

Proposed: 11/3/2025

ORDINANCE NO. 227-2025(PD), *First Reading*

By Mayor Cuda

An Ordinance changing the Zoning Map of the City of Cleveland Heights to map the Severance Overlay Zone (SOZ) on Severance Town Center and adjacent parcels, generally east of South Taylor Road, south of Mayfield Road, west of Crest Road, and north of Severn Road.

WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, this Council may by Ordinance introduce changes to the Zoning Map of the City of Cleveland Heights; and

WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, such amending Ordinance may be introduced upon petition; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction of such zoning map changes by Council, they shall be transmitted to the Planning Commission for its consideration and recommendations; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, the Planning Commission shall be allowed a reasonable time, not less than thirty (30) days, nor more than sixty (60) days, for its consideration and recommendations; and

WHEREAS, the Planning Commission may recommend to Council that the zoning map changes be approved as submitted to the Planning Commission, or that they be modified, or that they be denied; and

WHEREAS, Council must hold a public hearing on proposed zoning map changes; and

WHEREAS, Severance Town Center is located in the heart of Cleveland Heights and its redevelopment and reimagination is central to the future of the City; and

WHEREAS, the current Master Developer of Severance Town Center, MPACT Collective ("MPACT" or the "Applicant"), has been working collaboratively with the City over the past two (2) years on creating a vision for Severance Town Center, with significant stakeholder and community engagement; and

WHEREAS, the vision for Severance Town Center is encapsulated in the Recommended Action Plan, prepared by MPACT, which envisions Severance as a walkable, mixed-use neighborhood; and

WHEREAS, in order to effectuate and incentivize that vision, new zoning is necessary; and

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WHEREAS, that new zoning is proposed as being a form-based, voluntary, overlay district titled the “Severance Overlay Zone”; and

WHEREAS, on November 3, 2025, Council introduced this Ordinance to change the Zoning Map of the City of Cleveland Heights, transmitted the same to the Planning Commission for 30 days pursuant to Cleveland Heights Codified Ordinance Chapter 1119.03, and set the date, time, and location for a public hearing to be held December 15, 2025 at 5:00 PM in Council Chambers; and

WHEREAS, Planning Commission held a public hearing and discussed this Ordinance at its _____, 2025 meeting; and

WHEREAS, at the conclusion of its _____, 2025 meeting, the Planning Commission recommended that the proposed zoning map changes be adopted by Council; and

WHEREAS, this Council held a public hearing concerning this Ordinance and the Planning Commission’s recommendation on December 15, 2025; and

WHEREAS, this Council has determined to adopt the Planning Commission’s recommendation as set forth herein.

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

SECTION 1. The changes to the Zoning Map of the City of Cleveland Heights set forth in Exhibits A and B attached hereto and incorporated herein by reference, shall be and are hereby adopted.

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. This Ordinance shall take effect and be in force from and after the earliest time permitted by law.

GAIL L. LARSON
President of Council

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ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

