

RESOLUTION NO. 261-2025(PD), *First Reading*

By Mayor Cuda

A Resolution authorizing the Mayor to execute a contract with ZoneCo to assist in preparing 2026 Zoning Code Updates for the City of Cleveland Heights; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, zoning is the regulatory framework to control land use and development; and

WHEREAS, the City's zoning regulations are contained in Part Eleven – Zoning Code, of the Codified Ordinances of the City of Cleveland Heights (the “Zoning Code”); and

WHEREAS, the current Zoning Code presents property owners, business owners, developers and builders, residents, and City staff with a variety of challenges, many of which have grown in prevalence as the Code ages; and

WHEREAS, much has changed in the over 100 years since the Zoning Code was originally adopted and the pace at which changes have been made have not kept up with changes in society, the economy, and the City's needs; and

WHEREAS, in addition, the Code does not reflect and does not incentivize filling missing middle housing gaps; and

WHEREAS, as a result, the Department of Planning, Neighborhoods & Development has shared in the course of 2024 and 2025 with the Administration and Council the desire and importance of doing an extensive update to the Zoning Code; and

WHEREAS, the City therefore seeks retaining a consultant or consultant team to assist in this update to allow for outside, technical expertise that can complement robust engagement; and

WHEREAS, on or about October 22, 2025, a Request for Proposals (“RFP”) was issued by the City for a consultant to assist in the preparation of Zoning Code Updates in 2026; and

WHEREAS, the City received six (6) responses, five (5) of which were deemed complete; and

WHEREAS, each of the responses were first reviewed by staff from the Department of Planning, Neighborhoods & Development; and

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WHEREAS, after evaluating responses, two (2) teams were short-listed to interview with staff from the Department of Planning, Neighborhoods & Development and Law: 1) MAKERS architecture and urban design and 2) ZoneCo; and

WHEREAS, after the interviews, reaching out to references, and internal discussions, staff from Planning, Neighborhoods & Development recommends that ZoneCo, offices located at 1502 Vine Street, 4th Floor, Cincinnati, Ohio 45202, teamed with ZoneCo, teamed with OHM Advisors, City Architecture, and Urban3, would provide the best service to the City; and

WHEREAS, the cost of the services to be provided by ZoneCo, including optional tasks, is not to exceed Two-Hundred and Twenty-Two Thousand and One-Hundred and Seventy Dollars (\$222,170.00); and

WHEREAS, this Council wishes to authorize a contract with ZoneCo, to assist in preparing 2026 Zoning Code Updates for the City of Cleveland Heights.

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

SECTION 1. The Mayor shall be and is hereby authorized to execute a contract with ZoneCo to assist in preparing 2026 Zoning Code Updates for the City of Cleveland Heights for the services detailed therein shall not exceed \$222,170.00. All agreement hereunder shall be approved as to form by the Director of Law.

SECTION 2. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution 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 the passage of this Resolution shall be given by publishing the title and abstract of 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 Resolution to the City of Cleveland Heights website.

SECTION 4. It is necessary that this Resolution 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 to allow the project to begin as soon as possible to better align the City's zoning standards with best practices at the earliest possible time. Provided it receives the affirmative vote of five or more of the members elected or appointed to this Council, this Resolution 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.

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GAIL L. LARSON
President of Council



ADDIE BALESTER
Clerk of Council

PASSED: December 15, 2025

Presented to Mayor: 12/17/2025 Approved: 12/17/2025



TONY CUDÁ
Mayor