



CLEVELAND HEIGHTS

Council Committee of the Whole
December 15, 2025
5:00 PM
City Hall – Council Chambers

Agenda

1) Call to Order/Roll Call

2) Public Hearing

Note: Persons wishing to speak must register in advance. A 3-minute time limit applies and must be on the topic of the public hearing.

- a. Introduction and Planning Commission Recommendation
- b. Public Comment Period on Severance Overlay Zone

ORDINANCE NO. 226-2025(PD): Second Reading. An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay Zone.

ORDINANCE NO. 227-2025(PD): Second Reading. 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.

3) Other

4) Adjourn

**Severance Town Center and Adjacent
Properties Zoning Text Amendments (Or.
No. 226-2025) and Zoning Map Change
(Ord. No. 227-2025)**

**December 15, 2025
City Council Public Hearing**

Severance Zoning Ordinances: What is before Council?

- Zoning codes are “Living and Breathing Documents”
- Process for Amending the Zoning Code is contained in Chapter 1119 (Amendments)
- MPACT Collective filed a petition on October 28th for zoning text amendments and a zoning map change to create a Severance Overlay Zone (SOZ)

		Proposed: 11/3/2025 ORDINANCE NO. 227-2025(PD), <i>First Reading</i> By Mayor Cuda Map of the City of Cleveland Heights to map Severance Town Center and adjacent parcels, th of Mayfield Road, west of Crest Road, and
Proposed: 11/3/2025 ORDINANCE NO. 226-2025(PD), <i>First Reading</i> By Mayor Cuda An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay Zone. WHEREAS, pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, this Council may by Ordinance introduce amendments to the Zoning Code; 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 amendments 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 amendments 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 amendments to the Zoning Code; 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	19.01 of the Codified Ordinances of the City of Ordinance introduce changes to the Zoning Map 19.01 of the Codified Ordinances of the City of ance may be introduced upon petition; and 19.03 of the Codified Ordinances of the City of of such zoning map changes by Council, they g Commission for its consideration and 19.03 of the Codified Ordinances of the City of ion shall be allowed a reasonable time, not less sixty (60) days, for its consideration and ion may recommend to Council that the zoning to the Planning Commission, or that they be blic hearing on proposed zoning map changes; er is located in the heart of Cleveland Heights s central to the future of the City; and veloper of Severance Town Center, MPACT has been working collaboratively with the City g a vision for Severance Town Center, with gement; and ance Town Center is encapsulated in the y MPACT, which envisions Severance as a e and incentivize that vision, new zoning is	

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Severance Zoning Ordinances: Process for Amending the Zoning Map and/or Amending Zoning Text

Zoning text amendments and zoning map changes must follow the procedures put forth in Chapter 1119:

1. Introduction of amending ordinance to Council (Section 1119.02): **NOVEMBER 3, 2025**
2. 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 recommendation (Section 1119.03): **NOVEMBER 3, 2025**
3. Planning Commission consideration and recommendation at regularly-scheduled meeting or special meeting or workshop (Section 1119.04): **NOVEMBER 12, 2025** *Public Comment*
4. Joint Meeting of the Committee of the Whole/Planning & Development Committee of Council (not required by Code) **NOVEMBER 17, 2025** *Public Comment*
5. Planning & Development Committee of Council (not required by Code) **NOVEMBER 19, 2025** *Public Comment*
6. Planning Commission continues to review zoning code amendments **DECEMBER 10, 2025** *Public Comment*
7. Public Hearing by Council, including appropriate noticing (Section 1119.05). **TONIGHT** *Public Comment*
8. Potential Action by Council. After the public hearing Council shall either adopt or deny the recommendation of the Planning Commission (Section 1119.06): **Potentially on DECEMBER 15, 2025 and/or at a special meeting on December 17, 2025** *Public Comment*

