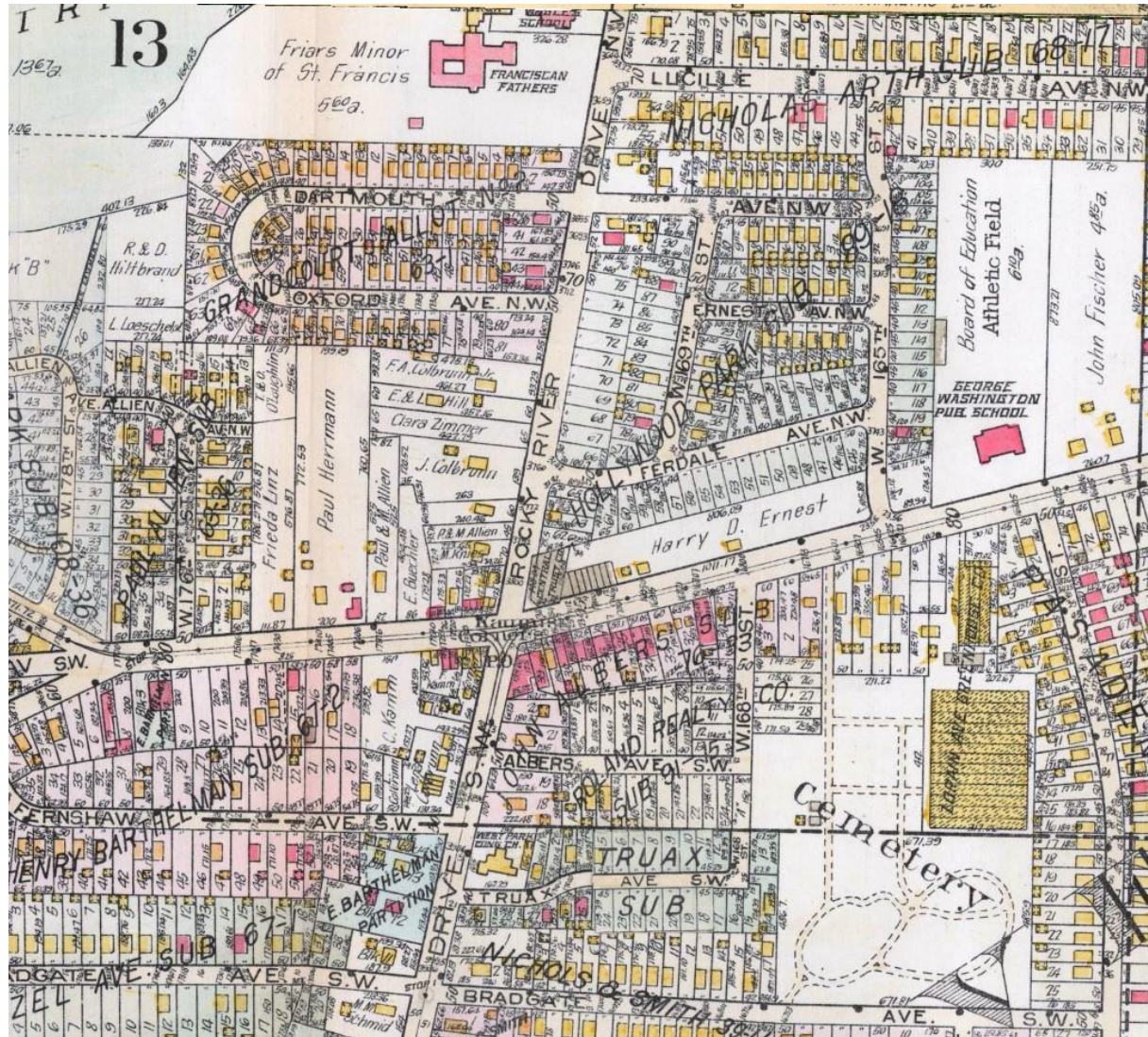
- January 1, 1908 – Opened new main office
- 10 additional branches acquired
- One new branch established
- June 1920 – 23 branches



