



CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, May 29, 2026

Virtual-Only Meeting, 9:15am

Public comments may be submitted to cityplanning@clevelandohio.gov or by calling 216-664-2210 by Thursday, May 28 at noon. Individuals that wish to comment during the meeting should contact the City Planning office and request access to the WebEx meeting. Please call 216-664-2210 or email (preferred) cityplanning@clevelandohio.gov including "CPC May 29, 2026 Webex request" in the subject line.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 609-2026 (introduced by Council Members Santana and Griffin - by departmental request) Authorizing the Director of City Planning to exercise the second option to renew Contract No. PS 2024-0030 with Stantec Consulting Services, Inc. to provide professional services for on-call planning services.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 615-2026 (introduced by Council Members Starr, Howse-Jones, Santana, and Griffin - by departmental request) Establishing the East Side TIF District, declaring improvements to certain parcels of real property within that district to be a public purpose and exempt from taxation, pursuant to ORC 5709-40, describing the public infrastructure improvements to be made to directly benefit the district, requiring the owners of the improvements on such parcels to make services payments in lieu of taxes, providing for the distribution of those service payments to the Cleveland Municipal School District and to one or more funds established by the City to hold those service payments, determining that satisfactory provision has been made for the public improvement needs of the District and specifying other public improvements that are in support of urban redevelopment within the City.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 620-2026 (introduced by Council Members Harsh, Santana, Kazy, Slife, and Griffin - by departmental request) Determining the method of making the public improvement of constructing solar power generation facilities; authorizing the Directors of Finance, Public





Utilities and/or Port Control, as appropriate, to enter into one or more contracts for the making of the improvement; authorizing other contracts for the purchase of items or other services not covered under a public improvement; and to accept gifts, grants and other funding for the improvement.

This legislation was reviewed and approved by CPC on 5/1/26.

Ord. No. 622-2026 (introduced by Council Members Howse-Jones, Santana, and Griffin - by departmental request) To authorize the Director of Building and Housing to waive construction permitting fees for new one-family to three-family residential construction in the newly-defined East Side TIF District, and to authorize a fifty percent reduction of construction permitting fees for larger new multi-family or mixed-use residential construction in this same designated area.

Res. No. 653-2026 (introduced by Council Members Slife, Bishop, Santana, and Griffin - by departmental request) Declaring the intent to vacate a portion of Forestwood Avenue S.W., Midvale Avenue S.W., West 185th Street, West 188th Street, and West 190th Street.

This legislation was reviewed and approved by CPC on 5/1/26.

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

Ord. No. 552-2026 (introduced by Council Members Santana, Bishop, Polensek, Kazy, and Griffin - by departmental request) Authorizing the Director of Development to transfer various Permanent Parcels to the control, possession, and use of the Departments of Parks and Recreation, Public Safety and Public Utilities for the future development of parks, recreation centers, trails, and public facilities.

Ord. No. 558-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Authorizing the Directors of Public Works, Development, and/or Parks and Recreation, to enter into one or more agreements with the Board of Education of the Cleveland Metropolitan School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Commissioner of Purchases and Supplies to acquire and convey the properties.

Res. No. 554-2026 (introduced by Council Members Davis, Bishop, and Santana - by departmental request) Declaring the intent to vacate a portion of West 59th Place.

Ord. No. 561-2026 Amendment (introduced by Council Members Davis, Santana, Polensek, and Harsh) To supplement the Codified Ordinances of the City of Cleveland, 1976 by enacting new Sections 686B.01 through 686B.11, 686B.99 and 686B.99I, 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.

This legislation was originally reviewed and approved by CPC on 5/1/26.

Ord. No. 626-2026 Amendment (introduced by Council Members Howse-Jones and Santana - by departmental request) 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 (Map Change 2700).

This legislation was originally reviewed and approved by CPC on 5/1/26.

Ord. No. 666-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of designing, constructing, rehabilitating, renovating, replacing or otherwise improving certain areas of Cleveland City Hall and Public Auditorium; authorizing the Director of Capital Projects and/or Public Works, as appropriate, to enter into one or more public improvement contracts for the making of the improvements; enter into one or more professional services and other contracts needed to implement the improvements; to apply for and accept grants and gifts; and authorizing the direct employment of the necessary labor, for the Office of Capital Projects and/or the Department of Public Works.

Ord. No. 664-2026 (introduced by Mayor Bibb) Authorizing the Mayor and the Directors of Law and Port Control to enter into a first amendment to Settlement Agreement between the Cities of Brook Park and Cleveland relating to the International Exposition Center and the Emerald Park Joint Economic Development Zone and establishing a Special Revenue Fund.

Ord. No. 662-2026 (introduced by Council Members Davis, 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 Starling Stone LLC, and/or its designee, located at 401 Stones Levee 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 Bedrock/Rock Entertainment Amphitheatre Project.

DOWNTOWN/FLATS DESIGN REVIEW

PRJ26-010256 – Bedrock 401 Stones Levee Demolition

Project Address: 401 Stones Levee

Ward 7: Council Member Austin N. Davis

SPA: Cuyahoga Valley





Type: Demolition
Project Representative: Nora Romanoff, Bedrock
Approval: Final

PUBLIC ART DESIGN REVIEW

Buckeye/S. Moreland Garden Lady Sculpture Location Change

Project Address: Helen Simpson Park (13201 S. Woodland Rd)
Ward 3: Council Member Deborah Gray
SPA: Buckeye-Shaker Square
Type: Public Art
Project Representative: Tarra Petras, Public Art Coordinator
Approval: Final

NEAR WEST DESIGN REVIEW

PRJ26-XXXX - Park Apartments Phase II

Project Address: 1859 Brevier Ave
Ward 7: Council Member Austin N. Davis
SPA: Tremont
Type: New Construction
Project Representative: Westleigh Harper, Horton Harper Architects
Approval: Final

SOUTHEAST DESIGN REVIEW

CSE2026-005 - Red Chimney Demolition

Project Address: 6501 Fleet Ave
Ward 3: Council Member Deborah Gray
SPA: Broadway-Slavic Village
Type: Demolition
Project Representative: Tony Brancatelli
Approval: Final

CENTRAL EAST DESIGN REVIEW

EC2026-014 - Connecting the Circle - Public Realm Master Plan





Project Address: University Circle
 Ward 9: Council Member Kevin Conwell
 SPA: University
 Type: Neighborhood Plan
 Project Representative: Elise Yablonsky, UCI
 Approval: Final

CE2026-008 – CCF East Parking Garage

Project Address: East 105th & Carnegie
 Ward 6: Council Member Blaine A. Griffin
 SPA: University
 Type: New Construction
 Project Representative: Tom Owings, Perspectus
 Approval: Final

CE2026-007 – CCF West Parking Garage

Project Address: East 86th & Carnegie
 Ward 6: Council Member Blaine A. Griffin
 SPA: Fairfax
 Type: New Construction
 Project Representative: Tom Owings, Perspectus
 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, The NRP Group
 Approval: Schematic

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, June 5, 2026 at 9:15 AM

