

ORDINANCE NO. 188-2023(PD),  
*Second Reading As Amended*

By Mayor Seren

An Ordinance amending the Zoning Map of the City of Cleveland Heights to rezone the parcels along South Taylor Road, generally from Euclid Heights Boulevard south the Cedarbrook Road, and transmitting the same to the Planning Commission.

WHEREAS, pursuant to Section 1119.02 of the Codified Ordinances of the City of Cleveland Heights, this Council may by Ordinance and upon its own initiative, introduce amendments to the official Zoning Map of the City of Cleveland Heights; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction of such amending Ordinance by Council, such amending Ordinance shall be transmitted to the Planning Commission for its consideration and recommendation; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights the Planning Commission shall be allowed a reasonable time, not less than thirty (30) days and nor more than sixty (60) days, for its consideration and recommendations; and

WHEREAS, in the context of new investment along South Taylor Road, the desire of the City to see South Taylor Road and the neighborhoods that are adjacent to it thrive, and the overall objective of the City to improve and streamline its zoning and approval processes, the existing zoning along South Taylor Road was reviewed; and

WHEREAS, as part of that review, the City's commercial districts, including the C-2X Multiple-Use District, were examined; and

WHEREAS, it was determined by staff that the C-2X District, as amended, would best promote a more cohesive and unified mixed-use district along South Taylor Road; and

WHEREAS, pursuant to Section 1119.02(g) of the Codified Ordinances of the City of Cleveland Heights, such Zoning Map change is consistent with the adopted 2017 City of Cleveland Heights Master Plan, notably Goal E, Continue to Promote Sustainability Through the City Regulations, Such as the Adopted Sustainable Zoning Code Amendment; and

WHEREAS, staff preliminarily and conceptually discussed changes to the C-2X District with key property owners and stakeholders along the South Taylor Road corridor in August, September, and October 2023; and

ORDINANCE NO. 188-2023(PD)

WHEREAS, staff preliminarily and conceptually presented changes to the C-2X District at the October 11, 2023 Planning Commission meeting as part of the discussion of their Annual Code Review.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, County of Cuyahoga, State of Ohio, that:

SECTION 1. Pursuant to Section 1119.02 of the Codified Ordinances, this Council hereby introduces amendments to the official Zoning Map of the City of Cleveland Heights, as set forth in **Exhibits A and B** attached and incorporated hereto.

SECTION 2. Pursuant to Section 1119.03 of the Codified Ordinances, this proposed amending Ordinance shall be transmitted to the Planning Commission.

SECTION 3. Notice of passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.



---

TONY CUDA  
President of Council



---

ADDIE BALESTER  
Clerk of Council

PASSED: 01/16/2024

Presented to Mayor: 01/22/2024

Approved: 01/22/2024



---

KAHLIL SEREN  
Mayor

**RESOLUTION  
CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION**

**CITY COUNCIL REFFERAL OF ORDINANCE NO. 188-2023**

**December 6, 2023**

**WHEREAS**, pursuant to Section 1119.02 of the Codified Ordinances of the City of Cleveland Heights, this Council may by Ordinance and upon its own initiative, introduce amendments to the official Zoning Map of the City of Cleveland Heights; and

**WHEREAS**, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction of such amending Ordinance by Council, such amending Ordinance shall be transmitted to the Planning Commission for its consideration and recommendation; and

**WHEREAS**, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights the Planning Commission shall be allowed a reasonable time, not less than thirty (30) days and nor more than sixty (60) days, for its consideration and recommendations; and

**WHEREAS**, in the context of new investment along South Taylor Road, the desire of the City to see South Taylor Road and the neighborhoods that are adjacent to it thrive, and the overall objective of the City to improve and streamline its zoning and approval processes, the existing zoning along South Taylor Road was reviewed; and

**WHEREAS**, as part of that review, the City's commercial districts, including the C-2X Multiple-Use District, were examined; and

**WHEREAS**, it was determined by staff that the C-2X District, as amended, would best promote a more cohesive and unified mixed-use district along South Taylor Road; and

**WHEREAS**, pursuant to Section 1119.02(g) of the Codified Ordinances of the City of Cleveland Heights, such Zoning Map change is consistent with the adopted 2017 City of Cleveland Heights Master Plan, notably Goal E, Continue to Promote Sustainability Through the City Regulations, Such as the Adopted Sustainable Zoning Code Amendment; and

**WHEREAS**, staff preliminarily and conceptually discussed changes to the C-2X District with key property owners and stakeholders along the South Taylor Road corridor in August, September, and October 2023; and

**WHEREAS**, at the November 20, 2023 City of Cleveland Heights Council meeting, Ordinance No. 188-2023 was introduced for First Reading and referred to the Planning Commission for its review and recommendation; and

**WHEREAS**, staff preliminarily and conceptually presented changes to the C-2X District at the October 11, 2023 Planning Commission meeting as part of the discussion of their Annual Code Review.

