

ORDINANCE NO. 109-2025(PD), *Second
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 the Development Plan has been adopted; and

ORDINANCE NO. 109-2025(PD)

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 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

ORDINANCE NO. 109-2025(PD)

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: June 16, 2025

Presented to Mayor: 06/18/2025 Effective date: 06/27/2025*

KAHLIL SEREN
Mayor

*Effective date per Article IV, Section 5 of the Codified Ordinances of the City of Cleveland Heights

S-2 PLANNED DEVELOPMENT STANDARDS: PARK SYNAGOGUE DEVELOPMENT SITE

I. PURPOSE & INTENT

The intent of the S-2 Park Synagogue Development Plan is to assure the continued sustainable and resilient use of the historic Park Synagogue building, preserve the natural landscaped campus atmosphere, and permit appropriate scaled and sited housing development as part of an overall mixed-use program on this 27.8-acre site, while respecting and integrating into the adjacent neighborhoods and the larger Cleveland Heights community.

Zoning Code Section 1145.02 (2) states that in accordance with an approved Development Plan, a S-2 Development may include any combination of principal or conditional uses and related accessory uses permitted in the MF-2 Multiple-Family and C-2 Local Retail Commercial Districts.

In addition, Zoning Code Section 1145.02 establishes specific development standards for a S-2 Planned Development.

These standards establish the district zoning regulations to be followed and the specific standards for the S-2 Planned Development. When not specified in this document, general zoning regulations found in the Zoning Code, such as, but not limited to, parking and landscaping shall be followed.

The S-2 Planned Development regulations require that each building and/or development phase be a conditionally-permitted use. As such the Planning Commission shall review and approve each building and/or development phase per Zoning Code Section 1115.08 before building permits can be issued.

II. S-2 PARK SYNAGOGUE DEVELOPMENT PLAN SITE AND MAP

The S-2 Park Synagogue Development Plan has three (3) distinct areas, as depicted in the S-2 Park Synagogue Development Plan Map (attached hereto as "**Exhibit A**") and described below:

- A. **PARCEL A:** Permanent Parcel Number 684-34-014 is located closest to Mayfield Road and has four (4) potential development sites and the south eastern side of the parcel has a portion of the open Dugway Brook:
 1. Site A1 is adjacent to Mayfield Road along the southwest section of the parcel close to the western entry drive.

2. Site A2 is adjacent to Mayfield Road along the northeast section of the parcel adjacent to the east entry drive and the Mikvah.
3. Site A3 is south of Site A2 along the southern edge of the parcel and is across the Dugway Brook from the historic synagogue. The Dugway Brook is also between this site and Site A4.
4. Site A4 is southeast of Site A3 toward the eastern side of the parcel adjacent to the east entry drive and north of the historic synagogue's school wing. The Dugway Brook is between this site and Site A3.

B. **PARCEL B**: Permanent Parcel Number 684-34-015 is the historic Park Synagogue Parcel; it includes the historic synagogue, the school wing, and the bridge across the Dugway Brook. The Dugway Brook runs adjacent to this parcel's north property line.

C. **PARCEL C**: Permanent Parcel Number 684-35-025 is located closest to Euclid Heights Boulevard and has two (2) potential development sites:

1. Site C1 is approximately south of the historic synagogue and borders both the eastern and southern edge of the parcel.
2. Site C2 is along the southwest section of the parcel.

III. PERMITTED USES

In order to balance the campus and natural environment of the site with the potential for new development, uses shall be limited as follows:

A. **PARCEL A**:

1. **SITE A1**: Permitted principal uses could include:
 - a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) Multiple-family dwellings.
 - b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior, and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Public recreation facilities;

- (8) Day care center, preschool in a school or religious institution;
- (9) Outdoor community facilities
- (10) Dormitories, fraternities, sororities;
- (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (12) Nursing homes, intermediate and long-term care facility
- (13) Public utilities;
- (14) Satellite dish receiving antennas;
- (15) Live/work dwelling, subject to the regulations of Section 1165.02(j);
- (16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and
- (17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).

c) The following accessory uses listed in Section 1123.05 for the MF-2 District:

- (1) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;
- (2) Signs, subject to the regulations of Chapter 1163;
- (3) Home occupations, subject to the regulations of Section 1165.02;
- (4) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
- (5) Porches, decks, arbors, patios, gazebos;
- (6) Storage shed and other similar buildings for the storage of domestic supplies;
- (7) Fences; and
- (8) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.