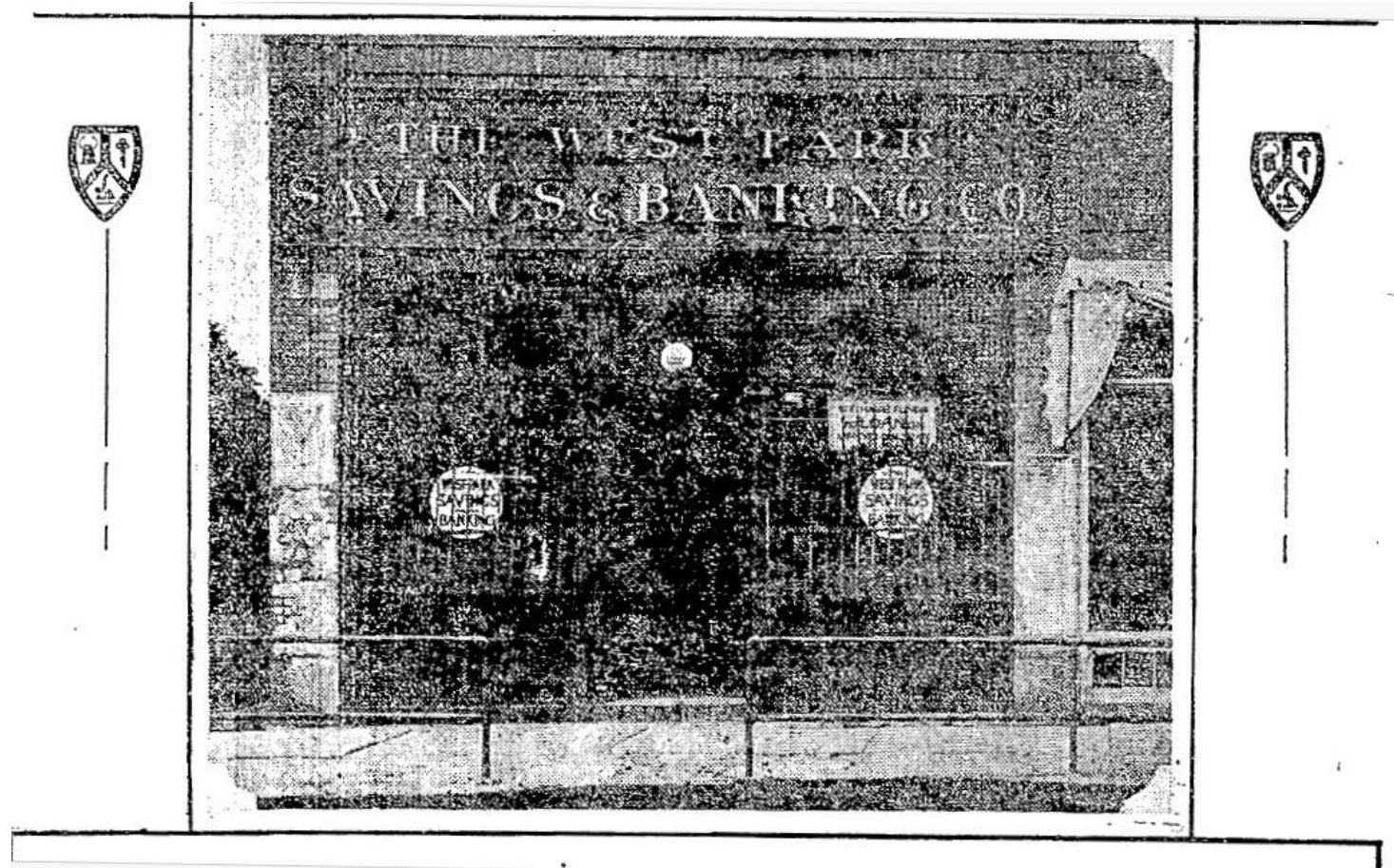
Kamm's Corners - 1912



Kamm's Corners - 1927

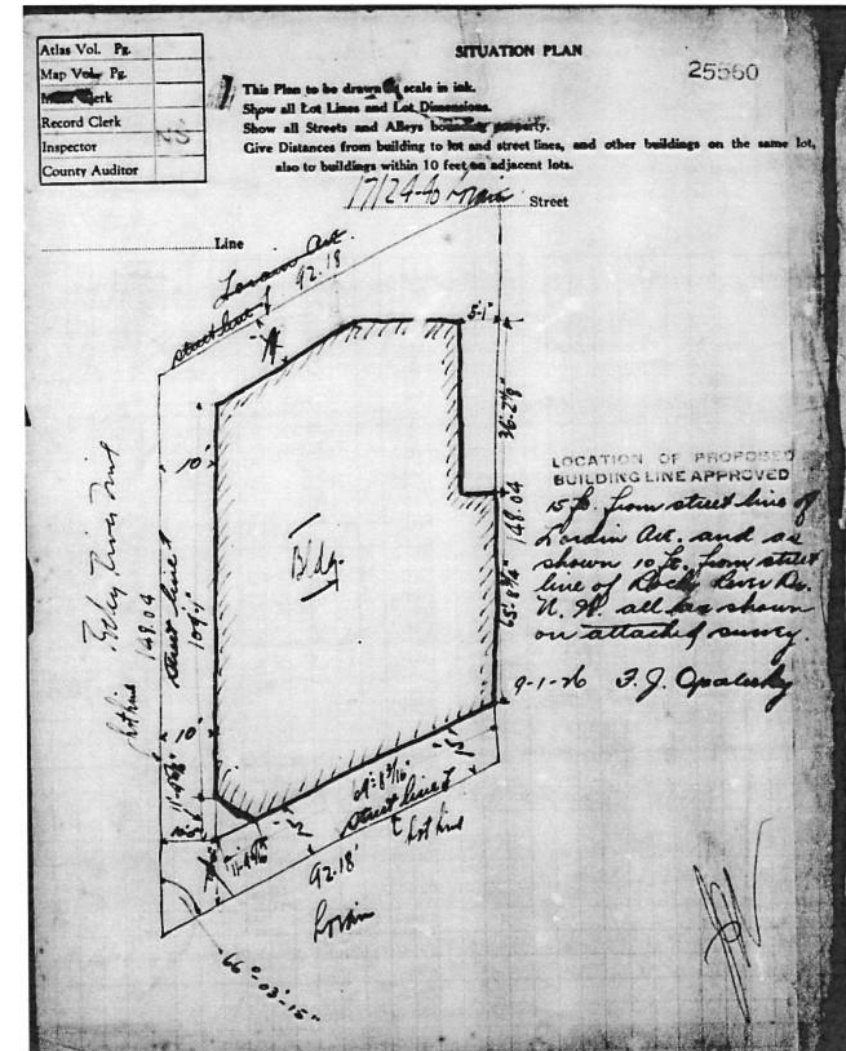


