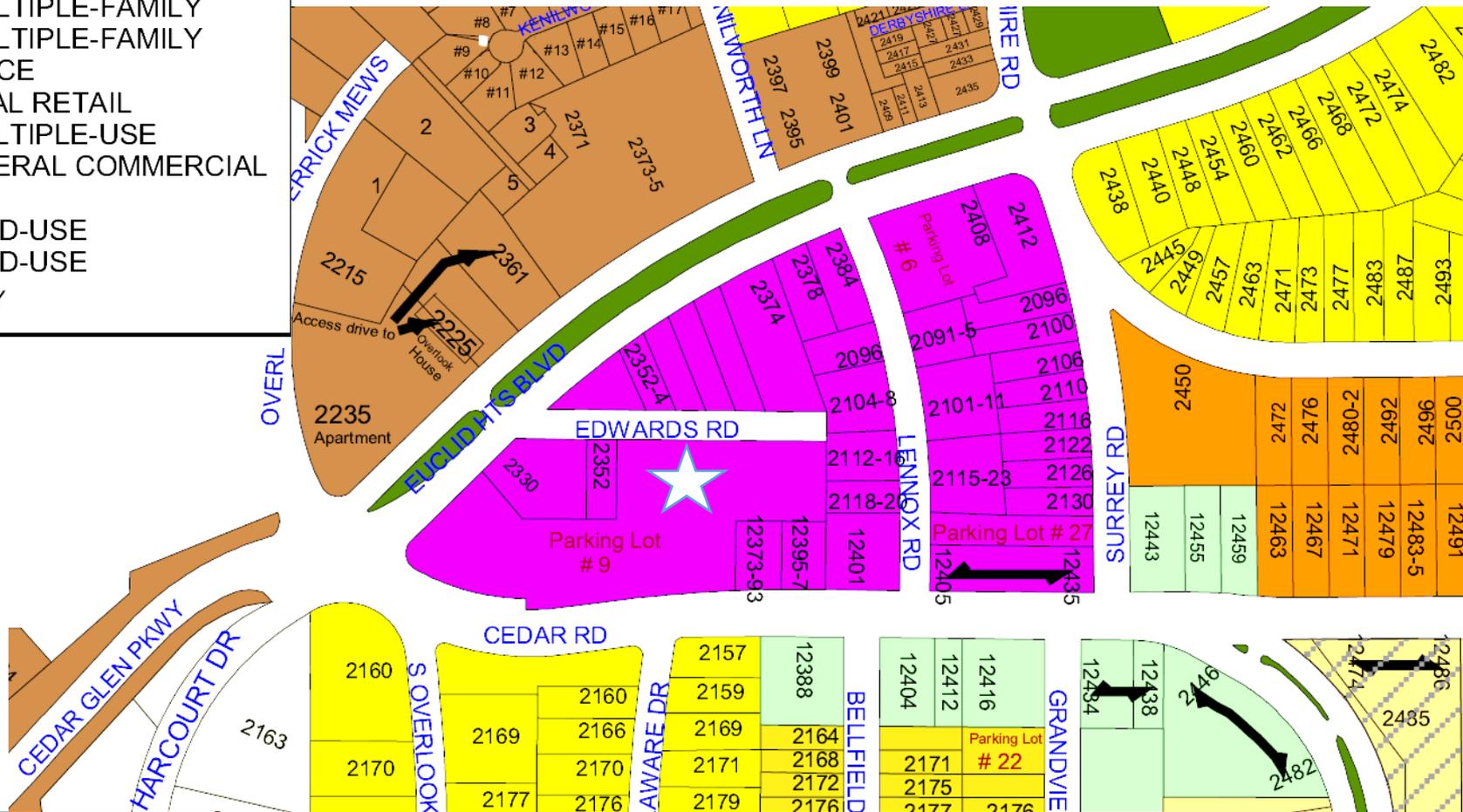


**Project No. 18-26: Flaherty & Collins Properties** requests following approvals for mixed-use development at the intersection of Euclid Heights Boulevard, Cedar Road and Edwards Road (PPN 685-18-008 through 685-18-019) **Top of the Hill**, zoned S2 Mixed-Use: (a) Planned Development Overlay (PDO) District designation, (b) lot resubdivision, and (c) conditional use permit for development plan per Zoning Code chapters 1111, 1115, 1119, 1141, 1145, 1147, 1151, and 1153.