SEVERANCE OVERLAY ZONE: COMMENTS, QUESTIONS, AND CONCERNS				
COMMENTS AND RESPONSES AS OF DECEMBER 11, 2025				
COMMENTS RECEIVED SINCE THIS DOCUMENT WAS DISTRIBUTED ON 12/4/2025 ARE LABELED "NEW"				
NO.	SOURCE	LOCATION	FEEDBACK	RESPONSE
COMMENTS RECEIVED SINCE NOVEMBER PLANNING COMMISSION MEETING				
1	RESIDENT PUBLIC COMMENT	PAGE 3-4 CHAPTER 11491.11 B (5) DISTRICT STANDARDS MAP	The NW traffic diamond is inefficient; MPACT is open to replacing it with a traditional roundabout, which is safer and more cost-effective. This change should be incorporated. The SW intersection by Home Depot would also function better and be safer as a roundabout, though this intersection is not described in the zoning plan.	MPACT has redesigned this intersection to reflect what is often referred to a peanut roundabout. This accomplishes both the desire for the functionality and traffic calming of a roundabout while also aligning intersections efficiently.
2	PLANNING STAFF	PAGE 3 CHAPTER 1491.11B DISTRICT STANDARDS LEGEND AND MAP	The "Buffer Area" should be rebranded as a "Conservation Area". This states the intent that this area will not be developed.	MPACT has agreed to rebrand and use the term "Conservation Area".
3	PLANNING COMMISSION	PAGE 4 CHAPTER 11491.11 B (5) DISTRICT STANDARDS MAP	I'd like to see an overlay of the standards map on top of the existing buildings. It's imperative that we have some sort of image that shows what these blocks cover. This is somewhat shown on the page on page 4 of the Severance overlay zone	MPACT has placed the District Standards map on an aerial of Severance Town Center for review.

VERSION 3

- ~72 comments
- Public, Planning Commission, Council, staff, MPACT
- Experts reviews
- Staff reviews – prior to submittal and on-going
 - Change from separate zoning amendment process to following Chapter 1119
 - Addition of Technical Advisory Committee (TAC)
 - Uses

This has resulted in...

Zoning Text Amendments (Or. No. 226-2025)

Attachment A

Amendments to Part Eleven (sans Chapter 1149)

Revised as of December 11, 2025
(SUBSTITUTE Attachment A)

PART ELEVEN - ZONING CODE

TITLE ONE - Administration

- Chap. 1101. Purpose, Interpretation and Validity.
- Chap. 1103. Definitions.
- Chap. 1105. Establishment of Districts and Maps.
- Chap. 1107. Zoning Administrator.
- Chap. 1109. Board of Zoning Appeals.
- Chap. 1111. Planning Commission.
- Chap. 1113. ~~Board of Control.~~Reserved.
- Chap. 1115. Procedures.
- Chap. 1117. Enforcement and Penalties.
- Chap. 1119. Amendments.

TITLE THREE - District Regulations

- Chap. 1121. AA and A Single-Family and B Two-Family Residential Districts.
- Chap. 1123. MF-1, MF-2 and MF-3 Multiple-Family Residential Districts.
- Chap. 1131. Commercial Districts.
- Chap. 1133. Park District.

TITLE FIVE - Special Districts

- Chap. 1141. Planned Development Objectives.
- Chap. 1143. S-1 Mixed Use District.
- Chap. 1145. S-2 Mixed Use District.
- Chap. 1147. Planned Development Overlay District.
- Chap. 1149. Severance Overlay Zone.

TITLE SEVEN - Conditional Use Regulations

- Chap. 1151. General Criteria.
- Chap. 1153. Supplemental Standards for Conditional Uses.
- Chap. 1155. Planned Residential Developments.

TITLE NINE - Supplementary Regulations

- Chap. 1161. Off-Street Parking and Loading Regulations.
- Chap. 1163. Sign Regulations.
- Chap. 1165. Additional Regulations Governing Uses.
- Chap. 1166. Landscape Requirements
- Chap. 1167. Prohibited Uses.
- Chap. 1169. Sexually Oriented Businesses.

TITLE ELEVEN - Nonconformities

- Chap. 1171. Intent and General Regulations.
- Chap. 1173. Nonconforming Uses.
- Chap. 1175. Nonconforming Site Conditions.