Cleveland Trust Company West Park Branch

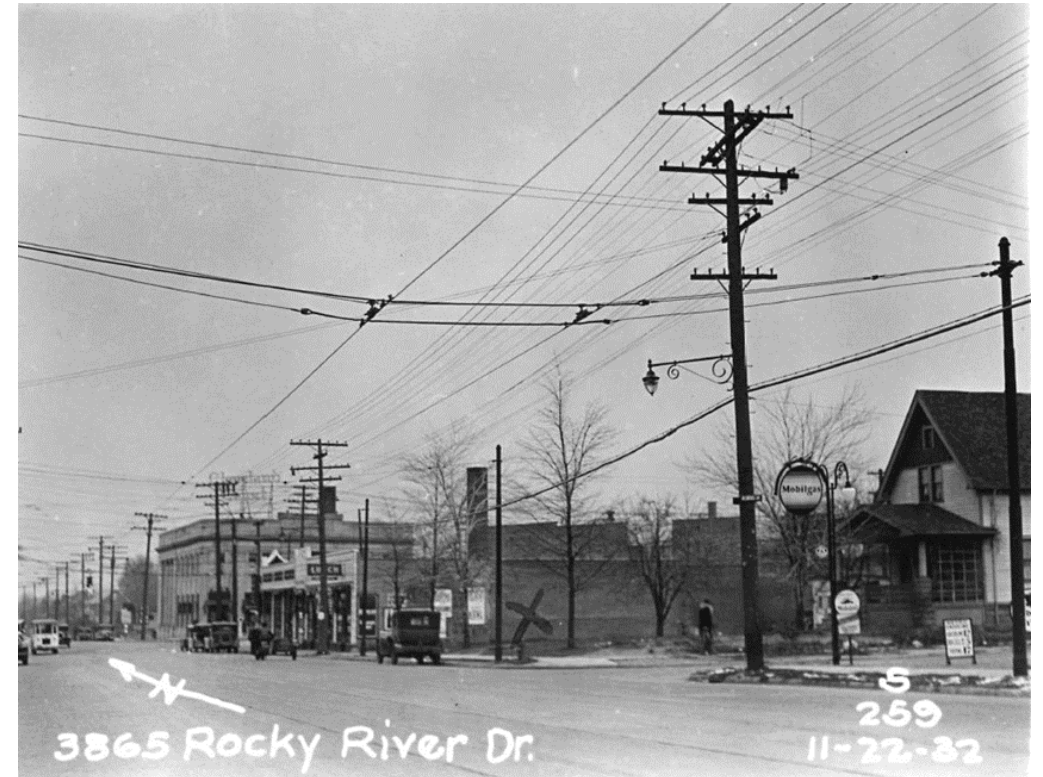
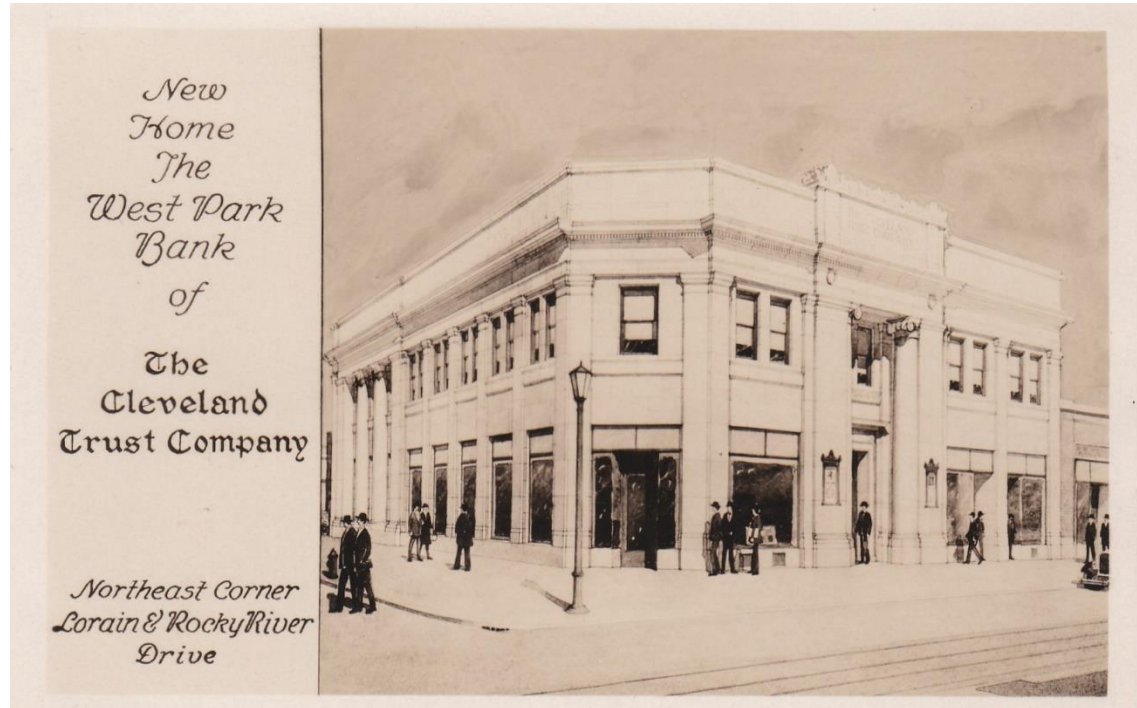