# Zoning S-2 Mixed-Use District

## ZONING DISTRICTS

-  AA SINGLE-FAMILY
-  A SINGLE-FAMILY
-  B TWO-FAMILY
-  MF1 MULTIPLE-FAMILY
-  MF2 MULTIPLE-FAMILY
-  MF3 MULTIPLE-FAMILY
-  C1 OFFICE
-  C2 LOCAL RETAIL
-  C2X MULTIPLE-USE
-  C3 GENERAL COMMERCIAL
-  P PARK
-  S1 MIXED-USE
-  S2 MIXED-USE
-  OVERLAY



# Objectives of the PDO District

- a) To provide greater opportunity for development or redevelopment in areas of the City that have shallow commercial or high density residential frontages which abut low density residential areas.
- b) To promote new commercial and residential development and, where appropriate, mixed use development while assuring that any increased density or commercial development is compatible with the surrounding areas.
- c) To assure that a proposed Planned Development occurs in a unified manner in accordance with a conditionally approved Development Plan prepared by either the City or the property owner.
- d) To encourage sustainable development and practices in residential and commercial areas.



# Development Standards for PDO District

(a) **Maximum Density.** The maximum density permitted for development for the entire overlay area shall be the maximum density for the most intense use in the underlying districts.

(b) **Yard Requirements.** The front, side and rear yard requirements may be varied to accommodate a variety of structural patterns, clustering designs, and housing types, provided that for projects adjacent to substantially developed single-family neighborhoods, buildings located within fifty (50) feet of such single-family property shall maintain the established building line of the adjacent property.

(c) **Height Regulations.** The height of a proposed building shall be limited as follows by its location on the development site in relationship to adjacent properties:

(1) The maximum building height shall not exceed the distance from the building to any property line in an AA, A or B District.

(2) The maximum building height shall not exceed twice the distance from the building to any property line in a MF District.

(3) The maximum height of a building as set forth in subsections (c)(1) and (2) hereof shall be measured from the average grade of the adjacent residential property.

(d) **Parking Requirements.** The parking requirements for the proposed use(s) shall be as stated in Chapter 1161.

# Planned Development Overlay (PDO) District

- ✓ 1) Developer provides preliminary Development Plan of site.
- ✓ 2) Planning staff drafts written PDO District Development Standards based on staff review of preliminary Development Plan and staff analysis.
- 3) Applicant presents preliminary Development Plan of site to Planning Commission for their review. Planning staff presents Development Standards to Planning Commission.
- 4) Planning Commission requests Council consider adoption of Planned Development Overlay (PDO) District consisting of the drafted written Development Standards.
- 5) Council reviews request for consideration and either determines to proceed with PDO District or stop process.
- 6) If Council determines to proceed, Council introduces PDO District rezoning legislation consisting of written Development Standards and transmits to Planning Commission for their recommendation.
- 7) Within 30-60 days, Planning Commission reviews PDO District and makes recommendation to City Council and, simultaneously, Planning Commission reviews conditionally approved Development Plan. Any approval of Development Plan must be contingent upon Council approval of PDO District.
- 8) City Council holds public hearing on Planning Commission's recommendation concerning the PDO District.
- 9) City Council determines whether to proceed with PDO District legislation. If the Planning Commission recommends denial of the proposed PDO District, at least six Council aye votes are required for passage. The PDO District containing the written Development Standards becomes the PDO District 30 days after Council approval.



# Development Standards for PDO District

## 1) URBAN DESIGN & PLANNING CONCEPTS

- a. The development shall support, complement and smoothly connect to neighborhood businesses and dwellings.
- b. Roads, open space, green space and the location, density, scale and massing of buildings forms a unified three-dimensional composition that fits its context and is compatible with adjacent properties.
- c. Reasonable efforts shall be made to ~~preserve views from and sunlight~~ provide sunlight access to adjacent buildings while creating a dense, urban solution.
- d. Strong visual and symbolic entrance to the city.

# Development Standards for PDO District

## 6) TRANSPORTATION

### b. PEDESTRIAN- AND BICYCLE-FRIENDLY DESIGN & CIRCULATION

Sidewalks shall be provided to provide safe, continuous pedestrian linkages within the PDO and with strong connectivity to adjacent neighborhood sidewalk system. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement, where feasible, and assure that walkways shall be as unobstructed by vehicular paths as possible for maximum pedestrian safety. Sidewalk width shall be at least 5' along north-south road/driveway and shall be consistent with existing setbacks along Cedar Road. The setback may be increased to provide room for pedestrian amenities such as trees, benches, outdoor dining, a pocket park and public art.

# Development Standards for PDO District

## 7) PARKING

- a. A ~~six-story~~ parking deck up to six stories shall be permitted in the eastern-central portion of the site and a parking garage shall be permitted in the west building. Enclosed parking shall be located underground or screened from the north-south road/driveway and when fronting on and within 50' of the public right-of-way by one of the following or by a technique deemed appropriate by Planning Commission during the Conditional Use Permit review:
  1. Principal building shall screen enclosed parking [Code section 1131.075(d)]
  2. Landscape screening or buffer
  3. Architectural screening
- b. Where not underground or screened, open parking decks within 50' of adjacent residential property shall be designed with solid walls or other mechanisms to reduce headlight glare into adjacent residential windows.