Zoning Text Amendments (Or. No. 226-2025)

Attachment B

Chapter 1149 – The Severance Overlay Zone

Revised as of December 11, 2025
(SUBSTITUTE Attachment B)



CHAPTER 1149.0: APPLICATION

1149.01 TABLE OF CONTENTS

CHAPTER 1149.0 APPLICATION

- 1149.01 TABLE OF CONTENTS
- 1149.02 INTENT AND PURPOSE
- 1149.03 APPLICABILITY

CHAPTER 1149.1 DISTRICT STANDARDS

- 1149.11 DISTRICT STANDARDS MAP
- 1149.12 STREET AND PUBLIC FRONTAGE STANDARDS
- 1149.13 CIVIC SPACE STANDARDS

CHAPTER 1149.2 USES AND DEVELOPMENT STANDARDS

- 1149.21 PERMITTED USES BY DISTRICT
- 1149.22 SITE DEVELOPMENT STANDARDS AND INCENTIVES
- 1149.23 PRIVATE FRONTAGES
- 1149.24 EDGING ELEMENT STANDARDS
- 1149.25 ARCHITECTURAL DESIGN STANDARDS
- 1149.26 PARKING

CHAPTER 1149.3 ADMINISTRATION

- 1149.31 SUBMISSION PROCESS AND REVIEW
- 1149.32 PRELIMINARY APPLICATION PROCESS
- 1149.33 OFFICIAL PLAN SUBMISSION REVIEW
- 1149.34 SUB-DIVISION AND OWNERSHIP
- 1149.35 CHAPTER AMENDMENTS
- 1149.36 SITE PLAN AMENDMENTS
- 1149.37 DURATION OF APPROVALS

