CITY PLANNING COMMISSION AGENDA

DRAFT

Friday, November 6, 2026
Room 514, City Hall, 9:15am

This Planning Commission meeting will be conducted as a hybrid meeting in accordance with Section 101.021 of the Codified Ordinances of Cleveland, Ohio, 1976. 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 TEXT AMENDMENTS

Ord. No. 1326-2026 (introduced by Council Members Santana and Bishop - by departmental request) To amend Sections 3001.1.6, 3001.1.7, 3003.3.3, 327.01 and 333.01 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended or enacted by various ordinances, relating to the Form-Based Code.

CONDITIONAL USES & ZONING REFERRALS

PRJ26-025756 - Pedestrian Retail Overlay

Project Address: 10022 Madison Ave
Ward 12: Council Member Tanmay Shah
SPA: Cudell
Presenter: Xavier Bay, City Planner
Project Representative: James Ptacek (JP)
Approvals Needed per Section §343.23(e)(2):
(A): Off-street parking
(B): Driveway Across a Public Sidewalk
(E:) Interior side yard more than 4 feet

SOUTHEAST DESIGN REVIEW

PRJ26-043236 - Shell Gas Station

Project Address: 9302 Miles Ave
Ward 2: Council Member Kevin L. Bishop
SPA: Union-Miles
Type: Signage
Project Representative: Beverly Barich
Approval: Final (Variation Required)

NORTHEAST DESIGN REVIEW

PRJ26-016541 - Sam's Market

Project Address: 6632 St. Clair Ave
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: St. Clair-Superior
Type: Signage
Project Representative: Thomas Starinsky, Cordelia Heaney St. Clair - Superior CDC Rep
Approval: Final (Variation Required)

PRJ26-037356 - Demolition - 6116 St. Clair Ave

Project Address: 6111 St. Clair Ave., Cleveland, Ohio 44103
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: St. Clair-Superior
Type: Demolition
Project Representative: Kat Graves
Approval: Final

PRJ26-011433 - 6313 St. Clair Demolition

Project Address: 6313 St Clair Ave
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: St. Clair-Superior
Type: Demolition
Project Representative: Albert Robinson, A&D Enterprises
Approval: Final

FAR WEST DESIGN REVIEW

PRJ26-042729 - Good Guyz & Pickleball Center Signage (Billboard)

Project Address: 4749 West 130th St

Ward 13: Council Member Brian Kazy
SPA: Bellaire-Puritas
Type: Billboards
Project Representative: Aldo Dure
Approval: Final (Variation Required)
This item has been removed from the agenda per request of the applicant.

CENTRAL EAST DESIGN REVIEW

Midline Master Plan

Project Address: Central, Midtown, & Fairfax neighborhoods
Ward 5: Council Member Richard A. Starr
SPA: Central
Type: Neighborhood Plan
Project Representative: Site Readiness Fund Team
Approval: Final

DOWNTOWN/FLATS DESIGN REVIEW

DF2026-008 - Cleveland Amphitheatre

Project Address: 1900 W. 3rd Street
Ward 7: Council Member Austin N. Davis
SPA: Cuyahoga Valley
Type: New Construction - Commercial
Project Representative: Nora Romanoff, Bedrock; Joshua Haney, DLR Group
Approval: Final (excluding signage, ROW/streetscape, and transportation management plan)

DF2026-010 - Rock Block Mixed Use: Garage/Retail

Project Address: 611 Huron Road
Ward 5: Council Member Richard A. Starr
SPA: Downtown
Type: New Construction
Project Representative: Bruce Wood, Bedrock
Approval: Conceptual

PUBLIC ART DESIGN REVIEW

ART26-024 - CPL PRISM Sculpture - Hough Branch

Project Address: 6530 Lexington Ave.
Ward 8: Council Member Stephanie D. Howse-Jones
SPA: Hough
Type: Public Art
Project Representative: Ahlon Gonzalez
Approval: Final

This item has been rescheduled, per request of the applicant.

MANDATORY LEGISLATIVE REFERRALS - PRESENTATIONS

Ord. No. 1231-2026 (introduced by Council Members Bishop, Polensek, Shah, Slife, Santana, and Griffin - by departmental request) Authorizing the Directors of Development and/or Public Safety, to enter into one or more agreements with the Board of Education of the Cleveland Municipal School District for the exchange of lands for future redevelopment and the mutual benefit of the parties; and authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and convey the properties.

Ord. No. 1323-2026 (introduced by Council Members Howse-Jones, Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of constructing, rehabilitating, and renovating 2001 Payne Avenue; authorizing the Director of Capital Projects to enter into one or more public improvement contracts for the making of the improvement; enter into one or more professional service contracts for the improvement; to apply for and accept gifts and grants; and authorizing the direct employment of necessary labor, for the Department of Capital Projects.

Ord. No. XXX-2026 (to be introduced) Authorizing the Director of Development to acquire and re-convey certain parcels from/to HOVR Holdings LLC or designee, in order to enter in the chain-of-title prior to entering into a non-school Tax Increment Financing agreement with HOVR Holdings LLC or its designee at 7000 Central Avenue, Cleveland, Ohio 44104.

ADMINISTRATIVELY APPROVED MANDATORY LEGISLATIVE REFERRALS

Ord. No. 1282-2026 (introduced by Council Members Santana and Griffin - by departmental request) To amend Sections 1 and 5 of Ordinance No. 561-2026, passed June 1, 2026, relating to Short-Term Rentals and the effective date, respectively.

Approved by CPC as an un-numbered ordinance on 10/16/26.

Ord. No. 1322-2026 (introduced by Council Members Bishop, Santana, and Griffin - by departmental request) Determining the method of making the public improvement of designing, installing, and constructing various energy conservation measures at the City's

Division of Fire and Emergency Medical Service facilities; authorizing the Director of Capital Projects to enter into one or more guaranteed energy saving performance contracts for a guaranteed maximum price with Leopardo Energy, LLC, for the making of the improvement and professional services for procurement modifications and to enter into one or more maintenance agreements; authorizing the Director of Public Works to enter into one or more maintenance agreements; authorizing the Director of Finance to enter into one or more installment payment contracts to finance the improvements; and authorizing other documents.

Ord. No. 1318-2026 (introduced by Council Members Slife and Griffin - by departmental request) Determining the method of making the public improvement of maintaining, repairing, and modifying two Central Detention Basin structure outlets; and authorizing the Director of Port Control to enter into one or more public improvement contracts for the making of the improvement.

DIRECTOR'S REPORT

Calley Mersmann, Director of City Planning

ADJOURNMENT

NEXT MEETING: Friday, November 20, 2026 at 9:15 AM

To access the files for the Friday, November 6, 2026 meeting, please use this Dropbox Link: 11.06.26 CPC Files

Public comments may be submitted to cityplanning@clevelandohio.gov or by calling 216-664-2210 by Wednesday at noon before the meeting. 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 11/06/26 Webex request" in the subject line.