Cleveland Trust Company West Park Branch

- Building Permit 48927-B,
September 20, 1926
 - Work started September 22, 1926
 - Work Completed May 19, 1927
- Architect Alfred G. Hall
 - Cleveland Trust Company Architect
1924-1938

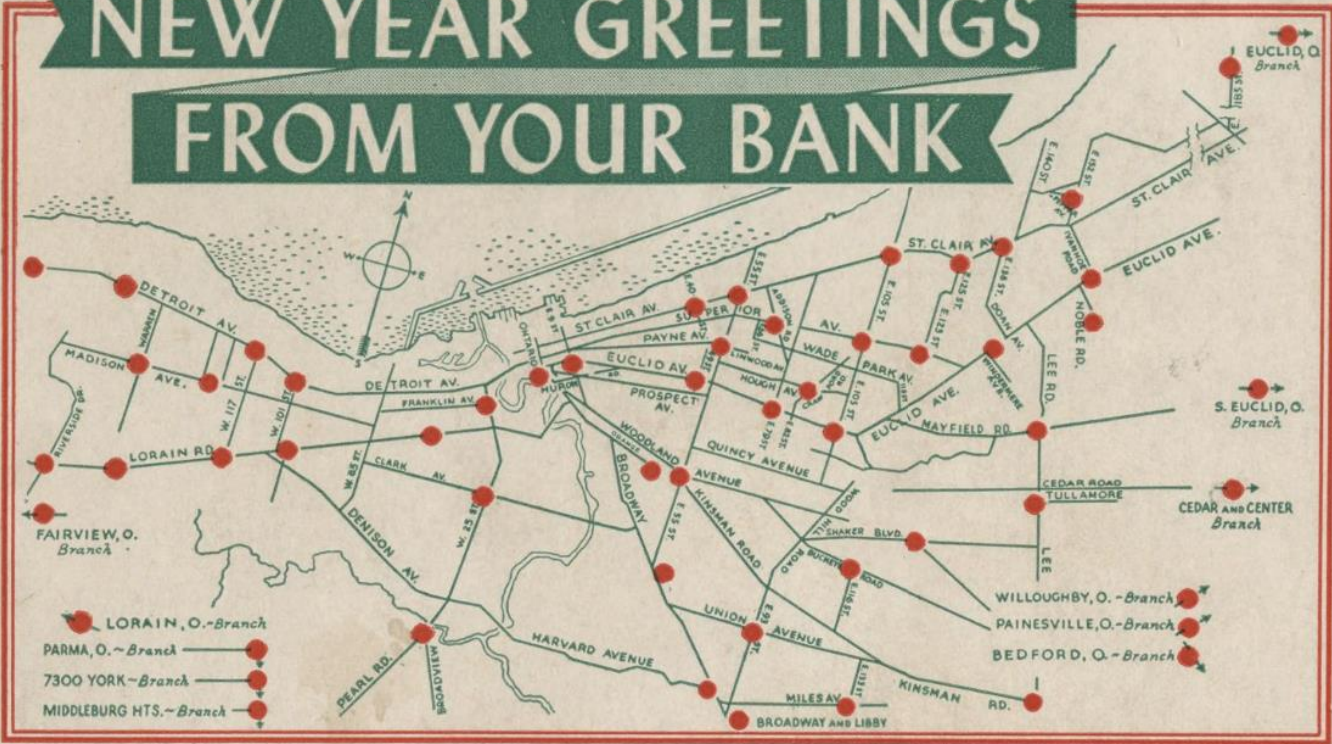


Cleveland Trust Company West Park Branch



1928

NEW YEAR GREETINGS FROM YOUR BANK



Branches shown on map:

- FAIRVIEW, O. - Branch
- LORAIN, O. - Branch
- PARMA, O. - Branch
- 7300 YORK - Branch
- MIDDLEBURG HTS. - Branch
- EUCLID, O. - Branch
- ST. CLAIR, O. - Branch
- S. EUCLID, O. - Branch
- CEDAR AND CENTER - Branch
- WILLOUGHBY, O. - Branch
- PAINESVILLE, O. - Branch
- BEDFORD, O. - Branch
- EUCLID, O. - Branch

57
Convenient
Banking
Offices

57
Years of
Banking
Usefulness

57 NEIGHBORHOOD OFFICES

FOUNDED
1894

EVERY BANKING SERVICE

The Cleveland Trust Company

THE BANK FOR ALL THE PEOPLE

**Largest Branch Banking System
Between New York and San Francisco**

MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION



Looking at the northeast corner of Lorain Avenue and Rocky River Drive, Kamm's Corners, Cleveland, OH. April 5, 1956. James L. Jensen Collection.

