



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

December 19, 2025

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

Erika Anthony, Commission Chair

Calley Mersmann, Director

Evelyn Rueda, Administrator

Agenda: December 19, 2025

MOMENT OF SILENCE

- Remembering Hunter Morrison

ZONING MAP AMENDMENTS

- Map Change 2697 – Herman Ave

CONDITIONAL USES

- Pedestrian Retail Overlay –
Camelot Bakery

FAR WEST DESIGN REVIEW

- FW2025-15 – Camelot Bakery
- FW2025-18 – Al Ihsan Signage

CENTRAL SOUTHEAST DESIGN REVIEW

- CSE2025-046 – 6405 Francis Ave
Demolition

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

- EC2025-040 – Unity Six

DOWNTOWN/FLATS DESIGN REVIEW

- DF2025-044 – 750 Prospect Billboard

DIRECTOR'S REPORT

ADJOURNMENT



Moment of Silence – Remembering Hunter Morrison

Hunter Morrison, Cleveland's highly respected city planning director from 1980 to 2000, died early Tuesday in his sleep at his home in Silver Spring, Maryland, according to members of his family. He was 77.

December 19, 2025

Serving under former mayors George Voinovich and later, Michael White, Morrison insisted on design excellence from architects and developers and pioneered early efforts to connect downtown to Lake Erie with the construction of North Coast Harbor.

Morrison oversaw planning for the nationally acclaimed Gateway sports complex, the Rock and Roll Hall of Fame, Key Tower, the East Wing of the Cleveland Public Library's Main Branch, the revival of Playhouse Square and other pivotal projects of the 1980s and '90s.



Source: "Revered former Cleveland planning director Hunter Morrison is dead at age 77", by Steven Litt, Ideastream Public Media

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.

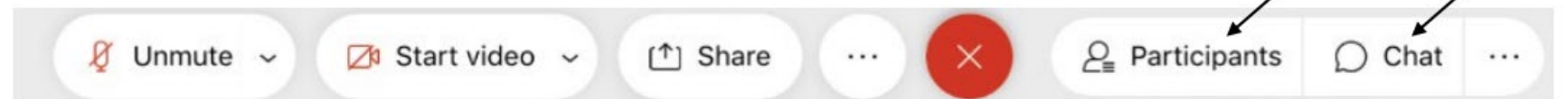
All boards and commissions under the purview of the City Planning department conduct their meetings in a manner modeled after Robert's Rules of Order. Actions during the meeting will be taken by voice vote. Recusals from any vote due to a conflict of interest should be stated for the record prior to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



December 19, 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.

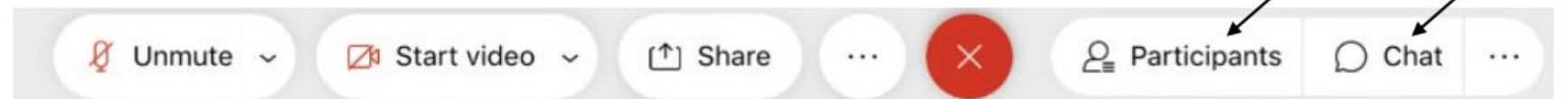
Any comments received by the **Wednesday 12:00 pm** deadline are collected by City Planning staff and disseminated to the Commission members prior to any scheduled meeting.

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



December 19, 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

December 19, 2025

Erika Anthony, Chair

December 19, 2025

August Fluker, Vice Chair

Charles Slife, Council Member

Dr. Denise McCray-Scott

Andrew Sargeant

Anthony Whitfield

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting




CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025


December 19, 2025

Meeting Summary: December 5, 2025




NEAR WEST DESIGN REVIEW

-  NW2025-020 – Witch Doctor Signage


FAR WEST DESIGN REVIEW

-  FW2025-017 – Dante’s Pizza Signage


EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

-  EC2025-032 – African Town Retail
-  EC2025-037 – 8514 Carnegie Demolition
-  EC2025-038 – 8302 Carnegie Demolition

DOWNTOWN/FLATS DESIGN REVIEW

-  DF2023-058 – CC/GPPC: Sequence 1A Public Realm

SPECIAL PRESENTATIONS – PUBLIC ART

-  CSE2025-045 – E 79th Street RTA Station Artwork





ADMINISTRATIVE APPROVALS

SPECIAL PRESENTATIONS – (FOR INFORMATION ONLY)

- North Coast Waterfront Development

DIRECTOR’S REPORT & ADJOURNMENT

CPC Ruling:

-  Approved as Presented
-  Approved with Conditions
-  Postponed
-  Failed to Pass

*To view the full meeting minutes, please contact the Planning Commission Administrator at erueda@clevelandohio.gov

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

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).

December 19, 2025

Presenter: Xavier Bay, City Planner

Map Change 2697

City Planning Commission Hearing

December 19, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

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.

Proposal

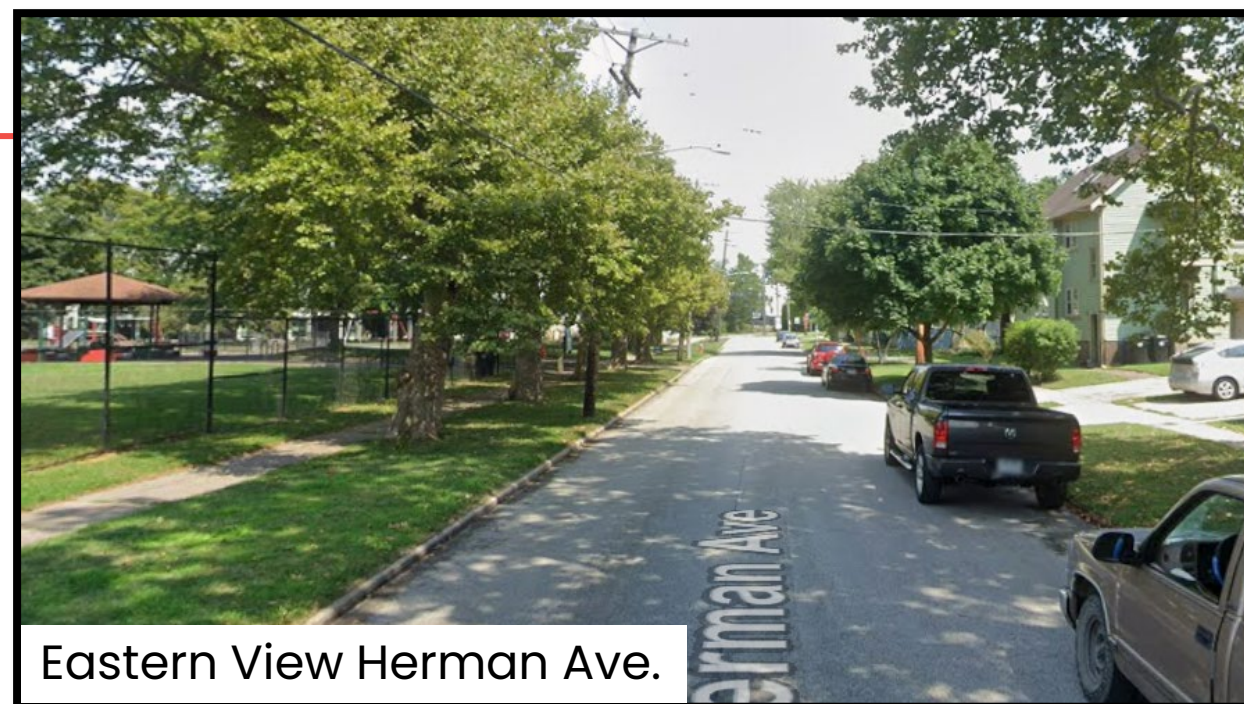
- **To allow the proposed development to move forward as planned.**
 - **To promote a diversity in housing typologies**
 - **To support transit and alternative mobility choices**
-

Existing Conditions

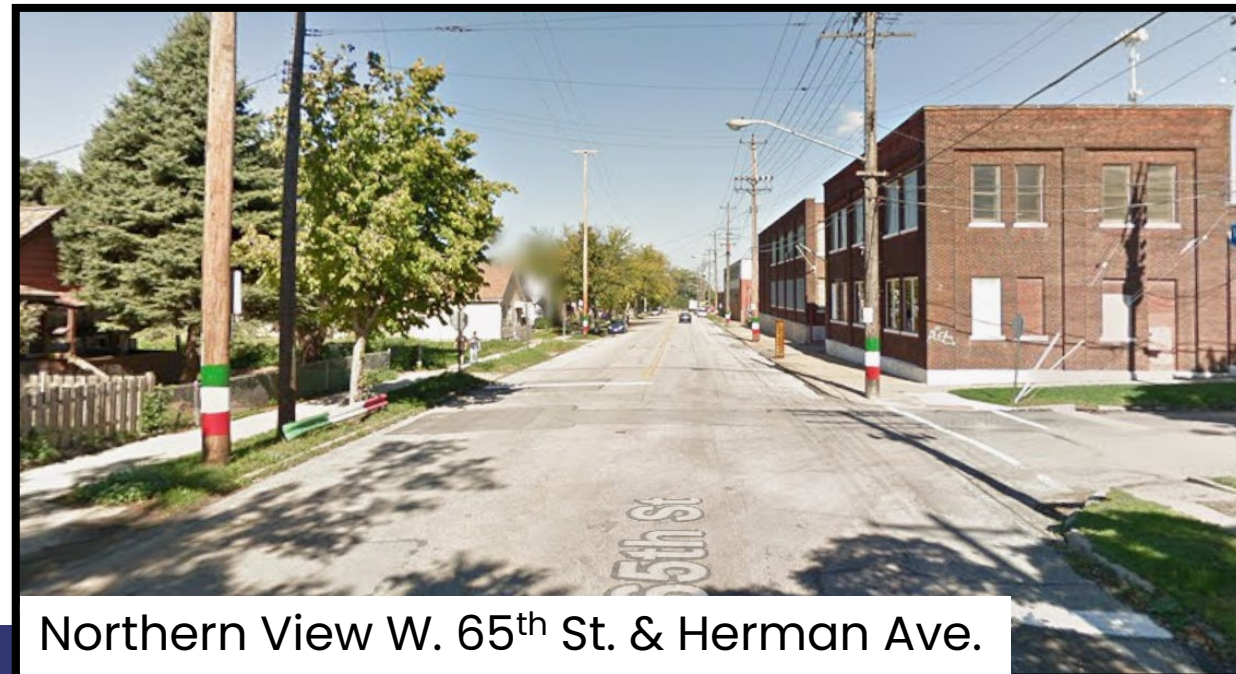




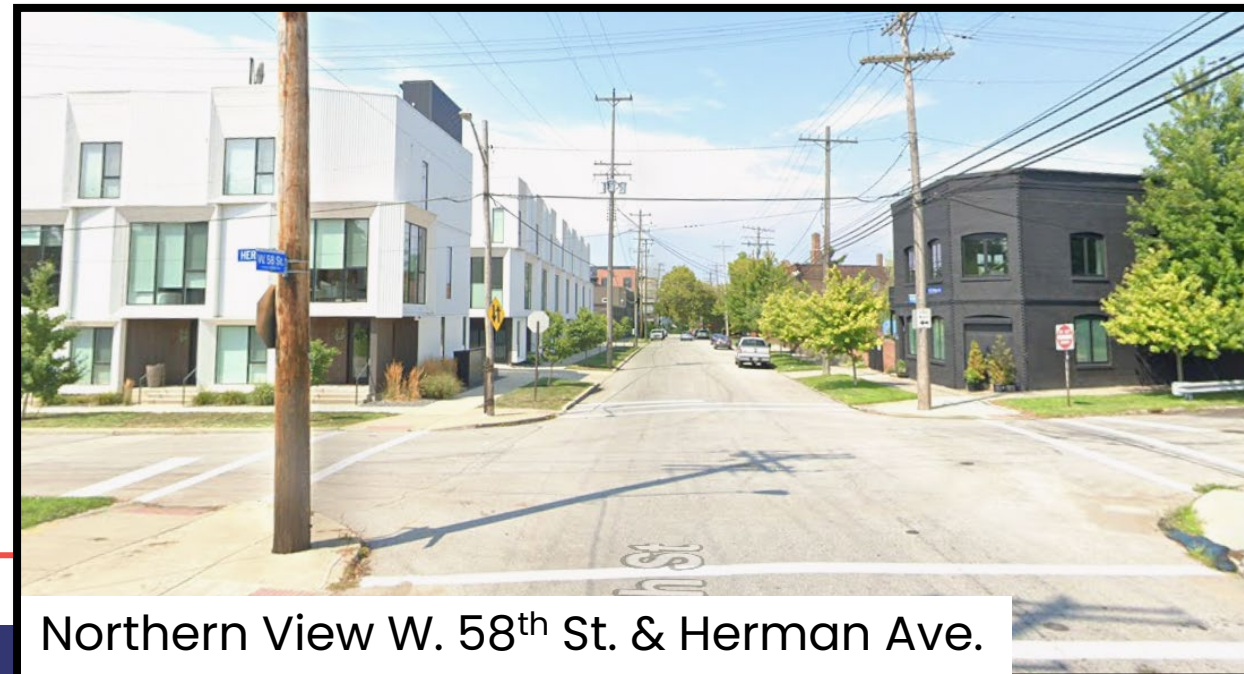
Western View Herman Ave.



Eastern View Herman Ave.



Northern View W. 65th St. & Herman Ave.

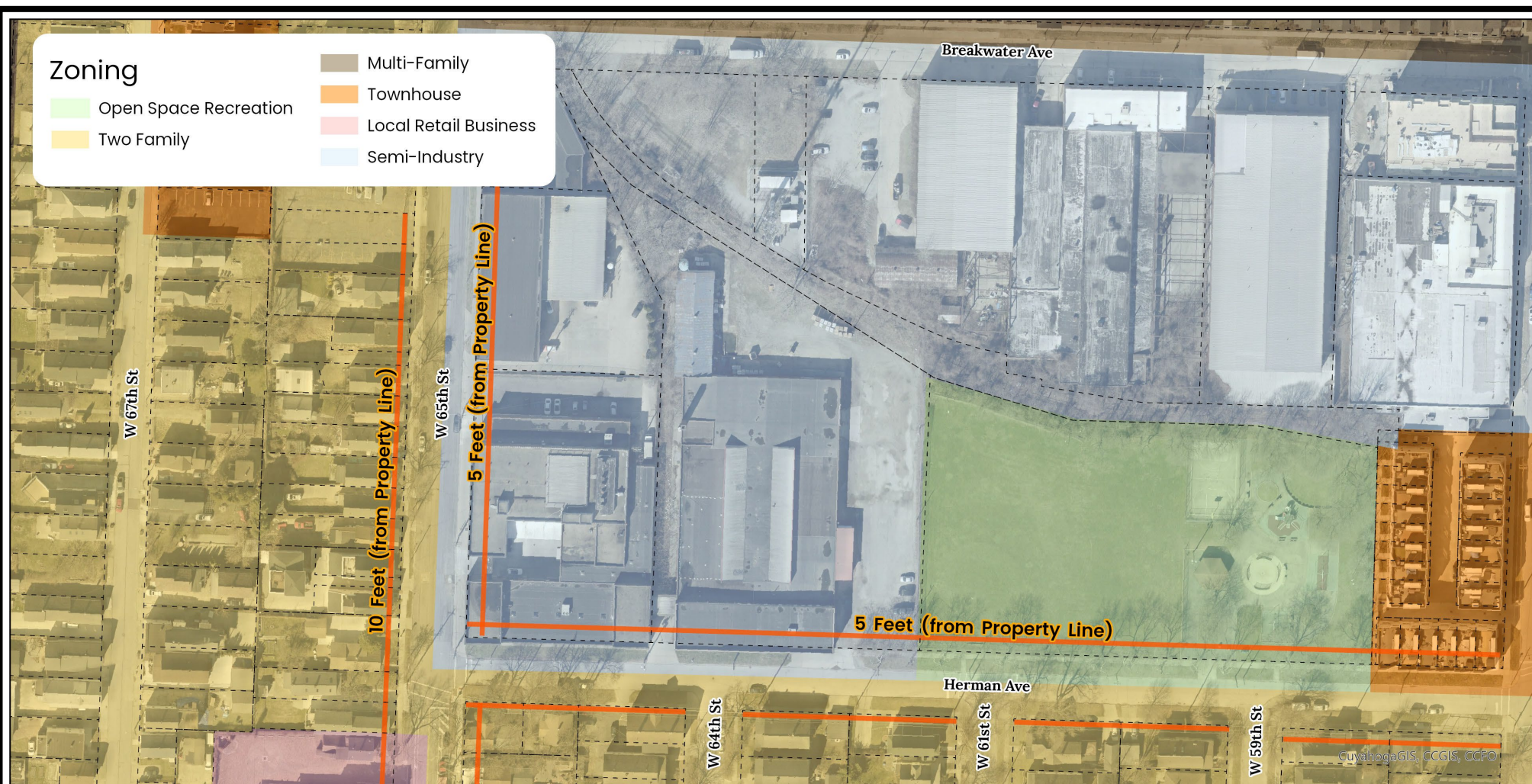


Northern View W. 58th St. & Herman Ave.

Existing Zoning

☐ Semi Industry-G2

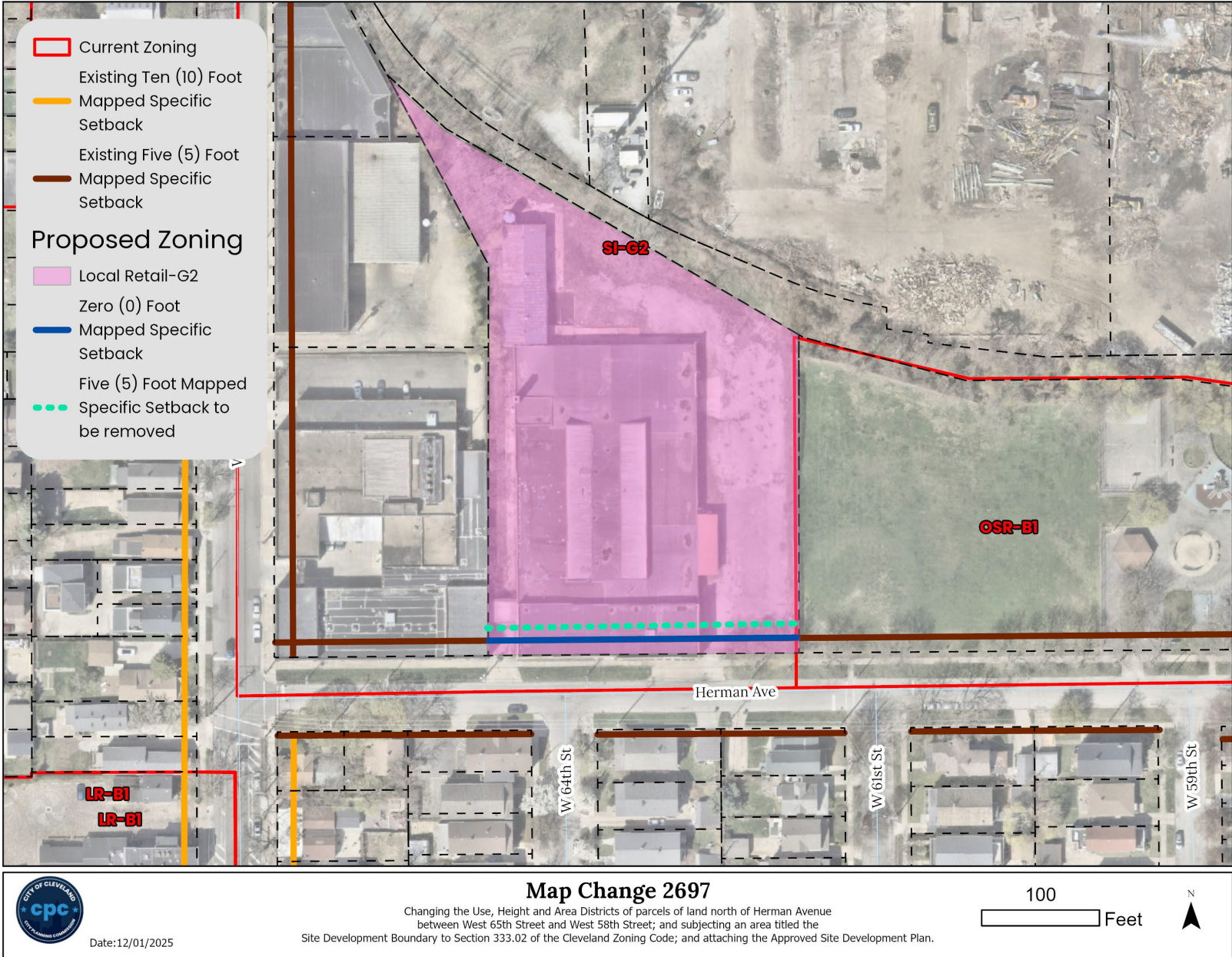
☐ Transit Oriented
Development
Overlay



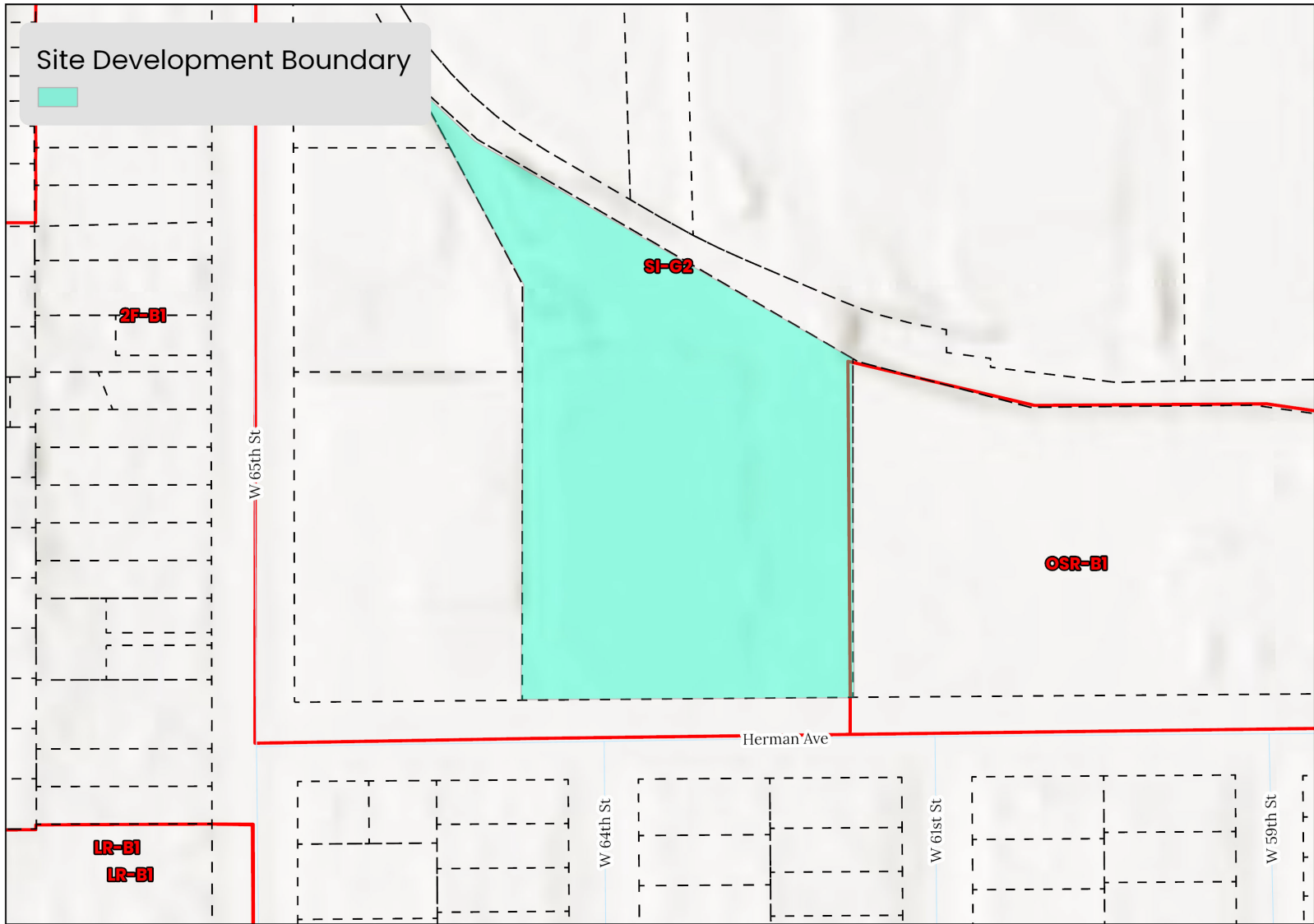
Existing Zoning



Proposed Zoning



Site Development Boundary



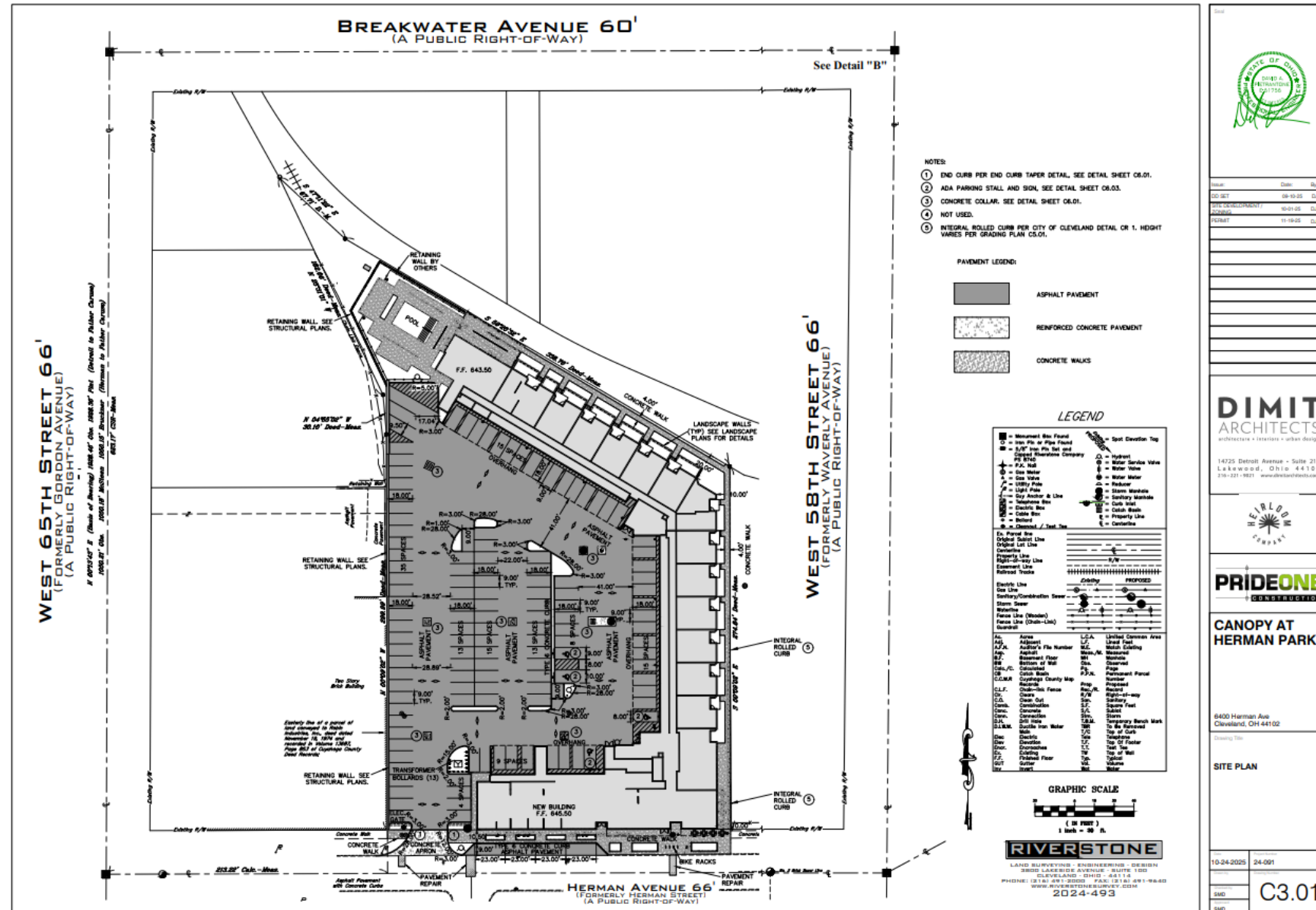
Date:12/01/2025

Site Development Boundary

Site Development Boundary for Canopy at Herman Park Plan Specific Rezoning



Site Plan





SOUTH ELEVATION

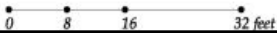


EAST ELEVATION

Herman Ave - Soap Site
Cleveland, OH

EXTERIOR ELEVATIONS

DIMITARCHITECTS
architecture • interiors • urban design





NORTHWEST ELEVATION



NORTHEAST ELEVATION

Herman Ave - Soap Site
Cleveland, OH

EXTERIOR ELEVATIONS

DIMITARCHITECTS
architecture + interiors + urban design



Elevations



Elevations



Elevations



Elevations

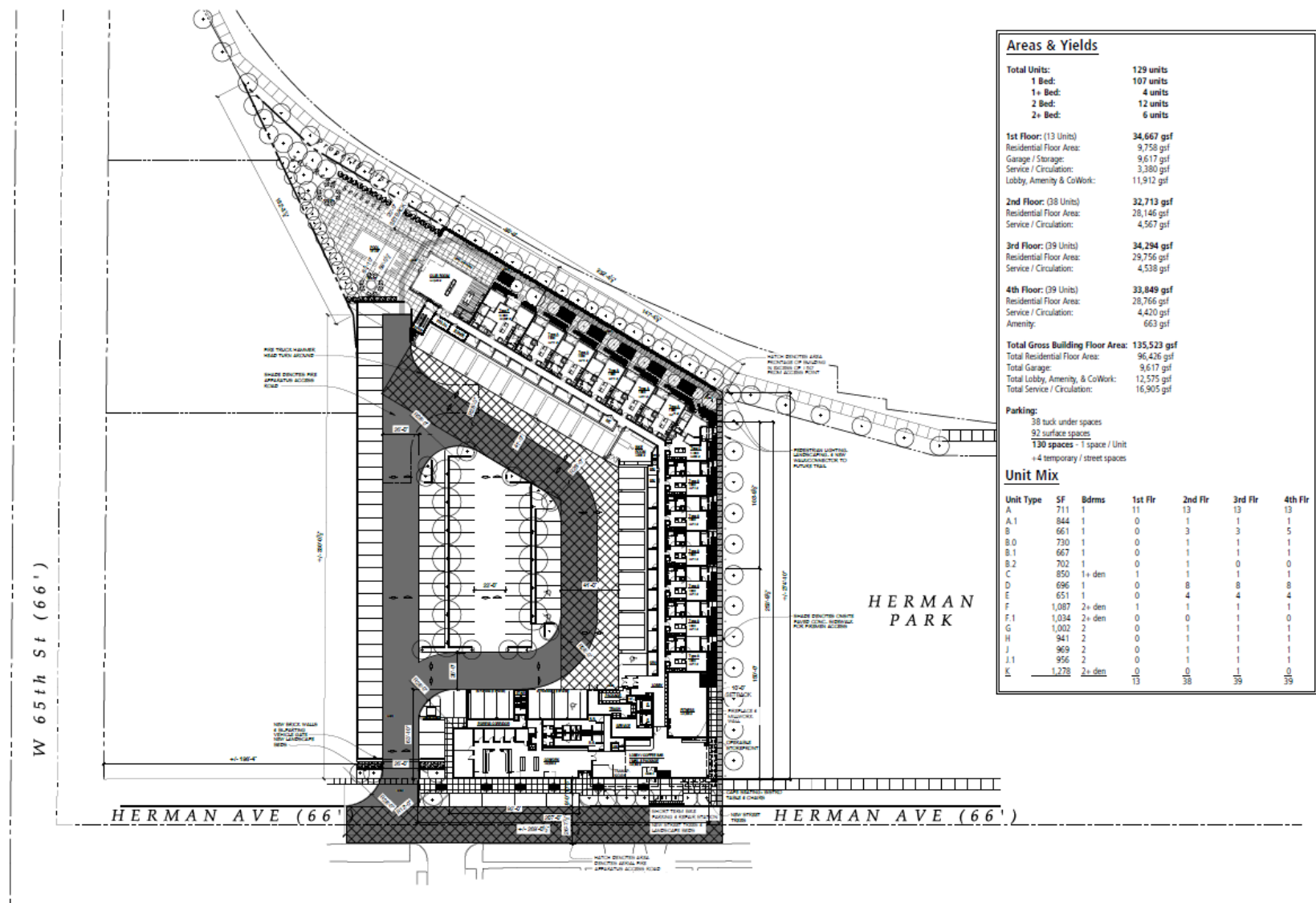


Transit Demand Management



- ☐ Set of strategies aimed at maximizing traveler choices.
- ☐ Focuses on understanding how people make transportation decisions and helping people use infrastructure that is in place for transit, ridesharing, walking, biking and other modes of active transportation
- ☐ Provided a list of choices that have been identified as highest priorities that offer the greatest amount of opportunity and benefit to residents and visitors alike
- ☐ Current Site Plan Specific Legislation requires development to adopt and maintain prescriptive TDM Strategies

Required TDM Strategies



6400 Herman Ave
Cleveland, OH

Ground Floor Plan

0 32 64 128 feet

DIMITARCHITECTS
architecture + interiors + urban design

June 2nd, 2025

Will be exempt from requirements of §349.04 – as it relates to automobile parking, so long as property owner continuously adopts and maintains the TDM Strategies as adopted by CPC, and attached hereto.

☐ Transit Options

- ☐ Will provide kiosk or tv monitor displaying transit information in the lobby.

☐ Car & Parking Options

- ☐ Residents experience cost savings if opt not to rent a parking space(s)
- ☐ 4 short term parking spaces along Herman Ave. to facilitate shared transportation pickups, deliveries, and patronage of the commercial businesses.

