



CITY PLANNING COMMISSION

Friday, May 16th, 2025
Room 514, City Hall, 9:15am

DRAFT

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ZONING MAP AMENDMENTS

- Ord. No. XXX-2025** - Changing the Use, Area, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street (MC 2692).
Ward: 7 (Councilmember Howse-Jones)
Presenter: Shannan Leonard, Chief Zoning Administrator

CONDITIONAL USES

- Pedestrian Retail Overlay** - W25th Retail & Townhomes
Project Address: 1468 West 25th St
Ward: 3
Per Section 343.23 (e)(2)
A. Off-street parking located within forty (40) feet of a Pedestrian Retail Frontage
E. Interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage
Presenter: Xavier Bay
Project Representative: Denver Brooker





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NEAR WEST DESIGN REVIEW

1. **NW2025-011** – Story Steelyard – Dispensary
Project Address: 3270 Steelyard Dr
Ward: 12
Type: New Construction of a dispensary with a drive-thru
Project Representative: Tony Zook
Approval: Final

FAR WEST DESIGN REVIEW

1. **FW2023-21** – 4622 Rocky River Dr Demolition
Address: 4622 Rocky River Dr
Ward: 17
Type: Demolition
Representative: Morad Herbawi, Infinity Demolition
Approval Level: Final
2. **FW2025-07** – West Cleveland Veterans Housing
Address: 3311 West 73rd Street
Ward: 14
Type: New Construction
Representative: Bryan Grambort, HD+S
Approval Level: Schematic

EUCLID CORRIDOR BUCKEYE DESIGN REVIEW

1. **EC2025-013** – Iris S. and Bert L. Wolstein Center
Address: 11100 Euclid Ave
Ward: 6
Type: New Construction
Representative: Christopher Trotta, AIA
Approval Level: Schematic

SPECIAL PRESENTATIONS – PUBLIC ART

1. **DF2025-017** – NOACA Building Mural Project
Project Address: 1299 Superior Ave




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Ward: 7

Type: Public Art

Project Representative: Lindy Burt, NOACA

Approval: Final

2. Friends of Impett Park Pool Deck Mural

Project Address: 3207 W. 153rd St.

Ward: 17

Type: Public Art

Project Representative: Nora Kelley, Friends of Impett Park

Approval: Final

3. EC2025-011 – For Those Who Call Here Home TAF Project

Project Address: 3236 Payne Ave.

Ward: 7

Type: Public Art

Project Representative: Jordan Wong, Lead Artist and Grace Chin, The Sculpture Center

Approval: Final

4. More Alike Than Different Mural Expansion

Project Address: Railroad bridge underpass wall on Puritas, just east of W. 161st St

Ward: 16

Type: Public Art

Project Representative: Melissa Miller, Jefferson-Puritas West Park CDC

Approval: Final

5. Trent Park Basketball Court Mural

Project Address: 3850 Newark Ave, Cleveland, OH 44109

Ward: 14

Type: Public Art

Project Representative: Pam Frasco, Cleveland Cavaliers

Approval: Final

MANDATORY REFERRALS

- 1. Ord. No. 569-2025** (introduced by Council Members Conwell, Bishop, and Hairston – by departmental request) Authorizing the Director of Capital





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Projects to issue a permit to the Cleveland Public Library, Martin Luther King, Jr. branch to encroach into the public right-of-way of Euclid Avenue by installing, using, and maintaining a free-standing monument sign.