Cleveland Trust History

- 1974 – CleveTrust Corporation
 - Allows for expansion outside Northeast Ohio
- 1979 – AmeriTrust
- 1991 – AmeriTrust acquired by Society National Bank
- 1993 – Society National Bank merger with KeyCorp
- 1998 – New ownership restores building





The Clock

- Not original to the building
- McClintock Chime Clock
 - First National Bank of Gettysburg
 - Installed originally there in 1926

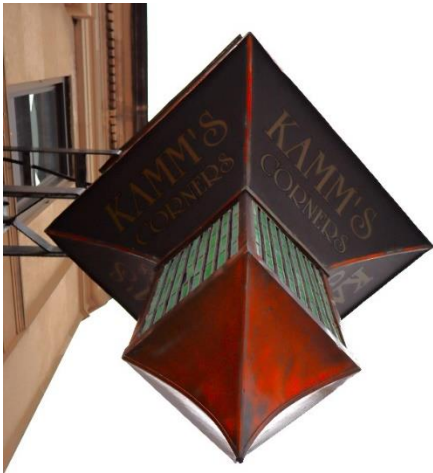


Photo Courtesy of The Adams County Historical Society

Current Conditions







Ord No. 1492-2025 (introduced by Council Members Gray, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Director of Parks and Recreation to apply for and accept a grant from the Land and Water Conservation Fund for the Luke Easter Skatepark Project; to accept cash donations from the MGK Foundation and the Skate Park Project for this purpose; determining the method of making the public improvement of designing and constructing a skatepark at Luke Easter Park; and authorizing the Director of Parks and Recreation to enter into one or more contracts for the making of the improvement.