☐ Parking and Delivery

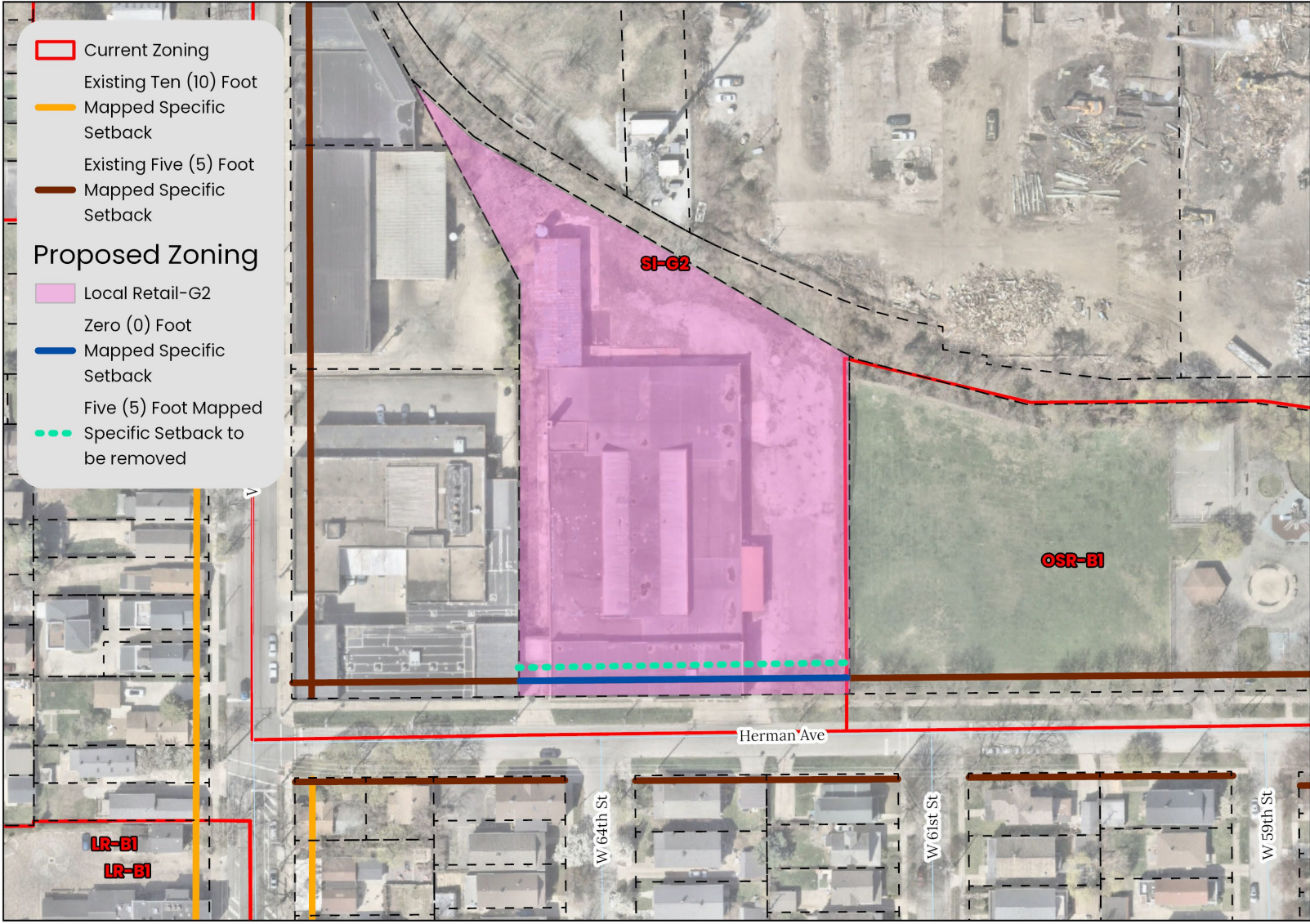
- ☐ Central parking location and multiple entrances for the public.
 - ☐ Designated delivery and package area including cold storage.
-

☐ Active Transportation –

- ☐ Will work with City of Cleveland to improve the streetscape along Herman Ave. including refreshed and widened sidewalks, street landscaping and furnishing, and buried power lines that are currently overhead.
- ☐ 5 bicycle parking stalls as well as a public bicycle repair station to be installed along Herman Ave.
- ☐ 50 resident indoor bicycle storage/parking spaces and family repair station.

☐ Family

- ☐ Family-focused amenities such as multi-bedroom designs, shared lounge area, shallow pool, on-site co-working solutions, health facilities, and immediate access to adjacent public parks.
-



Cleveland City Planning Commission

Conditional Uses



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

Pedestrian Retail Overlay – Camelot Bakery

December 19, 2025

Project Address: 10401 Madison Avenue

Presenter: Xavier Bay, City Planner

Project Representative: Joe Moore, Meraki Architects

10401 Madison Ave.

Conditional Use

City Planning Commission Hearing

December 19, 2025

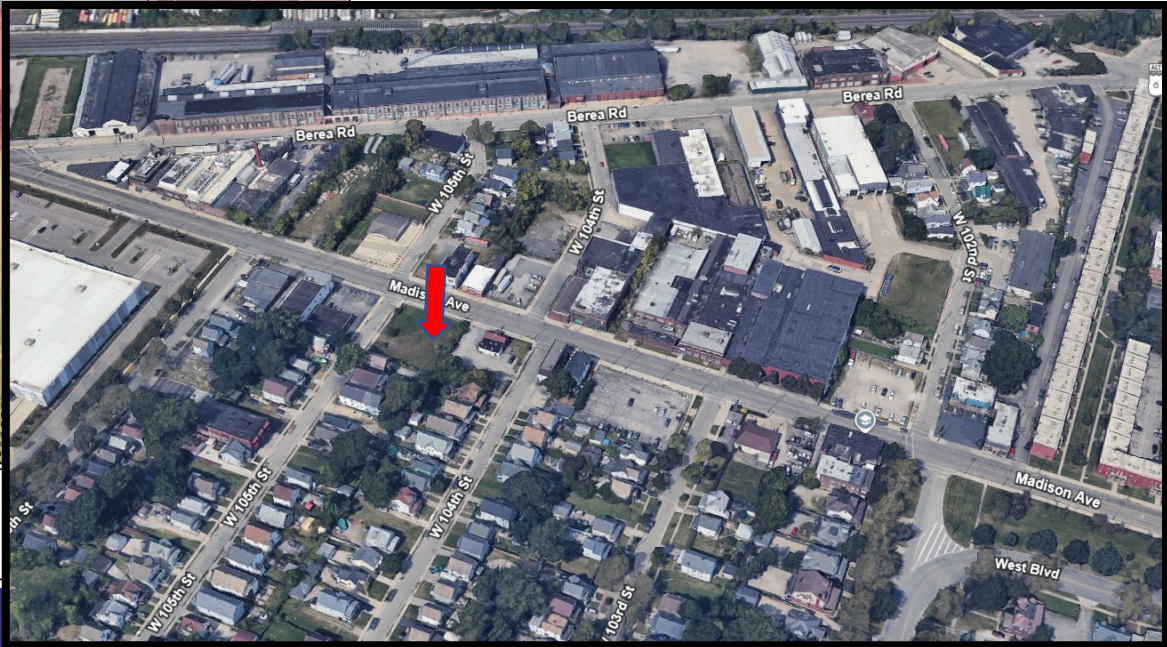
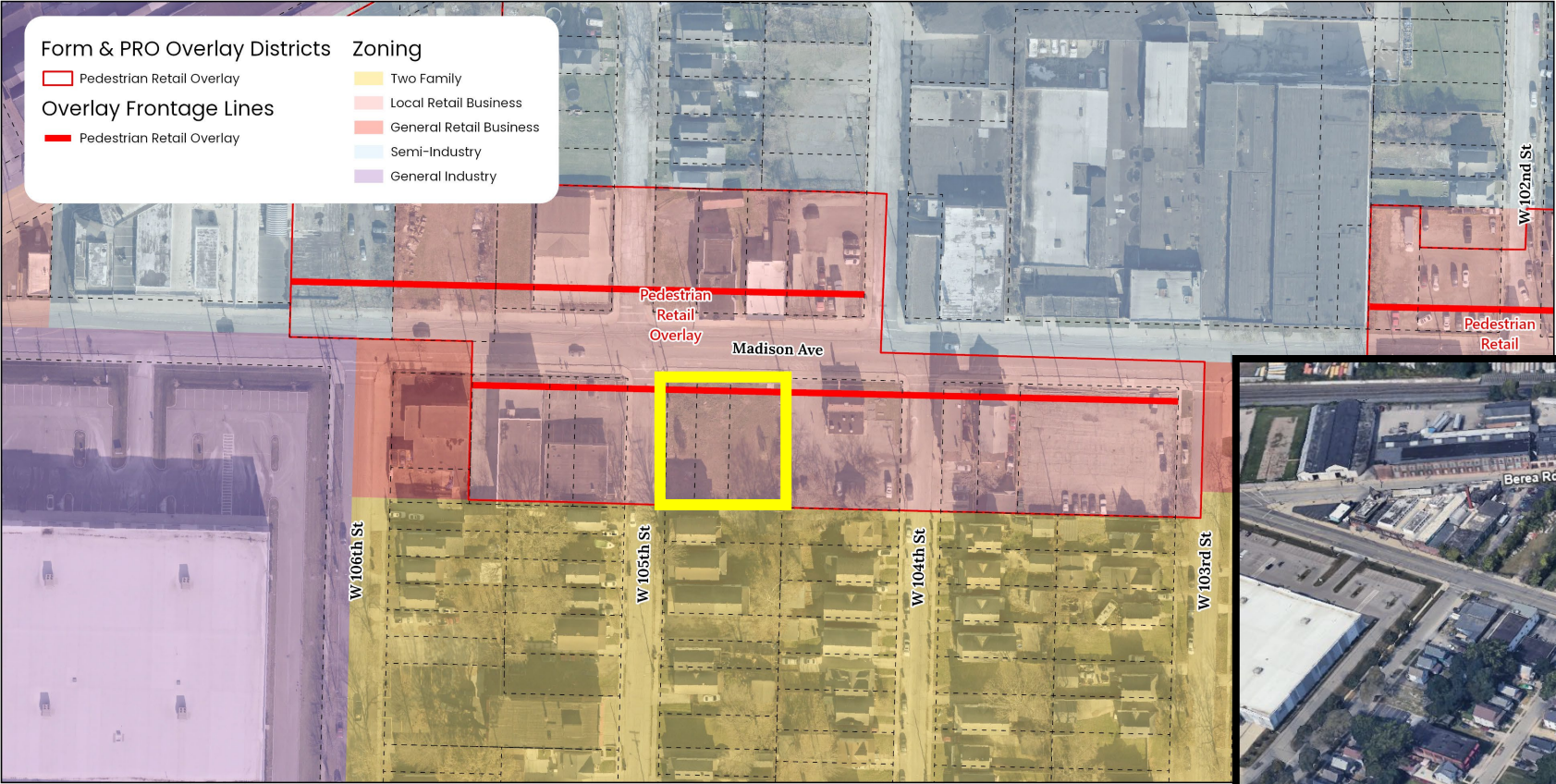


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

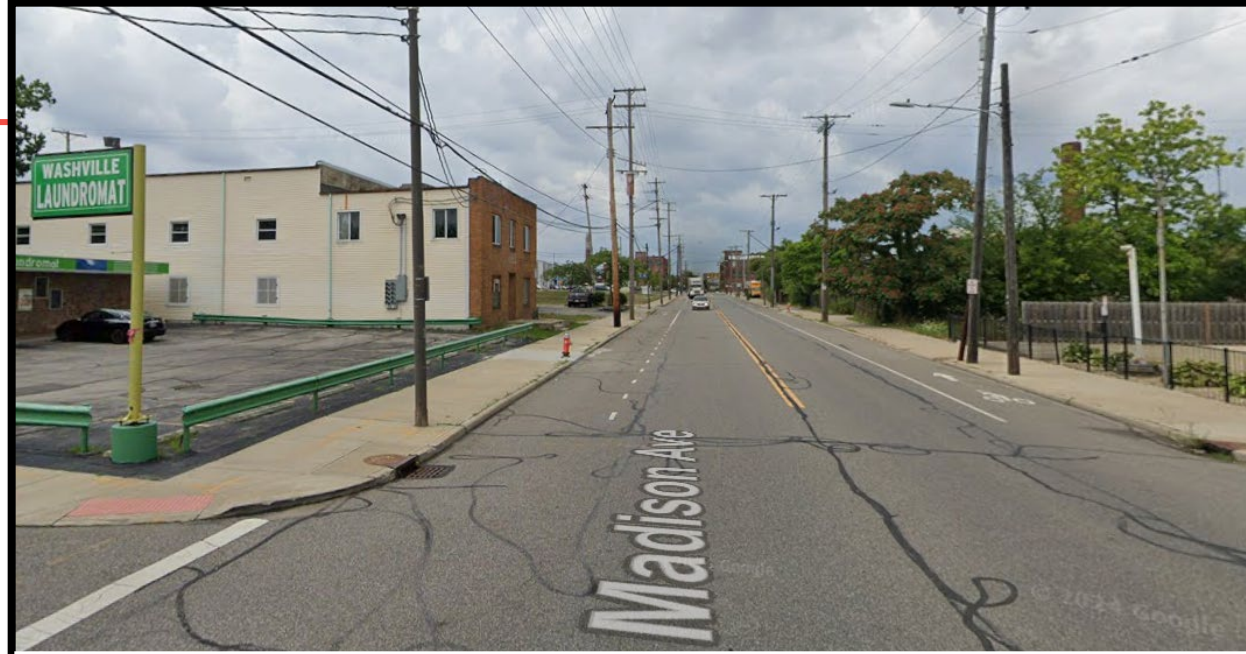
Proposal

To erect a new 9,976 sq.ft. wholesale bakery.





Southeast View Madison Ave.



Southwest View Madison Ave. & W. 105th St.



Southern View W. 104th St.



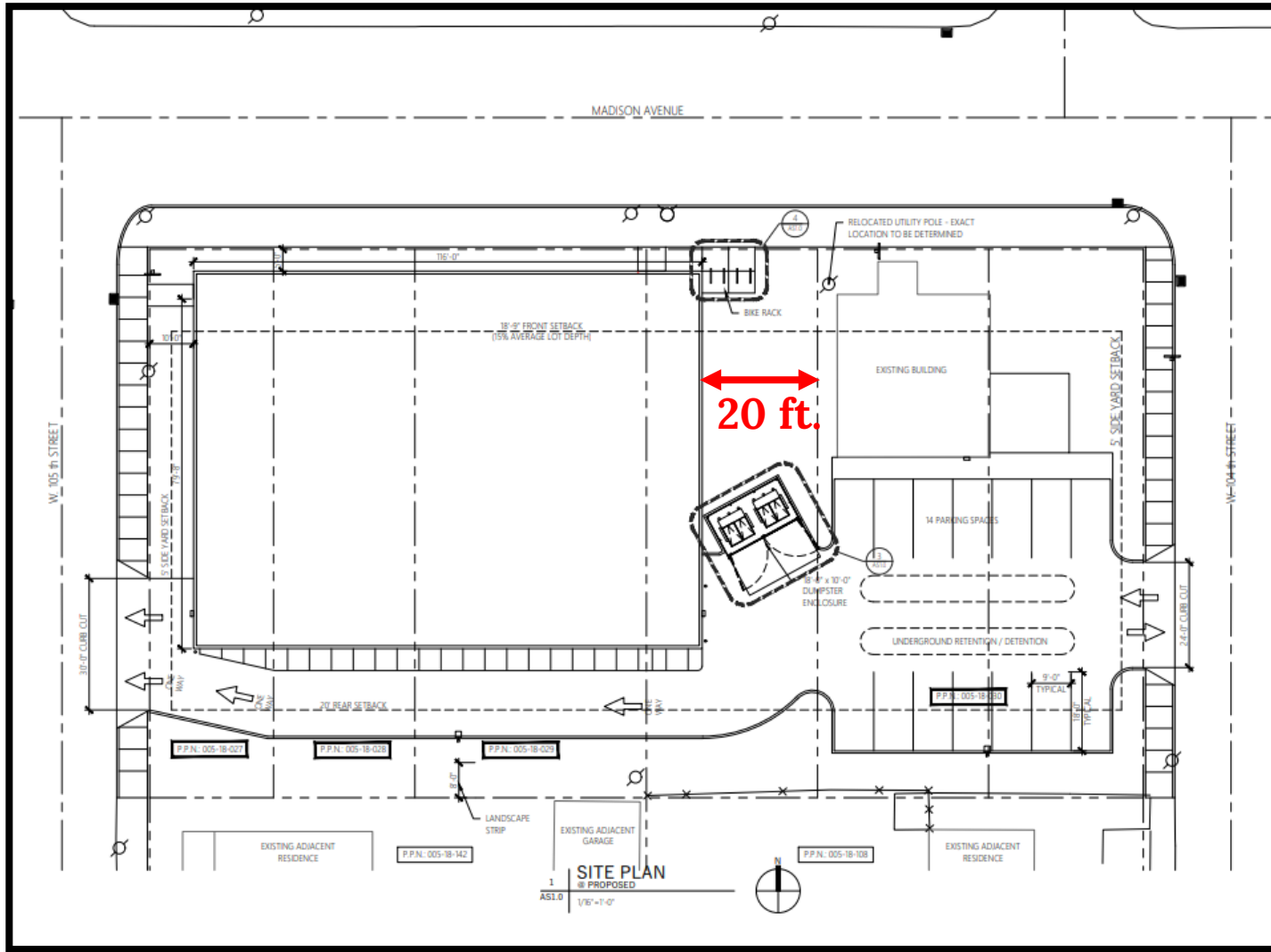
Southwestern View W. 105th St.

Pedestrian Retail Overlay Conditional Use & Criteria (343.23 (e) (2) (E))

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

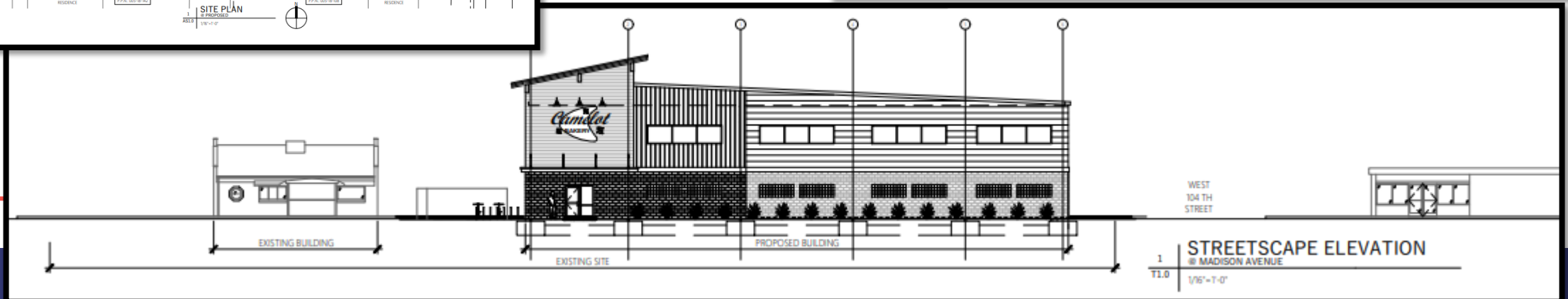
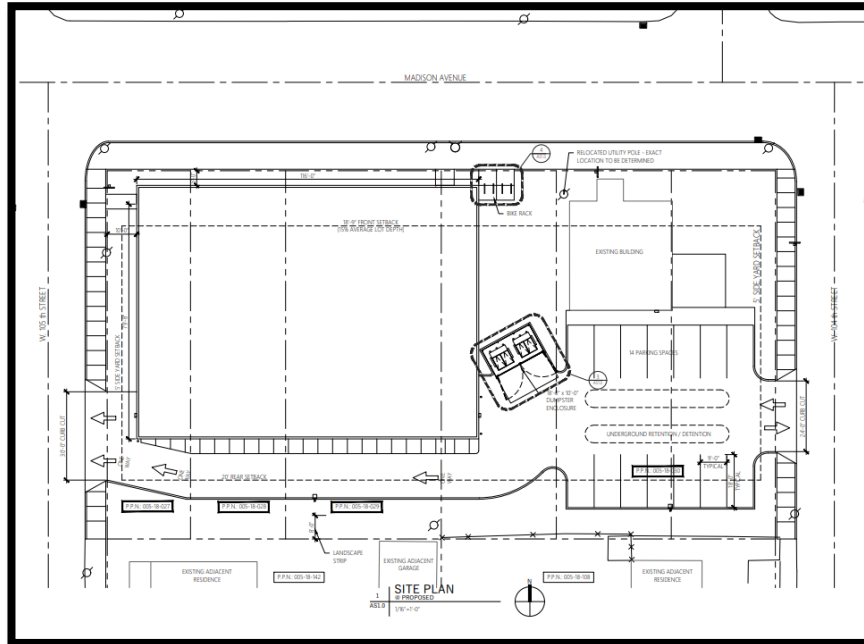
CITY PLANNING COMMISSION



E. A building with an interior side yard more than four (4) feet in width within forty (40) feet of a Pedestrian Retail Frontage.

Pedestrian Retail Overlay Conditional Uses

E.) Interior side yard greater than four (4) feet.



Cleveland City Planning Commission

Far West Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

FW2025-15 – Camelot Bakery

December 19, 2025

Project Address: 10401 Madison Avenue

Type: New Construction

Project Representative: Joe Moore, Meraki Architects

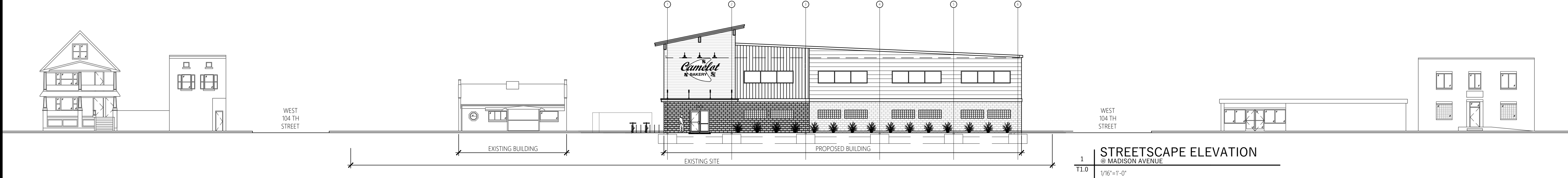
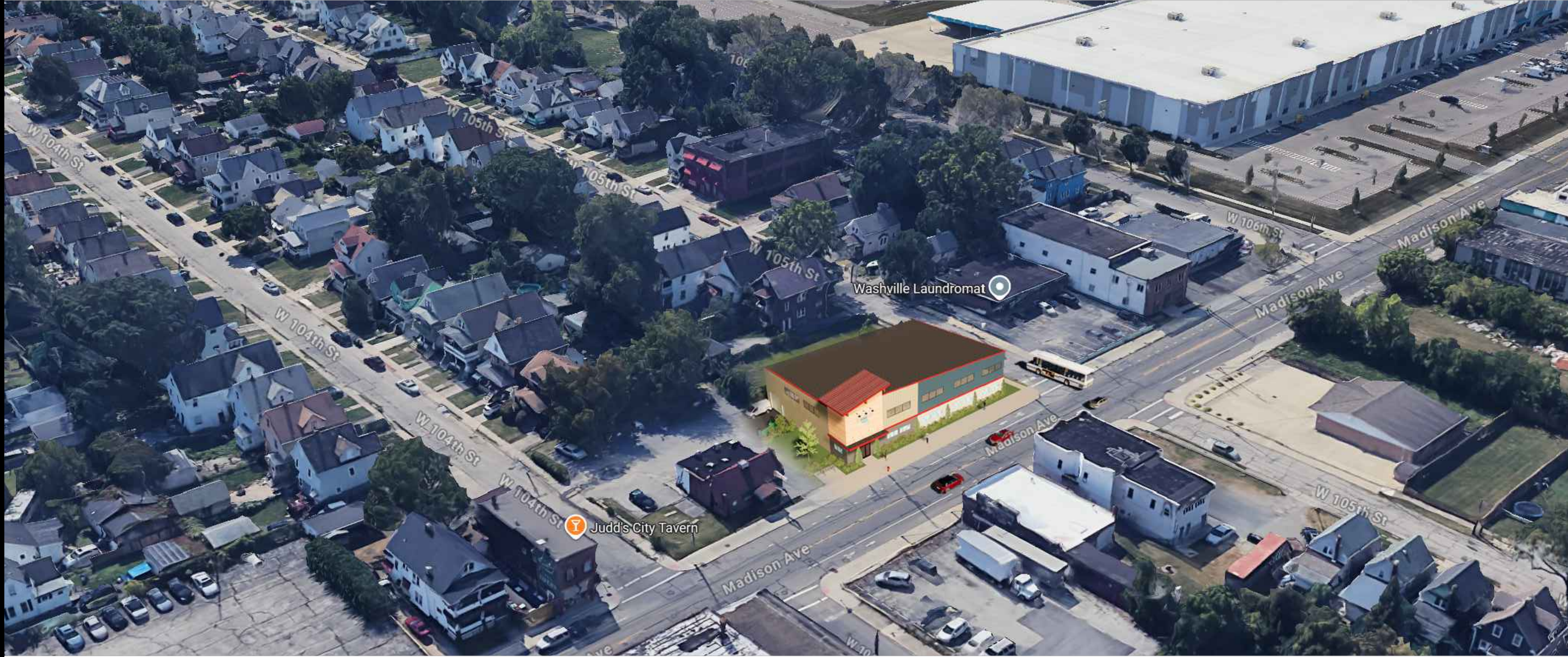
Approval: Final

Ward 15: Council Member Spencer

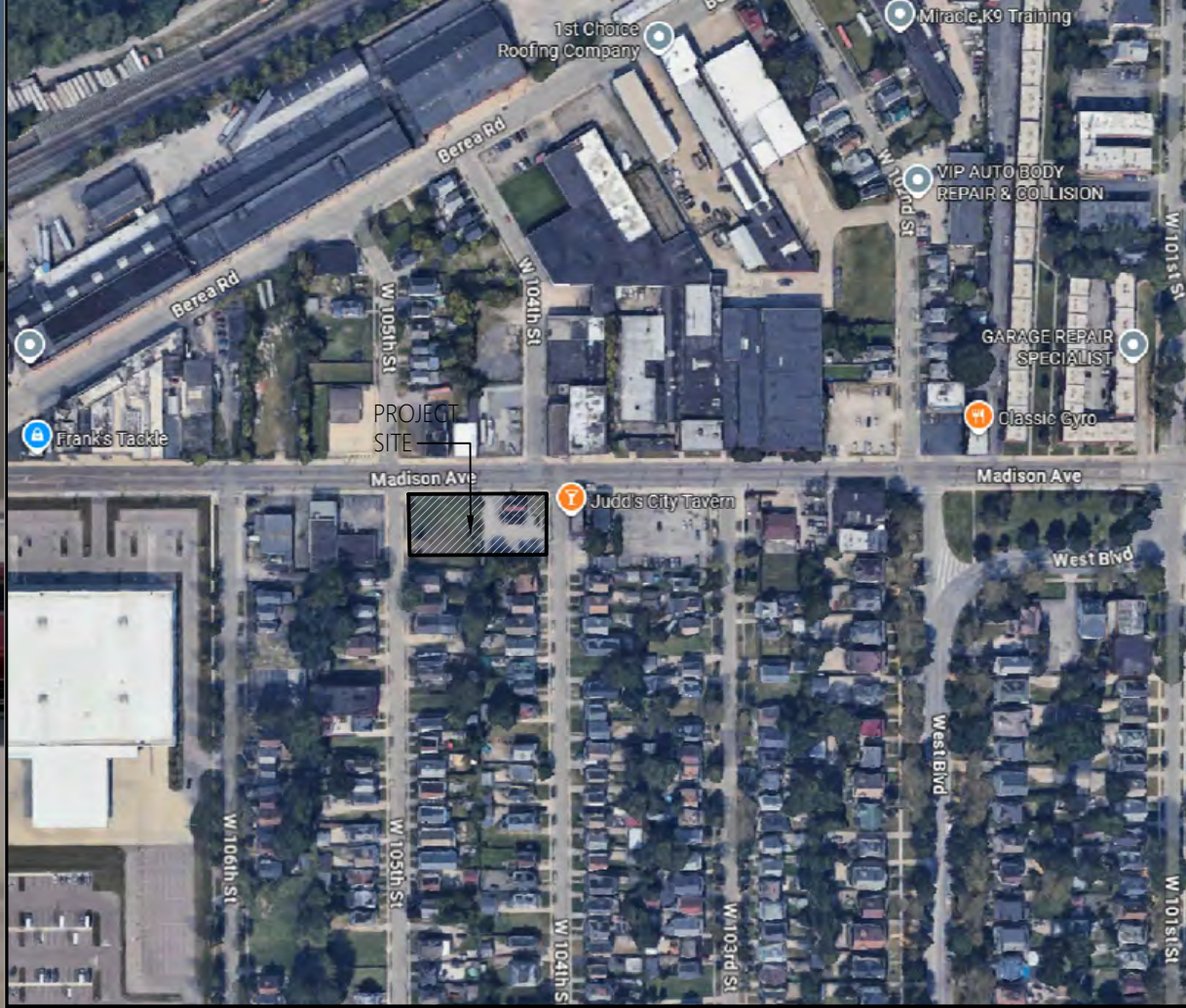
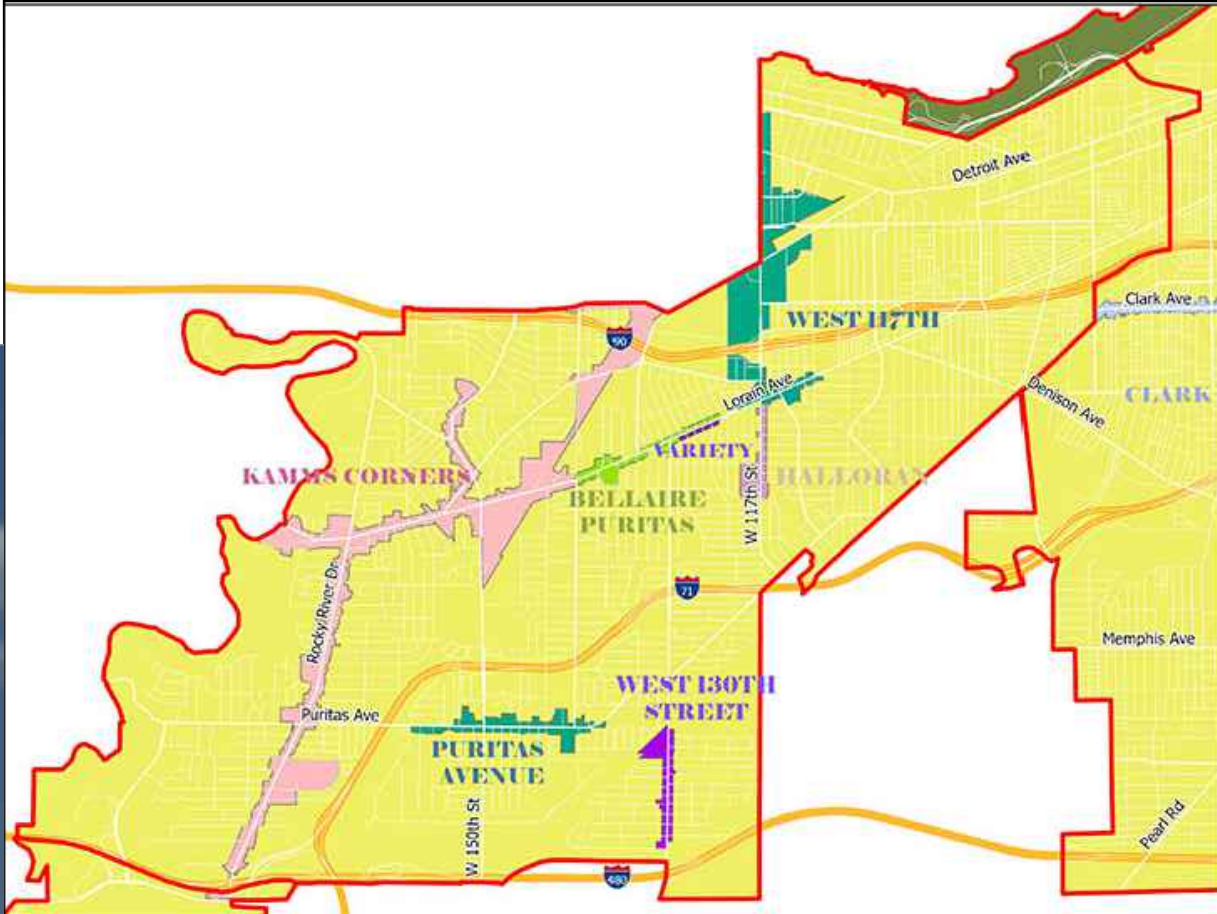
SPA: Cudell

CAMELOT BAKERY

10401 MADISON AVENUE CLEVELAND, OH 44102



LOCATION MAP



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	ISSUE DATE	REV. DATE
T1.0	COVER SHEET, CODE DATA, SITE INFO, STREETSCAPE ELEVATION	10-08-25	12-10-25
AS1.0	SITE CONTEXT PLAN	10-08-25	11-12-25
L1.0	LANDSCAPE PLAN & DETAILS		11-12-25
A1.0	PROPOSED FLOOR PLAN	10-08-25	11-12-25
A2.0	PROPOSED ELEVATIONS / EXTERIOR FINISH SCHEDULE	10-08-25	12-10-25
A2.1	MATERIAL SAMPLE BOARD		12-10-25
ES1.1	SITE PHOTOMETRIC PLAN		11-12-25
ES1.2	SITE ELECTRICAL DETAILS, SCHEDULES & LEGENDS		11-12-25
/	EXTERIOR LIGHTING CUT SHEETS		12-10-25
/	BIKE RACK CUT SHEET		12-10-25

CODE DATA

EXISTING SITE INFO:		005-18-0027, 005-18-2028, 005-18-0029 & 005-18-030 (IF AVAILABLE, IF NOT AVAILABLE, DELETE FROM CODE DATA)	
PERMANENT PARCEL NO.:			
LEGAL DESCRIPTION:		LR-C2 (LOCAL RETAIL BUSINESS DISTRICT (PEDESTRIAN RETAIL OVERLAY DISTRICT))	
EXISTING LAND USE:		INDUSTRIAL	
LOT SIZE (EXISTING):		28,323 SQ. FT. (0.650 ACRES)	
YARD REGULATIONS (0000.00):		REQUIRED	PROPOSED
FRONT:		0'	0'
SIDE:		0'	0'
REAR:		0'	0'
PARKING SETBACKS (349.04):		All such parking spaces shall be located behind the setback building line. No such parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure.	
FRONT:		5'	5'
SIDE:		0'	0'
REAR:		5'	5'
LOT COVERAGE:		EXISTING BLDG. 4.8% (1,358 S.F.)	PROPOSED BLDG. 35.2% (9,976 S.F.)
MAXIMUM HEIGHT (353.00):		60 FEET	25'-0" (+/-)
PARKING REQUIREMENTS (349.04):		WHOLESALE ESTABLISHMENTS: 1 SPACE FOR EACH 1,000 SQUARE FEET OF GROSS AREA 9,976 S.F. / 1,000 = 10 SPACES REQUIRED 18 SPACES PROVIDED (INCLUDING 4 INTERIOR LOADING SPACES)	
PROPOSED BUILDING INFO:			
GOVERNING CODES:		O.B.C., OHIO BUILDING CODE (2024 EDITION) O.P.C., OHIO PLUMBING CODE (2024 EDITION) O.M.C., OHIO MECHANICAL CODE (2024 EDITION) O.F.C., OHIO FIRE CODE (2024 EDITION) N.E.C., NATIONAL ELECTRICAL CODE (2023 EDITION) ICC A117.1 (ANSI) ACCESSIBILITY GUIDELINES (2009 EDITION)	
USE GROUP (OBC 304.1 & 311.2):		USE GROUP F-1 / MODERATE HAZARD FACTORY INDUSTRIAL	
CONSTRUCTION TYPE (602.2):		TYPE II-B	
ALLOWABLE HEIGHT (OBC TABLE 504.3 & 504.4):		2 STORIES / 55'	
ACTUAL HEIGHT:		1 STORIES / 25' (+/-)	
ALLOWABLE AREA (OBC TABLE 506.2):		15,500 S.F.	
ACTUAL AREA:		9,976 S.F.	
FIRE RESISTANCE RATING (TABLE 601):			
PRIMARY STRUCTURAL FRAME:		0 HOURS	
EXTERIOR BEARING WALLS:		0 HOURS	
INTERIOR BEARING WALLS:		0 HOURS	
NON-BEARING EXTERIOR WALLS & PARTITIONS:		0 HOURS (PER TABLE 705.5)	
NON-BEARING INTERIOR WALLS & PARTITIONS:		0 HOURS	
FLOOR CONSTRUCTION:		0 HOURS	
ROOF CONSTRUCTION:		0 HOURS	
FIRE SEPARATION DISTANCE (TABLE 705.5):			
LESS THAN 5 FEET:		2 HOUR	
GREATER THAN 5 FEET, LESS THAN 10 FEET:		1 HOUR	
GREATER OR EQUAL TO 10 FEET, LESS THAN 30 FEET:		0 HOUR	
GREATER OR EQUAL TO 30 FEET:		0 HOURS	
OCCUPANCY (OBC TABLE 1004.5):			
INDUSTRIAL AREAS:		100 GROSS PER OCCUPANT (2,888 S.F.)	29 OCC.
KITCHENS (COMMERCIAL):		200 GROSS PER OCCUPANT (4,060 S.F.)	21 OCC.
STORAGE / WAREHOUSE:		500 GROSS PER OCCUPANT (8,028 S.F.)	7 OCC.
OVERALL AREA (NET):		9,976 S.F.	57 OCC.