2. **Ord. No. 636-2025** (introduced by Council Members Conwell, Bishop, and Griffin – by departmental request) Determining the method of making the public improvement of constructing recreational improvements to Rockefeller Park under the Back to Basics City-Wide Infrastructure Improvement Program, including making site improvements and appurtenances; and authorizing the Directors of Parks and Recreations or Capital Projects, as appropriate, to enter into one or more public improvement contracts, professional services, and other contracts; to apply for, accept and expend grants and gifts; and authorizing the direct employment of the necessary labor, for the Department of Parks and Recreation and Office of Capital Projects.
3. **Ord. No. XXX-2025** – Authorizing a Resolution of Necessity and Establishment of the Gordon Square Arts District-Cleveland Improvement Corporation (Gordon Square SID).
4. **Ord. No. XXX-2025** – Authorizing a Resolution of Necessity and Establishment of the Downtown Special Improvement District (Downtown Cleveland Improvement District).
5. **Ord. No. XXX-2025** – Memphis & Pearl TIF Project: Authorizing the Director of Economic Development to acquire and re-convey certain parcels from/to Old Brooklyn Community Development Corporation or designee, in order to enter in the chain-of-title prior to the institution of a TIF.
6. **Ord. No. XXX-2025** – Authorizing the Director of Capital Projects to issue a permit to the Cleveland Clinic Foundation to encroach into and over the public right-of-way of East 96th Street by installing, using and maintaining a new canopy and columns.
7. **Ord. No. XXX-2025** – To supplement the Codified Ordinances of Cleveland, Ohio, 1976 to authorize the operation of under-speed or utility vehicles or mini-trucks on a public street or highway; and to authorize the Director of Public Safety to inspect and license such vehicles and promulgate rules and regulations related to the use of such vehicles.





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8. **Ord. No. XXX-2025** – Authorizing the Director of Community Development to enter into a contract to provide loan to Warner and Swasey LLC in an amount not to exceed \$3,000,000 from funds received from the Vesta Corporation in exchange for the sale and assignment of a bond passed under Ord. 1226-02 as amended by Ord. 1865-01; seeking authority to transfer 5701 Carnegie Avenue to Warner and Swasey LLC for \$2,236,134 and to reinvest that \$2,236,134 as a loan to support the project.
9. **Ord. No. 604-2025** (introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing a surface parking facility at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.
10. **Ord. No. 621-2025** (introduced by Council Members McCormack and Griffin – by departmental request) Determining the method of making the public improvement of designing and constructing one or more transportation facilities, which includes, but not limited to: a parking garage structure, ground transportation center, and a rapid transit station at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.

ADMINISTRATIVE APPROVALS

1. **Ord. No. 603-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Director of Community Development to transfer Permanent Parcel Nos. 121-22-003, 121-22-004, and 121-22-005 located along the Opportunity Corridor at the intersection of Woodhill Road and Quincy Avenue, to the control, possession, and use of the Department of Economic Development Industrial Commercial Land Bank for future redevelopment.
2. **Ord. No. 622-2025** (introduced by Council Members Hairston and Griffin – by departmental request) Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on Millcreek Boulevard in Highland





Hills, to DBL Millcreek LLC, or its designee, for purposes of industrial redevelopment.

3. **Ord. No. XXX-2025** – An amendment to Ordinance 1085-2023, passed October 30, 2023, to allow the expenditure of funds from W140th Street from Puritas Ave to Lakewood Hts Blvd; County ID 1383.

4. **Ord. No. XXX-2025** – To grant consent to the County to apply for and accept an allocation of County Motor Vehicle License Tax Funds and authorizing the Director of Mayor’s Office of Capital Projects to enter into one or more contracts with the County for the construction, design, and any relative agreements in making of the improvement on Neff Road from the CSX Tracks to Bella Drive; from any and all funds as authorized by the Director of Finance necessary to fund the improvement.

5. **Ord. No. XXX-2025** – Authorizing the Director of City Planning, or appropriate Director, to apply for and accept grants from the United States Department of Transportation, the Ohio Department of Transportation, and the Northeast Ohio Areawide Coordinating Agency for the purpose of implementing the Cleveland Moves multimodal transportation plan; authorizing the Director of City Planning, or appropriate Director, to enter into contracts to implement the grants; determining the method of making the public improvements of constructing safety and mobility improvements as described in the Cleveland Moves multimodal transportation plan and authorizing contracts to make the improvements; to apply for and accept any gifts or grants from any public or private entity; authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements that are necessary for the improvement; and authorizing other agreements.

DIRECTOR’S REPORT

ADJOURNMENT

NEXT MEETING: Friday, June 6, 2025 at 9:15 AM





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The presentation file for the May 16, 2025 meeting will be uploaded to the [City Planning Website](#) on the day prior to the hearing.