November 21, 2025



CITY OF CLEVELAND
MAYOR'S OFFICE OF CAPITAL PROJECTS
**LUKE EASTER PARK - SKATE PARK
CONCEPT DESIGN**

AUGUST, 2025

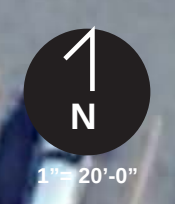


SKATE PARK
STUDY
LOCATION



CITY OF CLEVELAND
MAYOR'S OFFICE OF CAPITAL PROJECTS
LUKE EASTER PARK - SKATE PARK
CONCEPT DESIGN #1

AUGUST, 2025





CITY OF CLEVELAND
MAYOR'S OFFICE OF CAPITAL PROJECTS
LUKE EASTER PARK - SKATE PARK
CONCEPT DESIGN #1

AUGUST, 2025





CITY OF CLEVELAND
MAYOR'S OFFICE OF CAPITAL PROJECTS
LUKE EASTER PARK - SKATE PARK
CONCEPT ELEMENTS

AUGUST, 2025



BOWL WITH EXTENSION



RAIL



STAIR



LEDGES



CLAM



GAP



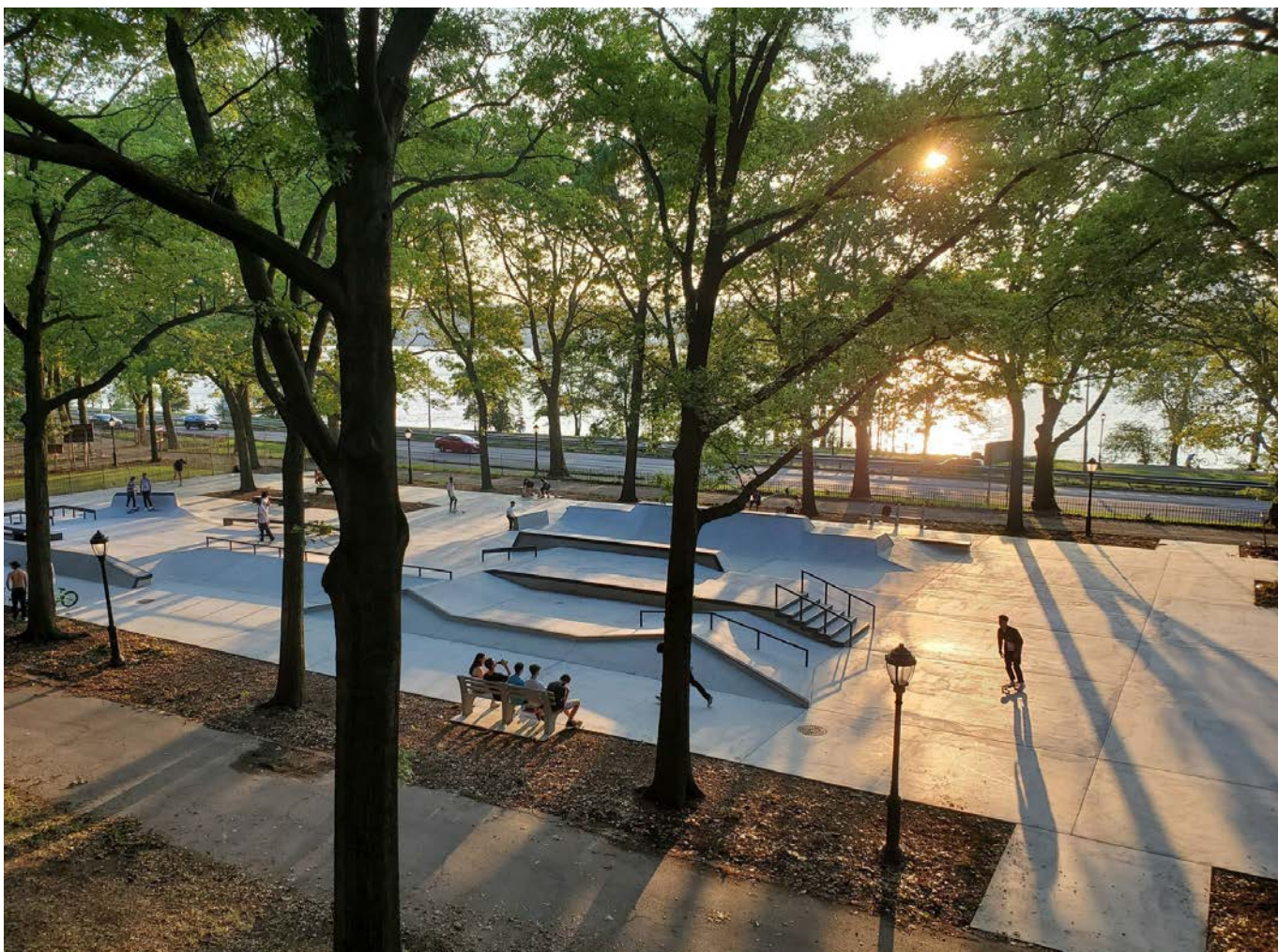
HUBBA



ROLLER SKATING PATHS



BENCHES



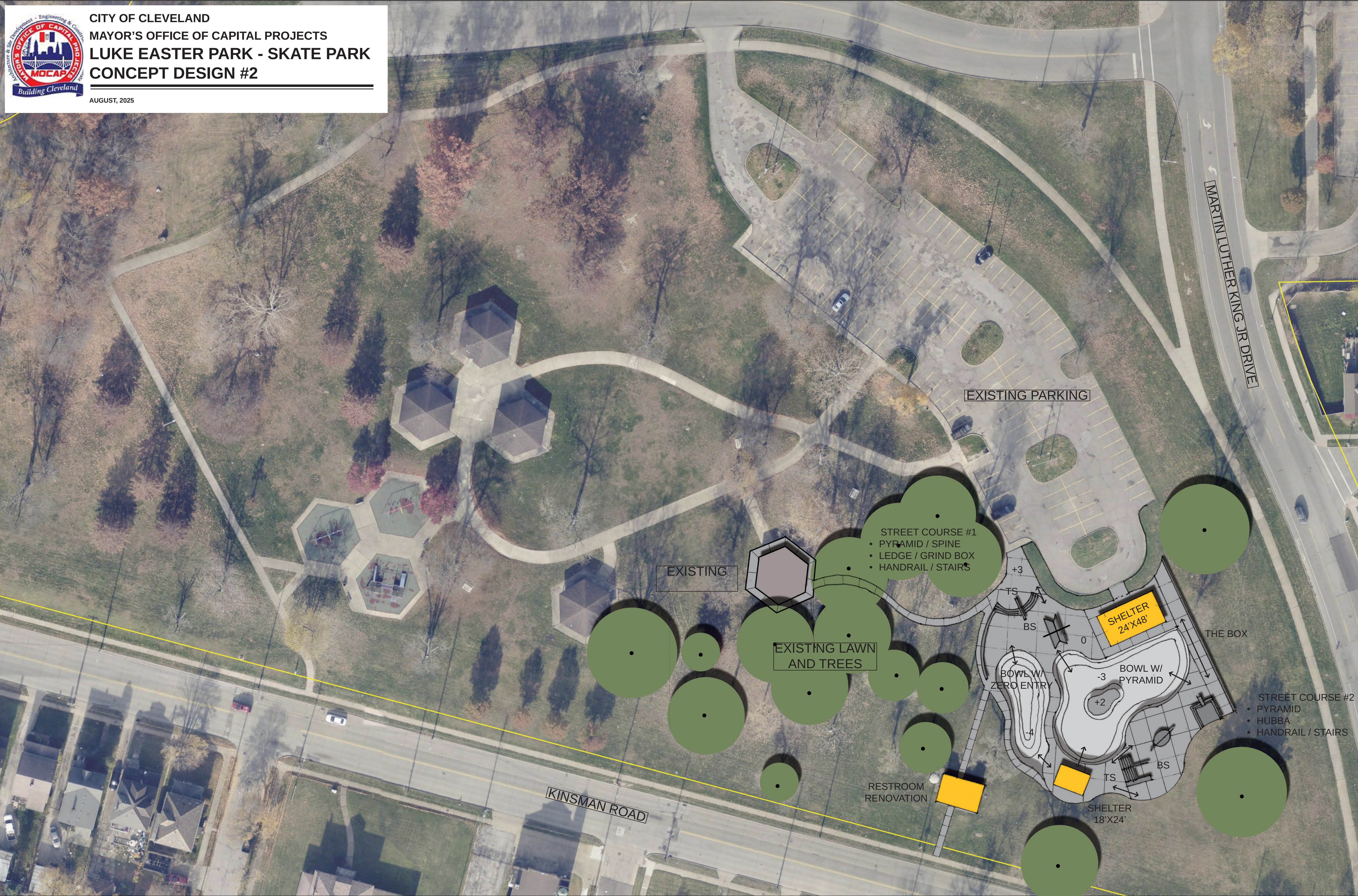
TREES



LOW TRANSFER



COMMUNITY ART





SMP Guangzhou Skatepark China



TEXAS SKATEPARK



VENICE BEACH SKATE PARK



Ord. No. 1496-2025 – Authorizing the Director of Capital Projects to issue a permit to Cleveland Clinic Foundation to encroach into the public right-of-way of Allien Court by installing, using and maintaining a concrete driveway.

November 21, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

City Planning Commission

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

Division of Engineering & Construction

Friday, November 21st, 2025



Ordinance No. 1496-2025

Encroachment permit

Authorizes the Director of Capital Projects to issue a permit to Cleveland Clinic Foundation to encroach into the public right of way of Allien Court.

