

Top of the Hill Planned Development Overlay (PDO) District

Ordinance No. 121-2018

Planned Development Overlay (PDO) District

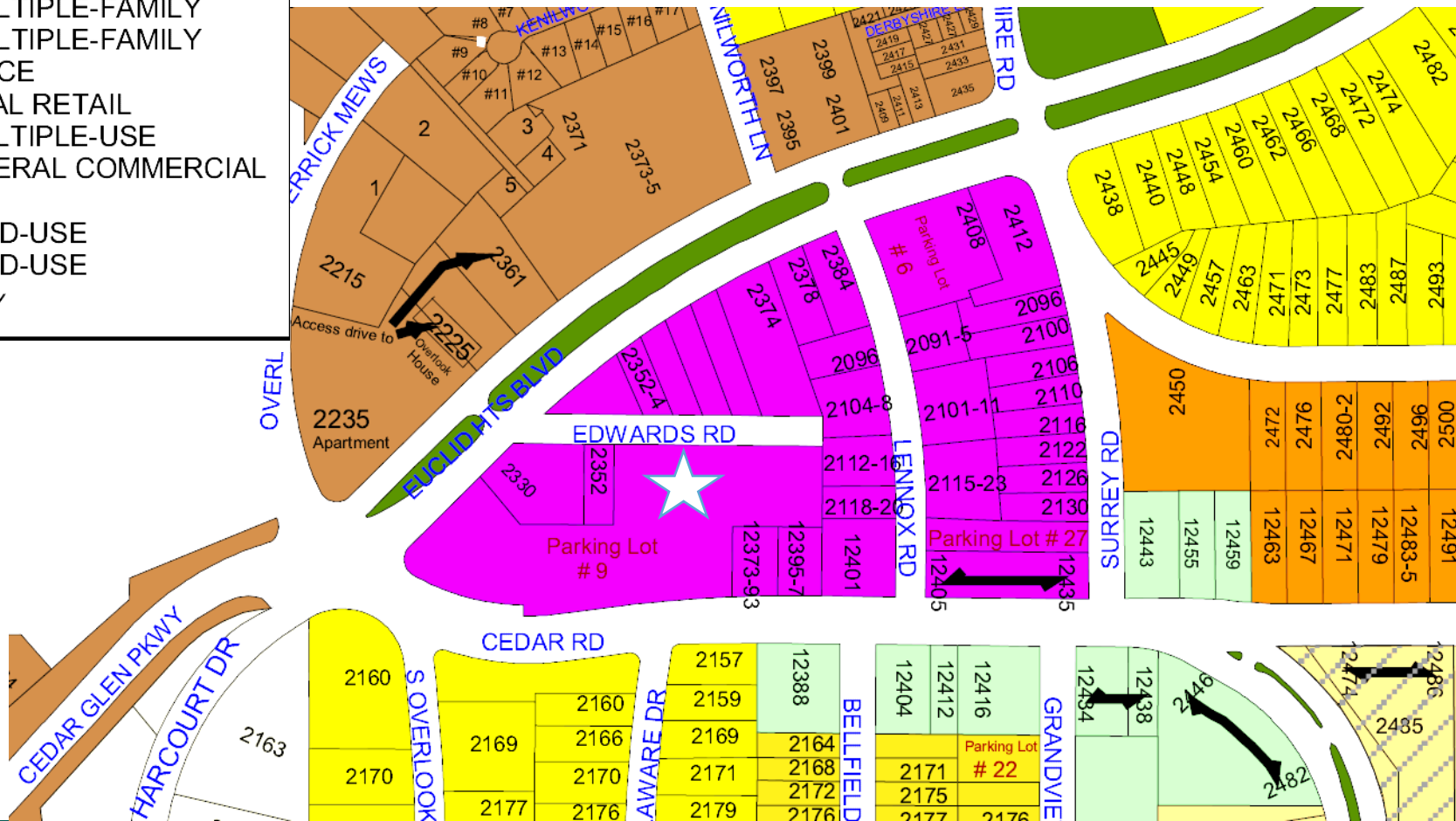
- ✓ 1) Developer provides preliminary Development Plan of site.
- ✓ 2) Planning staff drafts written PDO District Development Standards based on staff review of preliminary Development Plan and staff analysis.
- ✓ 3) Applicant presents preliminary Development Plan of site to Planning Commission for their 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.

Zoning S-2 Mixed-Use District

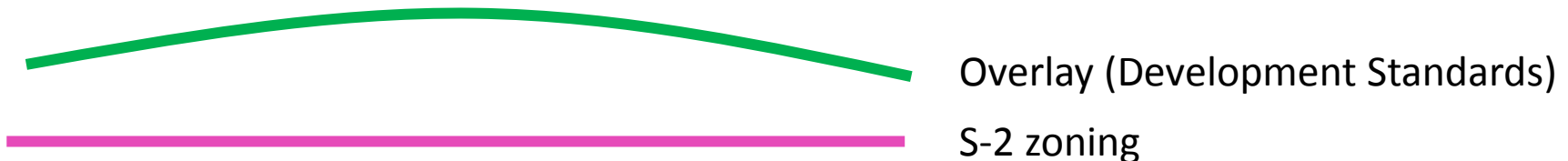
ZONING DISTRICTS

- 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.

