

BOARD OF CONTROL

INFORMATION

City of Cleveland Heights

Application available at www.citizenserve.com/clevelandheights

Contact: planning@clevelandheights.gov or 216-291-4878

Prospective applicants are strongly advised to consult with Planning & Development Department staff before applying. Staff members will explain the process and make applicants aware of the regulations that apply to the S-1 Mixed Use District.

The Board of Control is established to administer the provisions of Chapter 1143 governing the S-1 Mixed Use District located in Severance Town Center. Its purpose is to administer the zoning ordinance regulations in the S-1 Mixed Use District and compliance with the amended Preliminary Land Use Plan for the District. Development in the S-1 Mixed Use District shall be permitted only after review and approval by the Board of Control.

It is desirable that developments in the S-1 Mixed Use District, or Severance Town Center, preserve the present charm and beauty of these parcels and the residential character of the City, yet at the same time promote a unique, densely developed environment.

Board of Control Review

The Board of Control shall review proposals and shall grant approval only after determining that the proposal complies with the preliminary land use plan for the S-1 District and that the proposal is within the intent and purpose of the S-1 District and will not be harmful to surrounding properties. The Board may grant variances from relevant provisions or from any other applicable provisions of the Zoning Code where practical difficulty is demonstrated. However, the Board shall not have the power to grant a use variance.

Review by Planning Commission

It is intended that any detailed development plan which will substantially change the use(s), building(s), or traffic pattern(s), within the S-1 Districts shall be reviewed by the Planning Commission prior to Board of Control approval or disapproval. Therefore, when a proposed development plan involves the placement of buildings on previously undeveloped land or a change in the circulation of traffic within the District or a change in the basic use to which land or a building is devoted, the Board shall refer the development plan to the Planning Commission for approval, approval with modifications or disapproval.

Council Approval

Approval by the Board of Control of a detailed development plan shall not become effective unless and until it has been approved by Council. If Council takes no action in approving or disapproving the plan within thirty (30) days from receipt of certification of approval by the Board of Control, the action of the Board of Control in approving the proposal shall become in full force and effect.

Plans

- Preliminary Land Use Plan: A plan designed to guide the future actions of the S-1 District, presenting a vision for the future, with long-range goals and objectives for all activities that affect Severance.
- Detailed Development Plan: A plan prepared by a qualified professional, drawn to an appropriate scale that includes: plat, plot plan; topography; principal and accessory buildings; traffic; parking areas; outdoor lighting; signs; landscaping and screening plan; outdoor storage; architectural drawings; project phasing and utilities.
- Amendment to Preliminary Land Use Plan: An amendment to the preliminary land use plan shall be considered an amendment to the zoning map and shall be governed by Chapter 1119 of the Zoning Code.
- Amendment to Detailed Development Plan: An amendment to the detailed development plan shall be governed by the provisions of Chapter 1143, pertaining to the approval of detailed development plans.