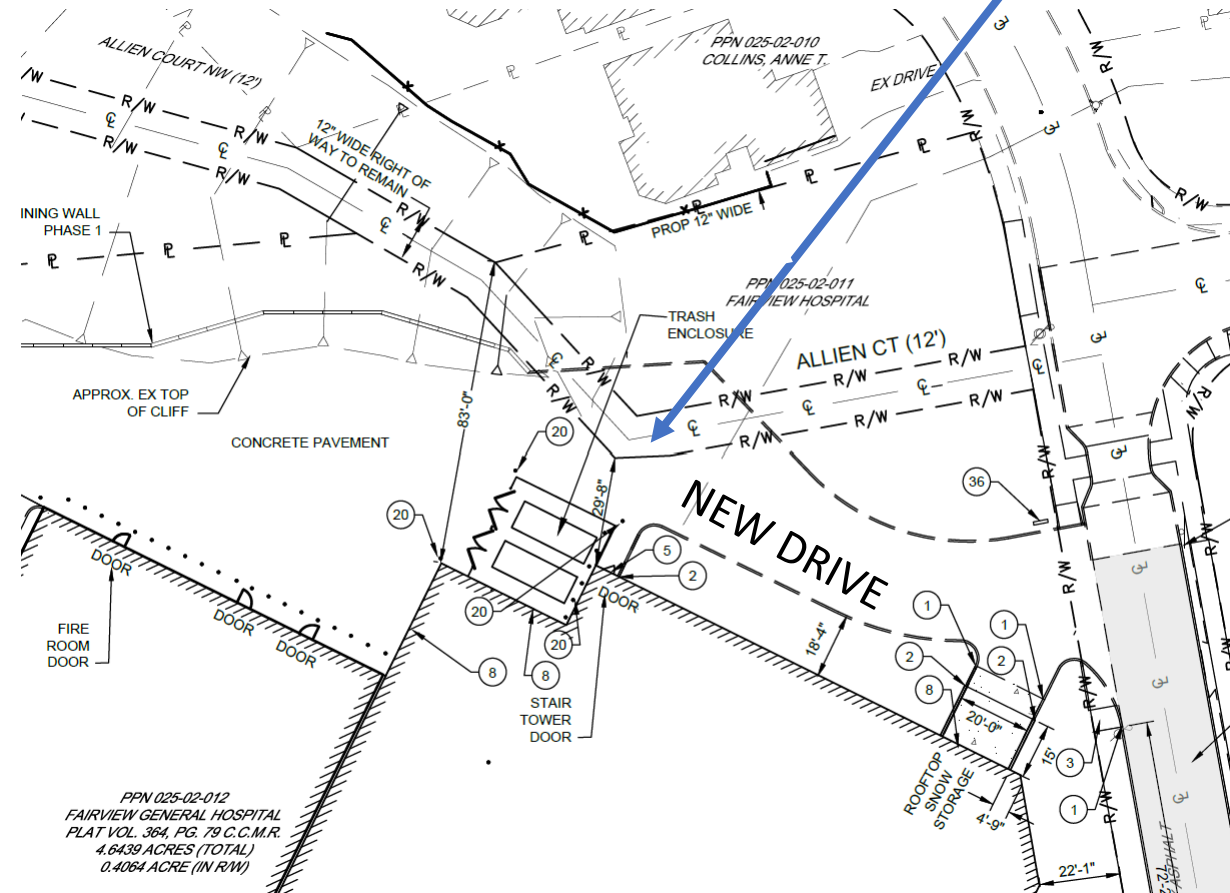
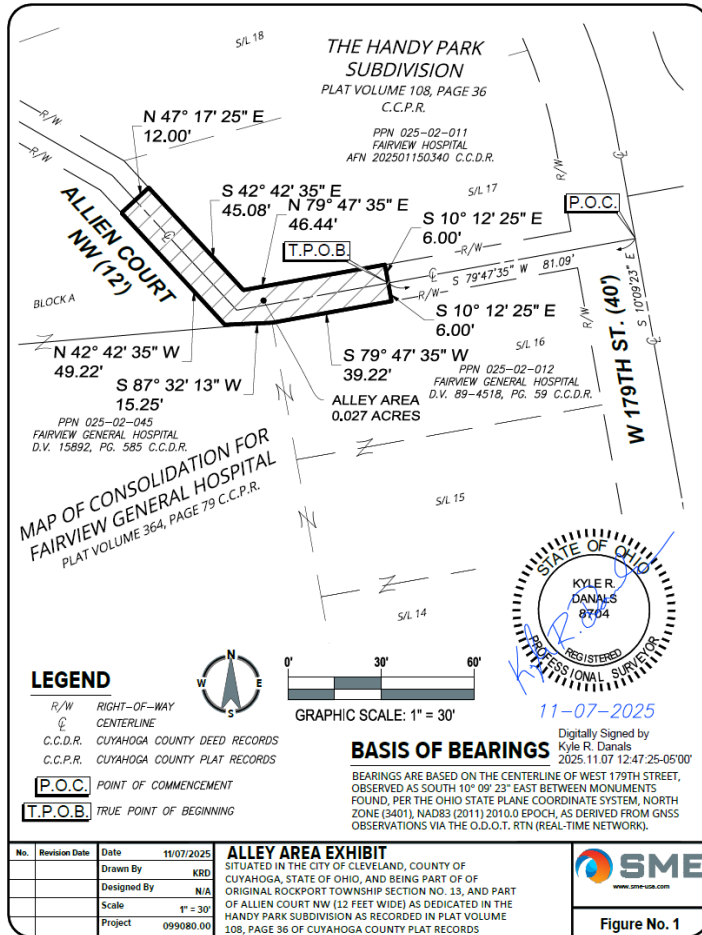
Encroachment permit is for installing, using and maintaining a concrete driveway and rip rap erosion control along the existing ravine to access the delivery area for the new Fairview Hospital Medical Office Building.