SCOPE OF WORK

THIS PROJECT CONSISTS OF A PROPOSED NEW BAKERY/WAREHOUSE BUILDING (APPROXIMATELY 10,000 SQUARE FEET) TO BE BUILT ON THE EXISTING PROPERTY LOCATED ON MADISON AVENUE BETWEEN W. 104TH AND W.105TH STREETS IN CLEVELAND, OH. THE PROPOSED BAKERY WILL BE DESIGNED TO SERVE THE GROWING DEMAND FOR FRESH, HIGH-QUALITY BAKED GOODS AMONG LOCAL HOTELS, RESTAURANTS, AND HOSPITALITY VENUES. THE PROPOSED BUILDING SIZE ALLOWS FOR FUTURE EXPANSION TO ALSO SERVE THE LOCAL COMMUNITY AND TO REMAIN IN THIS AREA FOR YEARS TO COME.



SEAL:

A PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

REVISIONS:		
#	DESCRIPTION	DATE
1	P.C. / FINAL APPRO.	12-10-25

Project No.: 25031
Drawn By: MJS
Reviewed By: RJJ
Scale: AS NOTED
Date: 08-02-2025

Sheet Title:

ELEVATIONS

Sheet #:

T1.0

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PLANT LIST & SCHEDULE								
	TAG	QUANTITY	COMMON NAME	BOTANICAL NAME	VARIETY	SPACING	SIZE / HEIGHT	
							AT TIME OF PLANTING	HEIGHT AT MATURITY
SHRUB	DF	37	DAUB'S FROSTED JUNIPER	JUNIPERUS x MEDIA	DAUB'S FROSTED	5' O.C.	1 GAL. POT	1' - 2'
	EG	15	ARBURVITAE	THUJA OCCIDENTALIS	EMERALD GREEN	36" - 48" O.C.	10 GAL. POT	10' -15'
	GV	23	BOXWOOD	BUXUS	GREEN VELVET	18" O.C.	7 GAL. POT	3' - 4'
	LT	13	LILLY TURF	LIRIOPE	ROYAL PURPLE	24" O.C.	1 GAL. POT	1' - 2'
	SM	28	BARBERRY	BERBERIS THUNBERGII	SUNJOY MINI MAROON	24" - 36" O.C.	3 GAL. POT	2' - 3'
	SP	25	SPIREA	SPIREA	DOUBLEPLAY DOOZIE	48" O.C.	3 GAL. POT	2' - 3'
TREES								
	ER	4	EASTERN REDBUD	CERIS CANADENSIS	-	30' O.C.	2-1/2" CALIPER	15'-25'
	JT	4	JAPANESE TREE LILAC	SYRINGA RETICULA	IVORY SILK	30' O.C.	2-1/2" CALIPER (AT 1'-0" ABOVE GRADE)	15'-25'

4. PLANTING AREAS TO BE FILLED WITH CLEAN FILL (IE: SAND/CLAY) AS APPROVED BY ARCHITECT.
5. ALL LAWN AREAS TO RECEIVE A MINIMUM OF 4" STATE SPECIFIED TOPSOIL. PLANT BEDS TO RECEIVE A MINIMUM OF 9" TOPSOIL.
6. MULCH ALL PLANTINGS WITH 3" SHREDDED HARDWOOD BARK MULCH. ROCK OR SHREDDED RUBBER SHALL NOT BE USED TO MULCH LANDSCAPE BEDS.
7. ALL PLANTS ARE TO BE LIVING AND PART OF THE ACCEPTABLE PLANT LISTS IN SECTION 1282.01 OF THE ZONING ORDINANCE. PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS SECTION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN AND SHALL HAVE PASSED ANY INSPECTION REQUIRED UNDER STATE REGULATIONS. TREES SHALL BE BALLED AND BURRLAPPED OR IN CONTAINERS. SHRUBS, VINES AND GROUND COVERS CAN BE PLANTED AS BARE ROOT AS WELL AS BALLED AND BURRLAPPED OR CONTAINERS. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF FINAL INSTALLATION BY THE CITY.
8. DECIDUOUS TREE SPECIES SHALL BE A MINIMUM OF TEN (10) FEET OVERALL HEIGHT AND TWO-AND ONE-HALF (2.5) INCHES MINIMUM CALIPER AT TIME OF PLANTING.
9. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING. EVERGREEN PLANTINGS SHALL BE DESIGNED TO PROVIDE AN EFFECTIVE, DENSE SCREEN WITHIN 4 YEARS OF PLANTING.
10. SHRUBS AND HEDGES SHALL BE AT LEAST 36 INCHES IN HEIGHT AT THE TIME OF PLANTING, WHEN PLANT MATERIAL IS USED FOR SCREENING. ALL SHRUBS AND HEDGES SHALL BE DESIGNED TO PROVIDE AN EFFECTIVE, DENSE SCREEN AND MATURE HEIGHT OF AT LEAST 6 FEET WITHIN 4 YEARS AFTER THE DATE OF THE FINAL APPROVAL OF EACH PLANTING, EXCEPT AS REQUIRED IN SECTION 1282.08(A). THE HEIGHT AT INSTALLATION OF THE PLANTING SHALL BE MEASURED FROM THE LEVEL OF THE SURFACE OF THE PLANT BASE AT THE EDGE CLOSEST TO THE SCREENING.
11. GRASS OF THE FESCUS, BLUINGRASS OR PERENNIAL RYE FAMILIES SHALL BE PLANTED IN SPECIES NORMALLY GROWN IN PERMANENT LAWNS IN MEDINA COUNTY IN SWALES OR OTHER AREAS SUBJECT TO EROSION. SOIL SOAK, EROSION, REDUCING NET, OR SUTTABLE MULCH SHALL BE USED AND NURSEGRASS SEED SHALL BE SOWN FOR IMMEDIATE PROTECTION UNTIL COMPLETE COVERAGE IS ACHIEVED. GRASS SOIL SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. GROUND COVER SHALL BE PLANTED IN SUCH A MANNER AS TO PROVIDE 75 PERCENT COMPLETE COVERAGE AFTER TWO GROWING SEASONS.
12. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONTINUED, PERPETUAL MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST.
13. ALL REQUIRED INTERIOR LANDSCAPING SHALL BE WITHIN CURBED AREAS WITH A LEAST DIMENSION OF 8 FEET. THERE SHALL BE A MINIMUM OF 4 FEET BETWEEN ALL TREES AND THE EDGE OF THE PAVEMENT WHERE THE VEHICLES OVERHANG.
14. PLANT SYMBOLS ARE TAGGED THIS:

TOTAL SITE AREA:	28,329 SQUARE FEET (0.65 ACRES)
IMPERVIOUS AREA:	PROPOSED BUILDING: 9,976 S.F. EXISTING BUILDING: 1,360 S.F. HARD SURFACE/PAVING: <u>9,092 S.F.</u> 20,428 SQUARE FEET (72.1 %)
TOTAL LANDSCAPED AREA:	<u>7,901 SQUARE FEET</u> (27.9 %) 28,329 S.F.

PARKING AREA:	4,096 S.F.
LANDSCAPED AREA REQUIRED:	205 SQUARE FEET (5 % OF PARKING AREA)
LANDSCAPED AREA PROVIDED:	632 SQUARE FEET (15.4 %)



SEAL:

A PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102



Project No.:	25031
Drawn By:	MJS
Reviewed By:	RJ
Scale:	AS NOTED
Date:	08-02-2025

Sheet Title:

LANDSCAPE
PLAN &
DETAILS

Sheet #:

L1.0

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NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

REVISIONS:		
#	DESCRIPTION	DATE
P.C. / FINAL APPRO		12-10-25

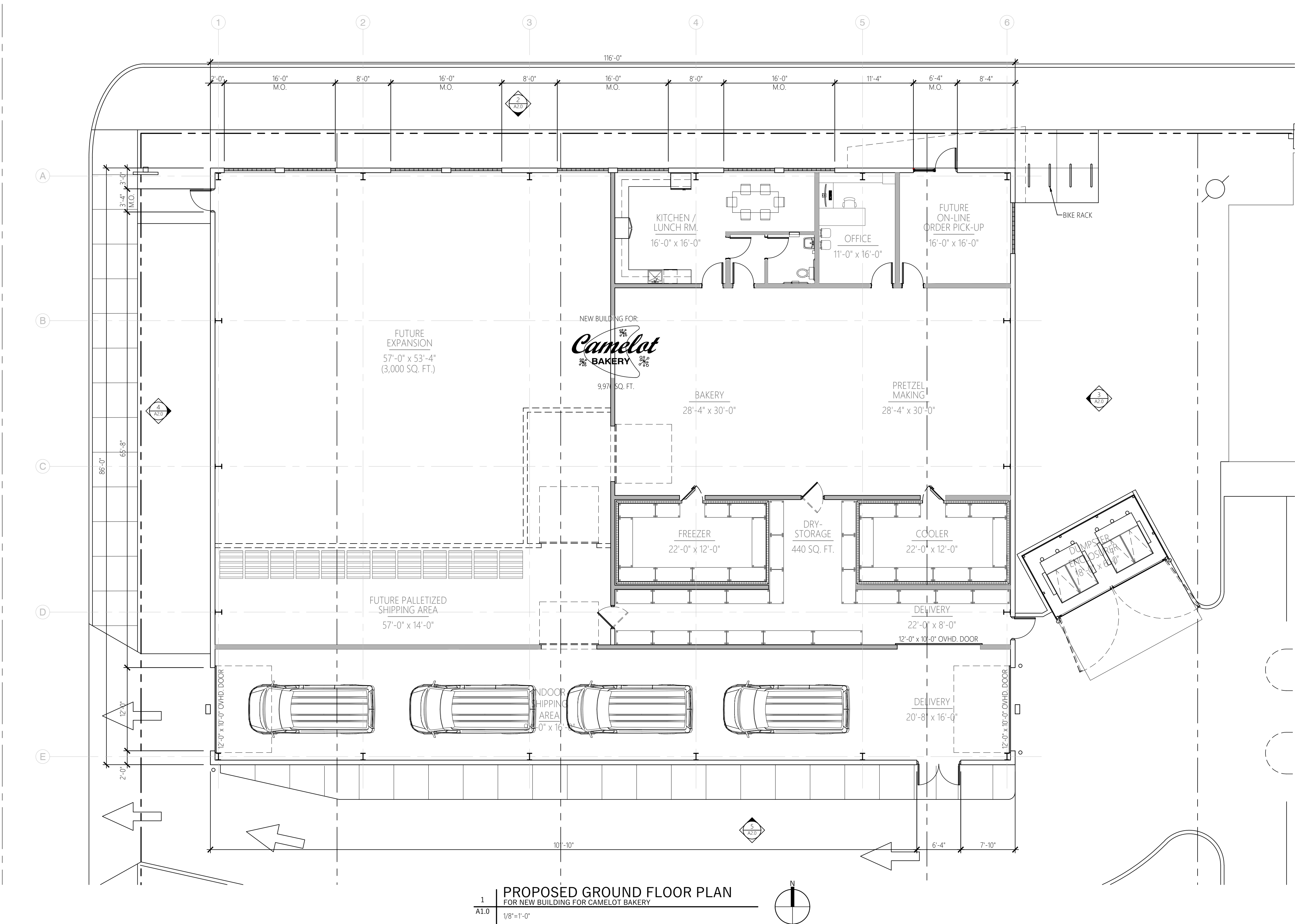
Project No.: 25031
Drawn By: MJS
Reviewed By: RJJ
Scale: AS NOTED
Date: 08-02-2025

Sheet Title:

FLOOR
PLAN
& NOTES

Sheet #:

A1.0





PROJECT FOR:

NEW BUILDING FOR:
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

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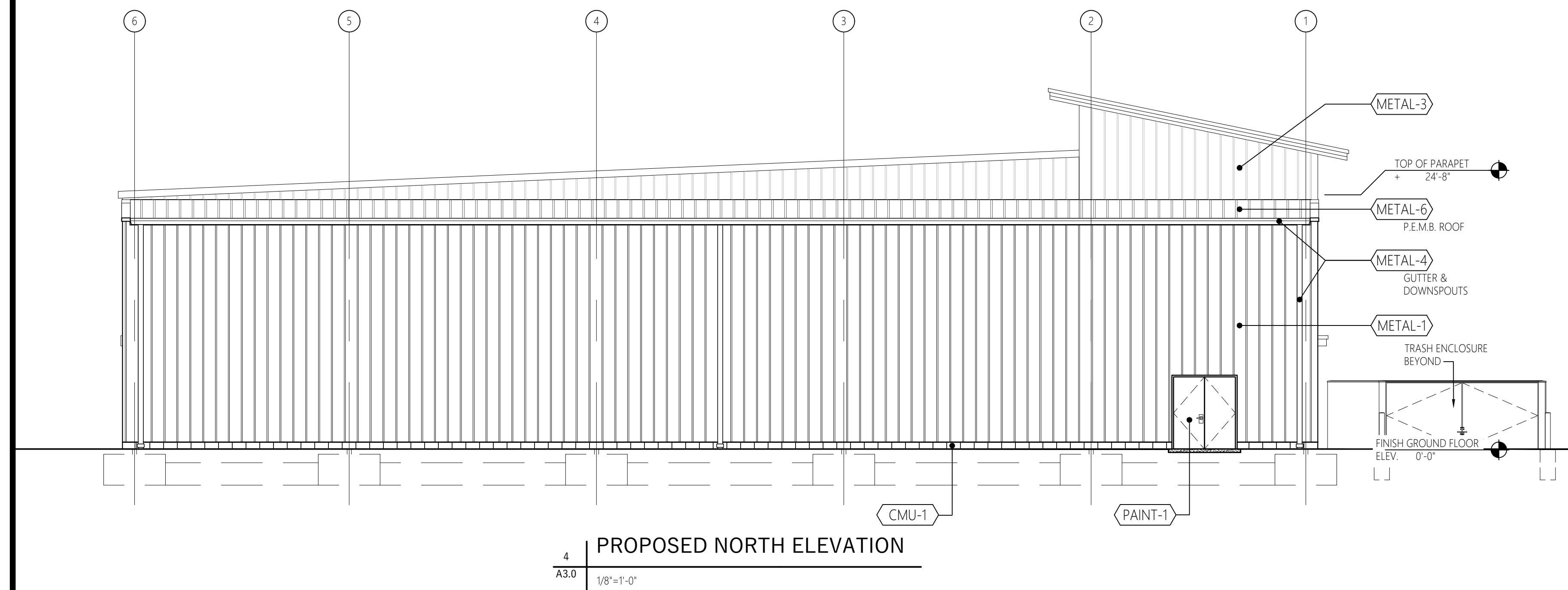
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Reviewed By:	RJJ
Scale:	AS NOTED
Date:	08-02-2025
Sheet Title:	

ELEVATIONS

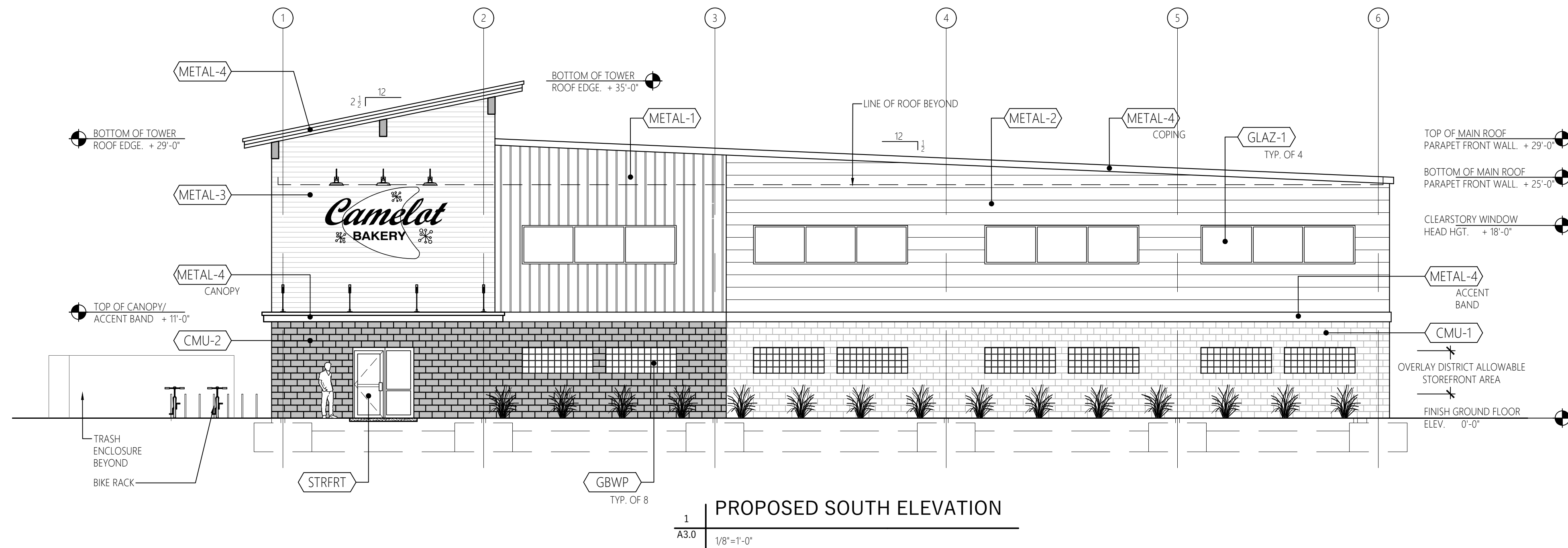
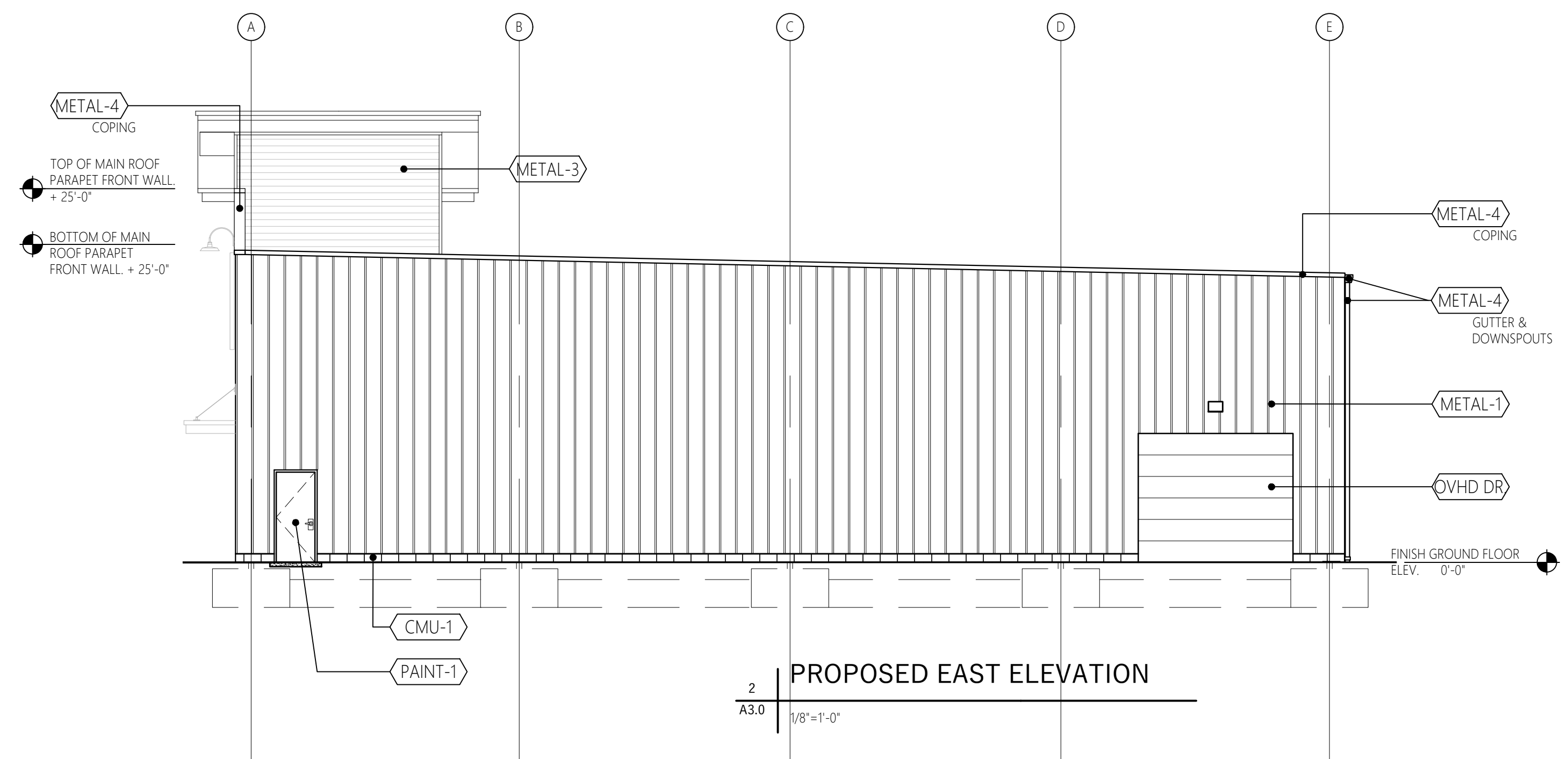
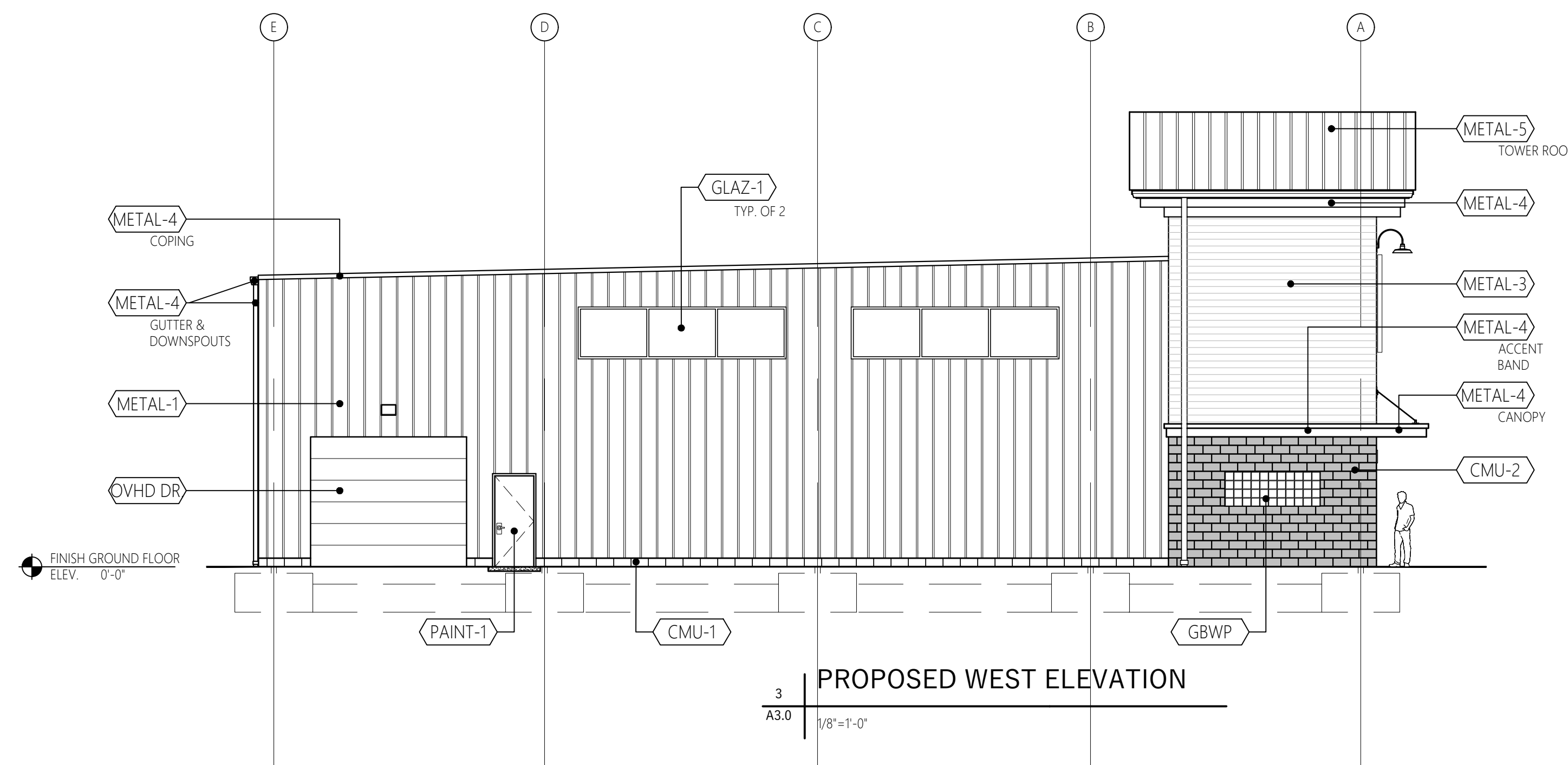
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EXTERIOR FINISH SCHEDULE		
TAG	DESCRIPTION	MANUFACTURER / COLOR
CMU-1	8" x 8" x 16" SPLIT FACED CMU	SCHORY EMERALD, OR EQUAL AS APPROVED BY ARCHITECT COLOR: OYSTER (# 92)
CMU-2	8" x 8" x 16" SPLIT FACED CMU	SCHORY EMERALD, OR EQUAL AS APPROVED BY ARCHITECT COLOR: MIDNIGHT (#78)
METAL-1	PRE-FINISHED VERTICAL RIBBED METAL SIDING	7.2 RIBBED PANEL DYNA CLAD BY DMI, OR EQUAL AS APPROVED BY ARCHITECT. COLOR: PUTTY
METAL-2	PRE-FINISHED HORIZONTAL RIBBED METAL SIDING	FLUSH PANEL SERIES PP/FR BY DMI DYNA CLAD, OR EQUAL AS APPROVED BY ARCHITECT. COLOR: SLATE BLUE
METAL-3	PRE-FINISHED HORIZONTAL RIBBED METAL SIDING (WOOD GRAIN)	MAC METAL ARCHITECTURAL WOOD COLLECTION OR EQUAL AS APPROVED BY ARCHITECT. COLOR: SCANDINAVIAN FR
METAL-4	PRE-FINISHED ALUMINUM BREAK METAL (CANOPY, ACCENT BAND, COPING, GUTTERS & DOWNSPOUTS)	20 GA. BREAK METAL BY EMI, OR EQUAL AS APPROVED BY ARCHITECT. COLOR: BRITE RED
METAL-5	TOWER PRE-FINISHED METAL STANDING SEAM ROOF	2" INTERLOCK METAL BY EMI, OR EQUAL AS APPROVED BY ARCHITECT. COLOR: BRITE RED
METAL-6	P.E.M.B. PRE-FINISHED METAL STANDING SEAM ROOF	2" INTERLOCK METAL BY P.E.M.B. MANUFACTURER OR EQUAL AS APPROVED BY ARCHITECT. COLOR: SAGEBUSH
GLAZ-1	1" INSULATED GLASS IN THERMALLY BROKEN ALUMINUM FRAME	KAWNEER, OR EQUAL AS APPROVED BY ARCHITECT COLOR: DARK BRONZE ANODIZED ALUMINUM
STRFRNT	STOREFRONT ENTRY SYSTEM	KAWNEER, OR EQUAL AS APPROVED BY ARCHITECT COLOR: DARK BRONZE ANODIZED ALUMINUM
GBWP	GLASS BLOCK WINDOW PANEL	7"-4" x 2"-8" COLORED GLASS BLOCK (RANDOM PATTERN: CLEAR, BLUE, AZURE & GREEN) PANEL (8" x 8" UNITS) BY MEDINA GLASS BLOCK, OR EQUAL AS APPROVED BY ARCHITECT.
PAINT-1	EXTERIOR ENAMEL	SHERWIN WILLIAMS (OR EQUAL AS APPROVED BY ARCHITECT COLOR: NATURAL TAN (SW 7567)
OVHD DR	PRE-FINISHED INSULATED SECTIONAL OVERHEAD GARAGE DOOR	AMARR COMMERCIAL SECTION DOOR, OR EQUAL AS APPROVED BY ARCHITECT. COLOR: BEIGE





PROPOSED NORTH ELEVATION



CMU-1:
SCHORY EMERALD
COLOR: OYSTER (# 92)
8"x8"x16" SPLIT FACE



CMU-2:
SCHORY EMERALD
COLOR: MIDNIGHT (# 78)
8"x8"x16" SPLIT FACE



MTL-1:
VERTICAL METAL SIDING
RIBBED PANEL
COLOR: PUTTY



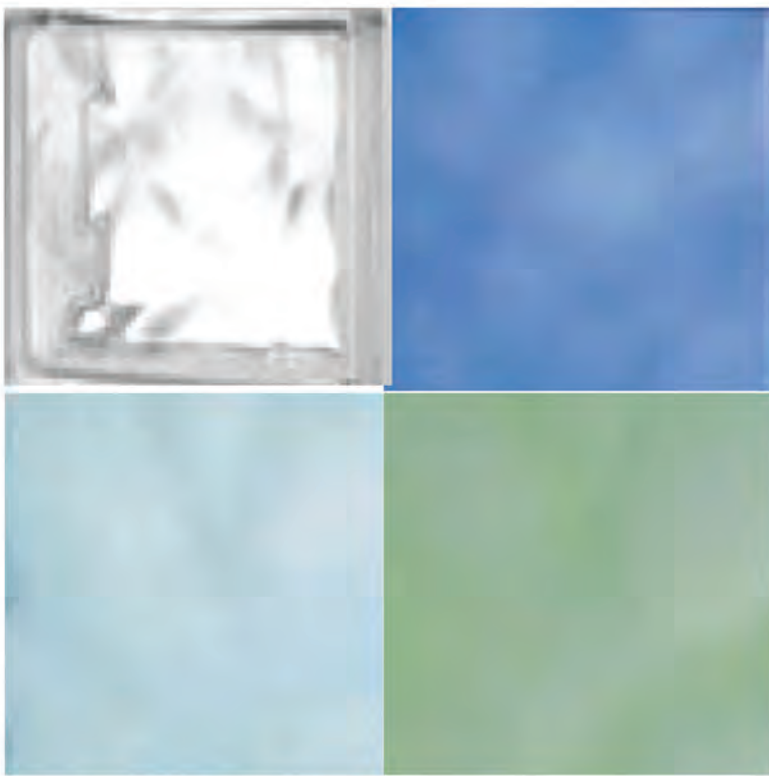
MTL-2:
HORIZONTAL METAL SIDING
FLUSH PANEL
COLOR: SLATE BLUE



MTL-3:
ACCENT METAL SIDING
MAC METAL ARCHITECTURAL
WOOD COLLECTION
COLOR: SCANDINAVIAN FIR



MTL-4 & 5:
ACCENT METAL SIDING
INTERLOCK METAL BY EMI
COLOR: BRITE RED



GBWP:
GLASS BLOCK
MEDINA GLASS BLOCK
8"x8"x4"
COLORS: CLEAR
BLUE
AZURE
GREEN



STRFRT:
STOREFRONT SYSTEM
KAWNEER
COLOR: DARK BRONZE
ANODIZED ALUMINUM

SEAL:

A PROJECT FOR:

NEW BUILDING FOR :
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

REVISIONS:		
#	DESCRIPTION	DATE
	PROGRESS	11-11-25

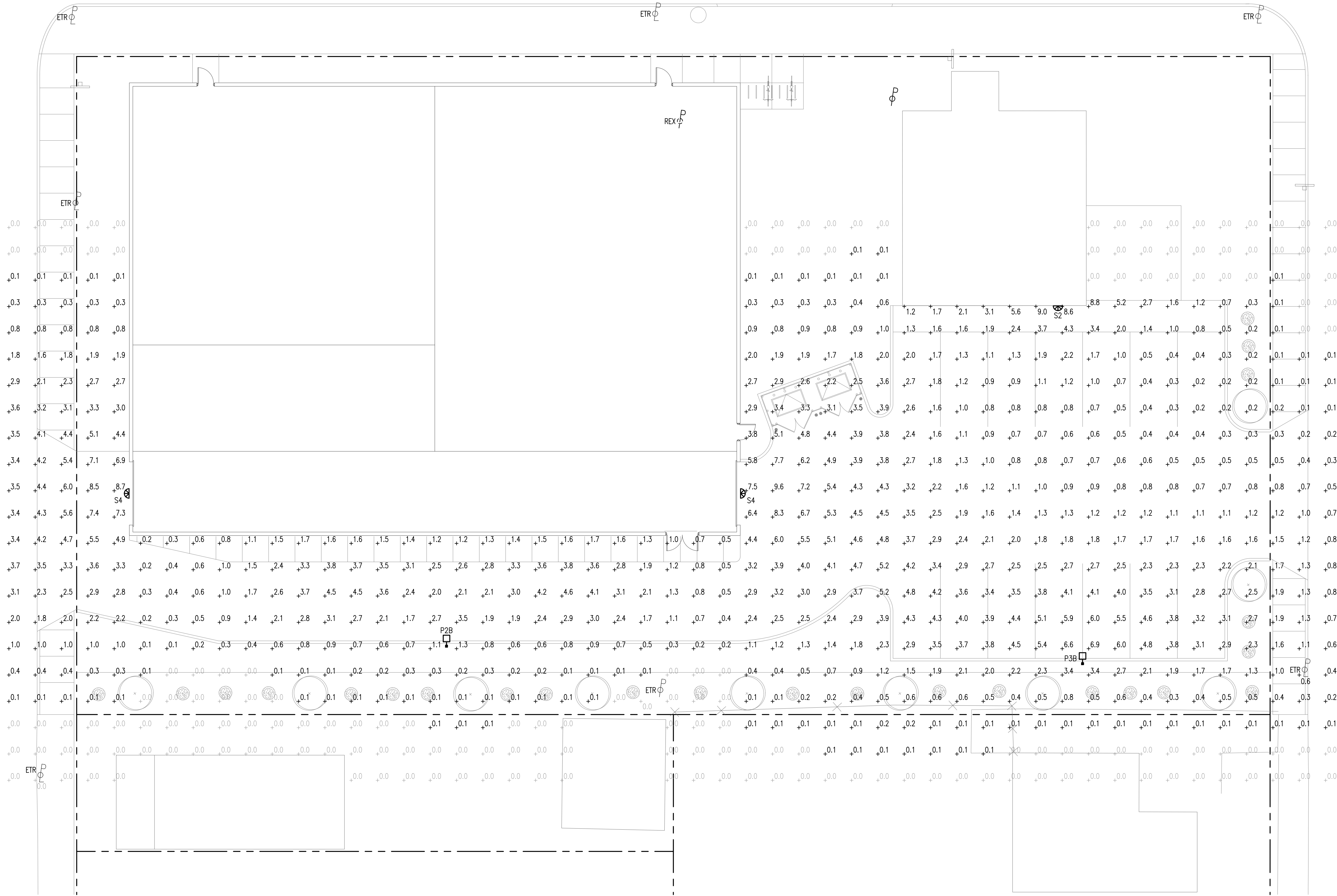
Project No.: 25031
Drawn By: JBR
Reviewed By: SPK
Scale: AS NOTED
Date: 11-11-2025

