

Proposed: 06/02/2025

ORDINANCE NO. 109-2025(PD), *First Reading*

By Mayor Seren

An Ordinance adopting the Park Synagogue S-2 Development Plan and Standards; and declaring the necessity that this legislation become immediately effective as an emergency measure.

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, after a public process and pursuant to Chapter 1119 of the Codified Ordinances of the City of Cleveland Heights, on April 7, 2025 the Property was rezoned from the A Single-Family and MF-1 Multiple-Family Zoning Districts to the S-2 Mixed-Use Zoning District via Ordinance No. 245-2024; and

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

WHEREAS, the Applicant has indicated that its intention is that the Project will be one (1) Planned Development with many phases; and

WHEREAS, pursuant to Section 1141.01(f), a Development Plan is required for all Planned Developments to ensure that all development is consistent with that Plan; and

WHEREAS, pursuant to Section 1145.08, the Planning Commission may prepare the Development Plan for a Planned Development within a S-2 District; and

WHEREAS, pursuant to Section 1115.09(c), the Planning Commission may prepare development guidelines for an area in a S-2 District in order to set forth criteria for a specific S-2 Planned Development, including, but not limited to: permitted land use, building envelope, building height, allowable density, and parking areas; and

WHEREAS, pursuant to Section 1115.09(c), such development guidelines, as prepared by the Planning Commission, shall become the official Development Plan for the project area only upon approval by City Council; and

WHEREAS, pursuant to Section 1115.09(c), only after the approval of such Development Plan by Council can a property owner apply to the Planning Commission for a conditional use permit to develop any portion of the land within the area for which

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the Development Plan has been adopted; and

WHEREAS, pursuant to Zoning Code Chapters 1111, 1115, 1145, 1155, 1165, and 1166 the Planning Commission reviewed and discussed proposed Park Synagogue S-2 Development Plan and Standards at the May 14, 2025 regular meeting and the May 28, 2025 special meeting, including receiving public comment; and

WHEREAS, based upon that review and discussion with staff, the Applicant, and the public, on May 28, 2025 the Planning Commission adopted a resolution recommending that City Council consider approval of the Park Synagogue S-2 Development Plan and Standards; and

WHEREAS, City Council believes that the Park Synagogue S-2 Development Plan and Standards, as recommended by the Planning Commission, balances the flexibility needed to reimagine the Property while respecting its historic significance and existing context within its surrounding neighborhood, and that the adoption of such Development Plan and Standards is in the best interest of the City; and

WHEREAS, pursuant to Section 6 of Ordinance No. 245-2024, such Ordinance would only take effect after the review and approval of an S-2 Development by City Council.

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Park Synagogue S-2 Development Plan and Standards, as prepared and recommended by the Planning Commission, a copy of which are attached hereto and incorporated herein as **Exhibit A**, are hereby adopted for the property located at 3300 Mayfield Road, consisting of approximately 28 acres, comprising Permanent Parcel Numbers ("PPNs") 684-34-014, 684-34-015, and 684- 35-025, and within the S-2 Mixed-Use Zoning District.

SECTION 2. 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 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, or by posting the full text of this Ordinance to the City of Cleveland Heights website.

SECTION 4. By approving the Park Synagogue S-2 Development Plan and Standards, Ordinance No. 245-2024 shall take effect.

SECTION 5. It is necessary that this Ordinance become immediately effective as

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an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need for the Park Synagogue S-2 Development Plan and Standards to be effective at the earliest time possible so that said Development Plan and Standards can be timely considered and acted upon by the Planning Commission for the benefit of the City and its residents. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor