



CLEVELAND HEIGHTS

**Council Committee of the Whole
March 3, 2025
6:00 PM
City Hall – Council Chambers**

Agenda

- 1) Call to Order/Roll Call**
- 2) Legislation for Public Hearing on Zoning Map Changes**
 - a. **ORDINANCE NO. 245-2024(PD): *First Reading***. An Ordinance amending the Zoning Map of the City of Cleveland Heights to rezone the Park Synagogue property located at 3300 Mayfield Road to S-2 Mixed-Use District, and transmitting the same to the Planning Commission.
- 3) Adjourn**



Date: December 9, 2024

To: City Council

From: Eric Zamft, Director of Planning, Neighborhoods & Development

Subject: Zoning Map change – Park Synagogue property located at 3300 Mayfield Road to S-2 Mixed-Use District, and transmitting the same to the Planning Commission

Purpose Statement:

Local ordinances, particularly zoning, are “living and breathing” documents that can be amended from time-to-time in order to keep up with changes in the social and economic environments. The City’s Zoning Code is central to development, redevelopment, and investment within the City.

The the Park Synagogue property is located at 3300 Mayfield Road (the “Property”) is currently split between the A Single-Family and MF-1 Multiple-Family Zoning Districts. 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”). In order to accomplish the Project, the existing zoning on the Property would need to be changed via a Zoning Map Change. On November 25, 2024 the Applicant submitted a petition for a Zoning Map Change to rezone the Property to the S-2 Mixed-Use Zoning District.

The Applicant stated in their application that “[t]he proposed amendment will help the City of Cleveland Heights achieve some of the core goals outlined in the 2017 Master Plan, including developing vibrant neighborhoods with infill housing on the site, creating a complete transportation network with public access trails, and creating a safe and engaged community for the Boulevard Neighborhood by revitalizing the underutilized property. Additionally, this amendment will help preserve the Park Synagogue as a local historic landmark by repositioning the building as a hub for arts and culture with the proposed use of an arts community center, creating a more diverse and open community for future generations.”

Chapter 1119 of the Zoning Code provides the regulations and process for Zoning Map Changes. What follows is a summary of the process.

- Introduction of amending ordinance to Council (Sections 1119.01 and 1119.02) – **tonight**
- Referral to Planning Commission for consideration and recommendation. The Commission shall be allowed a reasonable time, not less than thirty (30) days, nor more than sixty (60) days for its consideration and recommendations (Section 1119.03) – **requested action of tonight**
- Planning Commission consideration of ordinance and development of design guidelines – all open to the public to watch (Section 1119.04) – *anticipated at January and February 2025 Planning Commission meetings*
- [Not required by Code] Referral, review, and recommendation by Committee
- Public hearing by Council, including appropriate noticing (Section 1119.05)
- Notice to property owners for zoning map change by Clerk of Council (Section 1119.06)
- Action by Council. After the public hearing Council shall either adopt or deny the recommendation of the Planning Commission (Section 1119.07)

Is this legislation recurring: Yes: _____ No: X

Is emergency language necessary: Yes: _____ No: X

If yes, why?

Is passage on first reading necessary: Yes: _____ No: X

If yes, why?

If funding is required, is it already budgeted for? Yes: NA No: NA

If not already budgeted for, where will funding come from?

Proposed: 12/09/2024

ORDINANCE NO. 245-2024(PD), *First Reading*

By Mayor Seren

An Ordinance amending the Zoning Map of the City of Cleveland Heights to rezone the Park Synagogue property located at 3300 Mayfield Road to S-2 Mixed-Use District, and transmitting the same to the Planning Commission.

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, the Property is approximately 28 acres and currently split between the A Single-Family and MF-1 Multiple-Family Zoning Districts; 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, in order to accomplish the Project, the existing zoning on the Property would need to be changed via a Zoning Map Change; and

WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, amendments to the official Zoning Map of the City of Cleveland Heights may be requested via petition; and

WHEREAS, pursuant to Section 1119.03 of the Codified Ordinances of the City of Cleveland Heights, after the introduction of such amending Ordinance by Council, such amending Ordinance shall be transmitted to the Planning Commission for its consideration and recommendation; 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 and nor more than sixty (60) days, for its consideration and recommendations; and

WHEREAS, on November 25, 2024 the Applicant submitted a petition for a Zoning Map Change to rezone the Property to the S-2 Mixed-Use Zoning District; and

WHEREAS, pursuant to Section 1119.02(g) of the Codified Ordinances of the City of Cleveland Heights, such Zoning Map change is consistent with the adopted 2017 City of Cleveland Heights Master Plan; the Applicant stated in its application that “[t]he proposed amendment will help the City of Cleveland Heights achieve some of the core

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goals outlined in the 2017 Master Plan, including developing vibrant neighborhoods with infill housing on the site, creating a complete transportation network with public access trails, and creating a safe and engaged community for the Boulevard Neighborhood by revitalizing the underutilized property. Additionally, this amendment will help preserve the Park Synagogue as a local historic landmark by repositioning the building as a hub for arts and culture with the proposed use of an arts community center, creating a more diverse and open community for future generations.”; and

WHEREAS, the Applicant preliminarily and conceptually presented the Project, including the need for a Zoning Map Change at the October 29, 2024 and November 13, 2024 Planning Commission meetings.

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

SECTION 1. Pursuant to Section 1119.01 of the Codified Ordinances, this Council accepts a petition by the Applicant for amendments to the official Zoning Map of the City of Cleveland Heights, as set forth in Exhibit A and B attached hereto.

SECTION 2. Pursuant to Section 1119.03 of the Codified Ordinances, this proposed amending Ordinance shall be transmitted to the Planning Commission.

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 at the earliest time permitted by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

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PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor



Park Synagogue

Exhibit A

City Council – Zoning Map Amendment

Application Letter - 11/25/2024

Applicant

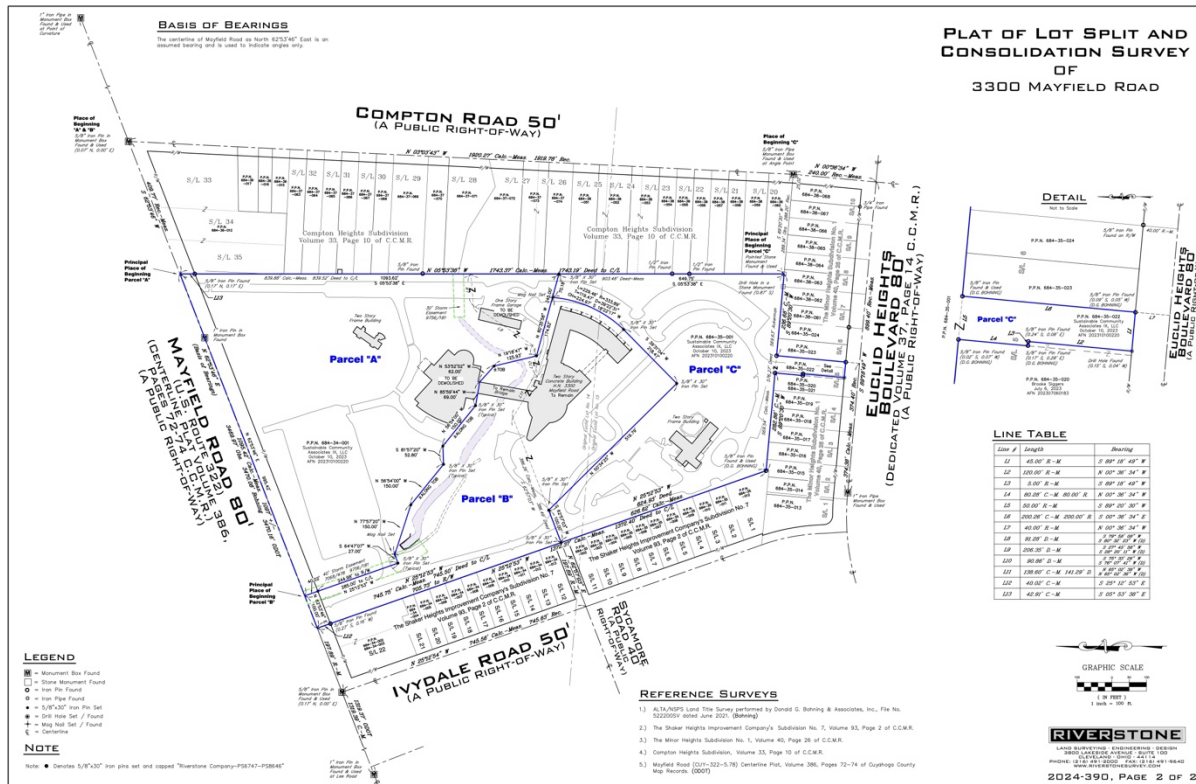
David Craun
Owner's Representative
Cleveland Planning Advisors
3900 Archwood Ave.
Cleveland, OH 44109
(216) 466-1972
david@clevelandplanning.com

Owner

Josh Rosen
Partner
Sustainable Community Associates
2306 W 17th St, Suite 6
Cleveland, OH 44113
(440) 574-9527
josh@sustainableca.com

Proposed Amending Ordinance

The owners of the Park Synagogue site at 3300 Mayfield Road formally request that the Cleveland Heights City Council amend the Zoning Map from "A Single-Family" to "S2 Mixed Use". This Zoning Map change will allow for future development around the historic synagogue, which is about to undergo a significant restoration. The 28-acre site consists of three separate parcels: the north parcel "A" along Mayfield Road, the mid-parcel "B" surrounding the historic synagogue, and the south parcel "C" with access to Euclid Heights Boulevard. Sustainable Community Associates currently owns all three parcels, effective 10/4/2023, with a Lot Split and Consolidation recorded on 11/12/2024 with Cuyahoga County.



