



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, May 1, 2026

Room 514, City Hall, 9:15am

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ZONING MAP AMENDMENTS

Map Change 2700 – Changing the zoning districts of parcels of land south of St. Clair Avenue between East 55th Street and Ansel Road as shown on the attached map.

Ward 8: Council Member Stephanie D. Howse-Jones

SPA: St. Clair-Superior

Presenter: Xavier Bay, City Planner

Project Representatives: Adam Davenport & Tom McNair

MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. XXX-2026 (to be introduced) Authorizing the Director of Development to establish a Tax Increment Financing (TIF) District on the East Side to create, capture, and leverage growth in Cleveland's near east side neighborhoods and create a program to reinvest in those neighborhoods and spur neighborhood revitalization to benefit all Clevelanders; and to establish a fund to collect and repurpose TIF proceeds.



CONDITIONAL USES

Townhomes in a IF District – WestCliff Townhomes

Project Address: 9908 Clifton Blvd
Ward 12: Council Member Tanmay Shah
SPA: Edgewater
Presenter: Xavier Bay, City Planner
Project Representative: Ryan Arth
Approvals Needed Per Section Per §337.031(h)(5)

CENTRAL EAST DESIGN REVIEW

EC2026-009 – Olde Cedar Phase 1

Project Address: Quincy Ave & Scovill Ave
Ward 5: Council Member Richard A. Starr
SPA: Central
Type: New Construction
Project Representative: Christina Tayman
Approval: Schematic

PRJ26-014079 – CCF Building B Demolition

Project Address: 10681 Carnegie Ave
Ward 6: Council Member Blaine A. Griffin
SPA: University
Type: Demolition
Project Representative: Tom Ownings
Approval: Final

EC2026-010 – Midtown Lofts

Project Address: 3301 Payne Ave
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: Goodrich-Kirtland Pk
Type: New Construction
Project Representative: Carolyn Behmer
Approval: Schematic



MANDATORY LEGISLATIVE REFERRALS – PRESENTATIONS

Ord. No. XXX-2026 (to be introduced) To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11, 686B.99 and 686B.991, related to Short-Term Rentals, and by amending Sections 193.01, 193.02, 193.03 and 193.021 as amended by various ordinances related to the Transient Occupancy Tax, and by amending Section 337.02, as amended by Ordinance No. 586-16, passed July 13, 2016 related to One-Family Districts, and repealing Section 337.251, as amended by Ordinance No. 1444-16, passed January 23, 2017, related to Limited Lodging in Residence Districts.

Ord. No. 523-2026 (introduced by Council Members Starr, Santana, and Griffin - by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by 1900 The Loft LLC, and/or its designee, located at 1900 Euclid 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 for the 1900 Euclid Project.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, May 15, 2026 at 9:15 AM