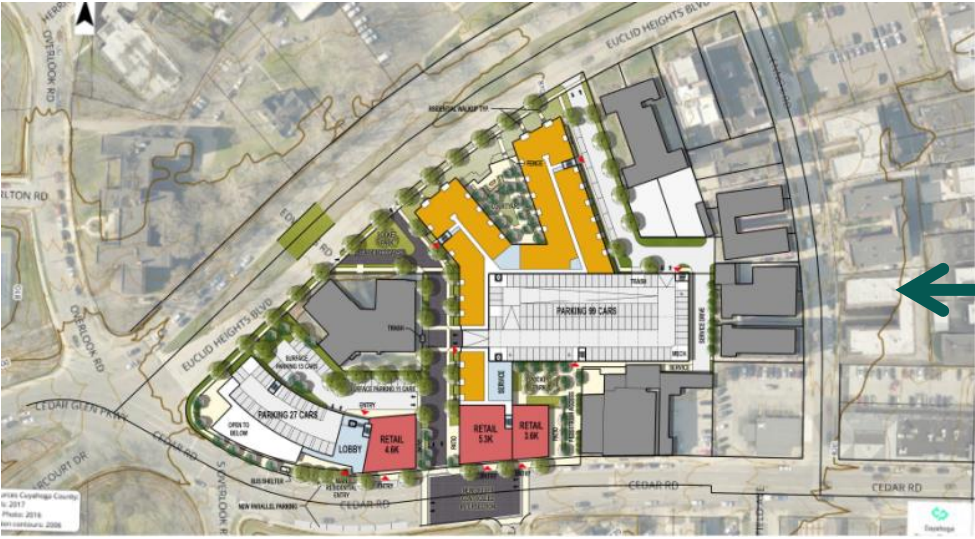
Development Standards for PDO District



Overlay (written Development Standards)

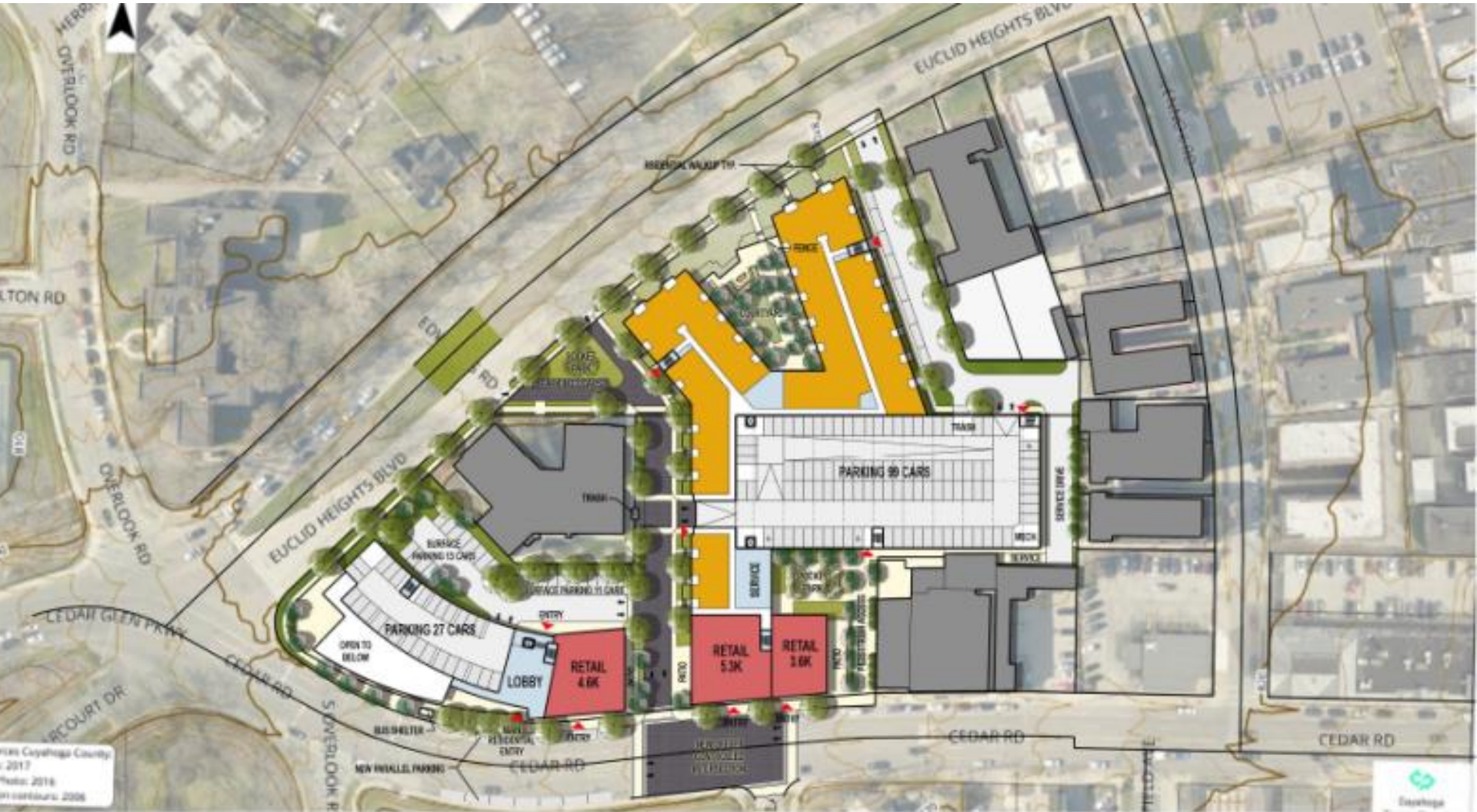


~~S-2 zoning~~



Development Plan (drawings)

Planned Development Overlay (PDO) District



Planned Development Overlay (PDO) District

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

Planning Commission special meeting, Council Chambers

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 conditionally approved Development Plan.

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

City Council public hearing, Council Chambers

At this meeting, City Council will hold a public hearing on Planning Commission's recommendation on the PDO and may finalize PDO legislation.

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Planned Development Overlay (PDO) District

Motion to transmit Ordinance No. 121-2018 and Exhibit A Development Standards to the Planning Commission for its recommendation.