TONY CUDA
Mayor

Exhibit A

Proposed Severance Overlay Zone Map

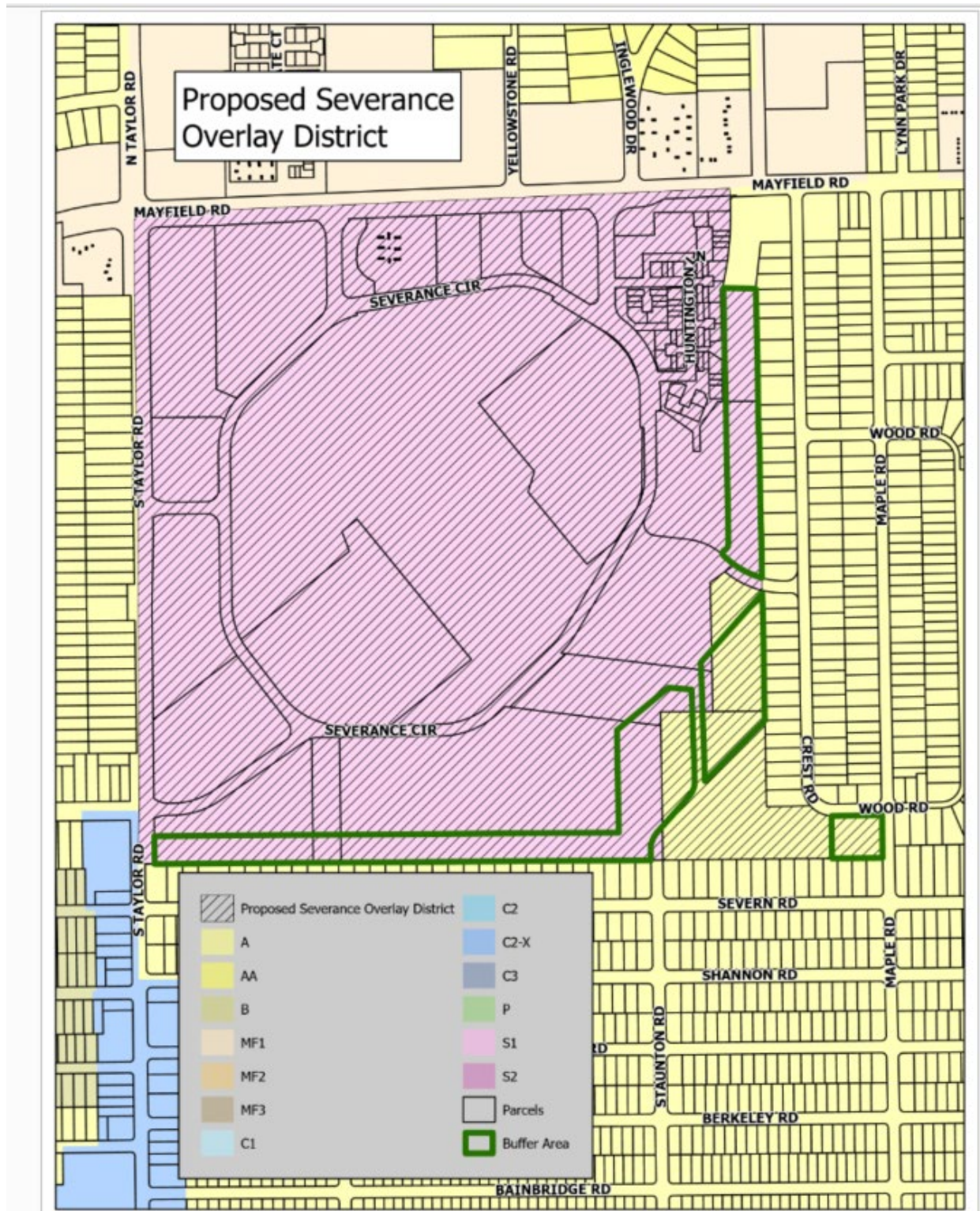


Exhibit B

Proposed Severance Overlay Zone List of Parcels

PPN		Parcel Address		unit	par_zip
68331064		LONGWOOD	CT		44118
		SEVERANCE			
68325002	40	CIRCLE	DR		44118
68331068		HUNTINGTON	LN		44118
68331065		SEVERANCE	CIR		44118
68331061	3722	CORAL	PL		44118
		SEVERANCE			
68325006		PLACE	LN		44118
68331041		HUNTINGTON	LN		44118
68325012	15	SEVERANCE	CIR		44118
68325013		SOUTH TAYLOR		REAR	44118
68331071	1483	CORAL PLACE			44118
68325007	35	SEVERANCE CIR	DR		44118
68333005	7	SEVERANCE	CIR		44118
68331052	3714	LONGWOOD	CT		44118
		SEVERANCE			
68325009	25	CIRCLE	DR		44118
68331058	1491	HUNTINGTON	LN		44118
68331010	1500	HUNTINGTON	LN		44118
68331004	3640	MAYFIELD	RD		44118
68331006		MAYFIELD	RD		44118
68331013	1506	HUNTINGTON	LN		44118
	3452-				
68325001	3628	MAYFIELD	RD	101	44118
68331008	3606	MAYFIELD	RD		44118
		SEVERANCE			
68325015	10	CIRCLE	DR		44118
68331002		CORAL	PL		44118
68331031	1507	HUNTINGTON	LN		44118
68331069	1479	CORAL PLACE			44118
68331057	1493	HUNTINGTON	LN		44118
		SEVERANCE			
68325011	60	CIRCLE	DR		44118
68331034	1501	HUNTINGTON	LN		44118
68331063	3718	CORAL	PL		44118
68331040	1490	HUNTINGTON	LN		44118
68331039	1492	HUNTINGTON	LN		44118
68331032	1505	HUNTINGTON	LN		44118
68331047	3711	LONGWOOD	CT		44118
68331055	1497	HUNTINGTON	LN		44118
68331053	3712	LONGWOOD	CT		44118
68331022	1517	HUNTINGTON	LN		44118
68331059	1489	HUNTINGTON	LN		44118