Sheet Title:

SITE
PHOTOMETRIC
PLAN

Sheet #:





ES1.1



SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

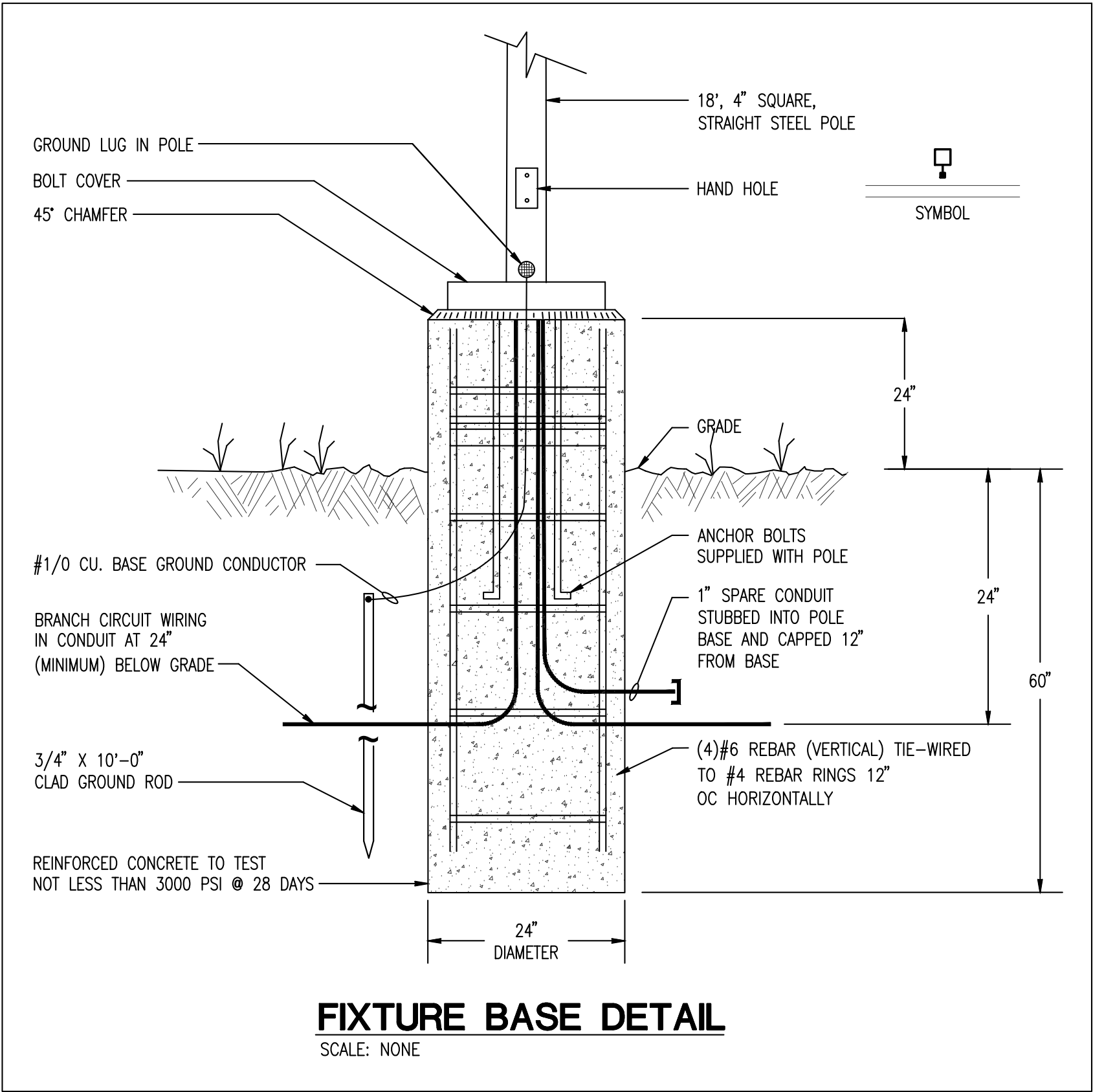
ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
$\begin{matrix} P \\ \phi \end{matrix}$	POWER UTILITY POLE
$\begin{matrix} P \\ \phi \\ L \end{matrix}$	POWER AND LIGHTING UTILITY POLE

ELECTRICAL ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
CCT	CORRELATED COLOR TEMPERATURE
CU	COPPER
ETR	EXISTING ELECTRICAL DEVICE TO REMAIN – MAINTAIN DURING DEMOLITION
LED	LIGHT EMITTING DIODE
OC	ON CENTER
REX	REMOVE EXISTING ELECTRICAL DEVICE ALONG WITH RELATED CONDUIT AND WIRING, UON

LIGHTING FIXTURE SCHEDULE								
KEEN ENGINEERING								
FIXTURE TYPE	LAMP(S)	CCT	FIXTURE WATTAGE	FIXTURE VOLTAGE	FIXTURE DESCRIPTION	CATALOG NUMBER	EQUAL MANUFACTURERS	NOTES
P2B 	LED	4000K	75	120	LED POLE MOUNTED LOW PROFILE AREA/SITE FIXTURE WITH TYPE 2 DISTRIBUTION AND BACK LIGHT CONTROL.	BEACON VP1-160L-75-4K7-2-UNV-BC	KIM LITHONIA LUMARK	① ④ ② ③
P3B 	LED	4000K	75	120	LED POLE MOUNTED LOW PROFILE AREA/SITE FIXTURE WITH TYPE III DISTRIBUTION AND HOUSE-SIDE SHIELD.	BEACON VP1-160L-75-4K7-3-UNV-HSS-90-B	KIM LITHONIA LUMARK	① ④ ② ③
S2 	LED	4000K	35	120	LED BUILDING MOUNTED LOW PROFILE FLOOD FIXTURE WITH TYPE II DISTRIBUTION.	BEACON VPW2-48L-35-4K7-2-UNV	KIM LITHONIA LUMARK	② ③
S4 	LED	4000K	75	120	LED BUILDING MOUNTED LOW PROFILE FLOOD FIXTURE WITH TYPE IV FORWARD THROW DISTRIBUTION.	BEACON VPW3-160L-75-4K7-4F-UNV	KIM LITHONIA LUMARK	② ③

LIGHTING FIXTURE SCHEDULE NOTES:

- ①
- AIM FIXTURES FOR OPTIMUM COVERAGE OF TASK AS DIRECTED IN FIELD BY THE ARCHITECT.
- ②
- VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN.
- ③
- VERIFY FINISH WITH ARCHITECT PRIOR TO PROCUREMENT.
- ④
- FIXTURE SHALL BE POLE MOUNTED ON CONCRETE BASE. REFER TO 'FIXTURE BASE DETAIL' ON THIS DRAWING.



SEAL:

A PROJECT FOR:

NEW BUILDING FOR :
CAMELOT BAKERY
10401 MADISON AVENUE
CLEVELAND, OH 44102

REVISIONS:		
#	DESCRIPTION	DATE
1	PROGRESS	11-11-25

Project No.: 25031
Drawn By: JBR
Reviewed By: SPK
Scale: AS NOTED
Date: 11-11-2025

Sheet Title:
SITE ELECTRICAL
DETAILS,
SCHEDULES &
LEGENDS

Sheet #:

ES1.2

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring three different optical technologies, Strike, Micro Strike and Silicone Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

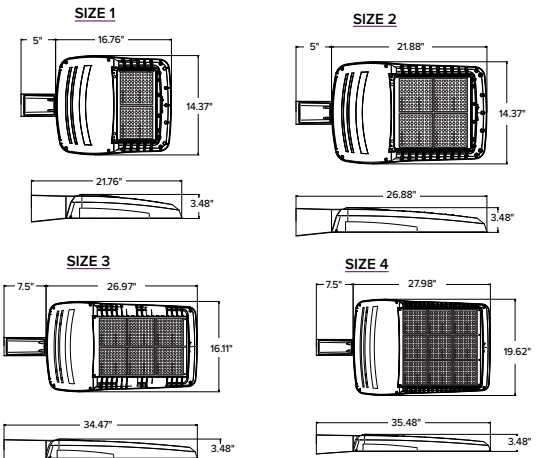
ELECTRICAL







- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

SILICONE STRIKE | OPTICS STRIKE



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring three different optical technologies, Strike, Micro Strike and Silicone Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
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- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

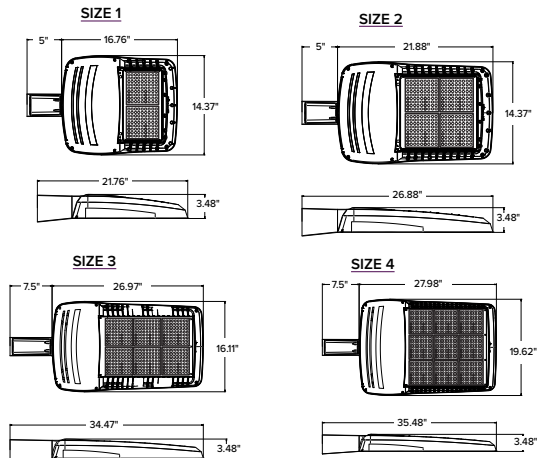
ELECTRICAL







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- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

SILICONE STRIKE | OPTICS STRIKE



	EPA				Config.
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CONTROLS (CONTINUED)

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CERTIFICATIONS

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- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20°C to 40°C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

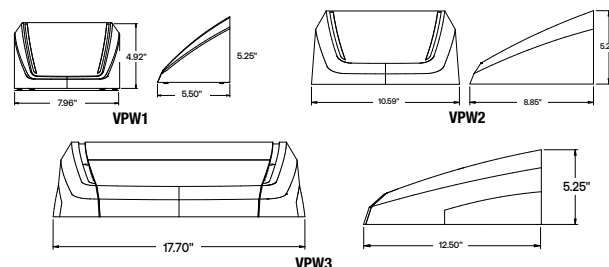
- Certified to UL 1598 and CSA 22.2#2500-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to <https://http://www.currentlighting.com/resources/americasolutions>).
- DarkSky approved with 3000K CCT or warmer

WARRANTY

- 5 year limited warranty

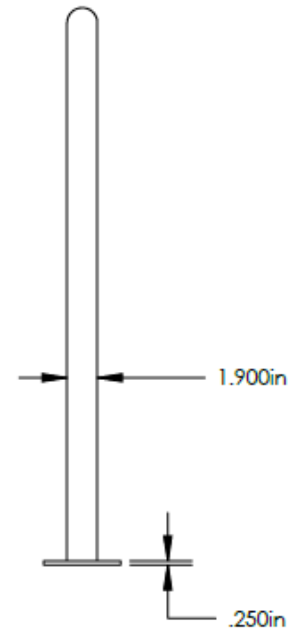
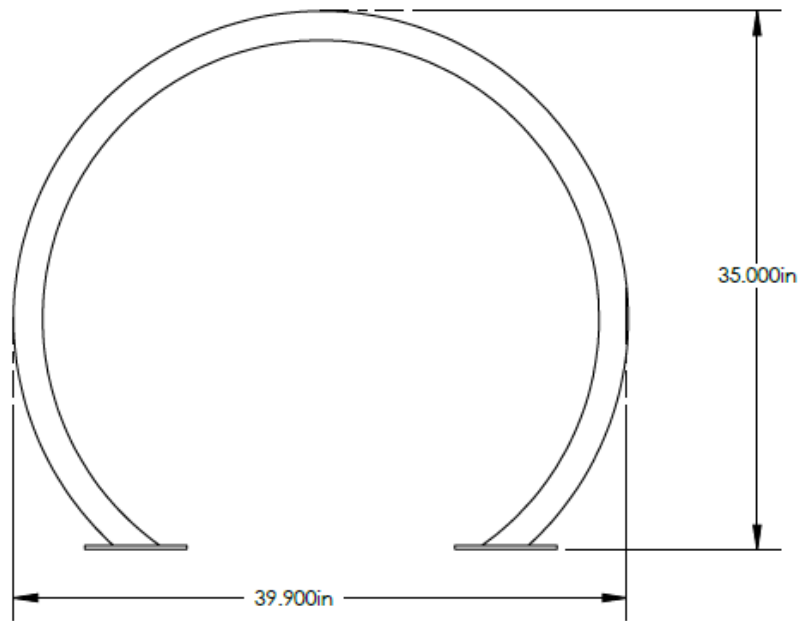
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICRO STRIKE | STRIKE OPTICS

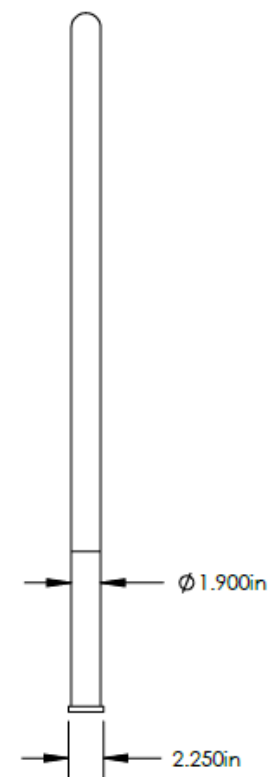
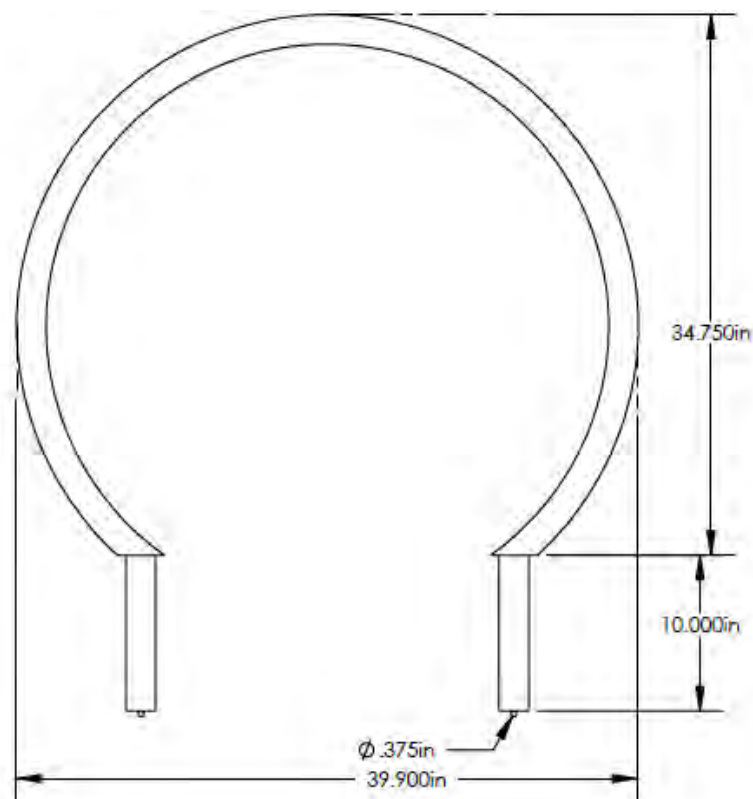


	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

**Sunrise Bike Rack - Surface Mount
536-1420**



**Sunrise Bike Rack - In-Ground Mount
536-1420**



FW2025-15 – Camelot Bakery

December 19, 2025

Design Review Advisory Committee:

FWDRAC recommended final approval with the following conditions on 12/17/25:

- Provide lighting along Madison Avenue under entrance canopy
- Add landscaping along the west elevation
- Add lighting to the east and west elevations
- Investigate reducing materials along the front elevation – specifically Metal-2.

City Planning Staff:

Planning staff is in support of approving this project with the recommended conditions from FWDRAC.

Applicant will work out any final details with staff for administrative approval.

FW2025-18 – Al Ihsan Signage

December 19, 2025

Project Address: 4600 Rocky River Dr

Type: Signage

Project Representative: JP Ptacek, Larsen Architects

Approval: Final (Variance Required)

Al Ihsan School
4600 Rocky River Dr.
City Planning Commission Hearing
December 19, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

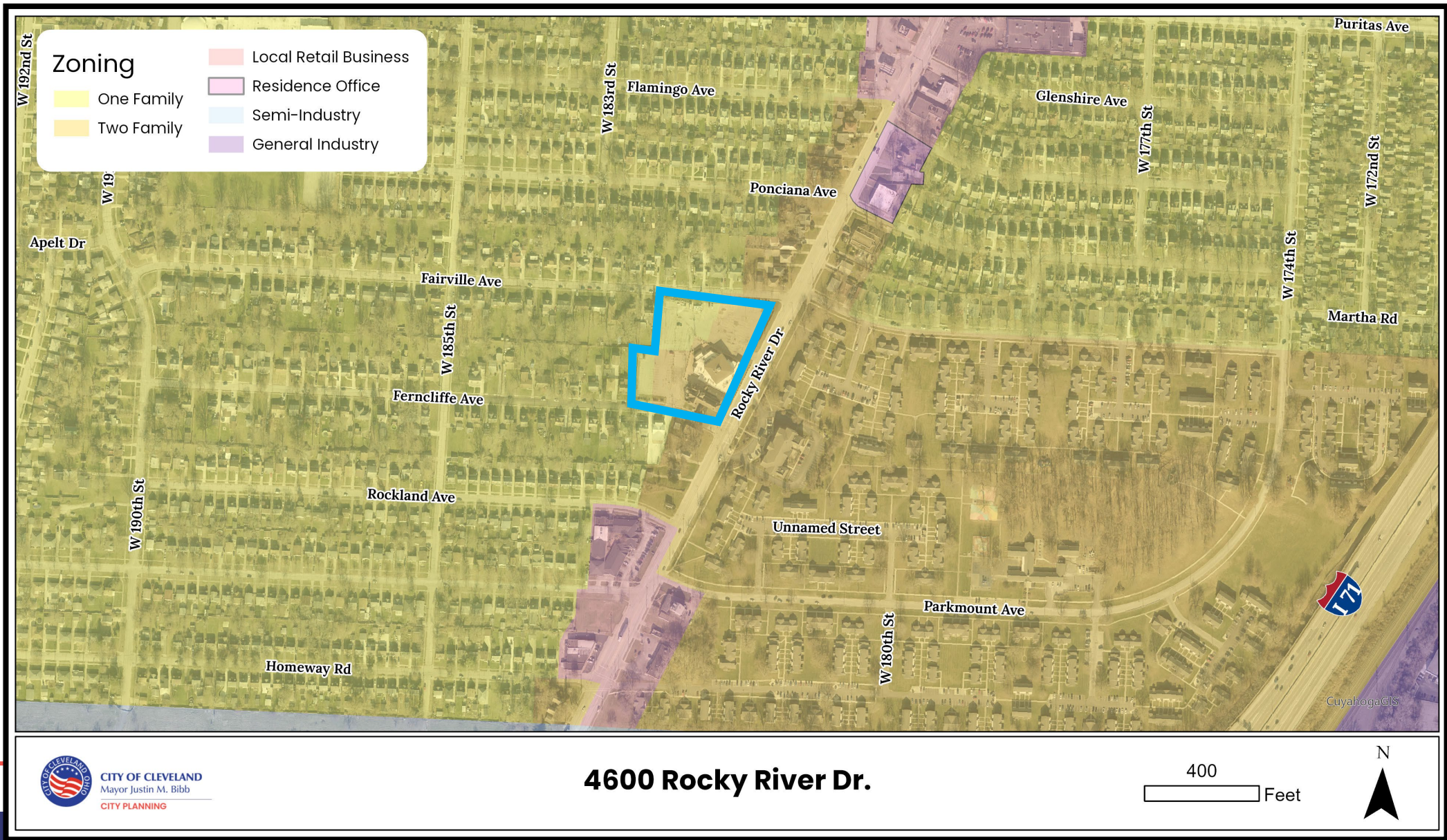
CITY PLANNING COMMISSION

Proposal

Al Ihsan School & Mosque is proposing two 6 ft. tall 32 sq.ft. business identification electronic changeable copy monument signs in a Residential Zoning District.

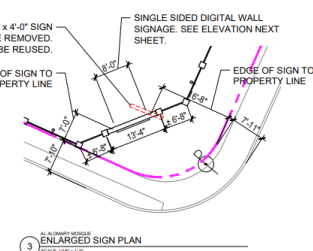
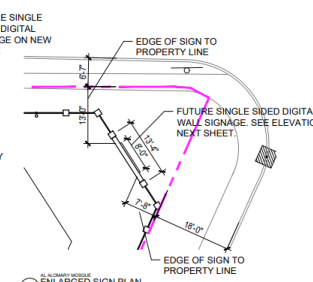


Existing Zoning: One Family-B1 & Two Family-B1





Project Number: 25093
December 10, 2025





Southwest View Rocky River Dr. & Ferncliffe Ave.



Northwest View Rocky River Dr. & Fairville Ave.



Southwest View Rocky River Dr. & Fairville Ave.



Northwest View Rocky River Dr. & Ferncliffe Ave.

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
-

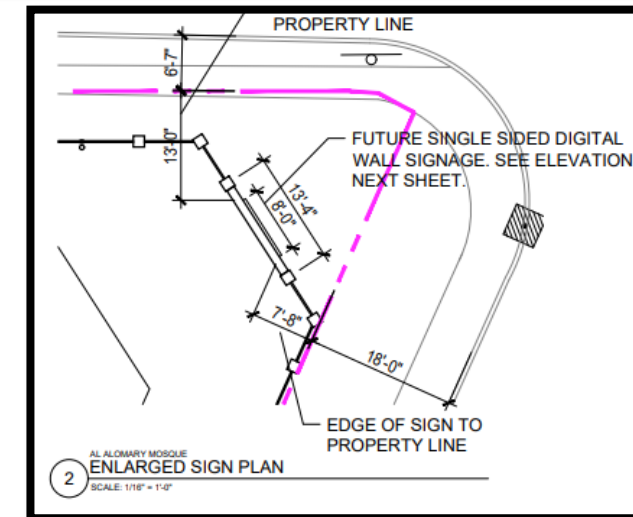
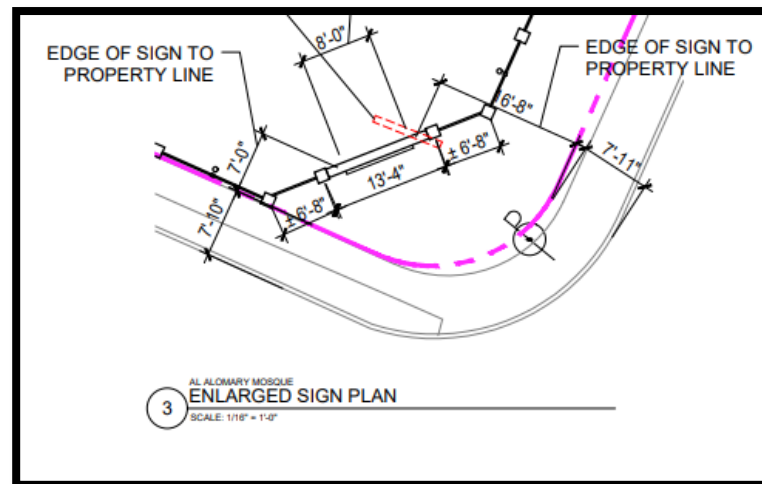
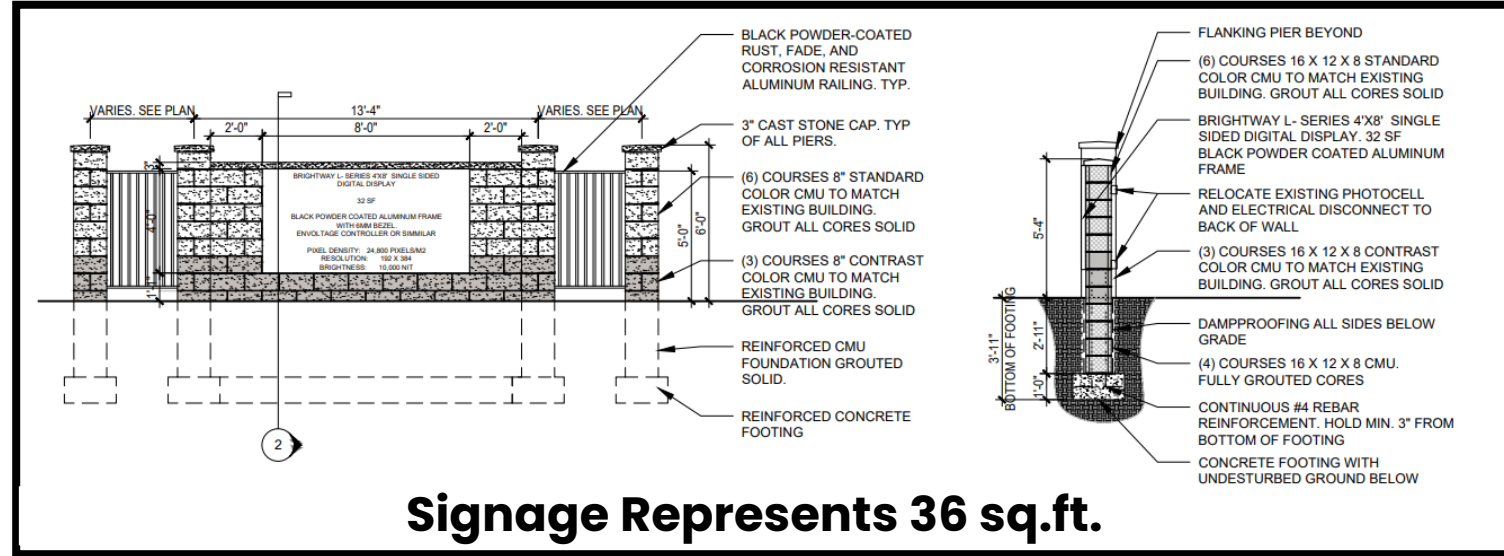
Variances Required

Two Proposed Monument Business Identification Signs:

§ 350.13 Signs for Residential

Districts:

- 20 ft. minimum distance from lot lines required.
- Proposing 7 ft. & 7 ft.-8in.
- 13 ft. and 13 ft.-8 in. distance variance required



Design Approval Required

§ 350.13(g) Community Facility Uses,

include schools and places of worship.

- This electronic changeable copy sign will require Board of Zoning Appeals(BZA) approval for a use variance
- As a Community Facility, the Al Ihsan Mosque/School may obtain said variance from BZA on the condition that:
 - The placement and design of the electronic changeable signs are approved by the City Planning Commission



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?**



AL IHSAN SCHOOL AL ALOMARY MOSQUE

Signage

December 10, 2025

Revised December 17, 2025



Aerial Location Plan
 Scale: Not to scale

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

This project involves adding a black aluminum railing and masonry post fence along Fairville Avenue, Rocky River Drive, and Ferncliffe Avenue. The fence will incorporate a single sided digital sign at both intersections.



18214 Fairville Avenue



18309 Fairville Avenue



18211 Ferncliffe Avenue



4650 Rocky River Drive



4546 Rocky River Drive



18161 Fairville Avenue

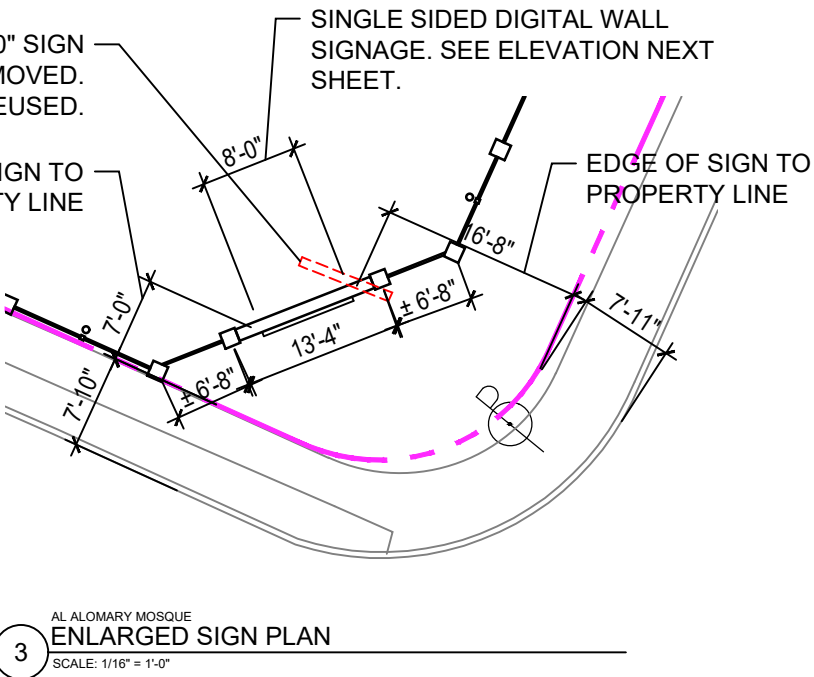
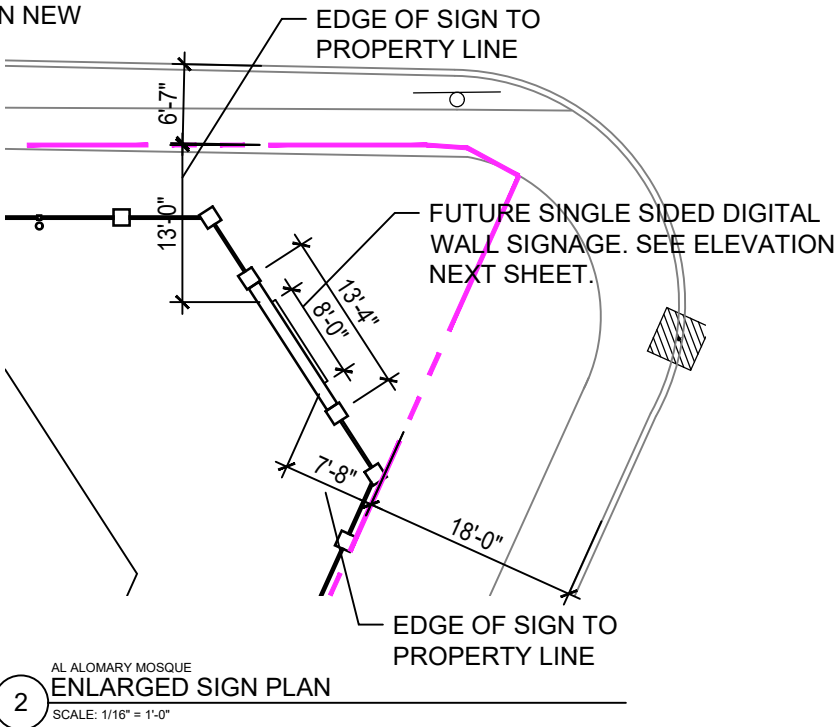
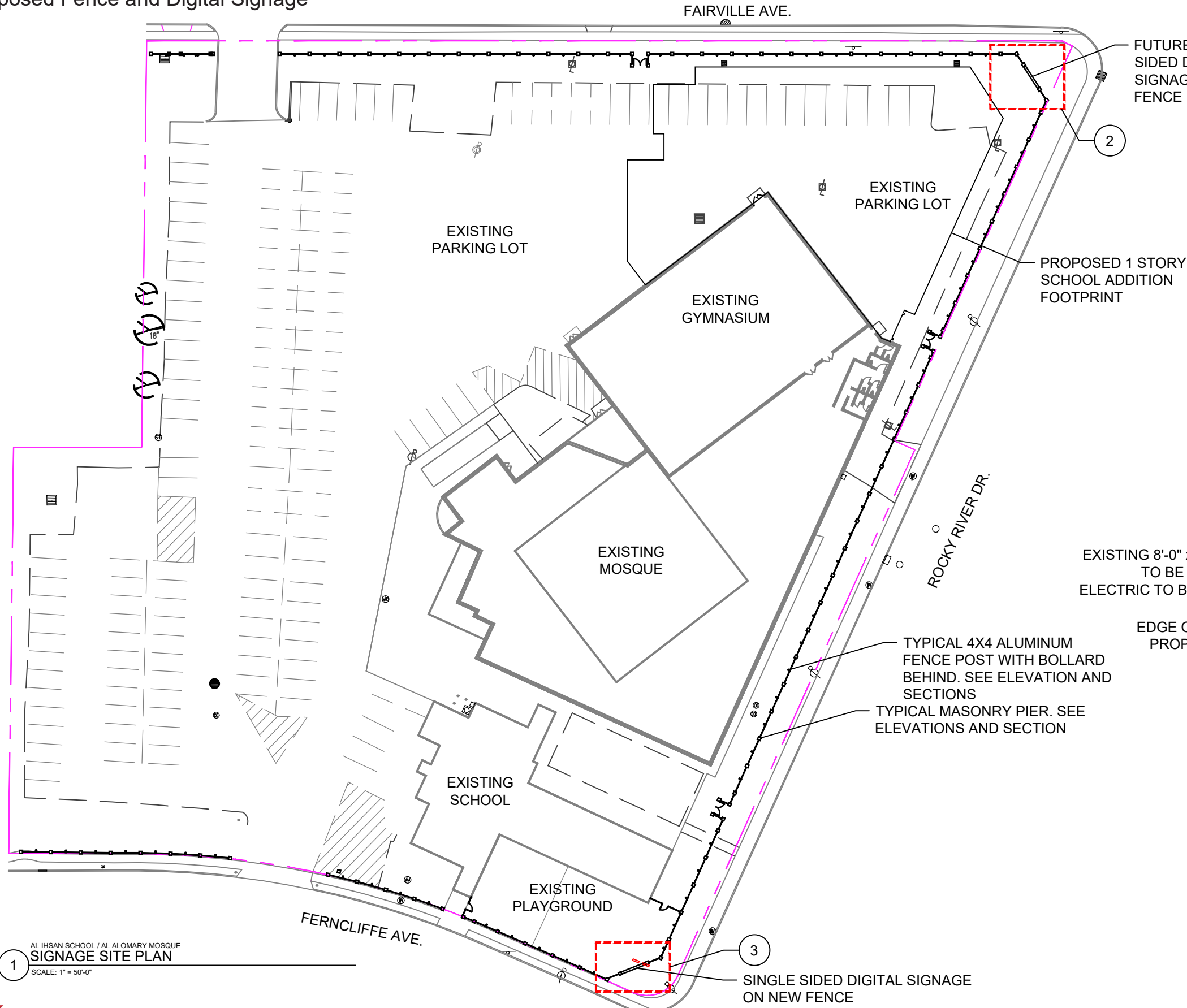