Project Description

The iconic Park Synagogue is about to undergo a significant restoration to preserve Erich Mendelsohn's 1950 architectural masterpiece while adapting it as a community arts center. The wedge-shaped building is dominated by a 100-foot-wide, 65-foot-tall hemispherical dome atop the Temple, which fans out to a school wing surrounding a courtyard. Mendelsohn located the synagogue along the Dugway Brook ravine, which runs through the 28-acre wooded property between Mayfield Road and Euclid Heights Boulevard.

The synagogue is no longer in use and has been purchased by Sustainable Community Associates [SCA] for development. The project has been awarded numerous grants and public funding, including Historic Tax Credits [HTC] by the State Historic Preservation Office [SHPO] and the National Park Service [NPS] for a complete restoration and rehabilitation. The restoration scope includes masonry/soffit repair, new windows and doors, new roofs, interior floors, walls, and ceilings. The synagogue will be upgraded with the latest building systems while being sensitive to the historically significant spaces. New uses will include K-12 non-profit arts education programs, special needs art experiences, and a new Bachelor of Fine Arts interdisciplinary fifth-year program by a Northeast Ohio college. Other functions will include the continued use of the Temple space for the High Holy Days and community arts events, as well as private events and parties.

The synagogue is connected via a late-sixties addition by a successor to Mendelsohn with a bridge over the ravine to a large overflow auditorium and event space known as Kangesser Hall. The addition is not considered historic as the structures are outside the period of significance [1950-1953] of the Mendelsohn synagogue, so the bridge will be retained, but the hall will be demolished. Other buildings on-site planned for demolition include a caretaker house, boiler room, and garage to the north and a gas house to the south. The daycare building to the southeast and a Mikvah [ceremonial bath house] to the north of Kangesser will remain.

A Framework Plan for the Park Synagogue property has been underway for the past year, and we are ready to start preliminary reviews with the city boards and commissions. The multi-phase plan envisions retaining the park-like character of the wooded site, celebrating the architecture of Mendelsohn's synagogue, and exploring opportunities for new buildings. Studies have included small-scale residences such as townhouse apartments on the site's south side near the Synagogue in phase one and more significant multi-family buildings on the north side across the ravine in future phases.

Reasons for the Zoning Amendment

As noted above in the project description, the primary reason for the Zoning Map Change is to allow for a new Development plan for proposed townhouses and mixed-use multi-family buildings on the property that are prohibited under the current zoning.

Present Use & Zoning District

The north parcel "A" [formerly 684-34-001, currently 684-34-014] is zoned "A Single-Family" with a 220' strip along Mayfield Road zoned "MF-1 Multiple-Family". Present uses include the Charlotte Goldberg Community Mikvah for religious ceremonies and Kangesser Hall, an overflow assembly building for the synagogue.

The mid-parcel "B" [formerly 684-35-001, currently 684-34-015] is zoned "A Single-Family" with a 220' strip along Mayfield Road zoned "MF-1 Multiple-Family". Present uses include the Cleveland Heights Historic Landmark Park Synagogue temple, the bridge over the dugway brook connecting the temple to the overflow hall, and the Boiler House building with the caretaker apartment and service garage.

The south parcel "C" [formerly 684-35-022, currently 684-35-025] is zoned "A Single-Family". Present use is the Heights Room to Grow daycare and preschool.

Proposed Use & Zoning District

The north parcel “A” [PPN 684-34-014] is to be zoned “S-2 Mixed Use”. Proposed uses maintain the Mikvah for religious ceremonies, Kangesser Hall would be demolished, and new mixed-use multi-family buildings would be developed along Mayfield Road.

The mid-parcel “B” [PPN 684-34-015] is to be zoned “S-2 Mixed Use”. Proposed uses include the restoration of the Park Synagogue temple and bridge for arts education, the Boiler House building would be demolished, and new townhouses would be developed around that area.

The south parcel “C” [PPN 684-35-025] is to be zoned “S-2 Mixed Use”. Proposed uses maintain the daycare and new townhouses would be developed in the southeast corner of the site.

Vicinity Map

See the Plat of Lot Split and Consolidation approved by the Planning Commission for Re-Subdivision on 10/29/2024.

Planning Statement

The proposed amendment will help the City of Cleveland Heights achieve some of the core goals outlined in the **2017 Master Plan**, including developing *vibrant neighborhoods* with infill housing on the site, creating a *complete transportation network* with public access trails, and creating a *safe and engaged community* for the Boulevard Neighborhood by revitalizing the underutilized property. Additionally, this amendment will help preserve the Park Synagogue as a local *historic landmark* by repositioning the building as a *hub for arts and culture* with the proposed use of an arts community center, creating a more *diverse and open community* for future generations.

[End of Application]

Exhibit B
List of Parcels

PPN	Parcel Address
68434014	3300 MAYFIELD ROAD, CLEVELAND HEIGHTS, OH, 44118 (Parcel "A")
68434015	3300 MAYFIELD ROAD, CLEVELAND HEIGHTS, OH, 44118 (Parcel "B")
68435025	3300 MAYFIELD ROAD, CLEVELAND HEIGHTS, OH, 44118 (Parcel "C")