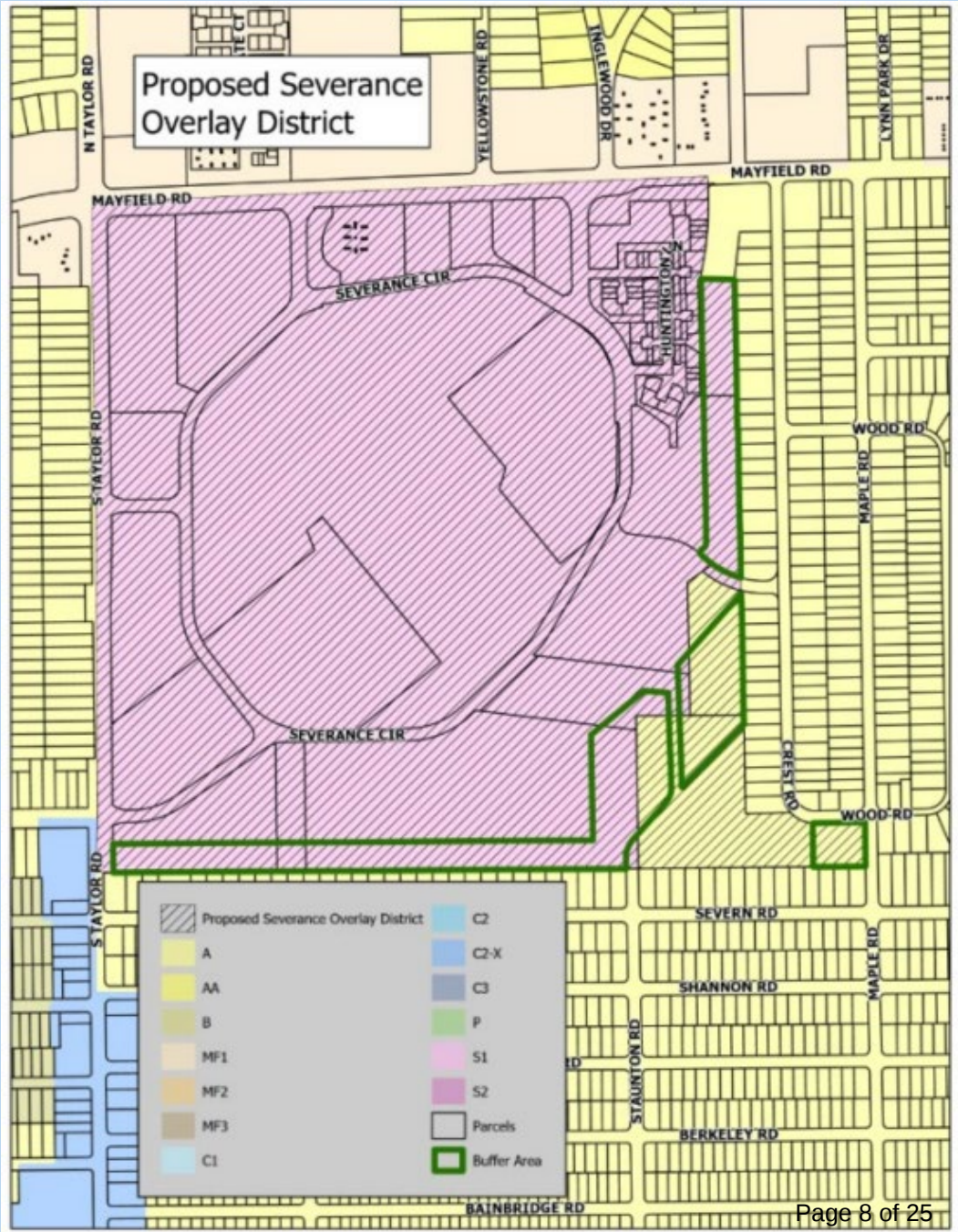
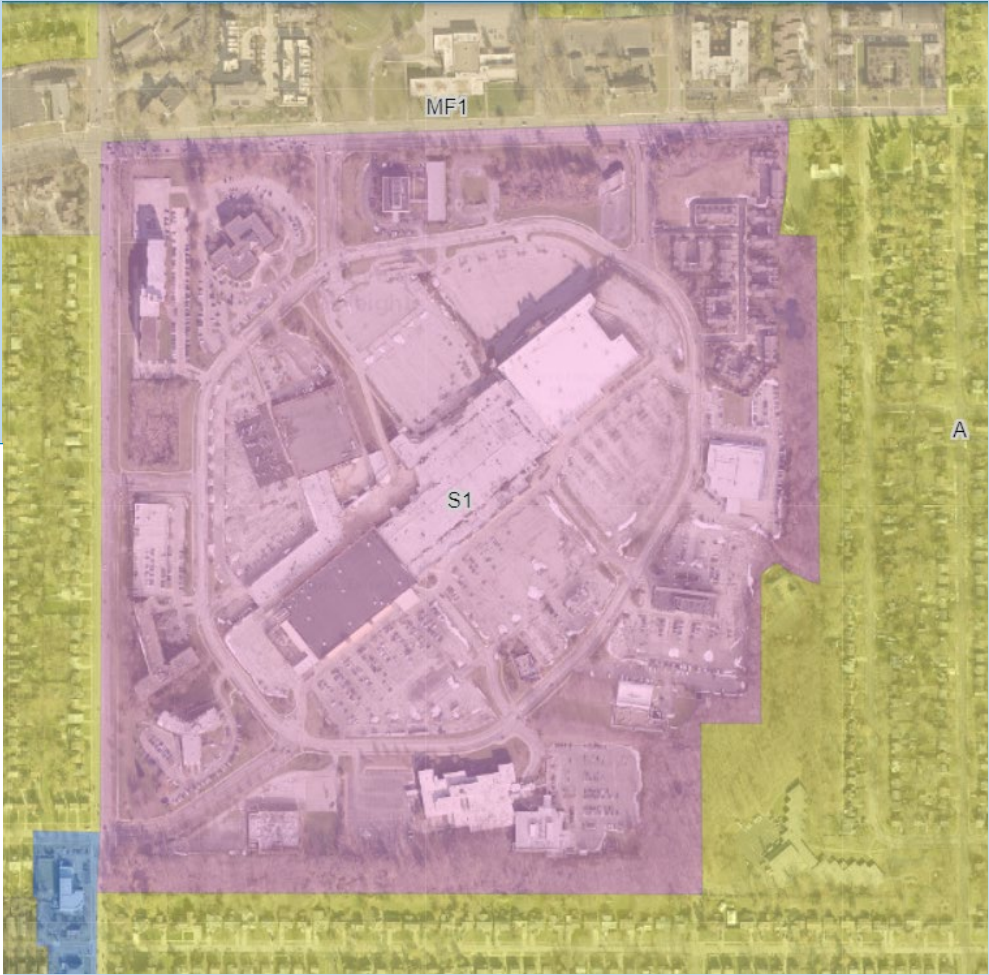
CHAPTER 1149.4 DESIGN STANDARDS MANUAL