# Development Standards for PDO District

## 12) ARCHITECTURAL DESIGN STANDARDS

- e. Building frontages shall avoid flat, monolithic façades by including a variety of architectural features such as recessed or projecting balconies, overhangs, canopies, projecting bays, ~~and~~ trellises, belt courses, and awnings, and changes in building profiles (on every floor or particular floors) to provide visual interest while avoiding overly busy facades, preserving the development's relationship to other buildings, and complementing the eclectic design and dignity of the district.
- g. First-floor windows of commercial uses shall be designed to draw the pedestrian in and must be constructed of clear or lightly tinted glass. Reflective glass and tinting above 20% is prohibited, unless deemed appropriate by the Architectural Board of Review.
- ~~g.h. A wall facing a public street~~ Walls facing Cedar Road must provide windows along at
- j.k. Parking decks shall not constitute a major proportion of your field of view. Residential, commercial or interior common space uses shall screen more than ~~40~~50% of the parking deck's facade that would otherwise be seen from north-south road/driveway, Cedar Road and Euclid Heights Boulevard. The upper levels of a parking deck could be visible and not constitute a violation of this standard. The remaining exposed sides can be designed as an open parking deck. ~~Landscaping or other architectural screening shall buffer views of parking decks and parking lots from adjacent properties.~~

# Development Standards for PDO District

## 13) SIGN DESIGN STANDARDS

- a. Sign Design Guidelines shall be approved and adopted by the Architectural Board of Review and become part of this PDO District. These guidelines shall supersede the requirements of Chapter 1163 Sign Regulations, apply to all signage in the PDO, and guide the Architectural Board of Review in its aesthetic review of all signs in the PDO. The Design Guidelines shall encourage creative, distinct, high-quality sign design by providing flexibility from the constraints of the City's Sign Regulations while requiring unified signage constructed of high quality materials.
- b. The guidelines shall include standards for:
  - i. Permitted and prohibited sign types, such as district, building and tenant identification, building-mounted, blade, canopy/awning, directional, instructional, informational, parking/wayfinding, kiosk, monument, banners, window, portable, and temporary.
  - ii. Size, including width, height, area, projection and placement.
  - iii. Permitted and prohibited sign style and design, such as mounting, graphics, typestyles, illumination, colors, and materials.
- c. The Architectural Board of Review shall have discretion to vary from, and/or amend the adopted Sign Design Guidelines as it deems appropriate.

# Development Standards for PDO District

## 14) SUSTAINABILITY

The project shall support sustainability best practices, including economic, ecological and social sustainability.

- a. Project shall be ~~designed and constructed to~~ certified in an acceptable sustainability certification program equivalent to ~~receive~~ LEED Silver Certification from the United States Green Building Council ~~and shall receive such designation~~.

# Development Standards for PDO District

**Questions?**

# Planned Development Overlay (PDO) District

**Wednesday, 10/17/2018, 5:30 p.m.**

## **Planning Commission special meeting**

At this meeting, Planning Commission will review the preliminary development plan, Development Standards, and may initiate the PDO (Planned Development Overlay) District Procedures/PDO District rezoning process to establish the Top of the Hill PDO District by requesting Council consider adoption of the PDO District.

**Monday, 10/22/2018, 6:30 p.m.**

## **City Council special meeting**

City Council will review request and determine whether to proceed with the PDO (Planned Development Overlay) process. Council may introduce amending ordinance.

**Tuesday, 11/27/2018, 7 p.m.**

## **Planning Commission special meeting**

At this meeting, Planning Commission reviews: (a) the PDO and makes recommendation to City Council; (b) reviews and may vote on lot resubdivision and (c) reviews and may vote on Conditional Use Permit for Development Plan.

**Monday, 12/3/2018, 7 p.m.**

## **City Council public hearing**

At this meeting, City Council will hold a public hearing on the recommendation of the Planning Commission on the PDO.

# Planned Development Overlay (PDO) District

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- 1) Recommend Council adopt the Top of the Hill Planned Development Overlay (PDO) District; and
- 2) Recommend that Council adopt the Development Standards for Top of the Hill PDO District.

Keep updated on the process at [www.clevelandheights.com/toh](http://www.clevelandheights.com/toh)

Input on the PDO/Development Plan process to Kara Hamley O'Donnell, 216.291.4885 or kodonnell@clvhts.com