d) The following uses listed in Section 1131.02 permitted in the C-2 District:

- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
- (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);

- (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
- (4) Financial establishment without drive-through facility;
- (5) Retail establishments in wholly enclosed buildings;
- (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
- (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
- (8) Restaurants bar, tavern, nightclub;
- (9) Catering;
- (10) Dance studio, exercise class;
- (11) Banquet hall, party center;
- (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
- (13) Printing and publishing;
- (14) Research & Development, Limited; and
- (15) Industrial Design.

e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:

- (1) Multiple-family dwelling as a free-standing building;
- (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
- (3) Nursing home including intermediate and long-term care facility;
- (4) Dormitories, fraternities, sororities;
- (5) Financial establishment with drive-through facility;
- (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
- (7) Funeral homes and mortuaries;
- (8) Drive-through facility in association with a permitted restaurant, retail or service use;
- (9) Hotels;

- (10) Meeting room;
- (11) Satellite dish receiving antenna;
- (12) Nursery and garden supply with accessory outdoor storage;
- (13) Retail/Commercial Greenhouse;
- (14) Elementary, junior and senior high school;
- (15) College, university, trade and training schools, adult education facilities;
- (16) Day care center, preschool, tutoring center;
- (17) Public library, museum;
- (18) Public safety facilities;
- (19) Parks, playgrounds, and recreation facilities accessible to the public;
- (20) Farmers' markets;
- (21) Community gardens; and
- (22) Places of worship.

f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:

- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking spaces, private parking garages, parking decks and accessory parking spaces;
- (2) Signs, as permitted and regulated in Chapter 1163;
- (3) Home occupations, subject to the regulations of Section 1165.02(b);
- (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
- (5) Employee cafeterias;
- (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
- (7) Greenhouses as regulated in Section 1131.03;
- (8) Outdoor Dining Facility;
- (9) Kiosks as regulated in Section 1131.03;
- (10) Jewel Box Retail as regulated in Section 1131.03;
- (11) Open Air Café as regulated in Section 1131.03; and

(12) Dining Patio as regulated in Section 1131.03.

2. **SITE A2:** (will Mirror A-1 as this site is also along Mayfield)

a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:

- (1) Townhouses; and
- (2) Multiple-family dwellings.

b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:

- (1) Places of worship;
- (2) Elementary, junior, and senior high schools;
- (3) Colleges and universities;
- (4) Special training schools and adult education facilities;
- (5) Public libraries;
- (6) Public and private parks and playgrounds;
- (7) Public recreation facilities;
- (8) Day care center, preschool in a school or religious institution;
- (9) Outdoor community facilities
- (10) Dormitories, fraternities, sororities;
- (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (12) Nursing homes, intermediate and long-term care facility
- (13) Public utilities;
- (14) Satellite dish receiving antennas;
- (15) Live/work dwelling, subject to the regulations of Section 1165.02(j);
- (16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and
- (17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).

c) The following accessory uses listed in Section 1123.05 for the MF-2 District:

- (1) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;
- (2) Signs, subject to the regulations of Chapter 1163;

- (3) Home occupations, subject to the regulations of Section 1165.02;
- (4) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
- (5) Porches, decks, arbors, patios, gazebos;
- (6) Storage shed and other similar buildings for the storage of domestic supplies;
- (7) Fences; and
- (8) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.

d) The following uses listed in Section 1131.02 permitted in the C-2 District:

- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
- (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);
- (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
- (4) Financial establishment without drive-through facility;
- (5) Retail establishments in wholly enclosed buildings;
- (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
- (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
- (8) Restaurants bar, tavern, nightclub;
- (9) Catering;
- (10) Dance studio, exercise class;
- (11) Banquet hall, party center;
- (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
- (13) Printing and publishing;
- (14) Research & Development, Limited; and
- (15) Industrial Design.

e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:

- (1) Multiple-family dwelling as a free-standing building;
- (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
- (3) Nursing home including intermediate and long-term care facility;
- (4) Dormitories, fraternities, sororities;
- (5) Financial establishment with drive-through facility;
- (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
- (7) Funeral homes and mortuaries;
- (8) Drive-through facility in association with a permitted restaurant, retail or service use;
- (9) Hotels;
- (10) Meeting room;
- (11) Satellite dish receiving antenna;
- (12) Nursery and garden supply with accessory outdoor storage;
- (13) Retail/Commercial Greenhouse;
- (14) Elementary, junior and senior high school;
- (15) College, university, trade and training schools, adult education facilities;
- (16) Day care center, preschool, tutoring center;
- (17) Public library, museum;
- (18) Public safety facilities;
- (19) Parks, playgrounds, and recreation facilities accessible to the public;
- (20) Farmers' markets;
- (21) Community gardens; and
- (22) Places of worship.