- 1149.41 INTENT AND PURPOSE
- 1149.42 STREET TYPE DESIGN STANDARDS
- 1149.43 TABLE OF PERMITTED PRIVATE FRONTAGES
- 1149.44 PEDESTRIAN PATH / TRAIL PRIVATE FRONTAGES
- 1149.45 PUBLIC FRONTAGE DESIGN STANDARDS
- 1149.46 SITE LAYOUT ILLUSTRATIONS
- 1149.47 CIVIC SPACE DESIGN STANDARDS
- 1149.48 PRIVATE FRONTAGE DESIGN STANDARDS
- 1149.49 ARCHITECTURAL DESIGN STANDARDS

Zoning Map Change (Or. No. 227-2025)

Cleveland Heights 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
- C2-X Multiple-Use
- C3 General Commercial
- P Park
- S1 Mixed-Use
- S2 Mixed-Use
- Overlay



REVIEW PROCESSES FOR DEVELOPMENTS UNDER THE PROPOSED SEVERANCE OVERLAY ZONING CODE



REVIEW PROCESSES FOR DEVELOPMENTS UNDER CURRENT ZONING CODE



Conservation Area / Green Space

- SOZ maintains existing 150' buffer required by S-1
- SOZ includes additional areas (Millikin School playground)
- Standards require additional distance from Millikin Woods for buildings
- Roadway standards not applicable for green/civic space = potential for larger green space



The S-1 Permits...



Drive-Throughs



Big Box Retail



Multi-Family Housing

The SOZ Would Permit...



Mixed-Use Development



Parks



Cottage Court

Severance Zoning Ordinances Resources

[Home](#) › [Government](#) › [Departments](#) › [Economic Development](#) › [Development Projects](#) › Severance Town Center Redevelopment

SEVERANCE TOWN CENTER REDEVELOPMENT

This webpage will be the landing spot for updates, plans, and documents related to the potential redevelopment of Severance Town Center.

Severance Overlay Zone (SOZ) Map and Zoning Text Amendments Legislation and Comments

- [Ordinance No. 226-2025 Severance Overlay Zone Text Amendment with Attachment A and Attachment B](#)
- [Exhibit A of Substituted Ordinance No. 226-2025](#)
- [Exhibit B of Substituted Ordinance No. 226-2025](#)
- [Ordinance No. 227-2025 Severance Overlay Map Change with Attachment A and Attachment B](#)
- [Severance Overlay Zone comments, questions and responses through Dec. 11, 2025](#)
- [Compare Report - Comparison of Initial Submission vs latest submission](#)

<https://www.clevelandheights.gov/1004/Severance-Town-Center-Redevelopment>

November 19, 2025 Planning and Development Committee Meeting - [Video](#)

SOZ zoning reviewed and discussed

December 2, 2025 Planning and Development Committee Meeting - [Video](#)

SOZ zoning reviewed and discussed

****Public Comment Opportunity****

December 10, 2025 Planning Commission Meeting - [Video](#)

Planning Commission continues to review zoning code amendments at the regular meeting.