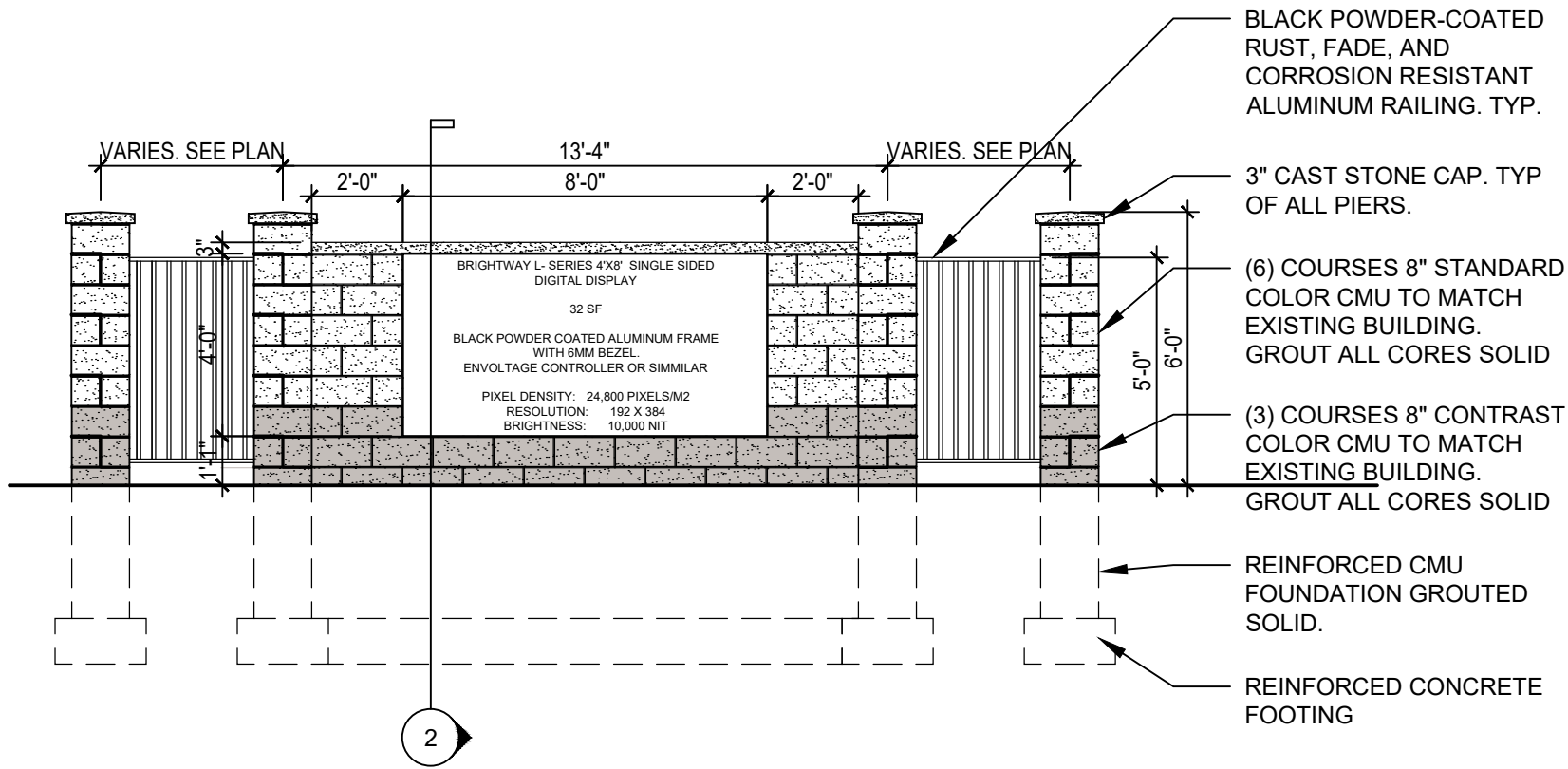
4650 Rocky River Drive



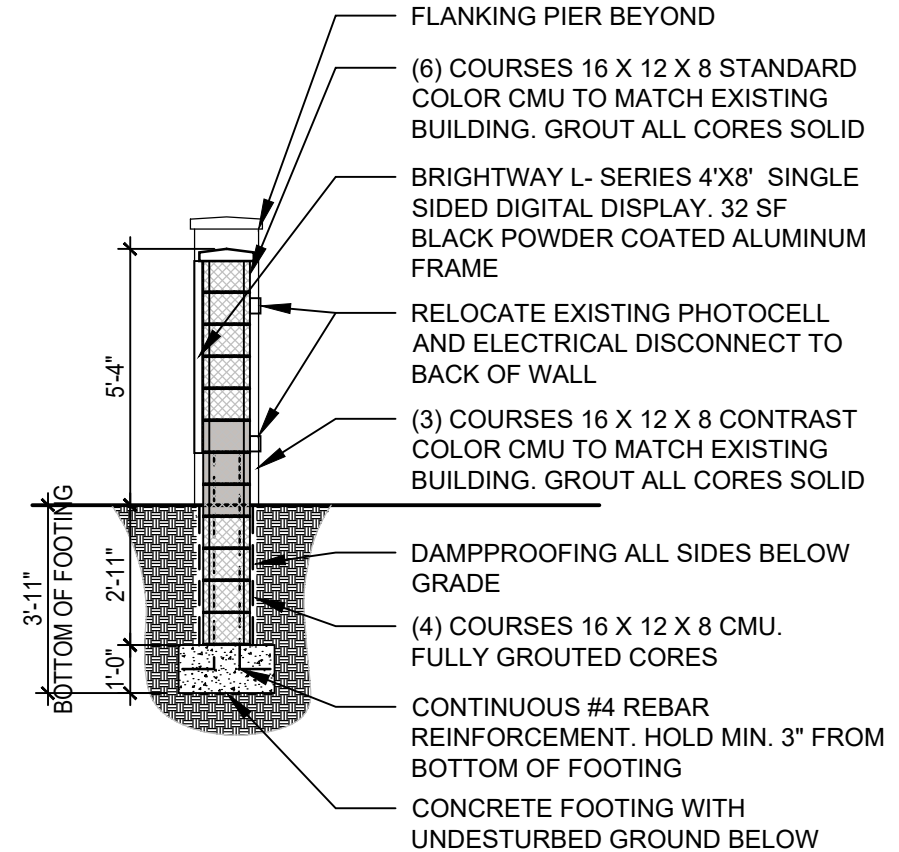
4609 Rocky River Drive







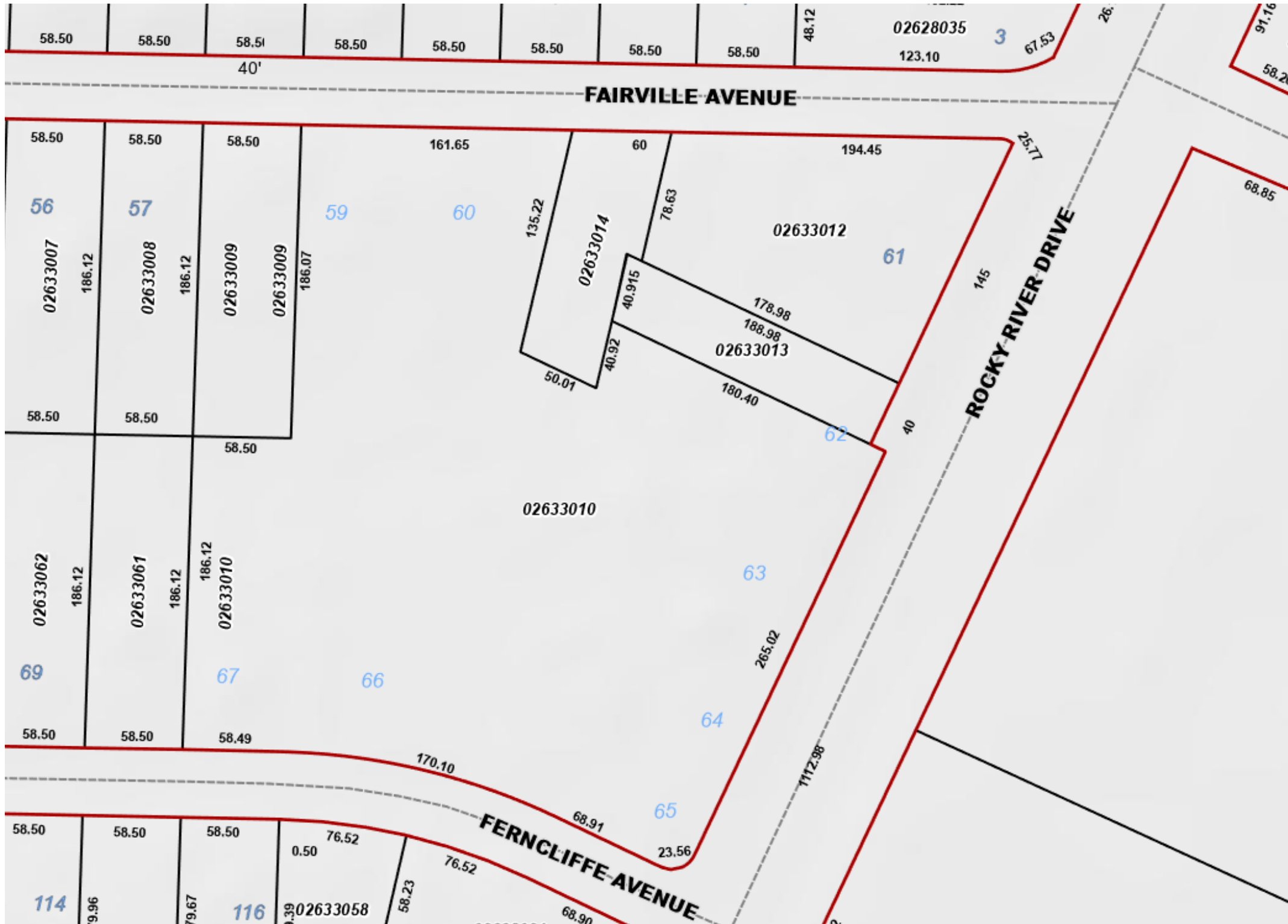
1 AL IHSAN SCHOOL / AL ALOMARY MOSQUE
SECURITY FENCE & DIGITAL SIGN ELEVATION
SCALE: 1/4" = 1'-0"

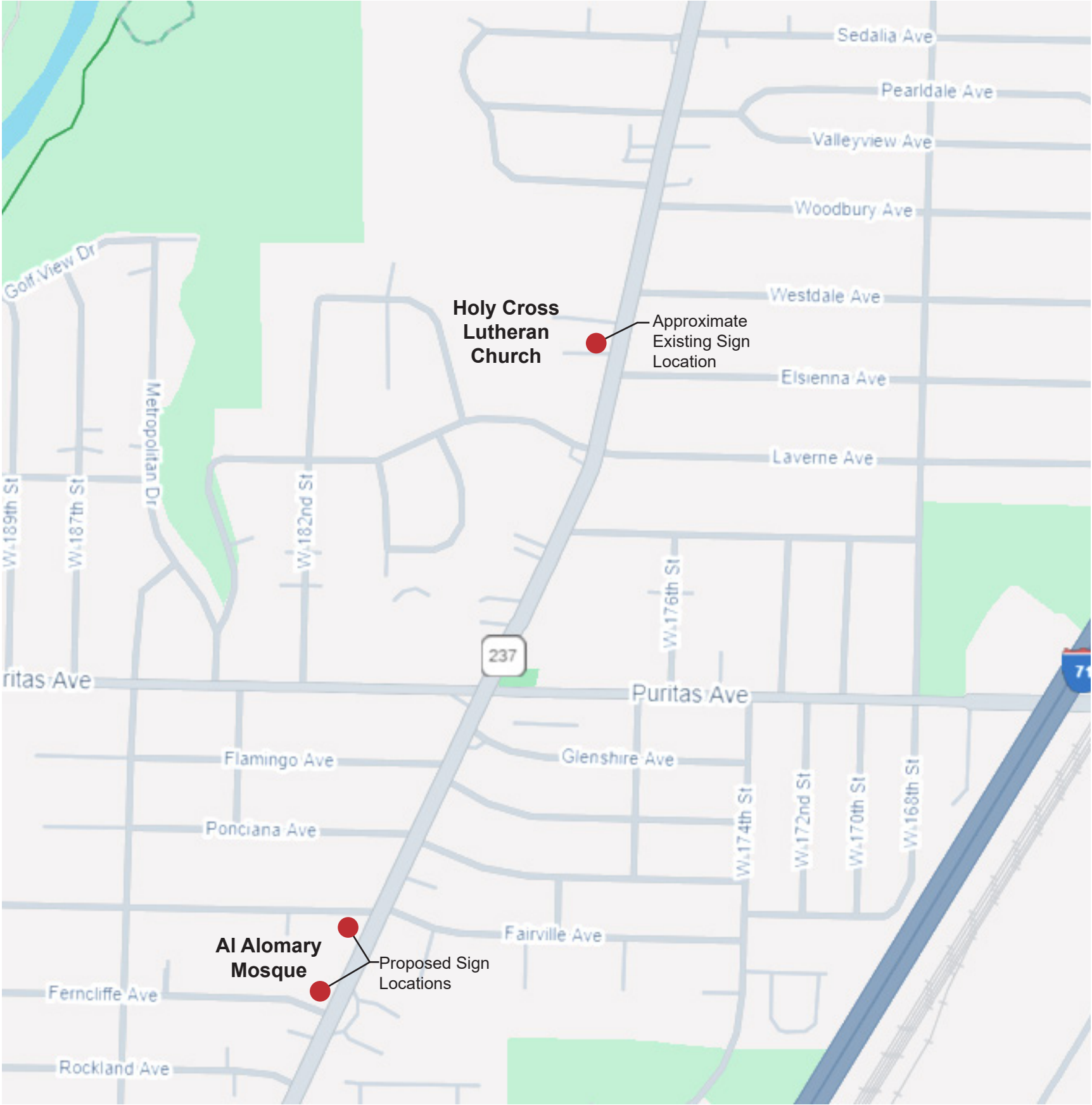


2 AL IHSAN SCHOOL / AL ALOMARY MOSQUE
SECTION AT DIGITAL SIGN
SCALE: 1/4" = 1'-0"









FW2025-18 – Al Ihsan Signage

December 19, 2025

Design Review Advisory Committee:

FWDRAC recommended final approval with the following conditions on 12/17/25:

- Signs cannot flash or scroll, and brightness should be limited to the minimum necessary to ensure it does not impact neighboring properties

City Planning Staff:

Planning staff recommends approval with condition that signs be turned off or dimmed in evening to avoid disturbing any neighboring properties.

Cleveland City Planning Commission

Central Southeast Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

CSE2025-046 – 6405 Francis Ave Demolition

December 19, 2025

Project Address: 6405 Francis Ave

Type: Demolition

Project Representative: Woo Jun, City of Cleveland

Approval: Final

6405 Francis Ave

Proposal for Nuisance Abatement Demolition
of a Residential Structure



CITY OF CLEVELAND

Mayor Justin M. Bibb

6405 Francis, 44127

PPN: 125-01-019



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Property Information

01 Owner

The Elizabeth Baptist Church

- Owner June 08, 2021
 - Bought out of Forfeiture Sale
-

02 Complaints & Board-ups

Main structure condemned on January 22, 2024

3 complaints since condemnation.

2 board-ups by the City

03 Legal Issues

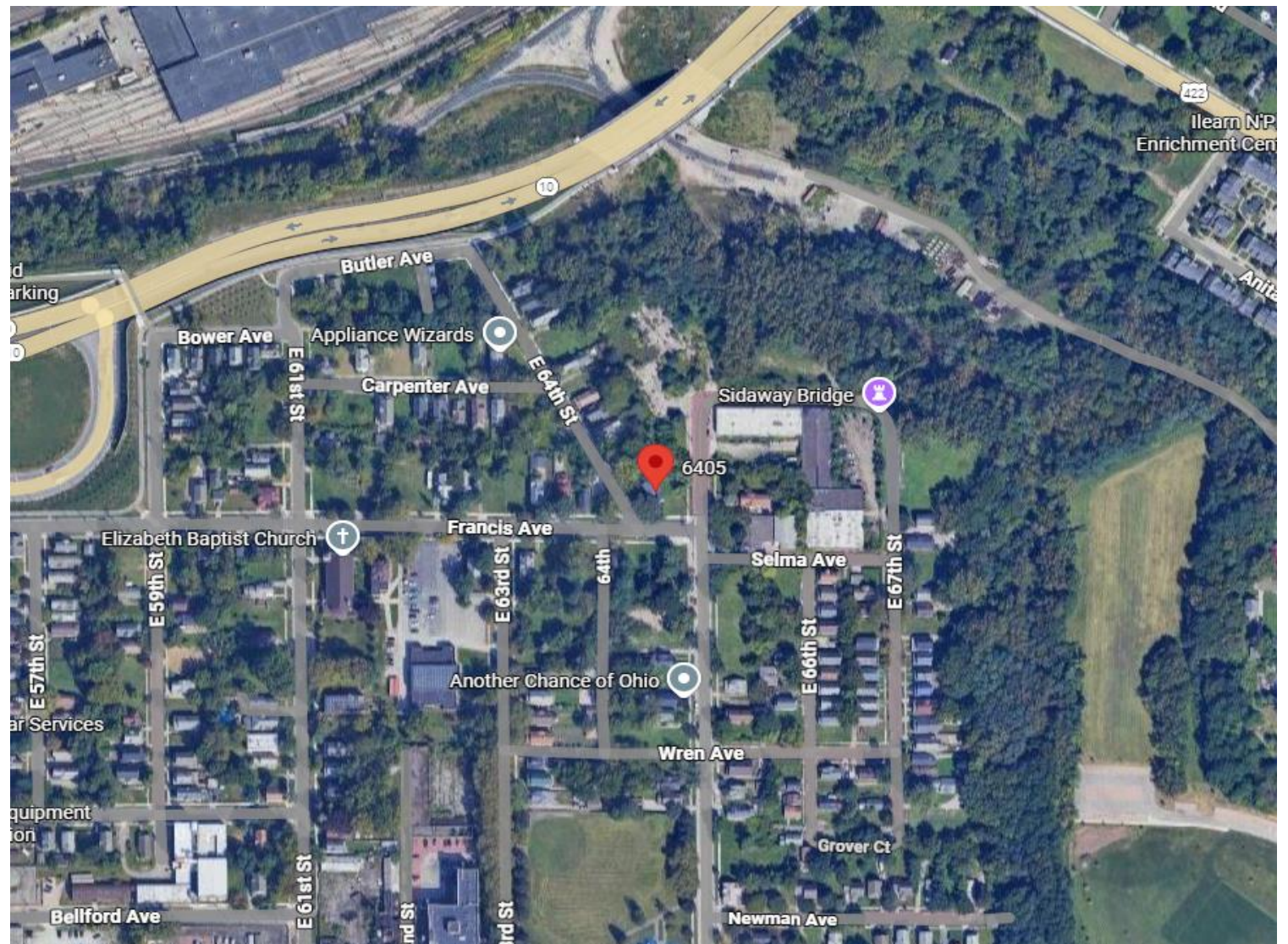
None.

04 Vacancy & Background

Property has been vacant since at least 2021.

Site Location

Situated on the northside of Francis Ave in
between E 64th St and E 65th St

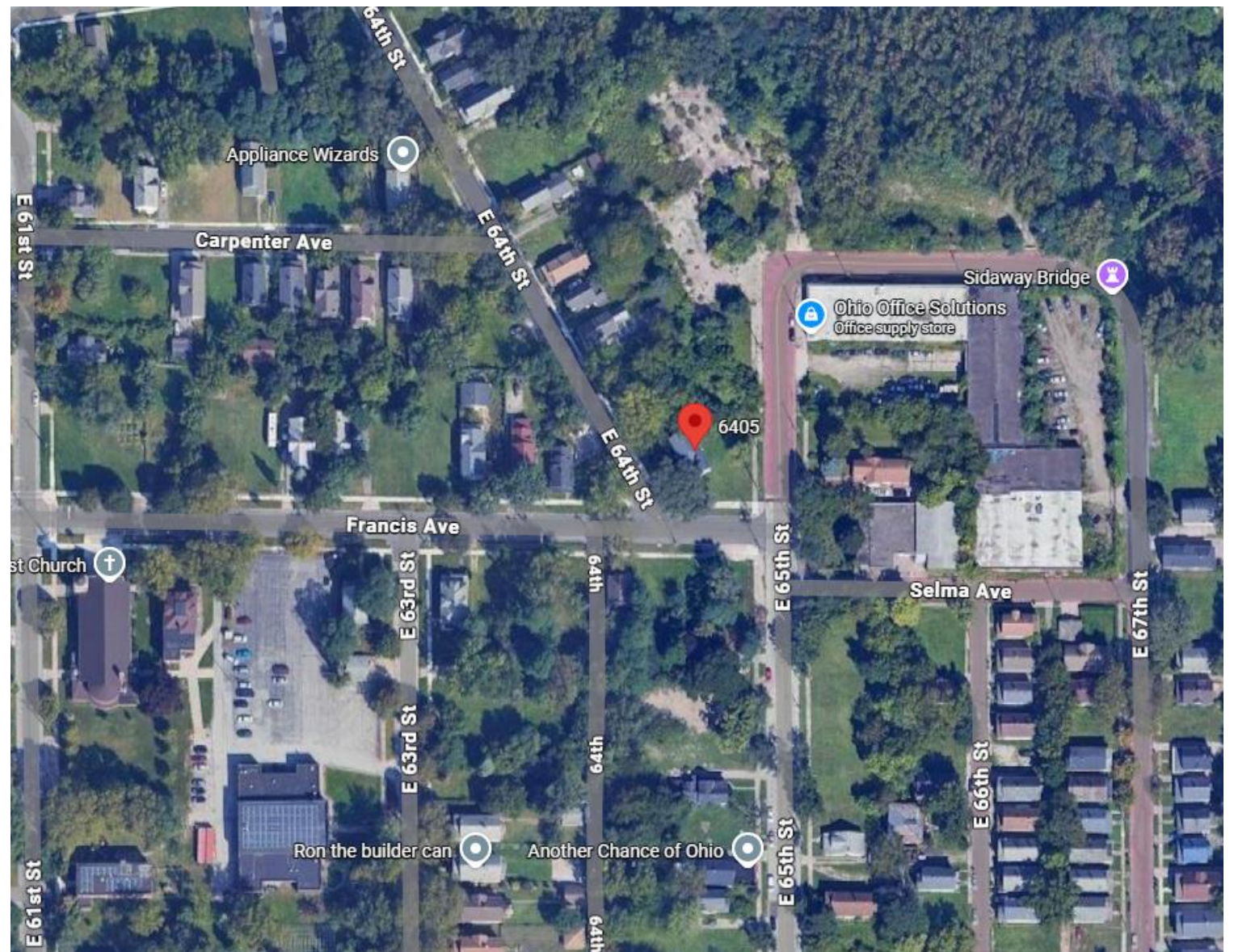


CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Site Context

Mixture of residential and commercial structures



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



Adjacent Parcels



Street Opposite 6405 Francis



Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments

.Woman found dead on 6307 Francis



CSE2025-046 – 6405 Francis Ave Demolition

December 19, 2025

Design Review Advisory Committee:

CSEDRAC recommended final approval (with no conditions) on 12/9/25.

City Planning Staff:

Planning staff is in support of this demolition.

Cleveland City Planning Commission

Euclid Corridor Buckeye Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

EC2025-040 – Unity Six

December 19, 2025

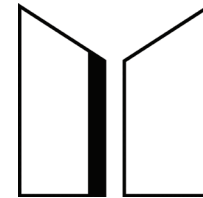
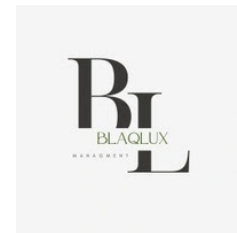
Project Address: Capital Avenue & E 89th Street

Type: New Construction

Project Representative: Fred Wolfe, Young Design Studio

Approval: Conceptual

UNITY SIX



YOUNG
DESIGN
STUDIO

Project Description – E. 89th Street Workforce Housing Development

Our proposed development on E. 89th Street introduces six high-quality triplex buildings designed to provide attainable workforce housing for households earning up to 80% of the Area Median Income (AMI). The project includes a mix of 1-bedroom/1-bath and 2-bedroom/2-bath units intended to support teachers, healthcare employees, service workers, and long-time Cleveland residents who want to remain in Fairfax but are often priced out of newer housing options. This development is being advanced in partnership with Fairfax Renaissance Development Corporation (FRDC) Executive Director Denise VanLeer and City Council President Blaine A. Griffin, whose collaboration helps ensure alignment with community priorities and the long-term vision for the neighborhood.

The project is being designed by architect Brandon Young and his team at Young Design Studio, whose experience with context-sensitive urban infill has helped shape a plan that is both modern and respectful of the existing neighborhood fabric. Each triplex is approximately 35 feet in height and incorporates traditional gable roofs and design elements that reflect the existing character of the street. The architecture combines modern, clean lines with materials and proportions that respect Fairfax’s historic identity, creating a cohesive and context-sensitive addition to the block.

Beyond the buildings themselves, the project introduces several community-focused improvements, including redesigned sidewalks to enhance walkability, rear-loaded surface parking to keep vehicles off the street, preservation of mature trees to maintain neighborhood character, and exterior lighting to improve nighttime visibility and discourage unsafe activity. A dedicated maintenance plan will further support ongoing cleanliness, reduce trash and illegal dumping, and help create a safer and more welcoming environment for residents and neighbors.

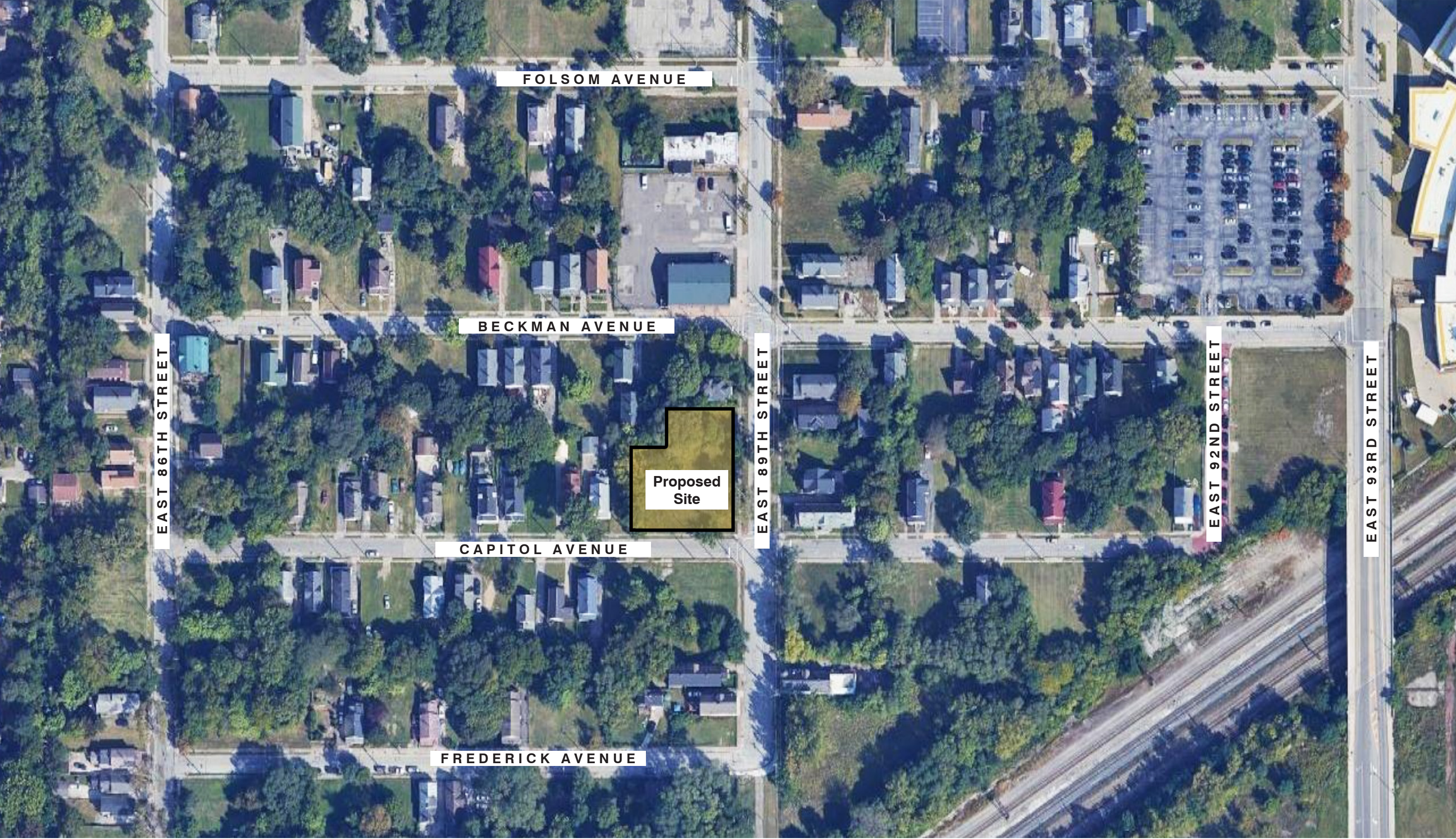
In addition to providing much-needed attainable housing, the project supports the local economy by prioritizing Cleveland-based contractors and small businesses whenever feasible. It aligns with the Fairfax Master Plan and broader Opportunity Corridor revitalization efforts by filling long-vacant parcels with new homes that strengthen density, walkability, and neighborhood stability. As long-term owners and managers, our team is committed to stewardship, responsible maintenance, and ongoing reinvestment in the community.

Overall, this development transforms underutilized land into safe, modern, and attainable homes while contributing to a cleaner, safer, and more connected E. 89th Street. Through strong partnerships, thoughtful design, and a commitment to the people of Fairfax, the project provides meaningful benefits for current residents, future tenants, and the long-term growth and stability of the neighborhood.

