



CITY PLANNING COMMISSION

Friday, January 17th, 2025
Room 514, City Hall, 9:00am

DRAFT

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

DOWNTOWN/FLATS DESIGN REVIEW

- DF2023-040** – 1300 Carnegie Demolition
Project Address: 1300 Carnegie Avenue
Ward: 5
Type: Demolition
Project Representative: James Ptacek, Larsen Architects
Approval Level: Final

LOT SPLITS & CONSOLIDATIONS

- P.P.N.s: 00403049 & 00403050 – splitting into 3 lots
Project Addresses: 2167 W 20 St & 2175 W 20 St, Cleveland, OH, 44113
Project Representative: Mark Ebner

ZONING MAP AMENDMENTS

- Ordinance No. xxx-2025 (Ward 3/Councilmember McCormack): Changing the Use, area & Height Districts of parcels of land north of West 26th Street between Chatham Avenue and Monroe Avenue (Map Change 2689)
Presenter: Xavier Bay, Zoning Planner

CONDITIONAL USE – RESIDENTIAL FACILITY





1. Project Address: 3122 West Boulevard, Cleveland, Ohio, 44111
Ward: 11
Type: Large State Licensed Residential Facility (6 Occupants)
Presenter: Xavier Bay, City Planner
Project Representative: Anthony Williams
This item is postponed at the request of the applicant

NEAR WEST DESIGN REVIEW

1. **NW2024-034** – 2915 W 14th Residential
Project Address: 2915 W 14th Street
Ward: 3
Type: New Construction; 12-units
Project Representative: Gram Post; Sixmo
Approval: Schematic
This item is postponed until February 7th 2025

CENTRAL SOUTHEAST DESIGN REVIEW

1. **CSE2024-012** – Convenience Store
Project Address: 4475 Lee Rd
Ward: 1
Type: New Construction
Project Representative: Warren Richardson
Approval: Schematic

MANDATORY REFERRALS

1. **Ord. No. 40-2025** (introduced by Council Members Starr, Bishop, Hairston, and Griffin – by departmental request) Authorizing the Directors of Public Works and Economic Development to enter into a ground lease with Rust Belt Riders Composting, LLC for the use and occupancy of property located at 3270 East 79th Street to consolidate its composting facility operations and to install a retail operation at the location, for a period of ten years with two ten-year options to renew, exercisable by the Directors of Public Works and Economic Development.





2. **Ord. No. 42-2025** (introduced by Council Members McCormack, Conwell, Hairston, and Griffin – by departmental request) Authorizing the Director of Public Health to transfer property located at 4242 Lorain Avenue to the control, possession, and use of the Department of Community Development or Economic Development; authorizing the sale or lease of the property to Pennrose Holdings, or its designee, for future redevelopment; and authorizing the Directors of Public Health, Community Development, and Economic Development and Pennrose Holdings to enter into a development agreement relating to this ordinance.
3. **Ord. No. 44-2025** (introduced by Council Members Bishop and Hairston – by departmental request) Upon vacation of old West Boulevard, to revoke the existing encroachment permit to the Tamir Rice Foundation for the Tamir Rice Memorial; authorizing the Mayor and the Commissioner of Purchases and Supplies to execute a deed of easement over the revoked encroachment permit property granting to the Tamir Rice Foundation certain easement rights to improve and maintain the Tamir Rice Memorial; granting easements to utility providers for any existing facility through or under the right-of-way of vacated old West Boulevard; and declaring that the easement rights granted are not needed for the City's public use.
4. **Ord. No. 95-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire an re-convey properties presently owned by TDG Franklin North LLC, and/or its designee, located at 3210 Franklin Boulevard, Cleveland, OH 44113 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 Franklin Yards North Project.
5. **Ord. No. 96-2025** (introduced by Council Members McCormack, Hairston, and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by TDG Franklin Realty, LLC, and/or its designee,





located at 3105 Franklin Boulevard, Cleveland, OH 44113 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 Franklin Yards South Project.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 45-2025** (introduced by Council Members Bishop, Hairston, and Griffin – by departmental request) To supplement Ordinance No. 746-2024, passed August 7, 2024, relating to the Bedrock .41 TIF District by adding three new whereas clauses and Sections 9a, 9b, 9c, 9d, 9e, and 9f; to repeal Section 9 and to amend Section 10, relating to authorizing the Director of Economic Development to enter into a tax increment financing agreement and the Director of Capital Projects to enter into one or more construction-management agreements with Cleveland LD, LLC for various public improvements; and authorizing other agreements and documents.

DIRECTOR'S REPORT

ADJOURNMENT

NEXT MEETING: Friday, February 7th, 2025 at 9:00 AM

To access the files for the January 17, 2025 meeting, please use this Dropbox link: [CPC Dropbox Link 01.17.25](#)