f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:

- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking

spaces, private parking garages, parking decks and accessory parking spaces;

- (2) Signs, as permitted and regulated in Chapter 1163;
- (3) Home occupations, subject to the regulations of Section 1165.02(b);
- (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
- (5) Employee cafeterias;
- (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
- (7) Greenhouses as regulated in Section 1131.03;
- (8) Outdoor Dining Facility;
- (9) Kiosks as regulated in Section 1131.03;
- (10) Jewel Box Retail as regulated in Section 1131.03;
- (11) Open Air Café as regulated in Section 1131.03; and
- (12) Dining Patio as regulated in Section 1131.03.

3. **SITE A3:** Permitted land uses include the adaptive reuse of this non-residential-building as regulated by both the Zoning Code 1153.05(cc) and Planning Commission through the conditional use permit process. The primary use of the former synagogue including Kangasser Hall is a visual and performing arts education center. This also includes activities commonly associated with educational uses and places of worship.

Additional permitted principal uses could include:

- a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) Multiple-family dwellings.
- b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior, and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Public recreation facilities;

- (8) Day care center, preschool in a school or religious institution;
- (9) Outdoor community facilities
- (10) Dormitories, fraternities, sororities;
- (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (12) Nursing homes, intermediate and long-term care facility
- (13) Public utilities;
- (14) Satellite dish receiving antennas;
- (15) Live/work dwelling, subject to the regulations of Section 1165.02(j);
- (16) Farmers' Markets, subject to regulations and standards set out in Section 1153.05(dd); and
- (17) Community Gardens, subject to regulations and standards set out in Section 1153.05(ee).

c) The following accessory uses listed in Section 1123.05 for the MF-2 District:

- (9) Private parking garages and related residential off-street parking, subject to regulations of Chapter 1161;
- (10) Signs, subject to the regulations of Chapter 1163;
- (11) Home occupations, subject to the regulations of Section 1165.02;
- (12) Recreation and community room facilities, such as pools and tennis courts, for use by residents of an associated multiple-family development;
- (13) Porches, decks, arbors, patios, gazebos;
- (14) Storage shed and other similar buildings for the storage of domestic supplies;
- (15) Fences; and
- (16) Noncommercial greenhouse not to exceed twenty-five percent (25%) of the ground floor area of the principal building.

d) The following uses listed in Section 1131.02 permitted in the C-2 District:

- (1) Multiple-family dwelling units above the first floor in association with permitted commercial use;
- (2) Live/Work dwelling, subject to the regulations of Section 1131.13 & 1165.02(j);

- (3) Offices provided that only samples of merchandise are displayed or stored in the premises;
- (4) Financial establishment without drive-through facility;
- (5) Retail establishments in wholly enclosed buildings;
- (6) Convenience retail and service establishments in an office building provided such business occupies no more than an area equal to one-hundred percent (100%) of first floor area;
- (7) Personal services including dry cleaning, laundry, beauty salon, tattoo parlor, body piercing;
- (8) Restaurants bar, tavern, nightclub;
- (9) Catering;
- (10) Dance studio, exercise class;
- (11) Banquet hall, party center;
- (12) Shops and studios for custom work of making articles to be sold at retail on the premises;
- (13) Printing and publishing;
- (14) Research & Development, Limited; and
- (15) Industrial Design.

e) The following uses listed in Section 1131.02 conditionally permitted in the C-2 District:

- (1) Multiple-family dwelling as a free-standing building;
- (2) Lodging house and boarding house including convent, home for the aged, residential care facility, and other congregate living facility;
- (3) Nursing home including intermediate and long-term care facility;
- (4) Dormitories, fraternities, sororities;
- (5) Financial establishment with drive-through facility;
- (6) Animal clinics, veterinary offices, animal training, animal grooming facilities, animal day-care facilities, overnight boarding of animals in conjunction with animal clinics, veterinary offices, animal grooming facilities and animal day-care facilities;
- (7) Funeral homes and mortuaries;
- (8) Drive-through facility in association with a permitted restaurant, retail or service use;
- (9) Hotels;