PPN		Parcel Address		unit
68331011	1502	HUNTINGTON	LN	44118
68331050	3717	LONGWOOD	CT	44118
68331049	3715	LONGWOOD	CT	44118
68331067	1477	CORAL PLACE		44118
68331018	3727	MILLIKIN	CT	44118
68331038	1494	HUNTINGTON	LN	44118
68331060	1487	HUNTINGTON	LN	44118
68331019	3725	MILLIKIN	CT	44118
68331005	80	SEVERANCE	CIRCLE	44118
68325016	3460	MAYFIELD	RD	44118
68331014	1508	HUNTINGTON	LN	44118
68331051	3716	LONGWOOD	CT	44118
68331072	1485	CORAL PLACE		44118
68331056	1495	HUNTINGTON	LN	44118
68331054	3710	LONGWOOD	CT	44118
68331035	1499	HUNTINGTON	LN	44118
68331062	3720	CORAL	PL	44118
68331037	1496	HUNTINGTON	LN	44118
68331066	1475	HUNTINGTON	LN	44118
68331012	1504	HUNTINGTON	LN	44118
68331025	1511	HUNTINGTON	LN	44118
68331023	1515	HUNTINGTON	LN	44118
68331070	1481	HUNTINGTON	LN	44118
68331016	3724	MILLIKIN	CT	44118
68332001	5	SEVERANCE	CIR	44118
68331048	3713	LONGWOOD	CT	44118
68331030	1509	HUNTINGTON	LN	44118
68331029	3716	CORAL	PL	44118
68331024	1513	HUNTINGTON	LN	44118
68331021	1519	HUNTINGTON	LN	44118
68331017	3726	MILLIKIN	CT	44118
68331033	1503	HUNTINGTON	LN	44118
68333004		CREST	RD	44118
68331007	3	SEVERENCE	CIR	44118
68333003	1700	CREST	RD	44118
		SEVERANCE		
68325008	30	CIRCLE	DR	44118
68331009		MAYFIELD	RD	44118
68331026		SEVERANCE	CIR	44118
68331027		MILLIKIN	CT	44118
68331015	1510	HUNTINGTON	LN	44118
68331036	1498	HUNTINGTON	LN	44118
68325014		SOUTH TAYLOR		44118
68331046		HUNTINGTON	LN	44118
68311087				0

68325006X				0	
68331028		LONGWOOD	CT		44118
68331020	1521	HUNTINGTON	LN		44118
		SEVERANCE			
68325301	500	PLACE	LN	101	44118
		SEVERANCE			
68325302	500	PLACE	LN	102	44118
		SEVERANCE			
68325303	500	PLACE	LN	103	44118
		SEVERANCE			
68325304	500	PLACE	LN	104	44118
		SEVERANCE			
68325305	500	PLACE	LN	105	44118
		SEVERANCE			
68325306	500	PLACE	LN	106	44118
		SEVERANCE			
68325307	500	PLACE	LN	107	44118
		SEVERANCE			
68325308	500	PLACE	LN	201	44118
		SEVERANCE			
68325309	500	PLACE	LN	202	44118
		SEVERANCE			
68325310	500	PLACE	LN	203	44118
		SEVERANCE			
68325311	500	PLACE	LN	204	44118
		SEVERANCE			
68325312	500	PLACE	LN	205	44118
		SEVERANCE			
68325313	500	PLACE	LN	206	44118
		SEVERANCE			
68325314	500	PLACE	LN	207	44118
		SEVERANCE			
68325315	500	PLACE	LN	301	44118
		SEVERANCE			
68325316	500	PLACE	LN	302	44118
		SEVERANCE			
68325317	500	PLACE	LN	303	44118
		SEVERANCE			
68325318	500	PLACE	LN	304	44118
		SEVERANCE			
68325319	500	PLACE	LN	305	44118
		SEVERANCE			
68325320	500	PLACE	LN	306	44118
		SEVERANCE			
68325321	500	PLACE	LN	307	44118
		SEVERANCE			
68325322	500	PLACE	LN	308	44118
		SEVERANCE			
68325323	500	PLACE	LN	401	44118
		SEVERANCE			
68325324	500	PLACE	LN	402	44118
		SEVERANCE			
68325325	500	PLACE	LN	403	44118
		SEVERANCE			
68325326	500	PLACE	LN	404	44118
		SEVERANCE			
68325327	500	PLACE	LN	405	44118

68325328	500	SEVERANCE PLACE	LN	406	44118
68325329	500	SEVERANCE PLACE	LN	407	44118
68325330	500	SEVERANCE PLACE	LN	408	44118
68325331	500	SEVERANCE PLACE	LN	501	44118
68325332	500	SEVERANCE PLACE	LN	502	44118
68325333	500	SEVERANCE PLACE	LN	503	44118
68325334	500	SEVERANCE PLACE	LN	504	44118
68325335	500	SEVERANCE PLACE	LN	505	44118
68325336	500	SEVERANCE PLACE	LN	506	44118
68325337	500	SEVERANCE PLACE	LN	507	44118
68325338	500	SEVERANCE PLACE	LN	508	44118
68325339	500	SEVERANCE PLACE	LN	601	44118