Far West Design Review District Agenda

9:00am, November 4th, 2026

Virtual via Webex

NEW BUSINESS

PRJ26-042729 Good Guyz Auto & Pickleball Center Signage

Project Address: 4749 West 130th St
Ward: 13 Council Member Kazy
SPA: Bellaire-Puritas
Type: Signage (Variation Required)
Project Representative: Aldo Dure, B Next Design
Approval: Final (C)

OLD BUSINESS

PRJ26-006451 Bellaire & Cress Plaza

Project Address: 11022 Bellaire Rd
Ward: 12 Council Member Shah
SPA: Bellaire-Puritas
Type: New Construction
Project Representative: JP Ptacek, Larsen Architects
Approval: Final (C)

*C - Goes to City Planning Commission *L - Goes to Landmarks Commission
*N- Not Needed for Commission Presentations *P - PETBoT

COMMITTEE REPORT Maggie Young, Chair

ADMINISTRATOR REPORT Nate Lull, Administrator

NEXT DESIGN REVIEW: November 18 2026

Please contact administrator for availability. Have all items ONE week prior to be considered. Email: NLull@clevelandohio.gov

Disclaimer:
Design review's purpose is to provide **design advice** by the committee at the local level for the Planning Commission that benefits both the community and the environment, as well as any existing Master Plans. This is a part of the legal process to move projects forward for approval or denial. Zoning, variances, violations, enforcements, map changes, vacations, etc. are the sole job of the City's various departments to enforce, and the planner's job to inform.

Commentary:
Public commentary is due **48 hours** before design review is to be considered. Please submit comments via email to the administrator and they will be distributed to the committee members before the meeting for review.
If you cannot meet the deadline for additional commentary or attend design review to listen, all are welcome to submit or attend for virtual or in-person at the Cleveland Planning Commission public portion for support or opposition of a project.(**CPC; held the 1st and 3rd Fridays at 9:15 am**) or Board of Zoning Appeals (**BZA; held Mondays at 9:30am**) **601 Lakeside Ave., 5th Floor, Room 514 if a variance is required.**

Conditional Uses:
Townhomes are **required** to have posted signs **10 days prior** to the Planning Commission. They must be placed in a visible location, recorded, and left until after the hearing. Please reach out to the administrator for any questions regarding this mandatory step and to pick up your project's sign or get it placed.

Demolitions:
ALL demolitions that fall in a Design Review District must come to local design review for approvals, and the Planning Commission. Please note that if a particular structure falls outside of a design review district and is not a designated local landmark, Planning does **NOT** oversee those demolitions, and they are permitted by right.

Reminder:

Community meetings, block clubs, CDCs, and all other entities are **advisory only and do not have approval/disapproval authority.** Planning highly encourages projects to meet with surrounding communities, CDCs, and council members for a more accepted and overall understood product (public concerns, culture, etc.). New construction (6+ units) requires community comment at the conceptual level, please coordinate with the CDC for public input or meeting coordination.