- (10) Meeting room;
- (11) Satellite dish receiving antenna;
- (12) Nursery and garden supply with accessory outdoor storage;
- (13) Retail/Commercial Greenhouse;
- (14) Elementary, junior and senior high school;
- (15) College, university, trade and training schools, adult education facilities;
- (16) Day care center, preschool, tutoring center;
- (17) Public library, museum;
- (18) Public safety facilities;
- (19) Parks, playgrounds, and recreation facilities accessible to the public;
- (20) Farmers' markets;
- (21) Community gardens; and
- (22) Places of worship.

f) The following accessory uses listed in Section 1131.03 permitted in the C-2 District:

- (1) Off-street parking and loading facilities, as required and regulated in Chapter 1161, including enclosed parking spaces, private parking garages, parking decks and accessory parking spaces;
- (2) Signs, as permitted and regulated in Chapter 1163;
- (3) Home occupations, subject to the regulations of Section 1165.02(b);
- (4) Enclosed storage building for incidental storage of goods and supplies sold on the premises;
- (5) Employee cafeterias;
- (6) Recycling collection station or trash receptacle enclosed in a principal building, in an approved structure or screened, subject to the regulations of Section 1166.10;
- (7) Greenhouses as regulated in Section 1131.03;
- (8) Outdoor Dining Facility;
- (9) Kiosks as regulated in Section 1131.03;
- (10) Jewel Box Retail as regulated in Section 1131.03;
- (11) Open Air Café as regulated in Section 1131.03; and

(12) Dining Patio as regulated in Section 1131.03.

3. **SITE A4:** Permitted principal uses could include:

- a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) Multiple-family dwellings.
- b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Public recreation facilities;
 - (8) Day care center, preschool in a school or religious institution;
 - (9) Outdoor community facilities;
 - (10) Dormitories, fraternities, sororities;
 - (11) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
 - (12) Nursing homes, intermediate and long-term care facilities;
 - (13) Public utilities
 - (14) Satellite dish receiving antennas;
 - (15) Live/work dwellings;
 - (16) Farmers' Market; and
 - (17) Community gardens.

B. **PARCEL B** is the historic Park Synagogue parcel. Permitted land uses include the adaptive reuse of this non-residential-building as regulated by both the Zoning Code 1153.05(cc) and Planning Commission through the conditional use permit process. The primary use of the former synagogue is a visual and performing arts education center. This also includes activities commonly associated with educational uses and places of worship.

1. In addition, PARCEL B permitted uses may include:

- a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Multiple-family dwellings.
- b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Day care center;
 - (6) Preschool in a school or religious institution;
 - (7) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
 - (8) Nursing homes, intermediate and long-term care facilities;
 - (9) Satellite dish receiving antennas;
 - (10) Farmers' market; and
 - (11) Community gardens.

C. PARCEL C:

- 1. Permitted principal uses may include
 - a) The following residential uses listed in Section 1123.03 permitted in the MF-2 District:
 - (1) Townhouses; and
 - (2) and multiple-family dwellings.
 - b) The following uses listed in Section 1123.04 conditionally permitted in the MF-2 District:
 - (1) Places of worship;
 - (2) Elementary, junior and senior high schools;
 - (3) Colleges and universities;
 - (4) Special training schools and adult education facilities;
 - (5) Public libraries;
 - (6) Public and private parks and playgrounds;
 - (7) Day care center, preschool in a school or religious institution;
 - (8) Dormitories, fraternities, sororities;

- (9) Lodging houses, boarding houses, convents, homes for the aged, other congregate living and residential care facilities;
- (10) Nursing homes, intermediate and long-term care facilities;
- (11) Satellite dish receiving antennas;
- (12) Farmers' market; and
- (13) Community gardens.

III. MAXIMUM DENSITY

Maximum density for the residential uses listed above is given below. During review of the development plan for each site, the Planning Commission may approve a density up to the maximum density provided for the parcel. Parcel density higher than the maximum density per parcel will require a new S-2 Development Plan and standard to be submitted, reviewed and approved by the Planning Commission and City Council.

- A. **PARCEL A**: Maximum density of twenty-nine (29) units per acre; resulting in a total maximum of 361 dwelling units on this 12.47-acre parcel.
- B. **PARCEL B**: Maximum density of four (4) dwelling units per acre; resulting in a total maximum of thirty (30) units on this 8.015-acre parcel.
- C. **PARCEL C**: Maximum density of nine (9) dwelling units per acre; resulting in a total maximum of 65 dwelling units on this 7.3267-acre parcel.