Project Summary

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104







Southwest Corner



Northeast Corner



Southeast Corner



Southeast Corner

Existing Conditions

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Lot to the North



Lot to the East



Lot to the South



Lot to the West



89th/Capitol - Facing South



89th/Capitol - Facing North



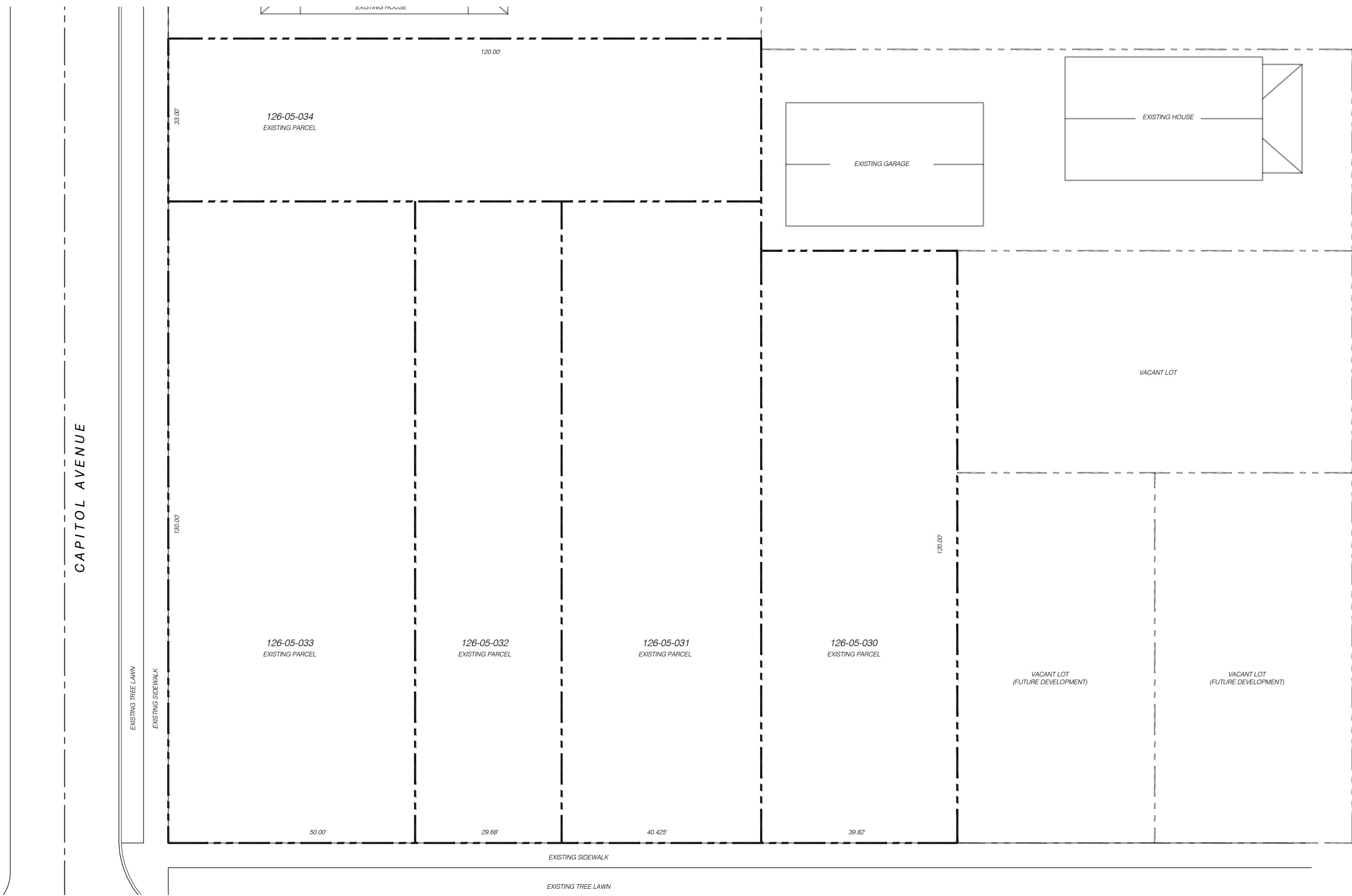
89th/Beckman - Facing South



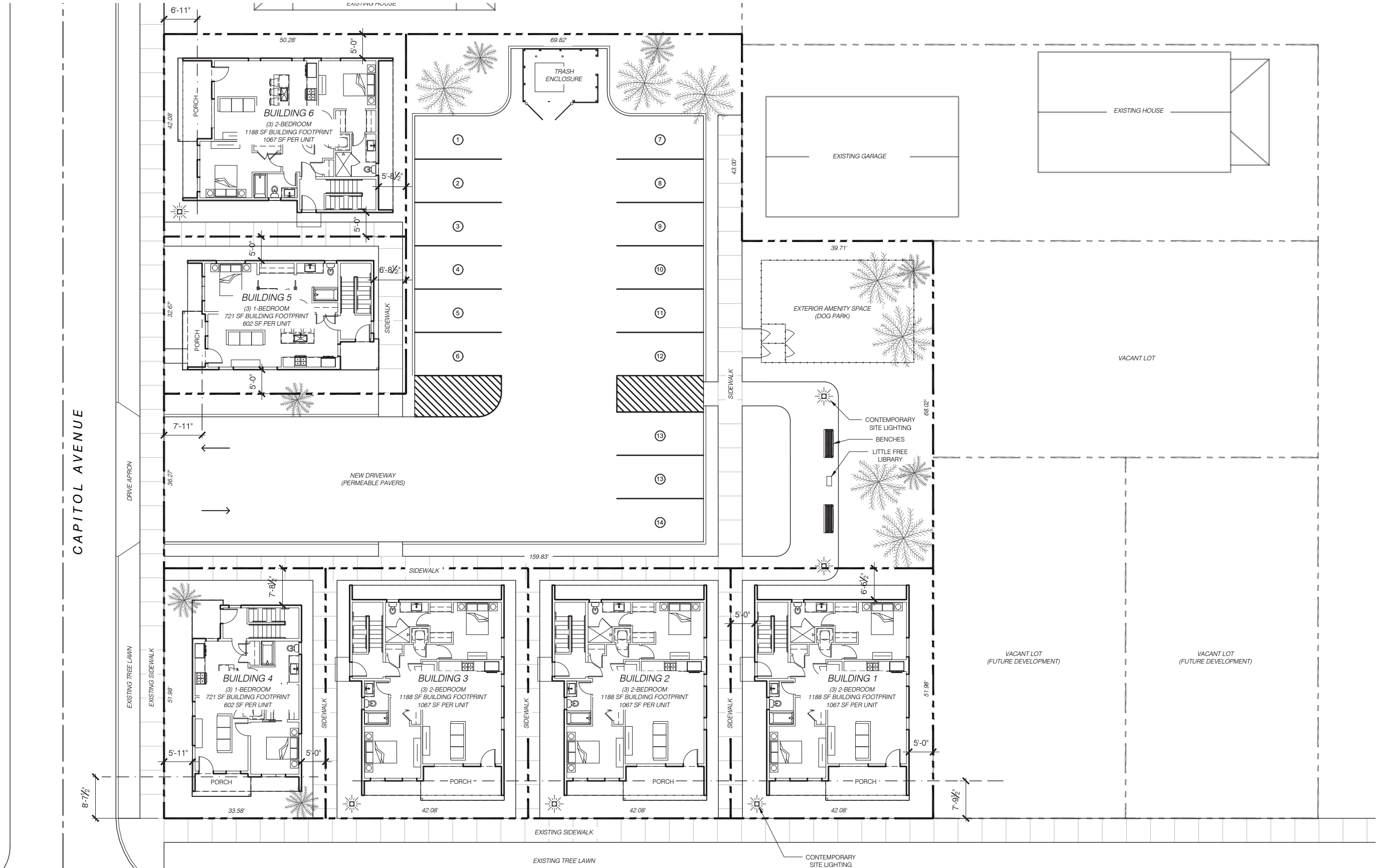
89th/Beckman - Facing North

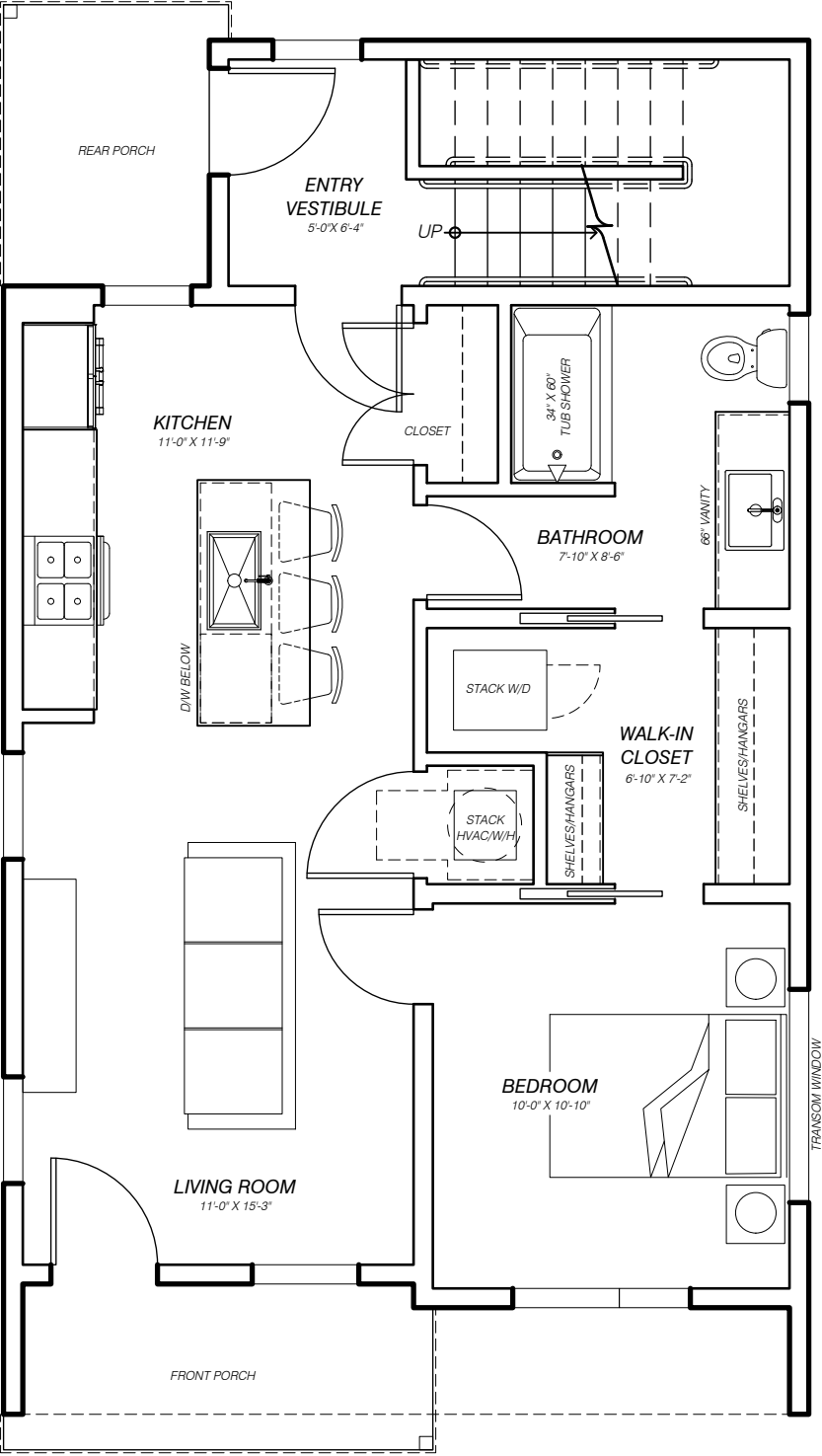
89th St.
Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



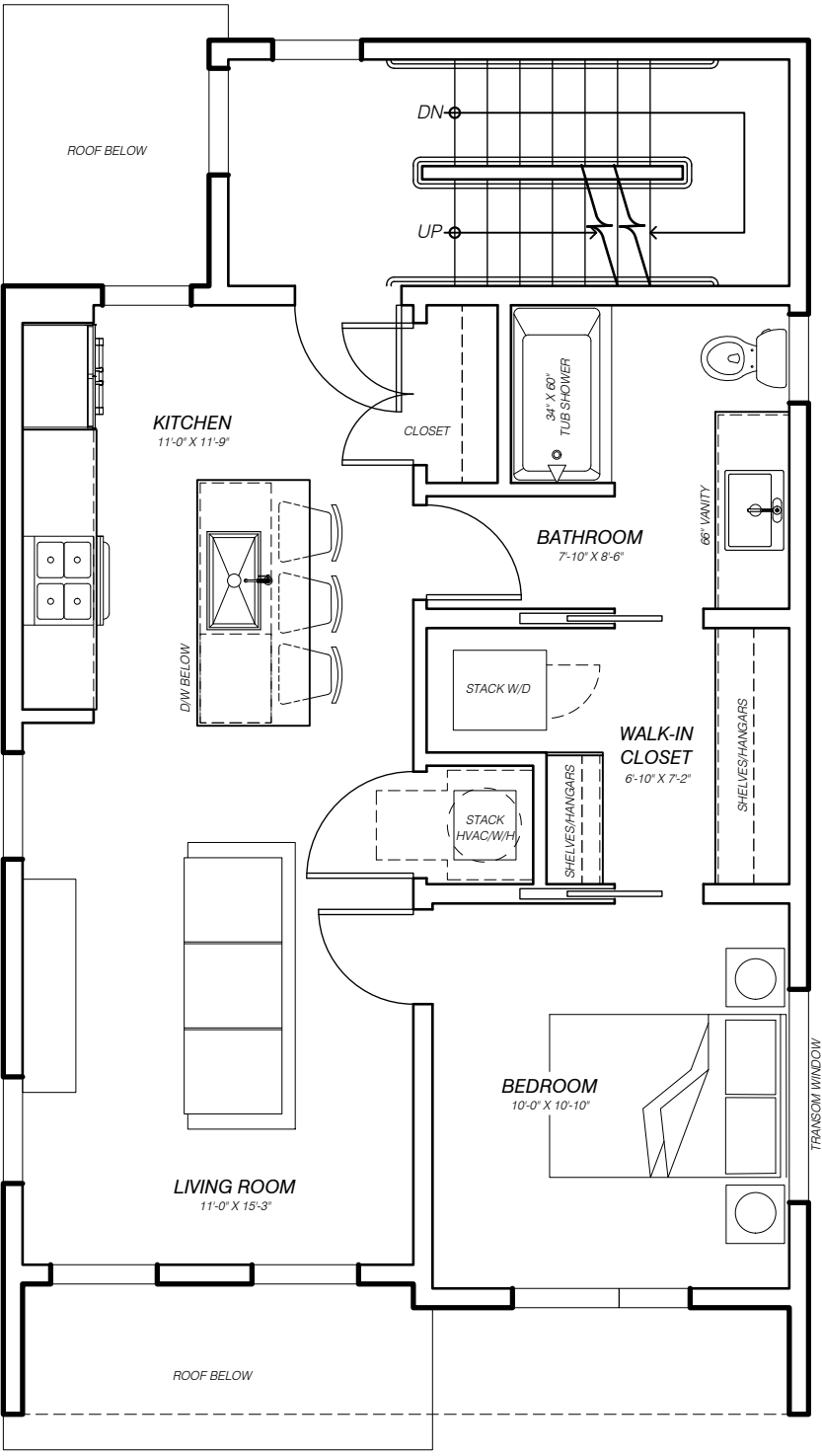


Proposed Site Plan N>
Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104

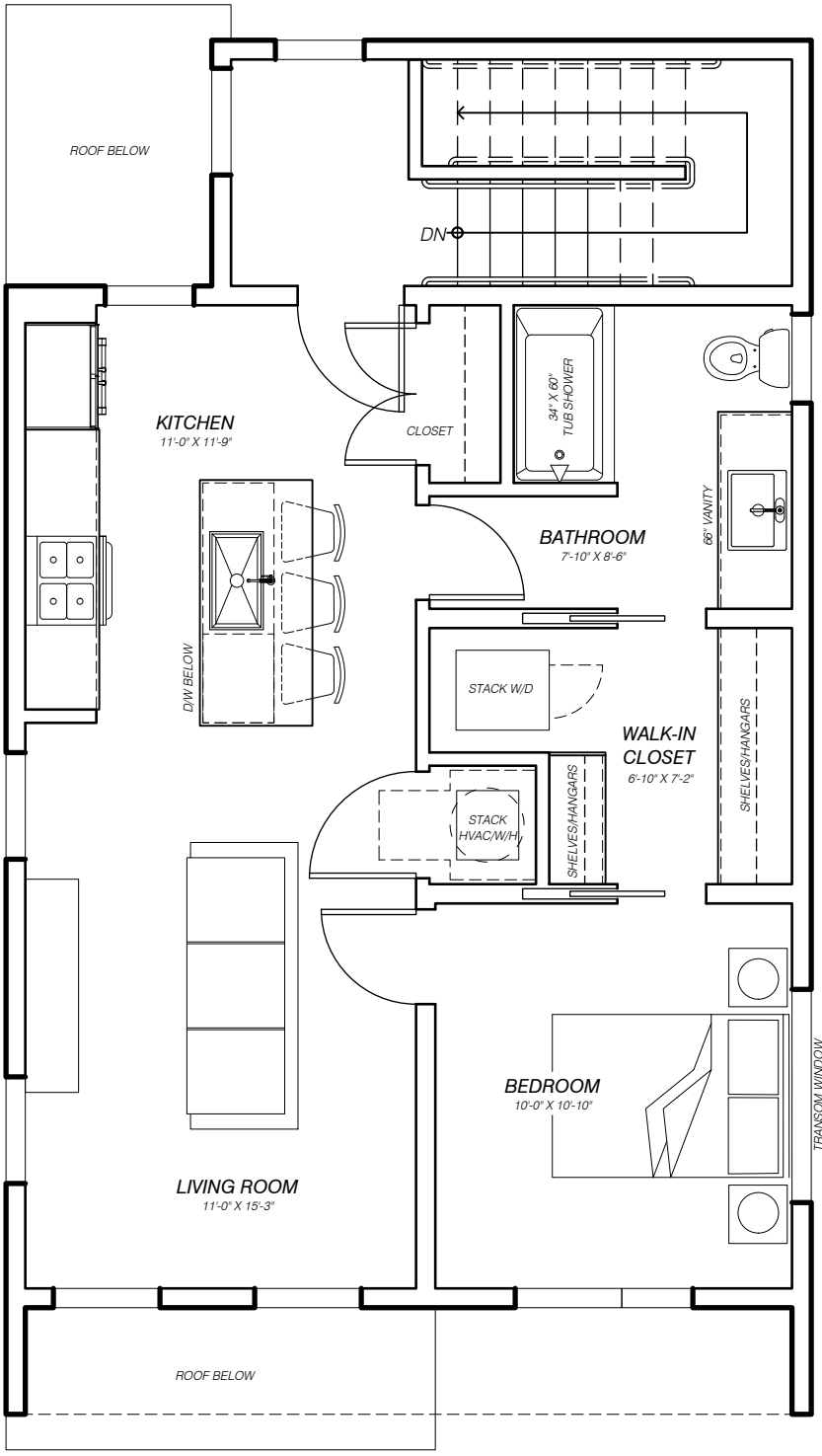




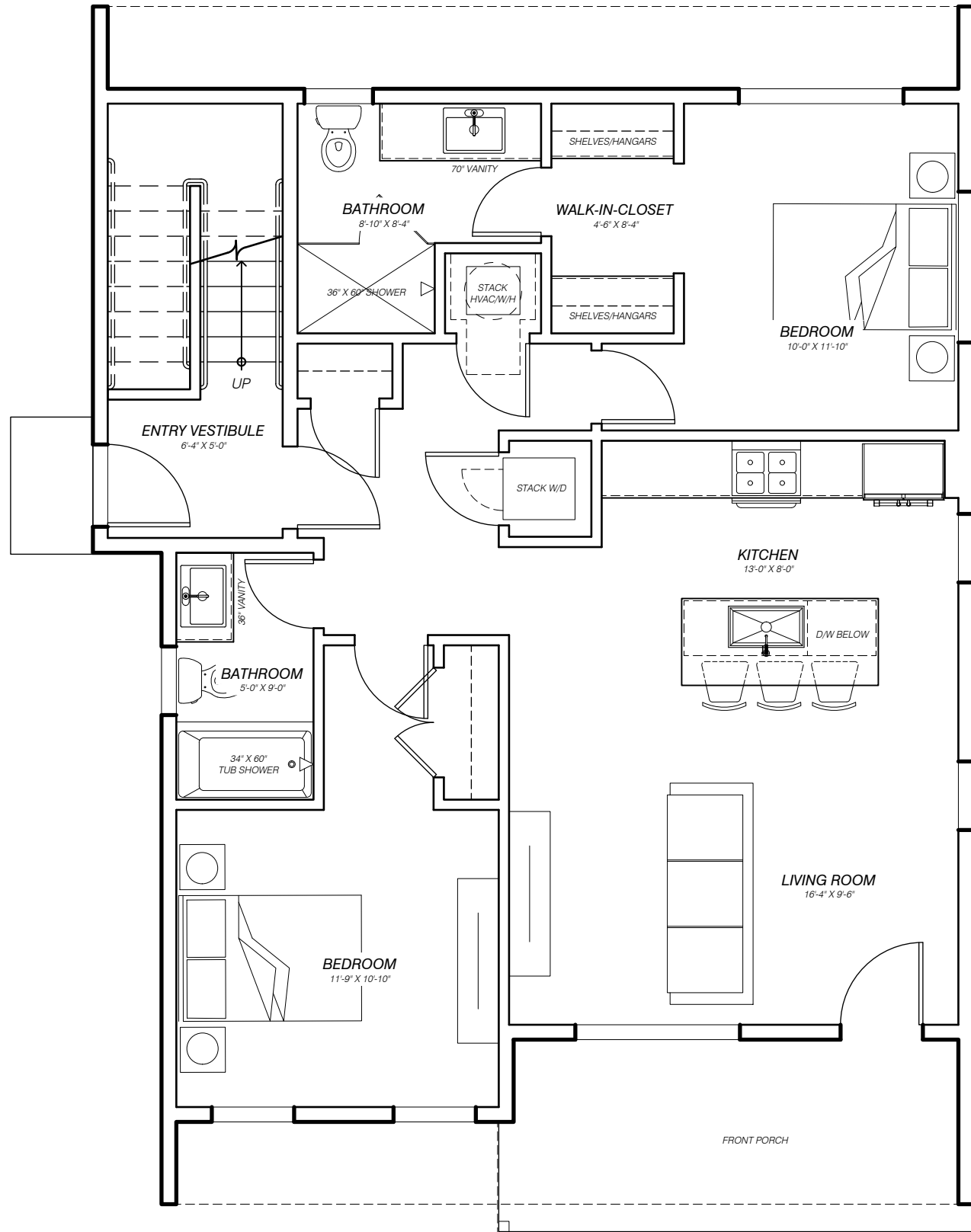
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



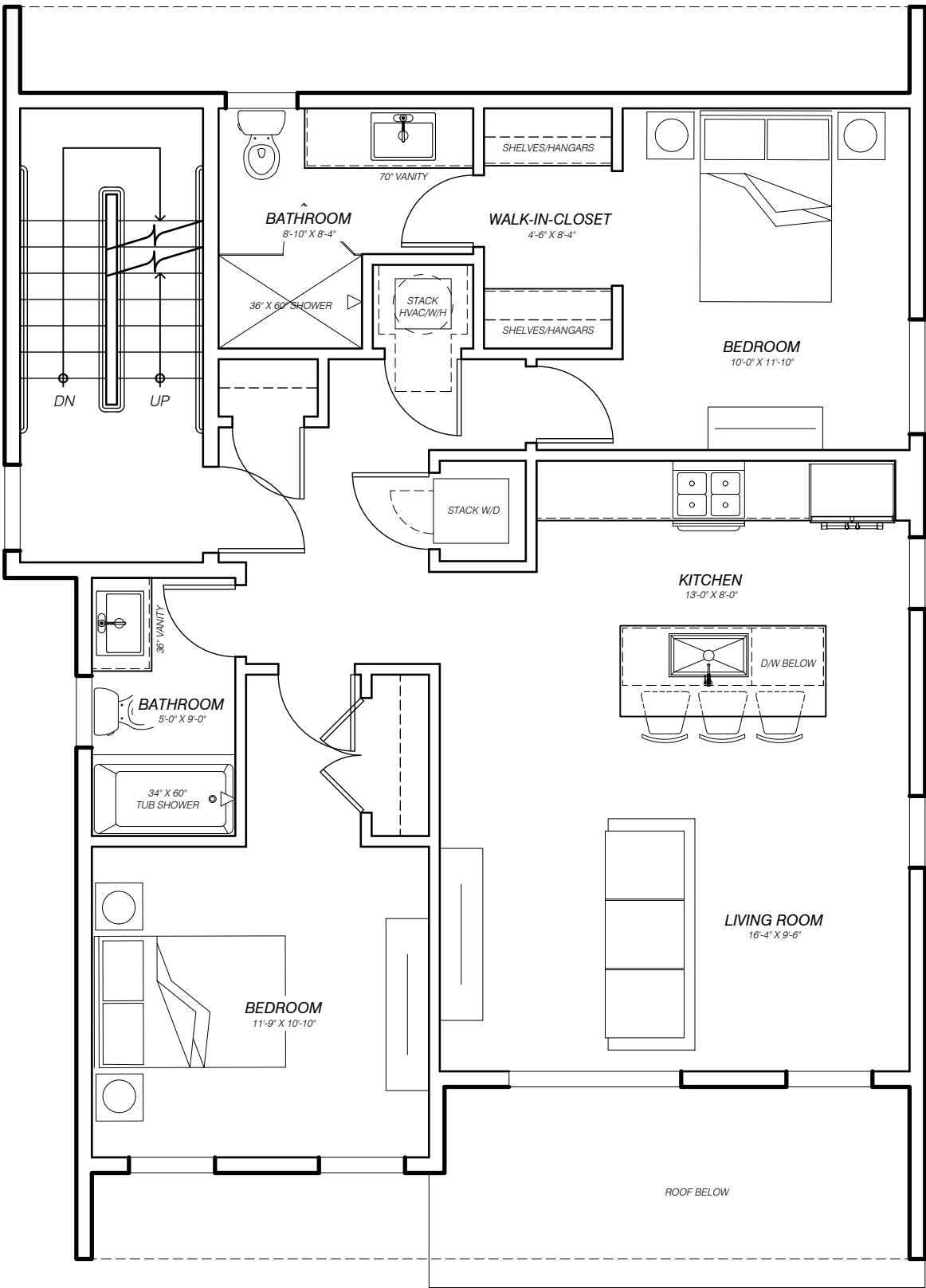
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



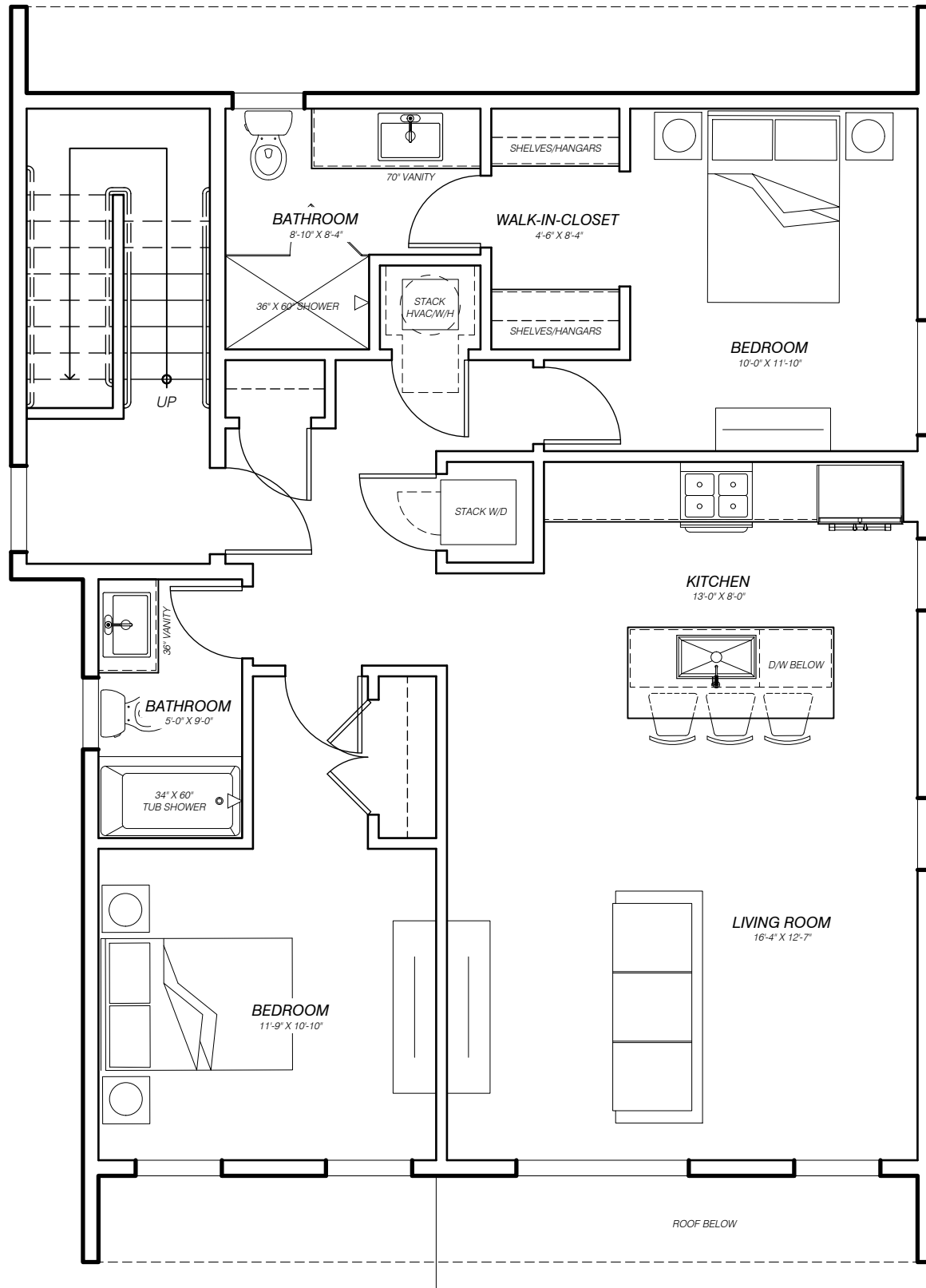
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

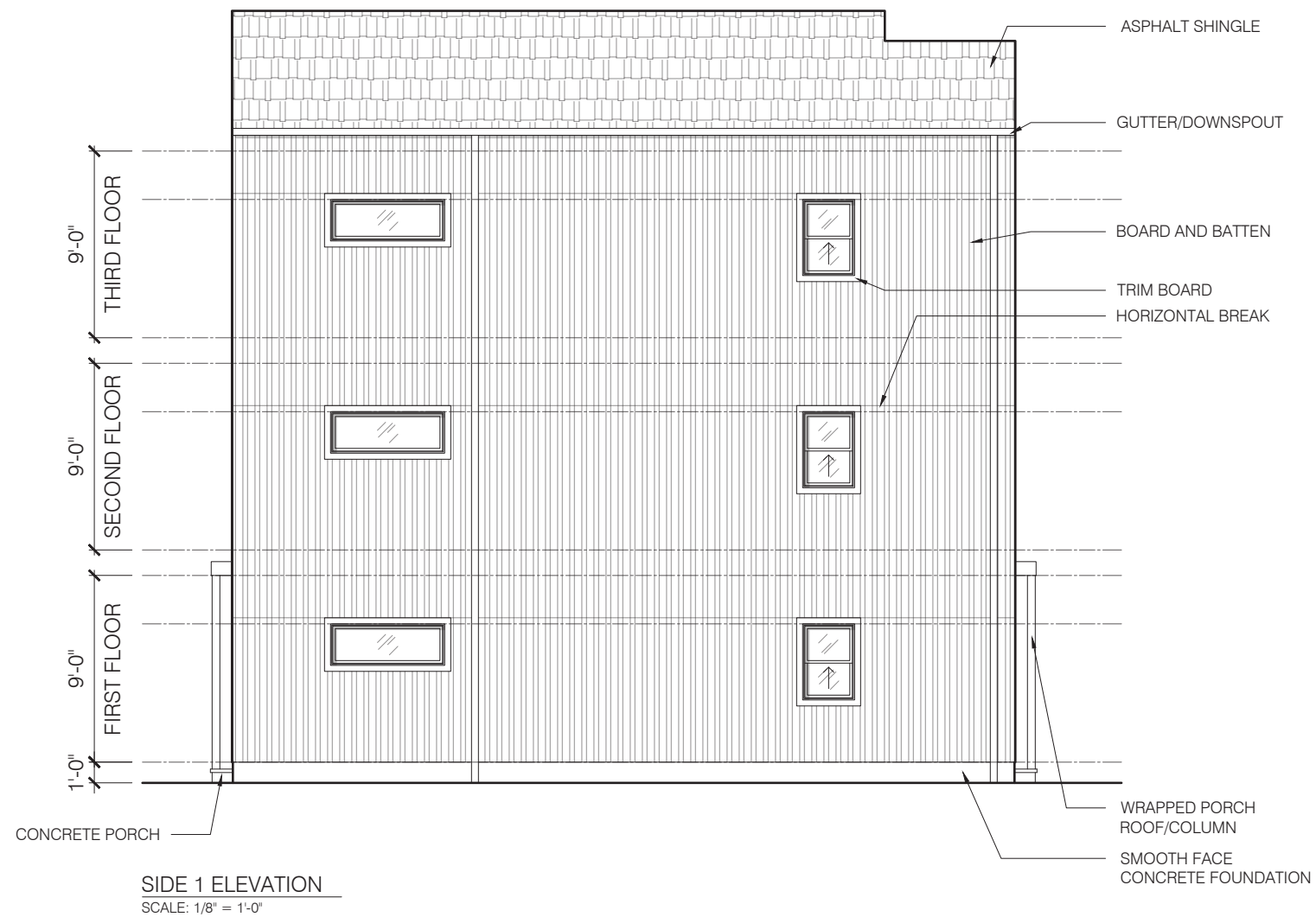
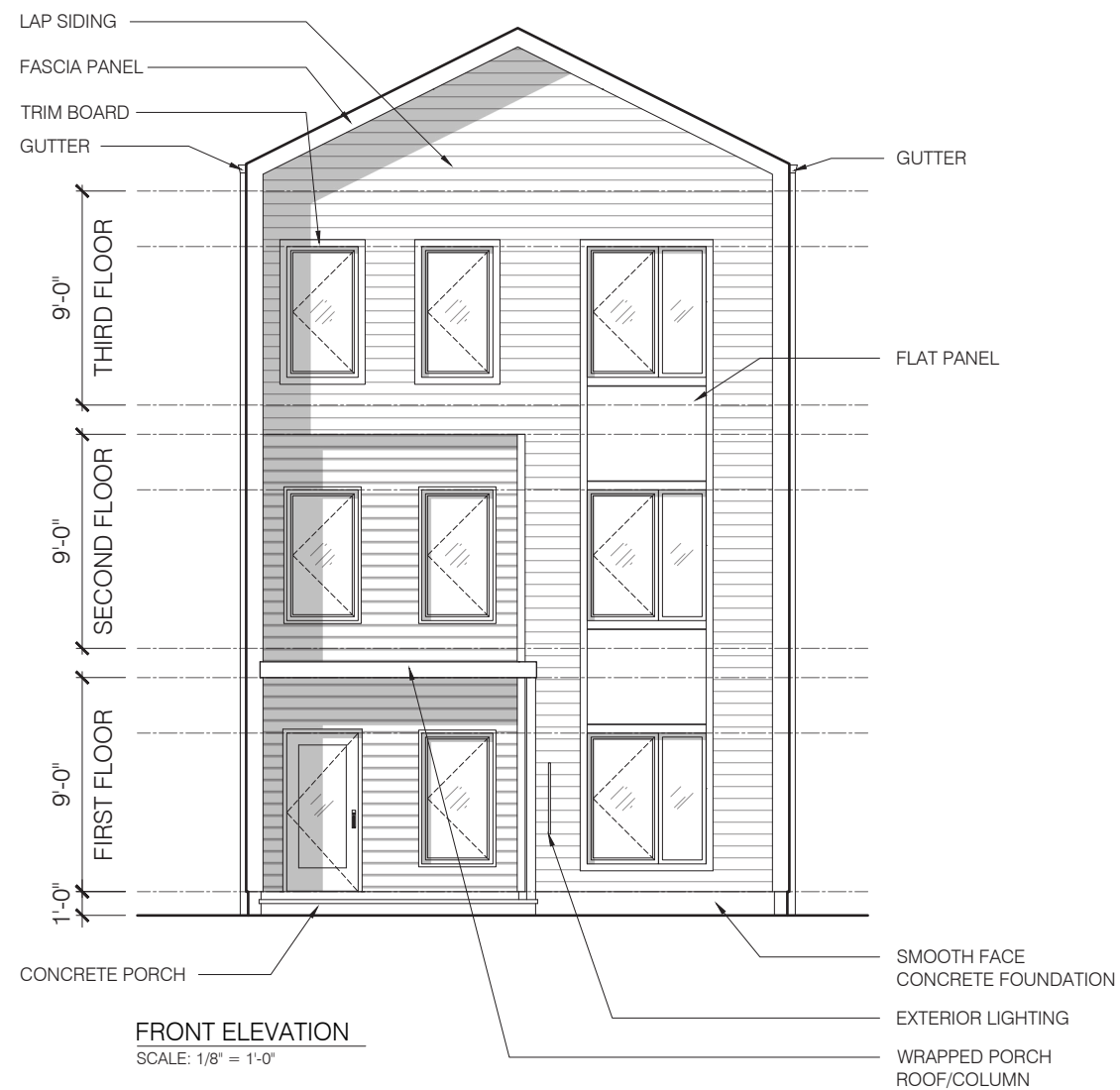


THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

Floor Plan - 2/2

Unity Six

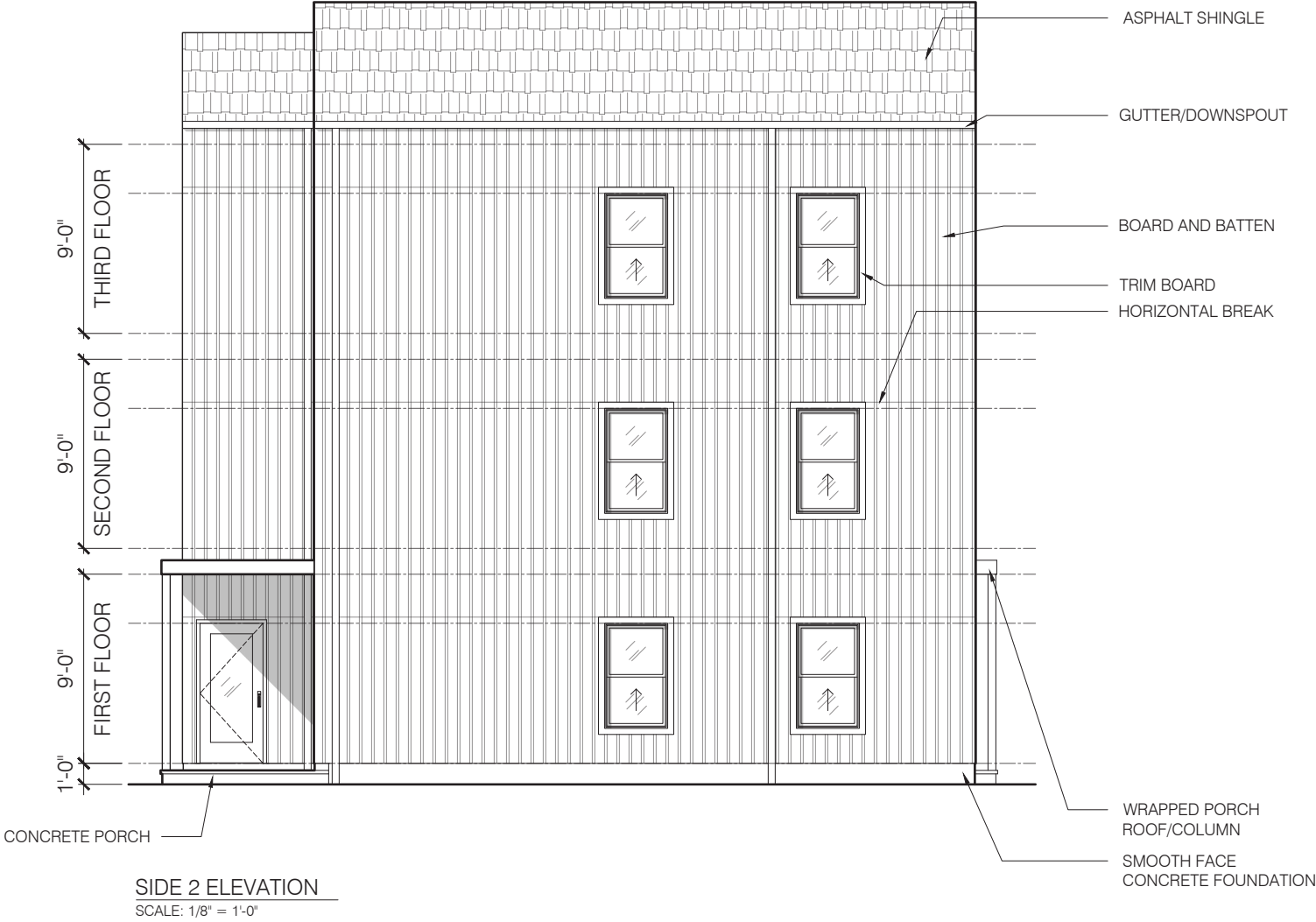
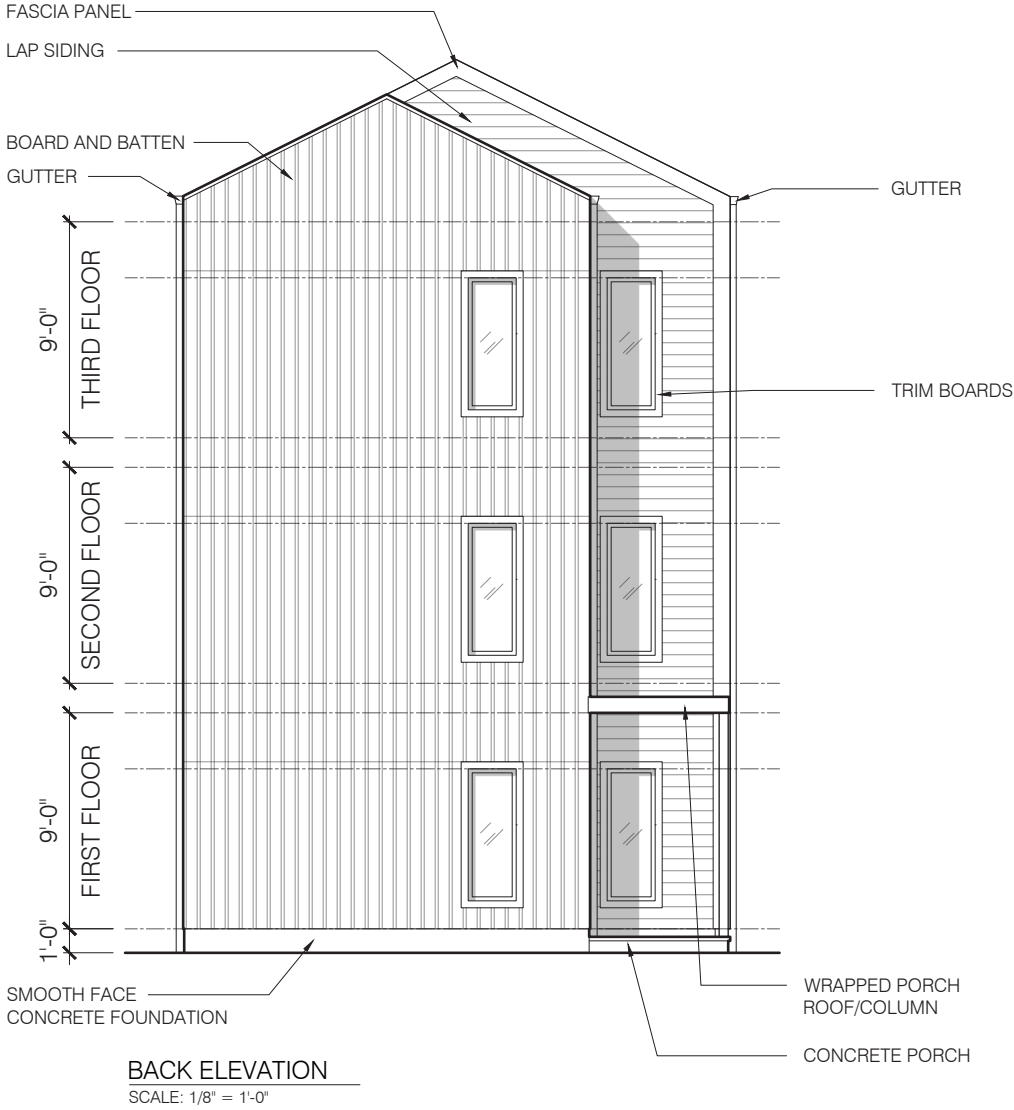
East 89th St. and Capitol Ave. Cleveland, Oh 44104

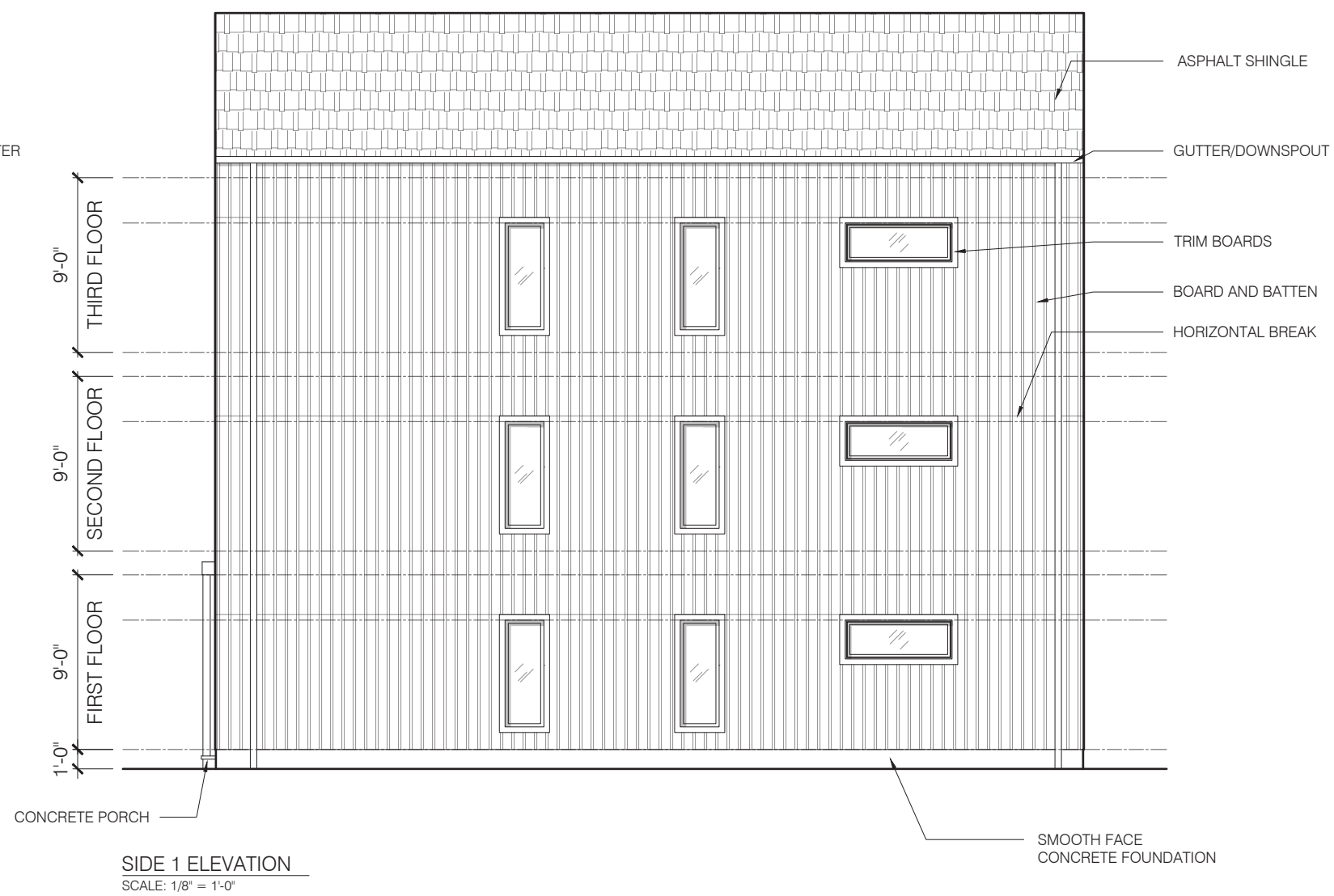
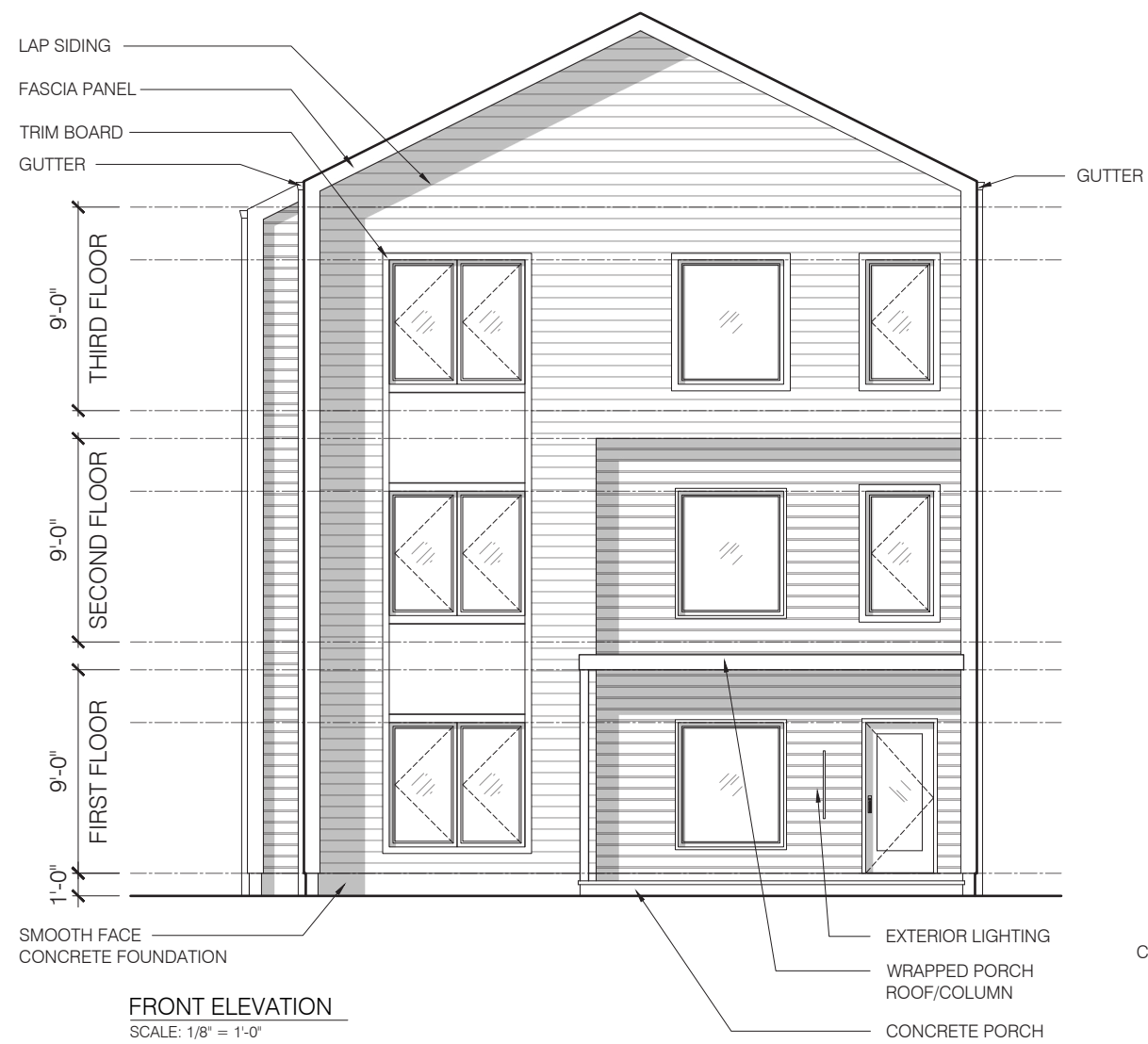


Elevations - 1/1

Unity Six

East 89th St. and Capitol Ave. Cleveland, Oh 44104

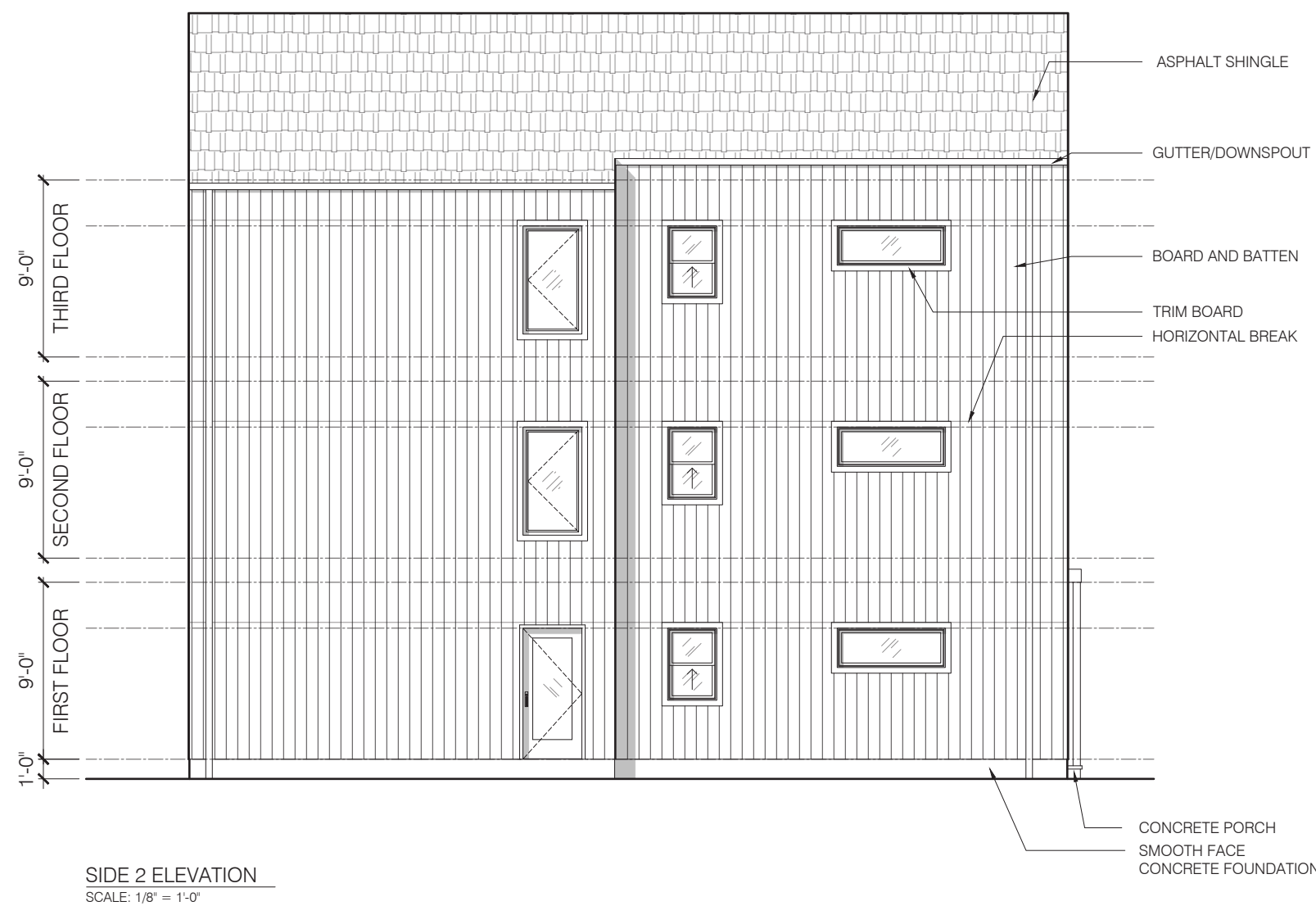
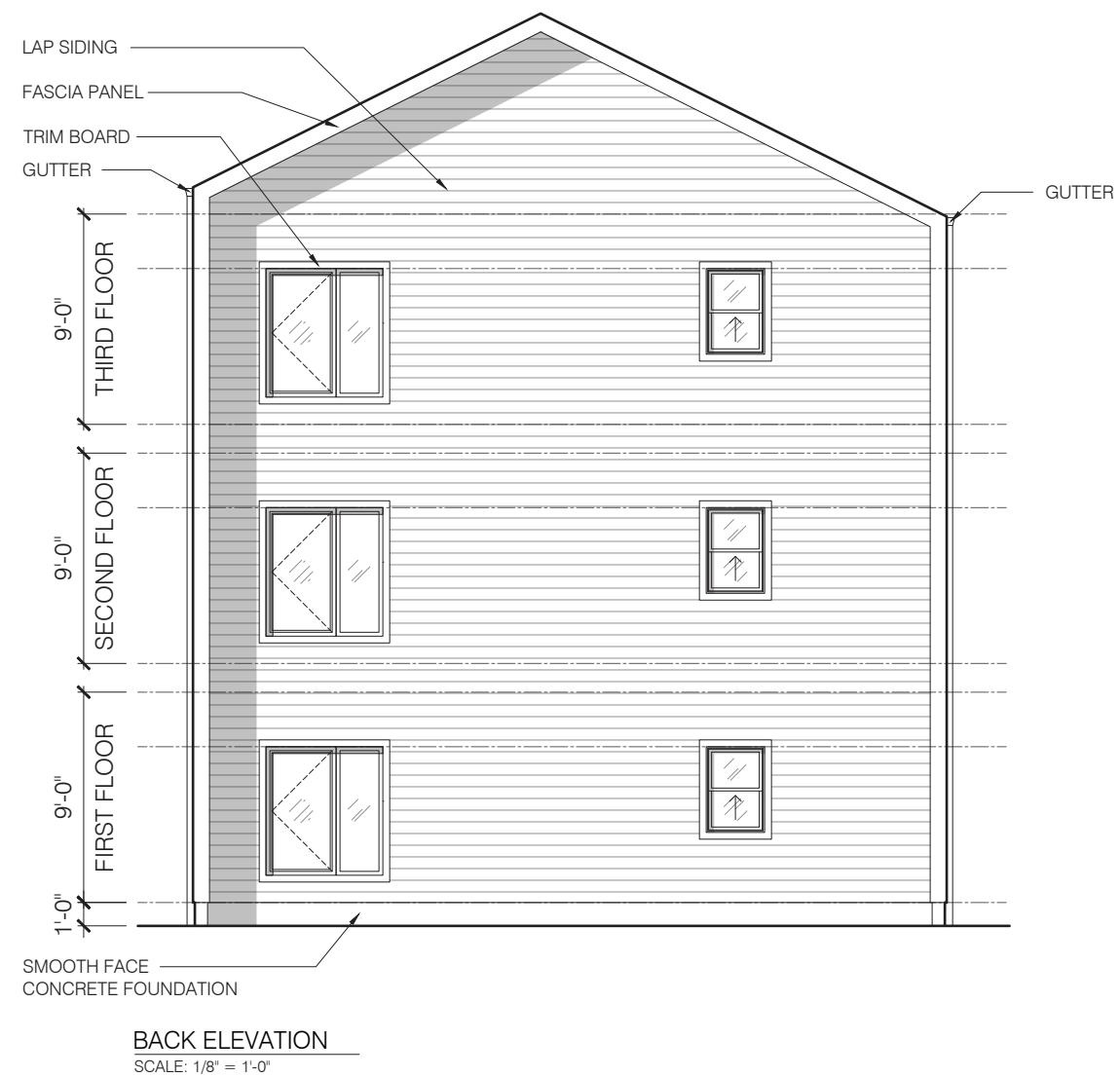




Elevations - 2/2

Unity Six

East 89th St. and Capitol Ave. Cleveland, Oh 44104



Elevations - 2/2

Unity Six
 East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - View from Capitol

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - View from 89th
Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - Rear Lot
Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - Courtyard View

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104

EC2025-040 – Unity Six

December 19, 2025

Design Review Advisory Committee:

ECDRAC enthusiastically recommended conceptual approval on 12/18/25 with the conditions to study the following:

- fencing placement
- material finishes on building rear
- window patterning and window sizes on rear elevations

City Planning Staff:

Staff supports this project. It will infuse this neighborhood with new and modern rental product for the area. We would also support a parking variance, if needed. This project has the potential to expand to adjacent vacant parcels.

Cleveland City Planning Commission

Downtown/Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

DF2025-044 – 750 Prospect Billboard

December 19, 2025

Project Address: 750 Prospect Ave

Type: Signage – Nonconforming Billboard

Project Representative: Yumna Siddiqi, Orange Barrel Media

Approval: Final

ORANGE BARREL | MEDIA™

750 Prospect - Cleveland, Oh

Planning Commission

December 19, 2025

DIGITAL CONVERSION - OVERVIEW

EXISTING STATIC



Specifications:

- 75.5' W X 56.0' H (4240 SF) Vinyl Banner

PROPOSED DIGITAL



Specifications:

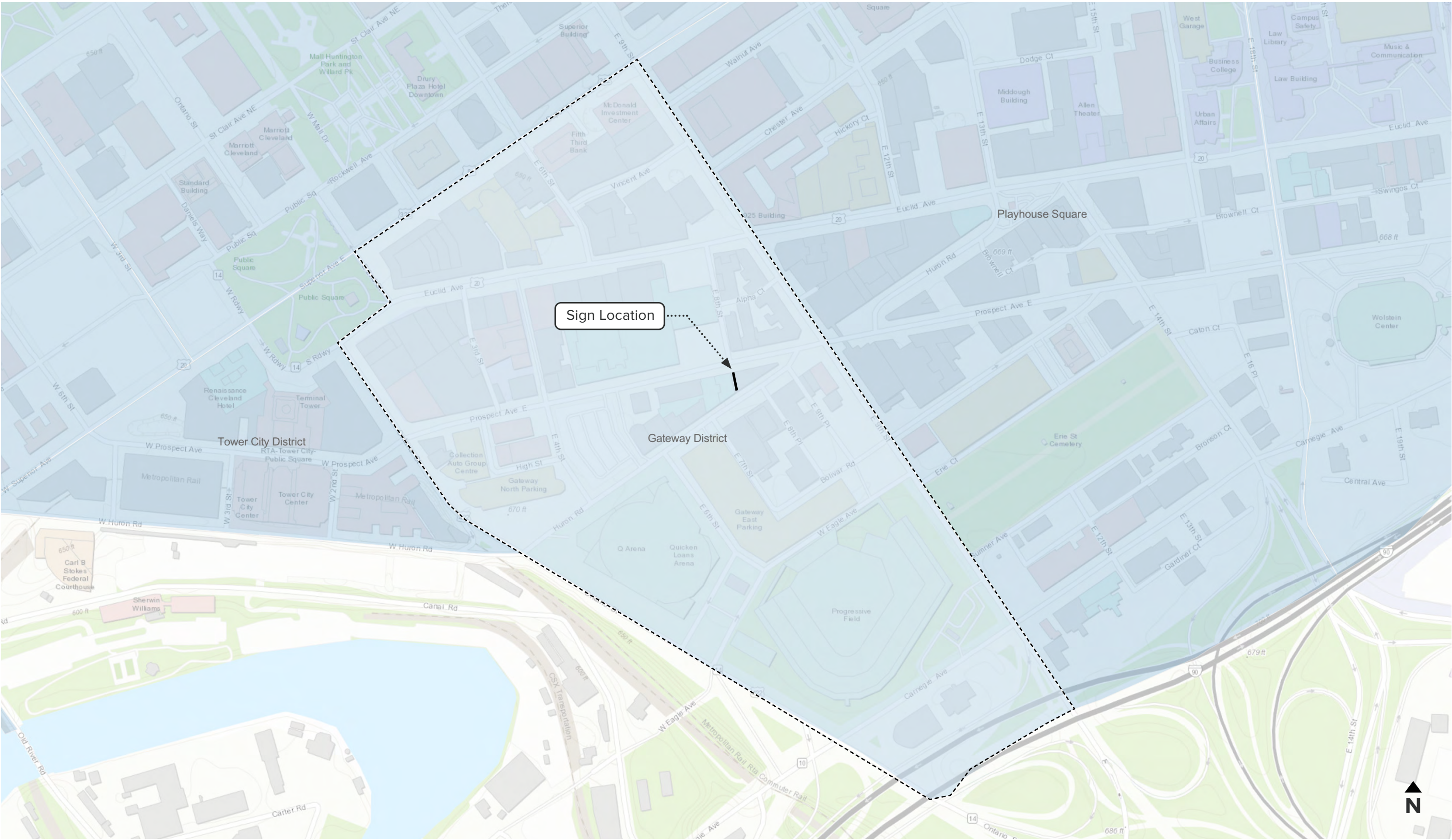
- 75.0' W X 25.0' H (1875 SF) LED
- Color kinetic light wash all sides is programmable and dimmable. Fixtures concealed behind LED.
- New internally illuminated media operator identification placard. 2'H x 14'W. Remove existing placard.
- Patch wall as required and repaint to match adjacent facades.

DIGITAL CONVERSION - COMMUNITY BENEFITS

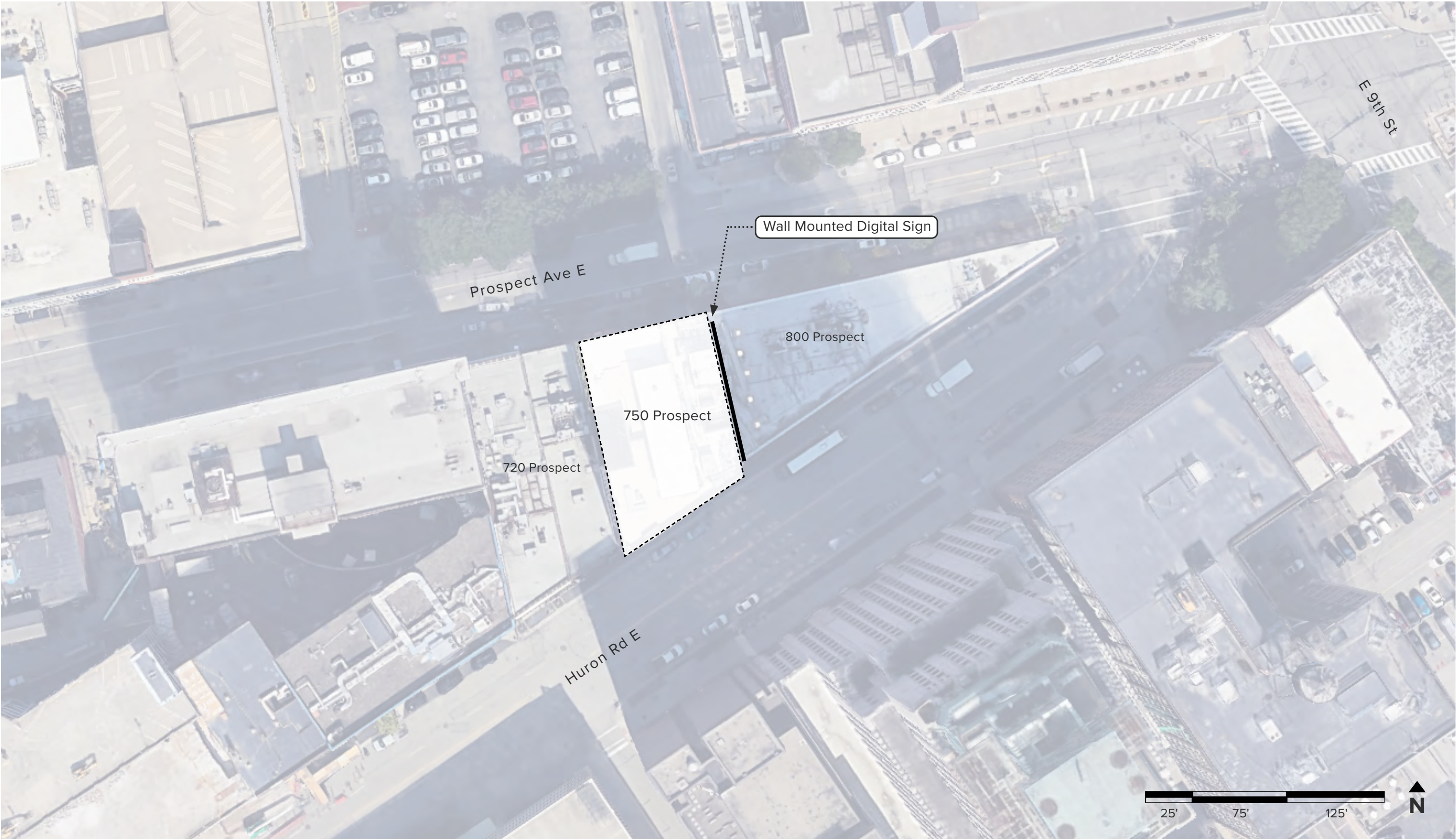
- Proposal replaces an existing 4,250 SF static sign at 750 Prospect Ave with a new digital sign at 1,875 SF digital sign.
- 20% of display time on the digital screen will be dedicated to art and community content curated by OBM's Community Engagement team in partnership with City stakeholders.
- Any unsold time on the digital screen will also be dedicated to art and community content.
- OBM's Community Engagement team is dedicated to developing key partnerships with internationally recognized and local artists, as well as museums, art institutions, and curators, to activate art in highly visible areas.
- Billboard is accented with color kinetic lighting which can be programmed to match screen content, or to celebrate local events and holidays.



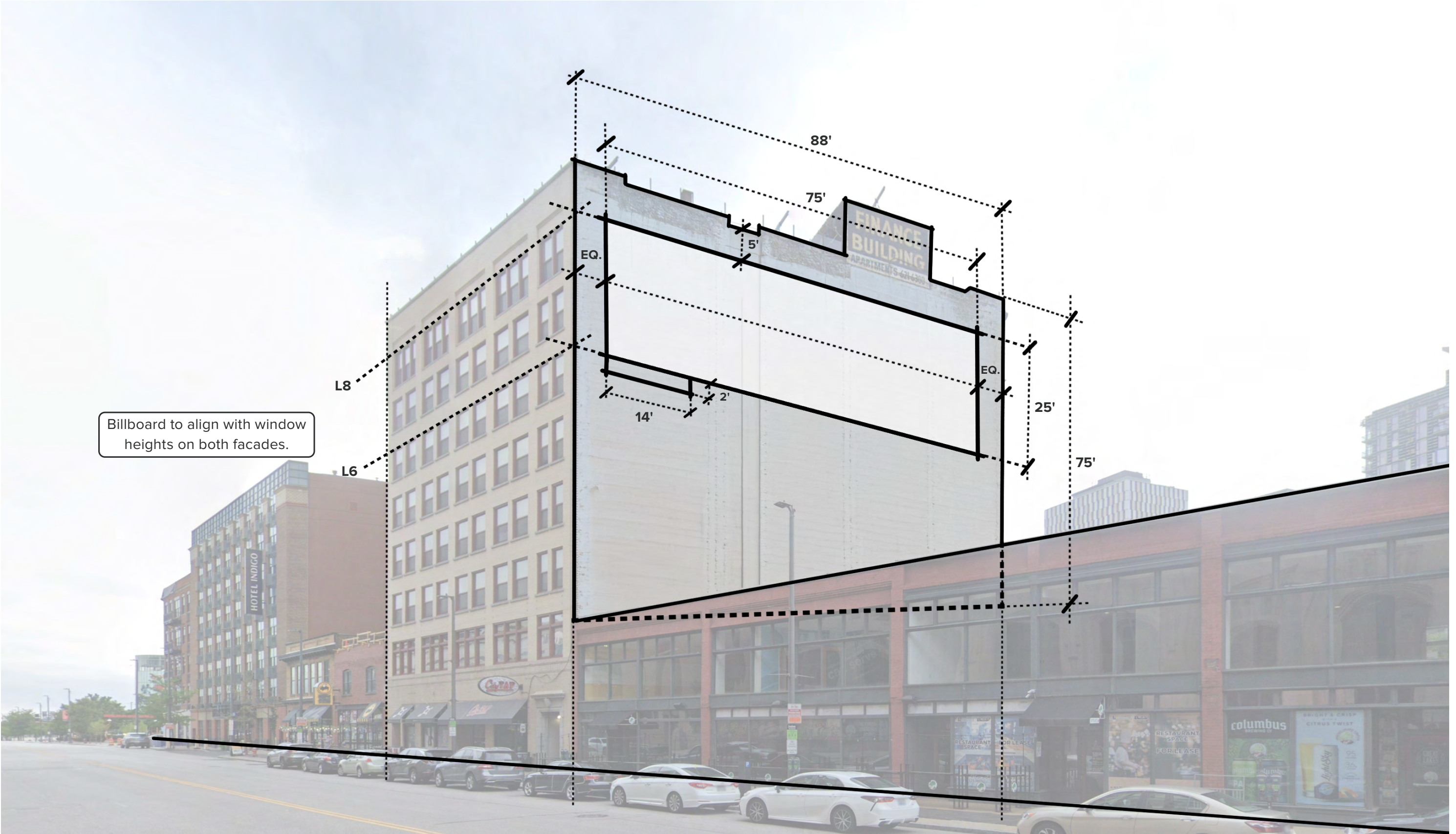
SITE LOCATION MAP (DISTRICT LEVEL)



SITE PLAN



DIMENSIONS AND ALIGNMENT



EXISTING SIGN

WESTBOUND HURON RD E



PROPOSED DIGITAL SIGN

WESTBOUND HURON RD E



EXISTING SIGN

WESTBOUND PROSPECT AVE E



PROPOSED DIGITAL SIGN
WESTBOUND PROSPECT AVE E



COMMUNITY ENGAGEMENT

The Community Engagement team at Orange Barrel Media partners with local nonprofits, civic groups, and cultural organizations to amplify community initiatives through our Public Benefit program. By working with city leaders, we ensure our media platforms celebrate local culture, support businesses, and share each city’s unique story.

OBM currently works with the following organizations and artists in Cleveland:

- Center for Arts - Inspired Learning
- Brite Winter
- Artist Run the Streets (Cleveland Arts & Music Festival)
- City of Cleveland / For Art Sake Cle
- Destination Cleveland
- ETHOS
- FRONT International
- MOCA Cleveland

OBM currently works with the following organizations and artists in Ohio:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Cincinnati Art Academy• Dress For Success (Cincinnati & Columbus)• Maroon Arts• A Tribe for Jazz• Furniture Bank of Central Ohio• YWCA Columbus• Pointdexter Village Museum & Culture Center• Homeport• Wild Goose Creative• Neighborhood Design Center• CMHA• Pointdexter Village Museum & Culture Center• Greater Columbus Arts Council• Stonewall Columbus | <ul style="list-style-type: none">• Columbus College of Arts & Design (CCAD)• Thiossane Institute• Columbus Music Commission• Flying Horse Farms• Greater Columbus Arts Council (GCAC)• Minority Autism Connection• Maryhaven• A Kid Again• Boys & Girls Club• IMPACT Community Action• Center for Healthy Families• St. Stephens Community House• Star House• Wexner Center for the Arts |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



COMMUNITY ENGAGEMENT - LETTERS OF SUPPORT

For Arts Sake

December 15, 2025
City of Cleveland
City Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

Dear City Planning Commission:

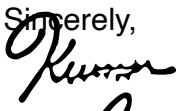
On behalf of **For Arts Sake**, I am pleased to express our strong support for **Orange Barrel Media's** proposal to replace the existing static sign at **750 Prospect Ave** with a dynamic and innovative digital display. As a pillar of this community celebrating the intersection of art, community and purpose, we understand the importance of initiatives that honor Cleveland's rich legacy while embracing forward-thinking advancements that elevate our cultural and artistic landscape.