**WHEREAS**, at the December 6, 2023 Planning Commission meetings, the Planning Commission discussed with staff Ordinance No. 188-2023; and

**WHEREAS**, based upon that review and discussion with staff, the Planning Commission is in support of the proposed zoning map changes.

**NOW, THEREFORE**, be it

**RESOLVED**, that the City of Cleveland Heights Planning Commission recommends that City Council consider approval of Ordinance No. 188-2023, with the zoning map amendment recommended by the Planning Commission; and be it finally

**RESOLVED**, that this resolution be signed by the Chairperson and shared with the City Council for their consideration.

On a motion of Commissioner Miles, Seconded by Commissioner Surratt, this resolution was approved by the following vote:

AYES:	<u>5</u>
NAYES:	<u>0</u>
ABSTAINED:	<u>0</u>
ABSENT:	<u>2</u>



Jessica Cohen, Chairperson

12/10/2023

Date

## Potential C-2X Rezoning South Taylor Road

	Potential C-2X
	AA Single-Family
	A Single-Family
	B Two-Family
	MF1 Multiple-Family
	MF2 Multiple-Family
	MF3 Multiple-Family
	C1 Office
	C2 Local Retail
	C2-X Multiple-Use
	C3 General Commercial
	P Park
	S1 Mixed-Use
	S2 Mixed-Use
	Overlay