IV. URBAN DESIGN AND PLANNING CONCEPTS

All development on this site shall respect the historic Park Synagogue structure and view shed, the open Dugway Brook riparian corridor, and the unique natural landscape setting of this site. The following concepts are the City's standards for optimal use of the site.

- A. The historic synagogue and view shed as defined by the United States National Park Service (NPS) and all applicable historic and local Landmark standards should be maintained as long as the synagogue building remains a viable structure.
- B. Roads, natural landscaped areas, and scale and massing of buildings should form a unified campus development that maintains a balance between the natural landscaping and buildings on the site.
- C. Site Development should create a comfortable and safe experience for pedestrians, bicycling, and motorized vehicles both within the S-2 Planned Development, and with connections to the surrounding neighborhood and community.

- D. All buildings along Mayfield Road should be positioned to serve as a gateway between the public street and the interior of the campus, and designed in such a way that all facades are primary and have landscaped and hardscaped zones in front of the building that connect the buildings to the public realm and mediate the transition from private interior spaces to public spaces on the public sidewalk. This transition could include frontage types defined in Section 1131.15, and may also include a/an Arcade, Common Yard, Forecourt, Gallery, Light Court, Porch and Fence, Stoop, Shop Front, and/or Awning and Terrace.
- E. Outdoor spaces should be designed with amenities that make them warm and welcoming such as landscape, playscape, and art features.
- F. Parking areas and new drive lanes should be appropriately screened with landscaping and/or fencing so as to limit vehicle lights shining directly onto properties adjacent to this S-2 Development.
- G. Buildings should be designed to complement the historic synagogue, the central structure on the campus.
- H. The overall design of the site should consider community and cultural considerations as appropriate.
- I. The S-2 Planned Development should follow the C-2 District Minimum Yard Requirements for Principal Uses regulated by Section 1131.06.
- J. The S-2 Planned Development should follow Section 1131.075 Commercial and Mixed-Use District Design Standards.
- K. The S-2 Planned Development should follow Section 1131.08 Accessory Use Regulations.
- L. The S-2 Planned Development should follow Section 1131.085 Accessory Uses Regulations for Publicly Accessible Outdoor Spaces.
- M. Development of townhomes and multiple-family dwellings should follow C-2 District regulations in Zoning Code 1131.

V. BUILDING HEIGHT

The following is the maximum building height:

A. **PARCEL A:**

- 1. Sites A1 and A2 –maximum height of 72 feet, limited as follows:
 - a) The building height must step down as it moves closer to the side property lines, allowing for a distance of one and one-half ($1\frac{1}{2}$) times the height in distance to the side property lines shared with single-family zoned properties, as promulgated in Section 1145.04(b).
- 2. Sites A3 and A4 – maximum height of 35 feet.

- B. **PARCEL B:** the historic Park Synagogue dome is to be the dominant structure. No additional buildings shall be permitted.

C. **PARCEL C**: maximum height of 35 feet.

VI. PARKING AND LOADING

- A. Parking as shown on the approved plan shall be maintained in good condition.
- B. Resident parking and guest parking shall be sufficient to meet the residential buildings' parking demands.
- C. Surface parking shall be landscaped and scattered throughout the site, rather than concentrated, to minimize the visual impact.
- D. Surface parking shall be screened from adjacent residential properties to reduce potential impact of vehicle headlights shining onto the adjacent properties.
- E. Parking shall consider future needs of electric vehicles as well as private and publicly shared bicycles and scooters.
- F. An adequate number of parking spaces, as defined by the parking Demand Study, dated February 19, 2025 and as may be periodically updated, for the visual and performing arts and education center (former Synagogue) use are to remain on-site.
- G. Designated locations for delivery vehicles and for persons being dropped off and picked up shall be incorporated into the designs of each development phase as is appropriate for the identified use(s) of that phase.
- H. Parking surfaces are encouraged to be paved with high-quality, durable materials, and permeable pavers.
- I. Visible, easy-to-use wayfinding signs are to be used to direct drivers to shared parking lots.
- J. Each development phase shall adhere to the required parking requirements in Section 1161.
- K. Development phase planning should consider potential transit riders' access to the campus and potential transit waiting location(s) for public transportation along Mayfield Road.
- L. All delivery, refuse, HVAC equipment, emergency power equipment areas, drop-off areas, and loading berths shall be located and oriented to minimize negative effect on adjacent properties and screened in accordance with Code Section 1166.10.

VII. VEHICULAR CIRCULATION

- A. The campus development main entry and exit drive shall be location Mayfield Road with the secondary access drive being the existing Euclid Heights Boulevard drive.