For more than two decades, Orange Barrel Media has redefined public spaces through creative design and cutting-edge technology. As the city's leading out-of-home media provider, their work not only enhances Cleveland's visibility but also fosters local vibrancy and strengthens community engagement. Their commitment to serving the public aligns closely with our mission to empowering diverse voices, fostering a sense of belonging, and addressing the evolving needs of the community through art.

Our collaboration with Orange Barrel Media has directly benefited our organization and the broader community. Their support for programs such as our Artist Run the Street exhibition and I'm From Cleveland Arts & Music Festival demonstrates their genuine dedication to enriching Cleveland's cultural fabric and ensuring that all residents—regardless of background—have access to creative, educational, and inspiring experiences.

The proposed digital sign at 750 Prospect Ave represents an exciting opportunity to further uplift Cleveland's creative identity. More than just a display, it will serve as a dynamic platform for visual storytelling—celebrating local artists, amplifying community voices, and expanding public access to culturally relevant content.

We appreciate your consideration of this proposal and look forward to the positive impact this initiative will bring to our city.

Sincerely,

Kuma Arora
Chief Executive Officer
Arora Ventures

Center for Arts-Inspired Learning



December 13, 2025

City of Cleveland
City Planning Commission
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

Chief Executive Officer
Emma Parker

Board of Directors
Greg Shaw, Chair
Dr. Tamara Fletcher, Vice Chair
Nick Hylant, Secretary
Kyle McKinney, Treasurer
Sherrie Massey, Strategic Impact & Equity Co-Chair
Lavone Lee, Strategic Impact & Equity Co-Chair
Meghan McDonnell, Fundraising Chair

Edmund W. Appleton
Connie Edwards
Jennifer Goings Smith
Bakita Hill
Chris Howse
Cara Jablonski
Katherine Poldneff
Nate Price
Leah Ridgeway Jackson
Jeanne Shatten

Dear City Planning Commission:

On behalf of Center for Arts-Inspired Learning, I am pleased to express our strong support for Orange Barrel Media's proposal to replace the existing static sign at 750 Prospect Ave with a dynamic and innovative digital display. As a pillar of this community for more than 70 years, we understand the importance of initiatives that honor Cleveland's rich legacy while embracing forward-thinking advancements that elevate our cultural and artistic landscape.

For more than two decades, Orange Barrel Media has redefined public spaces through creative design and cutting-edge technology. As the city's leading out-of-home media provider, their work not only enhances Cleveland's visibility but also fosters local vibrancy and strengthens community engagement. Their commitment to serving the public aligns closely with our mission to champion creative learning, drive educational innovation, and transform lives through collaborative efforts involving teaching artists, students, educators, and communities.

Our collaboration with Orange Barrel Media has directly benefited our organization and the broader community. Their support for programs such as our Play It Forward!® Cleveland instrument drive, ArtWorks Live! Youth Arts Fest, and summer youth programming demonstrates their genuine dedication to enriching Cleveland's cultural fabric and ensuring that all residents—regardless of background—have access to creative, educational, and inspiring experiences.

The proposed digital sign at 750 Prospect Ave represents an exciting opportunity to further uplift Cleveland's creative identity. More than just a display, it will serve as a dynamic platform for visual storytelling—celebrating local artists, amplifying community voices, and expanding public access to culturally relevant content.

We appreciate your consideration of this proposal and look forward to the positive impact this initiative will bring to our city.

Warm regards,

Emma Parker M.A.Ed
Chief Executive Officer

10917 Magnolia Drive, Cleveland OH 44106
T: 216-561-5005
W: arts-inspiredlearning.org



OBM ARTS CURATION - SUNSET SPECTACULAR



Cauleen Smith



Chris Vargas



Piilotti Rist



Nick Cave



OBM ARTS CURATION - ATLANTA

Sarah Neuburger



Neon Cardigan



For Freedoms



Tomashi Jackson

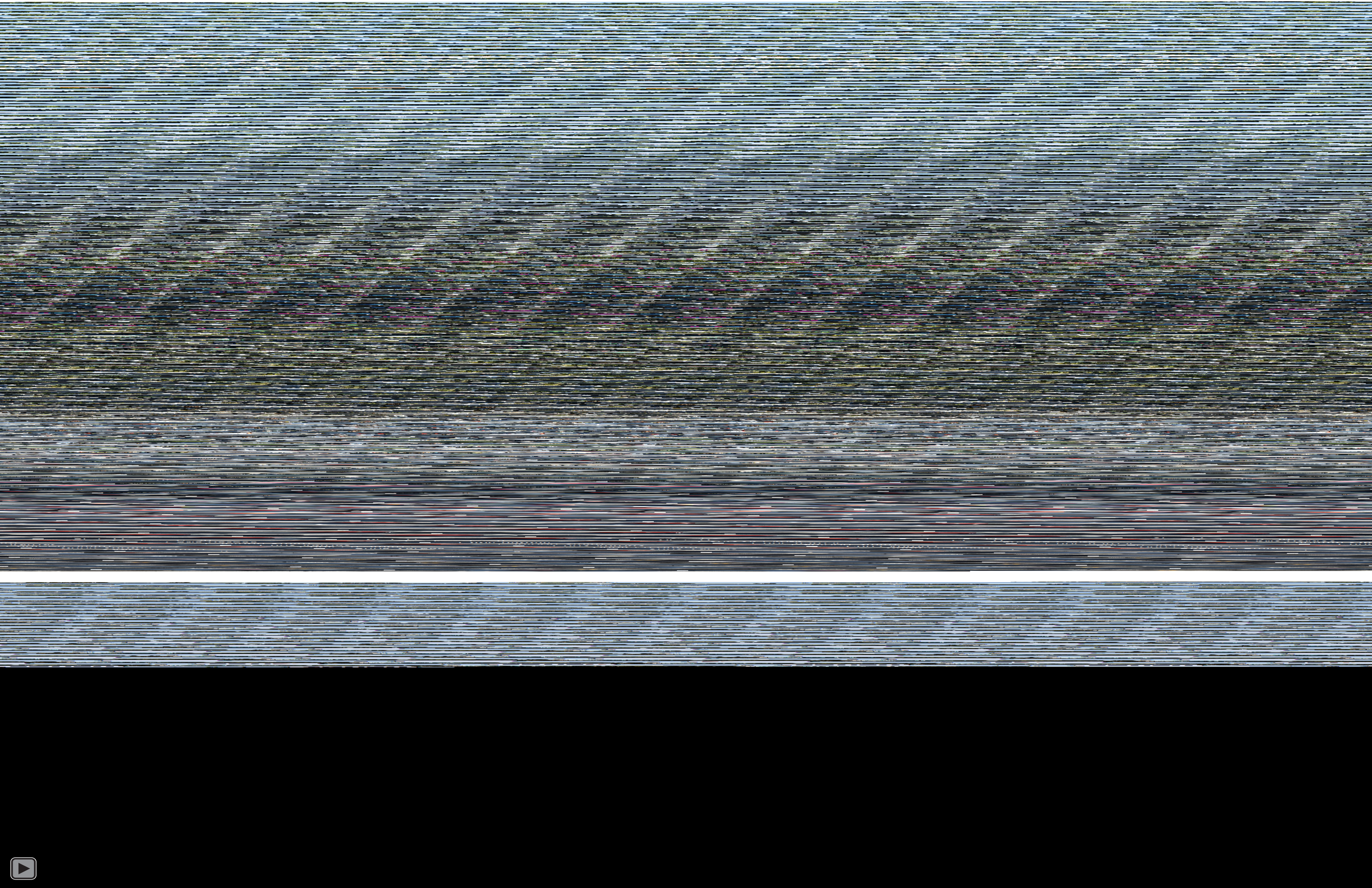


CLICK
TO
PLAY



CLICK
TO
PLAY





OPERATIONS AND MAINTENANCE

OBM shall be responsible for repair and maintenance issues related to the signage. OBM works with experienced in-market vendors to perform ongoing maintenance and repairs.

- **Brightness Control:** Display brightness is controlled through an ambient brightness sensor which reacts to the existing brightness condition and adjusts the LED display accordingly. Sign luminance shall adjust gradually throughout the day: a maximum of 2,400 candelas in the daytime (sunrise until 20 minutes to sunset), a maximum of 300 candelas per meter squared in the evening in the event that the ambient sensor is malfunctioning, OBM can remotely access the direct controls and adjust the brightness to an appropriate level.

The nighttime measure of 300 candelas per meter squared (or 300 nits) is the luminous intensity at the sign face and is roughly equivalent to the output of a desktop monitor.

A photometric light study will be provided to show the lighting impact on the surrounding area. OBM will comply with the standard dictated by many municipal codes, a maximum of 0.3FC at 300 ft from the sign.

- **Technology:** OBM will install a high-resolution screen LED (8mm pixel pitch) capable of carrying a variety of engaging content.

The LED surfaces will consist of independent LED modules attached to a manufacturer provided subframe. The LED design will allow for replacement and/or maintenance of the LED modules to ensure reliable performance.

- **Audio:** Sign does not include audio.
- **Maintenance:** During normal business operation, any non-physical, LED repairs are started remotely within 12 business hours of issue identification. If the issue cannot be resolved remotely within 8 business hours, then a service technician will be dispatched within 24 business hours for physical repairs.
- **Software Updates:** Our LED signage is remotely programmable and upgraded. Our software-agnostic hardware allows for the continued integration of new technologies and ensures our features stay on the cutting edge of LED trends.

PRECEDENT PROJECTS

OBM operates digital signage in heavily trafficked downtown environments throughout the country. Two examples of sites at busy intersections are provided below.
For comparison, 750 Prospect has 400,111 weekly Geopath Impressions.



SUNSET & LA CIENEGA, WEST HOLLYWOOD

This digital sign is located where La Cienega Blvd ends at Sunset Blvd. Location has 2,670,610 Weekly Geopath Impressions.



PEACHTREE ST & FORSYTH, ATLANTA

This digital sign is located where Forsyth merges into Peachtree St. An intersection similar to 750 Prospect. Location has 256,783 Weekly Geopath Impressions.

NEXT STEPS

The following items will be included in the final approval submission.

- **Design Process Documentation:** OBM Studio will share a more detailed narrative with Downtown/Flats Design Review Advisory Committee.
- **Photometric Analysis:** OBM is preparing a neighborhood photometric study.
- **Landscape Improvements:** OBM is working with planning and zoning staff to resolve the code required Landscape Improvement requirement.



Thank You

Jibran Shermohammed

Executive Vice President & Corporate Counsel

jshermohammed@obm.com

Yumna Siddiqi

Sr Director of Architecture

ysiddiqi@obm.com

Randall Sistrunk

VP, Public Private Partnerships

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OB|M STUDIO



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Planning Commission

750 Prospect Billboard Reconstruction

Staff Report

December 11, 2025



Staff Report Overview

- Code Context & Requirements
- Site/Landscape Requirements & Streetscape Improvements
- Arts & Technology Innovation



§ 350.10 Billboards

Code Context – Newly Constructed Billboard Restrictions:

- **(a) Zoning Districts:** Only allowable in General Industry & Unrestricted Industry, or in Semi-Industry if directed toward a freeway. (Located within General Retail Business)
- **(c) Size:** Maximum 820 sqft (1875 sqft proposed)
- **(d) Height:** Maximum 50' above roadway (~70' proposed)
- **(e) Spacing:** Minimum 1000' from adjacent billboards (480' to east & 840' to west)
- **(g) Distance from Zoning Districts:** Minimum 200' + 1' / each 1' additional sqft over 380 sqft (Located within General Retail Business)
- **(j) Illumination:** Internally-illuminated, back-lit, and automatic changeable copy prohibited (LED automatic changeable copy proposed)

§ 350.10 Billboards

- **(l) Existing Non-conforming Billboards:** “...may be replaced or may be reconstructed to an extent greater than otherwise permitted if the City Planning Commission determines that such replacement or reconstruction will satisfy the following conditions:
 - (1) *Site and Design Improvements.*
 - (2) *Degree of Nonconformity.*
 - (3) *Location.*
 - (4) *Sign Type.*
 - (5) *Changeable Copy.*



§ 350.10 Billboards

(2) *Degree of Nonconformity.* ...**no greater in size, height, number of panels**, or any panel dimension than is the existing billboard, nor ... be less conforming ... than is the existing billboard...”

(3) *Location.* ...**placed in precisely the same location** as the existing billboard unless the City Planning Commission determines that a different location on the same parcel of land would be more effective in meeting the intent of the sign regulations...”

(4) *Sign Type.* ...shall be the **same type as the existing billboard** unless the City Planning Commission determines that **a different sign type would be more compatible** with the subject property or nearby properties.”

(5) *Changeable Copy.* ...may incorporate automatic changeable copy **only if such copy is limited to a single billboard panel**... In the case of a sign utilizing changeable copy, each message shall remain fixed for at least eight (8) seconds.”

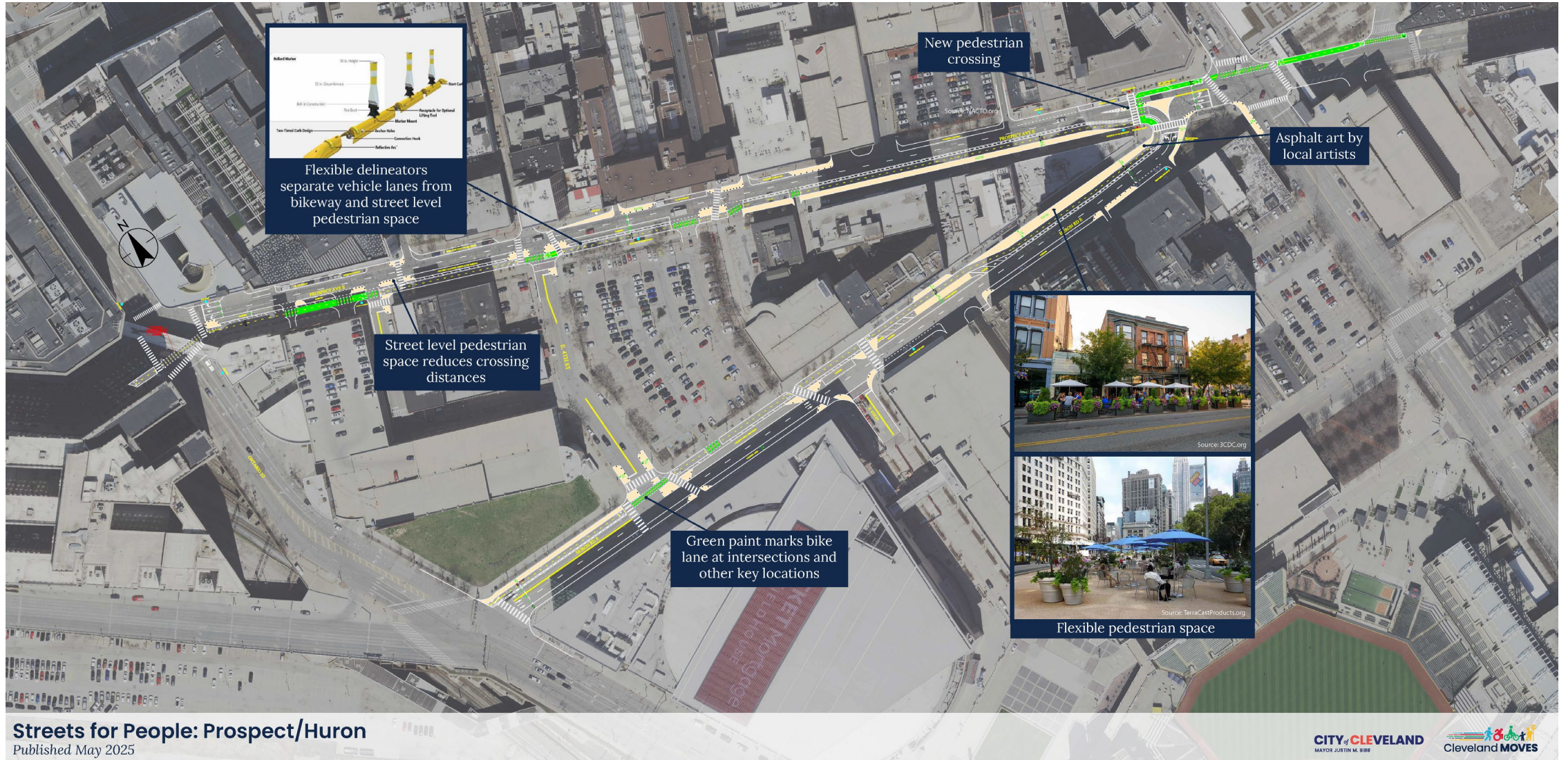
§ 350.10 Billboards – Site/Landscape Improvements

(1) *Site and Design Improvements.* The site ...**shall be landscaped and otherwise improved, through use of an ornamental base or frame, a streamlined support structure, or similar features effective in improving the appearance of the site.**

Minimum landscaping requirements:

- At a minimum, **evergreen shrubs**, at least three (3) feet in height at the time of planting and four (4) feet in height after two (2) growing seasons, **shall be planted at maximum intervals of four (4) feet along any side of the base of the billboard oriented toward a public street.**
- **Such planting shall extend at least the full width of the billboard panel.**
- In addition, all portions of the parcel(s) of land on which the billboard site is located **shall be planted with grass or other suitable vegetative ground cover between the billboard and all public streets abutting the parcel(s).**

Streets for People: Huron/Prospect One-way Pairs

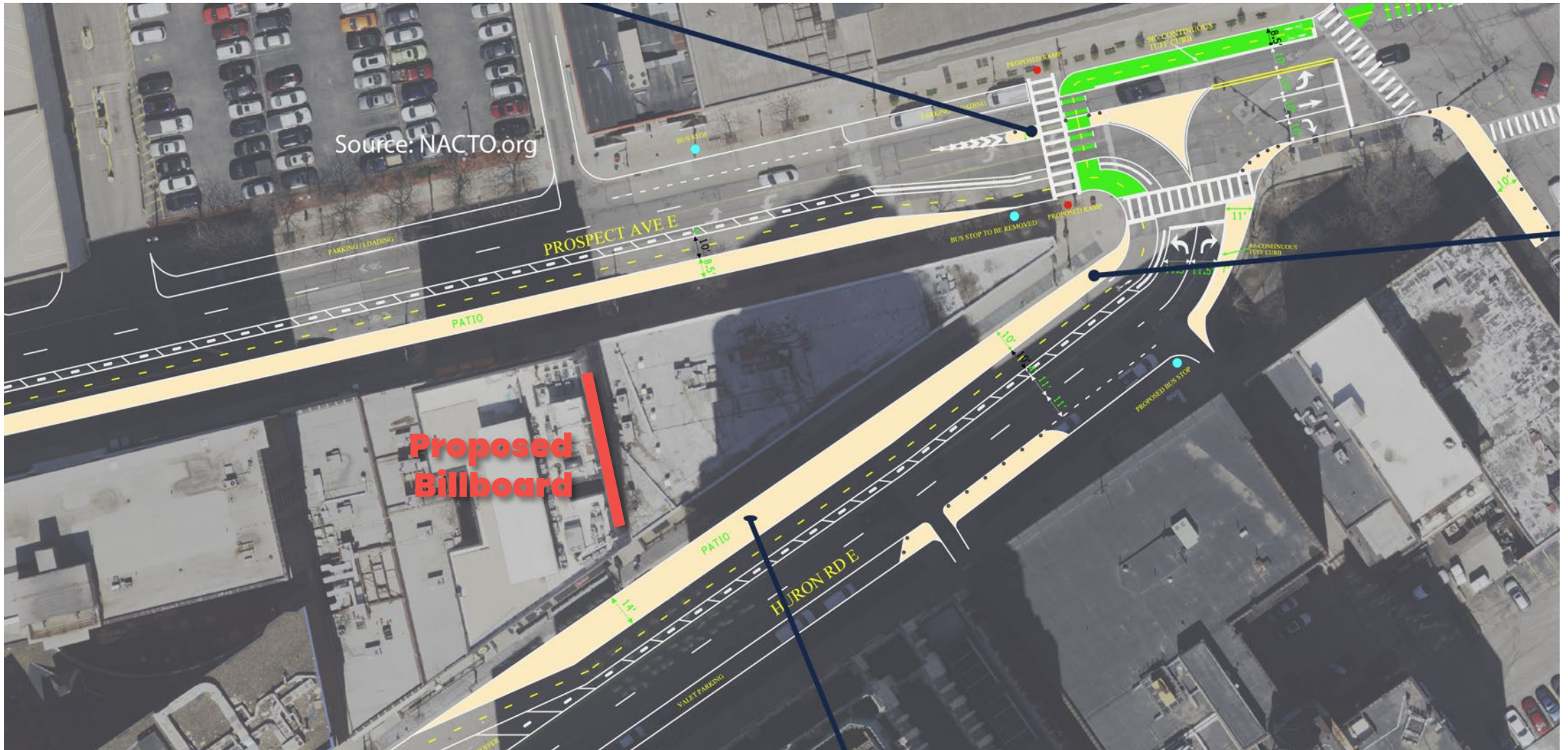




HURON & PROSPECT ONE-WAY PAIRS | CLEVELAND, OHIO
PERSPECTIVE RENDERING



Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



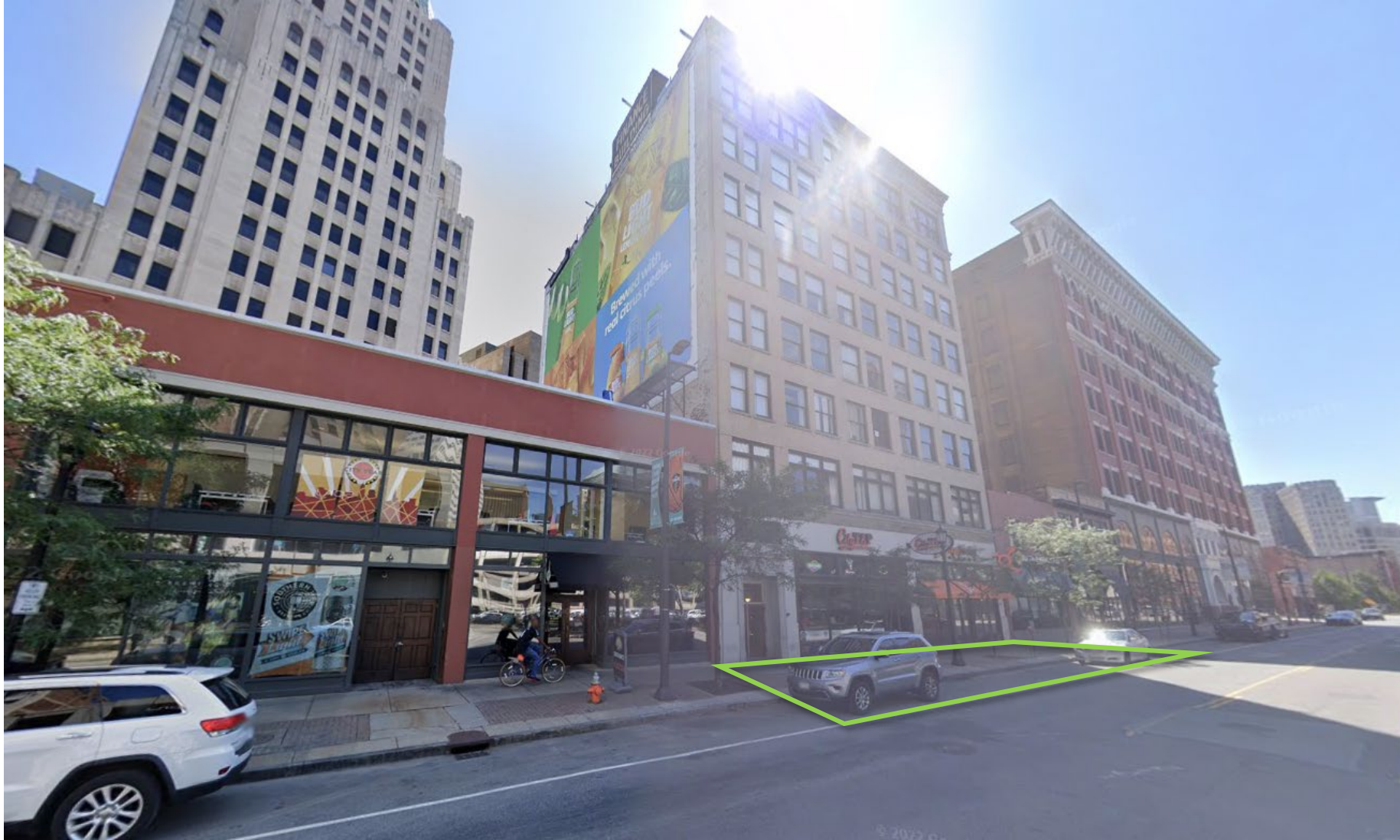
Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space

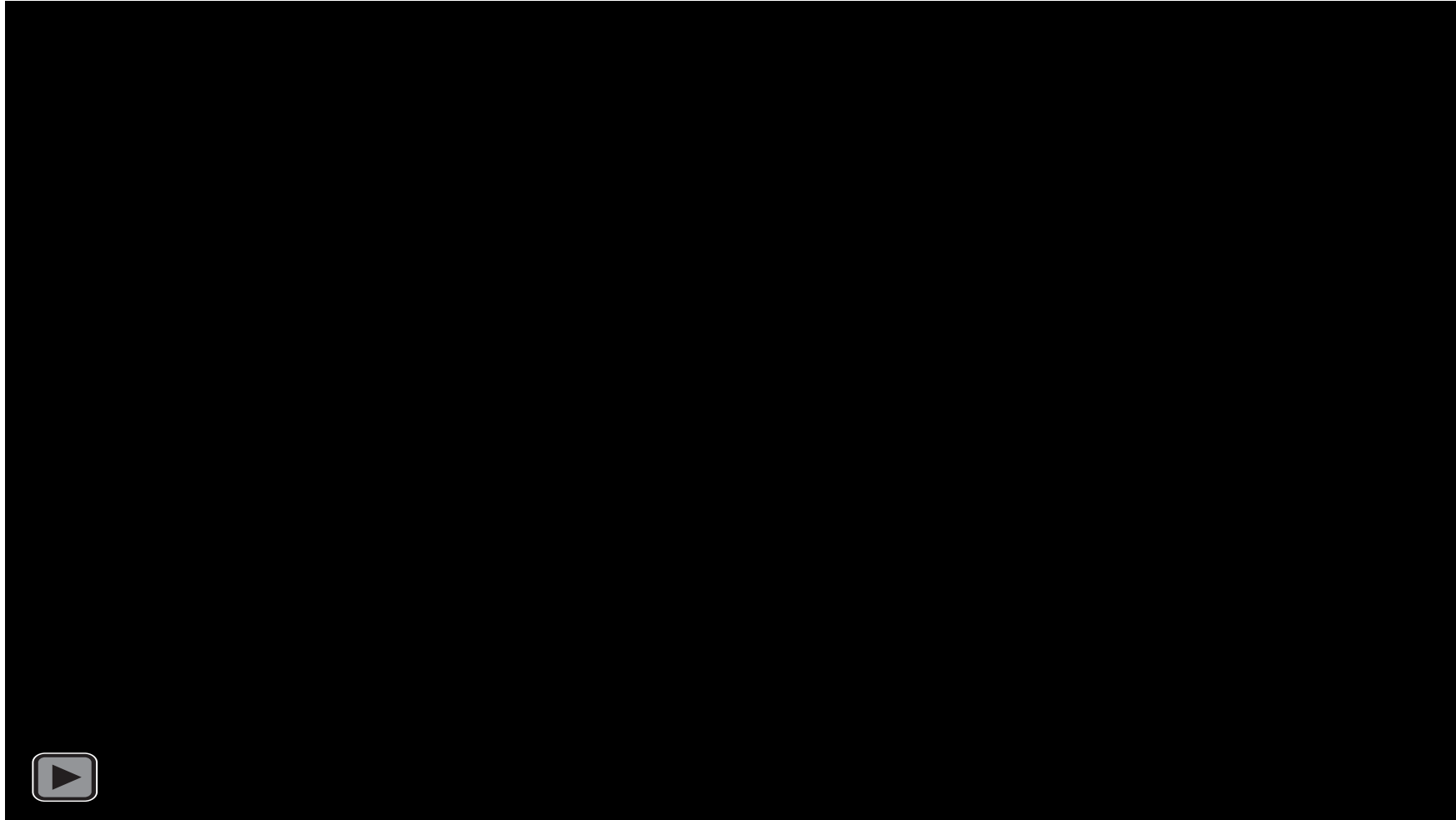


Streets for People: Huron/Prospect One-way Pairs – Addl. Patio Space



Orange Barrel Media + The Arts & Technology

Nari Ward - Denver



DF2025-044 – 750 Prospect Billboard

December 19, 2025

Design Review Advisory Committee:

DFDRAC recommended final approval with the following conditions on 12/11/25:

- Provide proportion & design studies for size, shape, and location of billboard
- Study and present light impacts on neighboring apartment buildings
- Provide referenced nighttime rendering(s)
- Provide streetscaping and site/landscape improvement plans

City Planning Staff:

Planning staff is in support of approving this project with the following conditions:

- Applicant to propose streetscape improvements, in spirit of code requirements, that integrates with the one-way pair street project and enhances existing & proposed patios
- Applicant to provide enhanced technological capabilities & associated Arts programming to fit this premiere site

Cleveland City Planning Commission

Director's Report



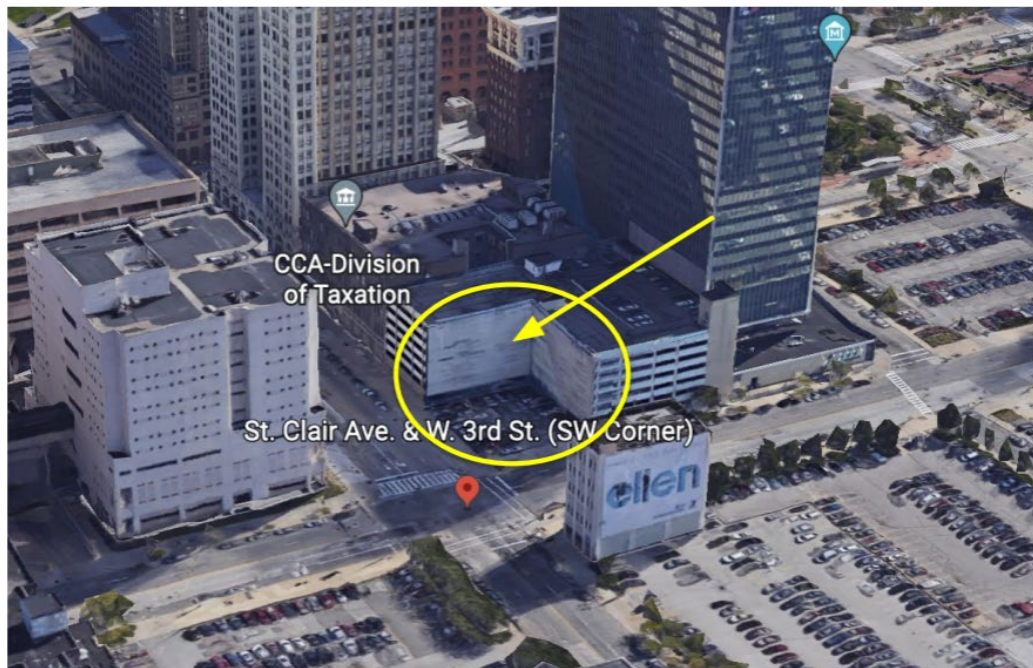
CITY OF CLEVELAND
Mayor Justin M. Bibb

December 19, 2025

Public Art Update: CPC approved this mural in 2023;
installation is scheduled for September 2026

December 19, 2025

Aerial View (217 W. St. Clair)



Final Proposal (217 W. St. Clair)



Public Art Update: CPC approved this mural in 2023; installation is scheduled for September 2026

December 19, 2025

Final Artwork (217 W. St. Clair)



Charles Edward Anderson was an American singer, guitarist and songwriter who pioneered [rock and roll](#). Nicknamed the "[Father of Rock and Roll](#)", he refined and developed [rhythm and blues](#) into the major elements that made rock and roll distinctive. Berry was among the first musicians to be inducted into the [Rock and Roll Hall of Fame](#) on its opening in [1986](#); he was cited for having "[laid the groundwork for not only a rock and roll sound but a rock and roll stance.](#)"

Aretha Louise Franklin An American singer, songwriter and pianist. Referred to as the "[Queen of Soul](#)", [Rolling Stone](#) twice named her as the greatest singer of all time. With global sales of over 75 million records, Franklin is one of the world's [best-selling music artists](#). In [1987](#), she became the first female artist to be inducted into the [Rock and Roll Hall of Fame](#).

Elvis Aaron Presley An American singer and actor. Known as the "[King of Rock and Roll](#)", he is regarded as [one of the most significant cultural figures of the 20th century](#). Presley's energized interpretations of songs and provocative performance style, combined with a singularly potent mix of influences across color lines during a [transformative era in race relations](#), led him to both great success and [initial controversy](#). Elvis Presley was inducted into the Rock & Roll Hall of Fame in [1986](#).

Wanda LaVonne Jackson An American singer and songwriter. Since the 1950s, she has recorded and released music in the genres of [rock](#), [country](#) and [gospel](#). She was among the first women to have a career in rock and roll, recording a series of 1950s singles that helped give her the [nickname](#) "The Queen of Rockabilly". Wanda Jackson was inducted into the Rock & Roll Hall of Fame as an Early Influence in [2009](#).

About the Artist: Eduardo Kobra



Carlos Eduardo Fernandes Léo born in [São Paulo](#), Brazil, known as Eduardo Kobra, nicknamed Kobra, is a street artist who officially began his career in 1987 at 11 years old, in his hometown of São Paulo. Since then he has painted over 500 works on five different continents.^{[2][1]} Born in 1975 on the outskirts of São Paul, he accumulates more than 30 years of career and holds two world records due to impactful works of gigantic dimensions. Kobra now works with a team of artists who paint between two and four murals each month.^[3] To this day Kobra continues to live and work in his hometown of São Paulo.

He was influenced by both modern and contemporary artists all around the world. He was specifically influenced by muralists such as [Banksy](#), [Keith Haring](#) and [Diego Rivera](#). He rooted his artworks in art history by painting famous artworks in his own style in hopes of not only inserting himself into history but also bringing awareness to São Paulo as a town. His murals are exemplary within the street segment art and often bring blunt messages on topics important for humanity, such as world peace, importance of preserving the environment and the appreciation of historical events and their Characters. Before painting a work that is site specific, he researches the history and culture of the city in order to situate the art in a city conclusively.

Rules of the City Planning Commission – Proposed Amendments for Adoption

December 19, 2025

Article I: Members

- Specify alternate commission member positions
- Standardize terms of service
- Introduce new attendance policy

Article II: Officers

- Update the “swearing in” process

Article III: Planning Director

- Clarify administrative approval guidelines
- Include MOCAP in Budget/Capital Improvement planning

Article IV: Committees

- Define purpose of committees
- Specify committee membership requirements
- Introduce Form-based Code Technical Review Committee and Long-range Citywide Plan Committee
- Remove unused committees

Article V: Meetings

- Update to include virtual meetings and e-mail communications
- Introduce “Executive Sessions”
- Clarify public comment process and motioning/voting processes

CPC will vote to adopt the revised Rules of CPC at the January 16, 2026 Meeting

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

Next Meeting: January 16, 2026