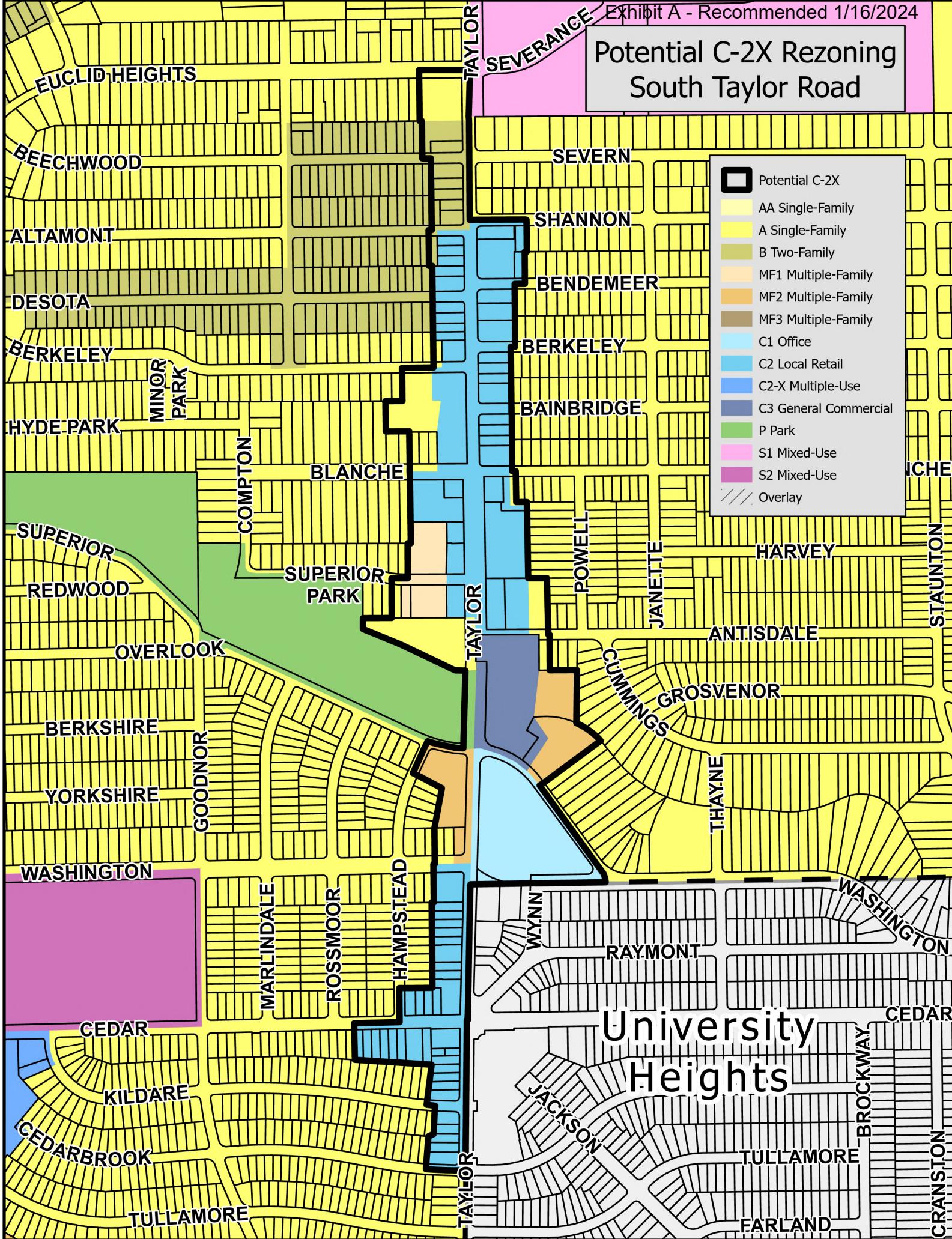


Exhibit B  
List of Parcels -  
Recommended 1/16/2024

PPN	Parcel Address
68320050	3484 SHANNON RD, CLEVELAND HEIGHTS, OH, 44118
68320052	1771 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68320055	1801 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68320056	1805 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68320057	1815 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68320083	3485 BENDMEER RD, CLEVELAND HEIGHTS, OH, 44118
68320095	1789 S TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321001	1831 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321002	1831 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321003	1831 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321004	1839 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321006	1855 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321007	1857 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321008	1865 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321009	1869 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321011	1895 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321012	1899 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321013	1901-1925 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68321016	0 ANTISDALE NO SUFF, CLEVELAND HEIGHTS, OH, 44118
68321017	1941 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68322001	1985 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68322007	2045 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68322023	14780 SUPERIOR RD, CLEVELAND HEIGHTS, OH, 44118
68426001	1840 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68426008	1890 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68426009	1892 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68426011	1908 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68426012	1912-26 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68426013	3433 SUPERIOR PARK DR, CLEVELAND HEIGHTS, OH, 44118
68426077	3441 BLANCHE AVE, CLEVELAND HEIGHTS, OH, 44118
68426078	3437 BLANCHE AVE, CLEVELAND HEIGHTS, OH, 44118
68426079	3433 BLANCHE AVE, CLEVELAND HEIGHTS, OH, 44118
68427001	1932-46 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68427002	1970 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68427007	0 SUPERIOR PARK DR, CLEVELAND HEIGHTS, OH, 44118
68427008	3428 SUPERIOR PARK DR, CLEVELAND HEIGHTS, OH, 44118
68427009	3440 SUPERIOR PARK DR, CLEVELAND HEIGHTS, OH, 44118
68429012	1700 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429017	1732 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429018	1742 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429019	1746 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429020	1752 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429021	1758 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429022	1762 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429023	1776 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429024	1780 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429025	1784 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429026	1788 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429027	1794 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429028	1808 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429029	1812 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429030	1816 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429031	1822 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429032	1828 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118
68429034	3447 BERKELEY RD, CLEVELAND HEIGHTS, OH, 44118
68429092	3444 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118
68429093	3447-49 ALTAMONT AVE, CLEVELAND HEIGHTS, OH, 44118
68704001	2030 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118

Exhibit B  
List of Parcels -  
Recommended 1/16/2024

68704061 3441 WASHINGTON RD, CLEVELAND HEIGHTS, OH, 44118  
68704062 3445 WASHINGTON BLVD, CLEVELAND HEIGHTS, OH, 44118  
68704063 0 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705001 2060 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705048 13427 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68705049 13431 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68705050 13433 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68705051 13439 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68705052 2118 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705055 2108 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705056 2104 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705057 2096 (02086) SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705059 2084 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705060 2078 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705061 2070 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705062 2066 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68705063 2062 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707028 2206 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707029 2204 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707030 2200 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707031 2190 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707032 2186 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707033 2184 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707034 2176 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707035 2172 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707036 2168 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707037 2166 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707038 2160 SOUTH TAYLOR RD, CLEVELAND HEIGHTS, OH, 44118  
68707039 13442-13446 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707040 13450 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707041 13434 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707043 13426 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707044 13420 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707045 27050 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707046 27050 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707047 13430 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707048 27050 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118  
68707165 13440 CEDAR RD, CLEVELAND HEIGHTS, OH, 44118