

**Project No. 21-17  
Flaherty & Collins  
Cedar-Lee-Meadowbrook**

**Preliminary Presentation and Discussion on  
the site plan and conditional use permit for  
the proposed Cedar-Lee-Meadowbrook  
redevelopment**


- A. Introduction by Planning Commission Chairperson
- B. Purpose and Context of the Meeting by the Planning Director
- C. Preliminary Presentation by the Applicant and their Team
- D. Planning Commission Questions, Comments, and Discussion
- E. Planning Staff Questions, Comments, and Discussion
- F. Public Comments
- G. Next Steps by the Chairperson and Planning Director

# Context – Framework of Meetings

## Initial Community Meetings

1. **Kick-Off Parking & Traffic Community Workshop #1** on existing conditions (*completed* – 8/5, 6 PM at the Library)
2. **Public Spaces and Connectivity Open House** (*completed* – 8/11, 6 PM, Atrium at City Hall)
3. **Planning & Development Committee of Council Meeting** including Committee workshop on redevelopment of Cedar-Lee-Meadowbrook (*completed* – 9/1, 6 PM in Council Chambers; Open House in Atrium at City Hall)
4. **Transportation & Environmental Sustainability Committee** (*completed* – 12/1, 7 PM, Virtual)
5. **Parking & Traffic Community Workshop #2** on recommendations (12/14, 6 PM at the Community Center)

## Formal Review Process with Opportunities for Public Comment

6. **Planning Commission Public Meeting #1** Preliminary Presentation (12/8, 7 PM, Virtual) 
7. **Architectural Board of Review (ABR) Public Meeting #1** Preliminary Presentation (12/21, 7 PM, Virtual)
8. **Planning Commission Public Meeting #2** (Date and Time TBD, Council Chambers or virtual)
9. **Board of Zoning Appeals (BZA) Public Meeting** (Date and Time TBD, Council Chambers or virtual)
10. **ABR Public Meeting #2** (Date and Time TBD, Council Chambers or virtual)

# Purpose of Tonight's Meeting

***The Purpose and Goal of Tonight is to kick-off the design review process***

**NO ACTION OR VOTE WILL OCCUR TONIGHT**

# Purpose of Tonight's Meeting

Four (4) Objectives for Tonight:

1. Understand the design review and public comment ***process and roles***
2. Hear a ***preliminary presentation*** from the Applicant and their Team on the preliminary site plan, how it has integrated public comments, and what is left to be done
3. Initiate ***Planning Commission and Staff initial comments*** on the preliminary site plan to ask questions, request more information and/or changes, and generally provide comments to allow for plan refinement prior to finalization
4. Initiate the ***public comment*** on the preliminary site plan to allow for plan refinement prior to finalization

**NO ACTION OR VOTE WILL OCCUR TONIGHT**

# Design Review Roles



Planning  
Commission

The main body to review and consider the **overall site plan** and zoning for the Project



Architectural  
Board of Review  
(ABR)

Reviews and considers the **architecture, materials, and overall “look”** of the proposed buildings and structures



Board of Zoning  
Appeals  
(BZA)

Reviews and considers any **variances** from the C-2X Zoning regulations



Staff

**Guides** the application through the approval process; provides **recommendations**; approves **Final Landscape Plan**

CITY  
COUNCIL

No formal role in design review; authorized the **Development Agreement** on 12/6/2021; reviews and considers the **financing** of the Project



Public's role is to **comment** on the Project

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Cedar-Lee-Meadowbrook | Clev X +

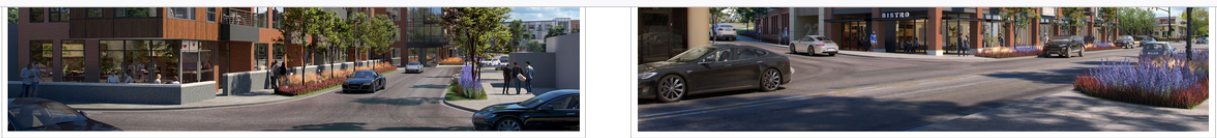
← → ↻ https://www.clevelandheights.com/1154/Cedar-Lee-Meadowbrook

City Website Internal Home Page County GIS Zoning Code The Heights Observer Cisco Webex eSuite Cleveland Heights Zo... Public Notification We... Kronos Wor

Neighborhood  
Redevelopment

Severance Town Center  
Redevelopment

Taylor Tudor Plaza  
Redevelopment



**Project Information**

More information about the project can be found by downloading the [Project Information Sheet](#) (PDF).

**Community Engagement**

The City and its partners are committed to engaging with and keeping the community informed about the Cedar-Lee-Meadowbrook redevelopment. A series of focused community conversations pertaining to this vital project will be held in the coming months. Past meetings topics have included Parking and Traffic Community Workshop and Public Spaces and Connectivity Open House. View and download [the full framework of meetings](#) (PDF). Materials from these meetings will be posted below as the timeline is updated. The City also welcomes comments from residents; a comments section is provided at the bottom of this page.

**Updated Project Vision and Goals**

- JPC Information on City Website ([www.clevelandheights.com/clm](http://www.clevelandheights.com/clm))
- Comments can be transmitted via email to [planning@clvhts.com](mailto:planning@clvhts.com) or via website comment form

# A Reminder about Public Comments

- Comments tonight and going forward will all be part of the review and considerations
- A few comments in writing have already been received
- Remember the specific purview of each board/commission
- Try to be as specific as possible in the comment
- Comments can be transmitted via email to [planning@clvhts.com](mailto:planning@clvhts.com) or via website comment form
- Comments should be addressed to “Cedar-Lee-Meadowbrook Comments” and indicate board/commission
- Verbal comments at a meeting have equal value to written comments via email or letter
- All comments will be posted on the webpage ([www.clevelandheights.com/clm](http://www.clevelandheights.com/clm))



## Tonight's Meeting and Public Comment

- **Planning Commission Public Meeting #1** Preliminary Presentation
  - Presentations and video to be posted on webpage
  - Comments open

## Upcoming December Meetings

- **Architectural Board of Review (ABR) Public Meeting #1** Preliminary Presentation (12/21, 7 PM, Virtual)
- **Parking & Traffic Community Workshop #2** on recommendations (12/14, 6 PM at the Community Center)

## Future Meetings

- **Planning Commission Public Meeting #2** (Date/Time TBD, Council Chambers or virtual)
- **Board of Zoning Appeals (BZA) Public Meeting** (Date/Time TBD, Council Chambers or virtual)
- **ABR Public Meeting #2** (Date/Time TBD, Council Chambers or virtual)