- B. The private roads shown on the approved plan shall be maintained and managed to allow the continued use as a “woonerf”, a street designed to emphasize shared space for pedestrians, cyclists, and slow-moving vehicles. Roads, driveways, and parking spaces shall cover as little of the property as possible, to maximize the ability to maintain the natural landscaping of this site.
- C. Private roads shall be designed and constructed to accommodate emergency vehicles, including the consideration of turning radius requirements.

VIII. PEDESTRIAN CIRCULATION

- A. Pedestrian access and circulation shall be permitted on the approved private circulation roads that have historically functioned as a shared space for pedestrians, cyclists, and slow-moving vehicles, as well as private sidewalks that have had the same historic function, as shown on the approved plan.
- B. Each development phase shall conform with Section 1165.08 requirements to install sidewalks and/or shared use paths.
- C. Each development phase shall connect the building(s) with the designated parking areas and established private driveways with sidewalks.
- D. The community desires public access to the site which may include trails and walking paths. The addition of public walking trails and paths shall not be considered a major change to the approved development plan. However, it shall require review and approval by the Zoning Administrator, and then incorporated into the approved development plan, and shall be reported to both the Planning Commission and City Council.

IX. LANDSCAPING AND PRESERVATION OF NATURAL ENVIRONMENT

- A. The natural landscaped campus atmosphere shall be maintained as a celebrated feature of this development plan and be consistent with any historic and local Landmark standards as applicable.
- B. To the maximum extent possible, new landscape plants shall be native species that encourage ecological health of the natural environment.
- C. New development abutting residential uses should utilize screening such as fencing and/or landscaping buffers for parking, dumpster locations, and equipment such as HVAC and emergency generators.
 - (1) Walls and fences should be constructed of durable and attractive natural materials, such as brick, wood, and wrought iron.

- (2) Unclad cinder block, chain-link fencing, barbed wire, corrugated metal, fiberglass, sheet metal, and wire mesh are prohibited.
- D. A tree preservation plan approved by the Zoning Administrator shall be fully developed and implemented following Section 1166.11.
- E. The Dugway Brook riparian zone shall be maintained with appropriate landscaping that contributes to the ecological environment and health of the stream following best practices for riparian areas.
- F. Each development phase shall have a detailed landscape plan reviewed and approved by the Zoning Administrator.
- G. Single-family zoned properties with shared property lines shall be buffered with natural features such as landscaping, understory trees, and shrubs consistent with the pre-development conditions.

The existing character of Mayfield Road should be respected by maintaining trees and landscaping along Mayfield Road.

X. STORMWATER MANAGEMENT

At a minimum, site grading, paving, and landscaping should be executed in a manner that minimizes off-site stormwater runoff. To the greatest degree possible, the development should manage stormwater on-site and should ensure that this stormwater is appropriately filtered before it enters the Dugway Brook.

XI. LIGHTING

- A. A coordinated lighting plan is to be submitted for review with building plans. Lighting plans are to address security and safety issues.
- B. Lighting fixtures are to be energy efficient and in scale with the height and use of surrounding structures.
- C. Lighting shall conform to Section 1165.07 Exterior Lighting Requirements. Light pole and building mounted lighting heights shall be regulated by 1165.07(c)(1) Non-Residential Uses.

XII. SIGNAGE

The Park Synagogue campus shall develop a unified sign package for the campus to identify buildings/tenants following regulations for commercial zoning identification and campus wayfinding. The size, location and placement of the signs shall be regulated by Chapter 1163. The types of signs shall follow the commercial identification standards. The sign package shall be reviewed and approved by the Architectural Board of Review (ABR). Any individual signage consistent with the sign package would then be able to apply for a building permit; any individual signage not consistent with the sign package would require a variance or an update to the sign package.

XIII. SUSTAINABILITY

Site development is to follow Zoning Code 1165.06 Sustainability Guidelines that provides the following design characteristics and amenities. These are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- A. Historic preservation and adaptive reuse of existing structures.
- B. The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.
- C. Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.
- D. Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.
- E. Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.
- F. Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.
- G. Innovative storm water management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.
- H. Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.
- I. Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.
- J. Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.
- K. Provision of car or bicycle sharing facilities on-site.

XIV. PHASING

- A. A bond or escrow agreement per Zoning Code 1145.07 shall be established.
- B. Each building phase must be reviewed, approved, and a conditional use permit issued by the Planning Commission.
- C. Each phase shall include a landscape and parking plans approved by the Zoning Administrator before a building permit issued.



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