



CITY OF CLEVELAND HEIGHTS FINAL ACTIONS OF THE PLANNING COMMISSION ON WEDNESDAY, APRIL 10, 2024

Proj. No. 24-04 TWG, 2228 Noble, 'S-2' Mixed-Use, requests (a) conditional use permit for free-standing five-story 52-unit apartment building; (b) conditional use permit for accessory parking lot; and (c)(1) resubdivision to split southern-most lot and join new western portion with all project site lots [Lot 1], and (c)(2) resubdivision to join new eastern portion of split lot with adjacent non-conforming lot to create a code-conforming lot [Lot 2].

Approved, 5-0, (a) & (b) the conditional use permit for free-standing five-story 52-unit apartment building, conditional use permit for accessory parking lot, with the following conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to work with City Staff to resolve any complaints from neighbors;
3. The Applicant is to submit final building plans to the Architectural Board of Review for design approval;
4. The Applicant is to receive approval per all other applicable provisions of the City's ordinances, including, but not limited to, Chapter 1334 (Erosion and Sediment Control) and Chapter 1335 (Stormwater Management);
5. The Applicant is to acquire all required building permits;
6. The Applicant is to submit final apartment building signage plan to be reviewed and approved by the Architectural Board of Review;
7. The Applicant is to submit final landscape plan that includes fencing/wall plans to be reviewed and approved by the Zoning Administrator;
8. The Applicant is to submit final wayfinding signage plans to be reviewed and approved by the Zoning Administrator;
9. All required construction shall be completed within thirty-six (36) months of Planning Commission approval; and
10. The Applicant is to submit final Tree Preservation plan to be reviewed and approved by the Zoning Administrator.

Approved, 5-0, (c)(1) & (2) the resubdivision to split southern-most lot and join new western portion with all project site lots [Lot 1], and (c)(2) resubdivision to join new eastern portion of split lot with adjacent non-conforming lot to create a code-conforming lot [Lot 2], with the following conditions:

1. Planning Commission conditional use permit approvals be granted for the five-story, 52-unit apartment building and accessory parking lot; and
2. The Development Agreement between the City and TWG be executed;
3. A new survey is to be completed showing Lot 2 to be resubdivided per Staff's recommendation.
4. The plat is to be signed by the Director of Law and Director of Planning & Development prior to submittal to the County Recorder.

Proj. No. 24-09 K. Westover, 2220 Grandview, 'B' Two-Family, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 5-0, the reduction of required private enclosed private parking spaces to allow a single-car garage as shown on the submitted site plan, with the following conditions:

1. The Applicant is to obtain Architectural Board of Review approval of the single-car garage;
2. The Applicant is to obtain all required building permits;
3. A final landscape plan is to be reviewed and approved by the Zoning Administrator; and
4. All required construction is to be completed within twenty-four (24) months of Planning Commission approval.

Proj. No. 24-10 STAMPS INVESTMENTS LLC, 3446 Hartwood, 'A' Single-Family, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Approved, 5-0, the reduction of required private enclosed parking spaces to allow no on-site garage as shown on the submitted site plan, with the following conditions:

1. A final landscape plan is to be reviewed and approved by the Zoning Administrator; and
2. Project and landscaping are to be completed within eighteen (18) months.

Proj. No. 24-11 UNIVERSITY HOSPITALS URGENT CARE BY WELLSTREET LLC, 12301 Cedar, 'S-2' Mixed-Use, requests conditional use permit for urgent care clinics per code Chapters 1111, 1115, 1131, 1153, 1161, 1163, &1166.

Approved, 5-0, the request for a conditional use permit to allow urgent care clinic in first floor commercial space, with the following conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The Applicant is to ensure that vehicles do not drop off or pick up to urgent care visitors on public right of ways;
3. The Applicant is to work with City Staff to resolve any complaints from neighbors;
4. The Applicant is to submit final signage plans to the Architectural Board of Review for design approval;
5. The Applicant is to acquire all required building permits; and
6. All required construction is to be completed within twenty-four (24) months of Planning Commission approval.

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on April 10, 2024. I further certify that this Action Summary was mailed to each applicant on April 11, 2024.



Brooke Siggers, Secretary for Planning Commission

4/11/2024
Date