Ordinance No. 1496-2025

Site Plan

DRIVE
ENCROACHMENT



Render View – W 179th Garage Entry

Garage Screening



*LANDSCAPE SHOWS 5 YEAR GROWTH. SEE LANDSCAPE PLAN.



Questions & Feedback?



Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

Ord. No. 1398–2025 (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Director of City Planning to employ one or more professional consultants to enhance the existing Form Based Code pilot program and expand the Form Based Code to additional districts and geographies, for a period of one year with three one-year options to renew, exercisable with additional legislative authority.

November 21, 2025

Ord. No. 1406-2025 (introduced by Council Members Bishop, Polensek, Hairston, and Griffin– by departmental request) Determining the method of making the public improvement of repairing, constructing, and installing various speed tables citywide for traffic-calming and pedestrian safety purposes; and authorizing the Director of Public Works to enter into one or more public improvement requirement contracts for the making of the improvement.

November 21, 2025

Ord. No. 1416-2025 (introduced by Council Members Polensek, Bishop, and Griffin – by departmental request) To amend Sections 2 and 11 of Ordinance No. 993-2025, passed August 13, 2025, relating to agreements with Cuyahoga County and Cleveland Metroparks for the Euclid Beach Trail Connector to add additional land to the submerged land lease; and to supplement the ordinance by adding new Sections 11a, 11b, 11c, 11d, and 11e relating to subleasing the land to the Northeast Ohio Regional Sewer District.

November 21, 2025

Ord. No. 1417-2025 (introduced by Council Members Hairston and Griffin – by departmental request) Approving certain modifications and amendments to the St. Vincent Center (Project No. Ohio R-13) Urban Renewal Plan with respect to releasing a permanent parcel from the area boundaries.

November 21, 2025

Ord. No. 1440-2025 (introduced by Council Members Welch, Hairston, and Griffin – by departmental request) Approving the addition of property located at 1301 E. 9th Street to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.

November 21, 2025

Ord. No. 1446-2025 (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvements of purchasing, repairing, constructing, and installing signal support poles and authorizing the Director of Public Works to enter into one or more public improvement requirement contracts for the making of the improvement, for a period not to exceed two years.

November 21, 2025

Ord. No. 1458-2025 (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To amend the title and Sections 4, 5, 6, 7, and 8 of Ordinance No. 738-2025, passed June 2, 2025, relating to an agreement with Pennrose Holdings, LLC, or its designee, for the sale of the Warner and Swasey building and entering into loan agreements with Pennrose Holdings, LLC, or its designee, to provide assistance to partially finance the redevelopment.

November 21, 2025

Ord. No. 1470-2025 (introduced by Council Members Polensek, Bishop, Hairston, and Griffin – by departmental request) Giving consent of the City of Cleveland to the County of Cuyahoga for the resurfacing of Nottingham Road from St. Clair Avenue to the south corporation line; to apply for and accept an allocation of County Motor Vehicle License Tax Funds for the improvement; authorizing the Director of Capital Projects to enter into any relative agreements in making of the improvement; and to cause payment to the County for the City's share of the improvement.

November 21, 2025

Ord. No. 1471-2025 (introduced by Council Members Bishop and Griffin – by departmental request) Determining the method of making the public improvement of repairing or replacing specific non-compliant sidewalks under the Non-Compliant Sidewalk Repair Program, formerly known as the 50/50 Hazardous Sidewalk Repair Program; authorizing the Director of Capital Projects to enter into one or more public improvement requirement contracts for the making of the improvement, for a period up to two years; and authorizing the director to apply for any gifts or grants from any public or private entity to implement the program.

November 21, 2025

Ord. No. 1472-2025 (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of East 73rd Street.

November 21, 2025

Ord. No. 1481-2025 (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of East 70th Street.

November 21, 2025

Ord. No. 1486-2025 (introduced by Council Members Starr, Bishop, and Hairston – by departmental request) To vacate a portion of East 71st Place.

November 21, 2025

Ord. No. 1487-2025 (introduced by Council Members Maurer, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of Redman Avenue S.W.

November 21, 2025

Ord. No. 1488-2025 (introduced by Council Members Kelly, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion of West Boulevard.

November 21, 2025

Ord. No. 1489-2025 (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.2987 Acres) of West 3rd Street.

November 21, 2025

Ord. No. 1490-2025 (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.2990 Acres) of West 3rd Street.

November 21, 2025

Ord. No. 1491-2025 (introduced by Council Members Welch, Bishop, Hairston, and Griffin – by departmental request) To vacate a portion (0.3451 Acres) of West 3rd Street.

November 21, 2025

Ord. No. 1494-2025 (introduced by Council Members Kazy, Hairston, and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing Local Renewable Power Projects for the Division of Cleveland Public Power; and authorizing the Director of Public Utilities to enter into one or more professional service contracts for the making of the improvements; enter into one or more professional service contracts and other contracts needed for making of the improvements; to apply for and accept gifts and grants; and authorizing the director employment of the necessary labor, for the Department of Public Utilities, for contracts executed no later than December 31, 2030.

November 21, 2025

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

November 21, 2025

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: December 5, 2025