

ORDINANCE NO. 245-2024(PD), *Fourth Reading* (Amended 4.7.25)

By Mayor Seren

An Ordinance amending the Zoning Map of the City of Cleveland Heights to rezone the Park Synagogue property located at 3300 Mayfield Road to S-2 Mixed-Use District.

WHEREAS, the Park Synagogue property is located at 3300 Mayfield Road, comprised of Permanent Parcel Numbers (“PPNs”) 684-34-014, 684-34-015, and 684-35-025 (the “Property”); and

WHEREAS, the Property is approximately 28 acres and currently split between the A Single-Family and MF-1 Multiple-Family Zoning Districts; and

WHEREAS, the current owner of the Property, Sustainable Community Associates (the “Applicant”) is proposing a multi-phased renovation, restoration, and redevelopment of the Property (the “Project”); and

WHEREAS, in order to accomplish the Project, the existing zoning on the Property would need to be changed via a Zoning Map Change; and

WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, amendments to the official Zoning Map of the City of Cleveland Heights may be requested by petition; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction by Council of an Ordinance proposing a rezoning, such Ordinance is to be transmitted to the Planning Commission, which is allowed a reasonable time, not less than thirty (30) days nor more than sixty (60) days to consider and issue a recommendation to Council concerning the measure; and

WHEREAS, on November 25, 2024 the Applicant submitted a petition for a Zoning Map Change, to rezone the Property from the A Single-Family and MF-1 Multiple-Family Zoning Districts to the S-2 Mixed-Use Zoning District; and

WHEREAS, the Applicant has indicated that its intention is to have one development plan for the Project, pursuant to Sections 1145.03, 1145.04, 1145.05, 1145.06, 1145.07 and 1145.08, for all of the parcels included in the rezoning request.

WHEREAS, the Planning Commission reviewed the request and recommended adoption of the zoning map change at its January 8, 2025 regular meeting; and

WHEREAS, City Council believes that the rezoning of the Property and amendment to the official zoning map of the City are in the best interest of the City.

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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The property located at 3300 Mayfield Road, consisting of approximately 28 acres and comprising Permanent Parcel Numbers ("PPNs") 684-34-014, 684-34-015, and 684- 35-025, is hereby rezoned from the A Single-Family and MF-1 Multiple-Family Zoning Districts to the S-2 Mixed-Use Zoning District.

SECTION 2. The official zoning map of the City of Cleveland Heights is hereby amended to reflect this zoning designation and map change.

SECTION 3. Notwithstanding any contrary provision of the Cleveland Heights Zoning Code, the approval of an S-2 Development Plan for the Project shall be final only when approved by City Council.

SECTION 4. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 5. 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, or by posting the full text of this Ordinance to the City of Cleveland Heights website.

SECTION 6. This Ordinance shall take effect after the review and approval of an S-2 Development Plan by City Council and shall be in force at the earliest time permitted by law.



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TONY CUD  
President of Council



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ADDIE BALESTER  
Clerk of Council

ORDINANCE NO. 245-2024(PD)

PASSED: April 7, 2025

Presented to Mayor: 04/11/2025 Approved: 04/17/2025

A handwritten signature in blue ink, appearing to read "Kahlil Seren", is positioned above a horizontal line.

KAHLIL SEREN  
Mayor