****Public Comment Opportunity****

Additional Materials from MPACT concerning Severance Overlay District Zoning

- [Residential market analysis](#)
- The [methodology](#) and [target market description](#) are the basis for the market analysis can also be viewed and down loaded.
- [Recommended Action Plan \(RAP\)](#)
- [MPACT Severance Town Center website](#)

Resources

Severance Town Center Vision Statement

In order to help guide any redevelopment of Severance Town Center, on January 18, 2023 the Board of Control adopted a Severance Town Center Vision Statement. The formulation of this statement was based upon multiple Board of Control discussions and significant input from the public. Please view the adopted [Severance Town Center Vision Statement](#).

What is Form-Based Zoning and Why Should the City Consider it?

Form-based zoning represents a change in the way that the built environment is regulated. This shift is necessary because the traditional, "Euclidean" zoning is focused on the use of land. This traditional approach to zoning has been shown to be ineffective for regulating diverse, walkable, mixed-use environments like we have or desire in Cleveland Heights, particularly Severance Town Center.



Date: November 3, 2025

To: City Council

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

Subject: Legislation related to rezoning Severance Town Center:

- *Zoning Text Amendments* – An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay Zone (SOZ)
- *Zoning Map Change* – An Ordinance amending 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

Purpose Statement:

Background

Severance Town Center is located in the heart of Cleveland Heights and its redevelopment and reimagination is central to the future of the City. 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. The vision for Severance Town Center is encapsulated in the Recommended Action Plan (RAP), prepared by MPACT, which envisions Severance as a walkable, mixed-use neighborhood. The City has created a project webpage as a central repository: <https://www.clevelandheights.gov/1004/Severance-Town-Center-Redevelopment>; MPACT has done that as well: <https://www.severanceclevelandheights.com/about>

Local ordinances 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 has followed this practice by constantly and consistently reviewing its Codified Ordinances and – when appropriate and necessary – making changes to those Ordinances. This is particularly the case with Part Eleven – Zoning Code. Beyond that internal review, it is important to hear from and receive petitions for zoning changes from the private sector in order to ensure that the City’s Zoning Code can facilitate

development, redevelopment, and investment within the City. To that end, MPACT, working collaboratively with City staff and the community, has identified that in order to effectuate and incentivize the shared vision for Severance Town Center, new zoning is necessary. MPACT has supplied a memorandum on how zoning reform can impact development potential, which is included as part of this agenda item. In addition, a summary of the stakeholder and community engagement is included in this agenda item. This will be updated.

Zoning text amendments and zoning map changes must follow the procedures put forth in Chapter 1119, including, but not limited to Council referral to the Planning Commission, Planning Commission review and recommendation, and Council public hearing. The full process will be discussed below. Pursuant to Section 1119.01 of the Codified Ordinances of the City of Cleveland Heights, zoning text amendments may be introduced by Council upon its own initiative, upon recommendation by the Planning Commission, or by petition. A petition to amend the Zoning Code and the Zoning Map was received by MPACT on October 28, 2025 and is included as part of this agenda item. That new zoning is proposed as being a form-based, voluntary, overlay district titled the “Severance Overlay Zone”. This agenda item starts the formal zoning text amendment/zoning map change process.

What is Form-Based Zoning and Why Should the City Consider it?

Form-based zoning represents a change in the way that the built environment is regulated. This shift is necessary because the traditional, “Euclidean” zoning is focused on the use of land. This traditional approach to zoning has been shown to be ineffective for regulating diverse, walkable, mixed-use environments like we have or desire in Cleveland Heights, particularly Severance Town Center.

Form-based zoning fosters predictable built results and a high-quality public realm. Unlike traditional zoning, form-based zoning use the intended form and character of a place as the organizing principle, or framework, of the code, rather than focusing predominantly on use. This is done through the regulation of a series of important form elements to create high-quality spaces, such as: streets and frontages; civic spaces; Build-to-Lines; height, street walls and stepbacks; yards; active edges and edging elements; architectural design standards.

It is also important to note that while form-based zoning emphasizes an intended physical form and character of a place, it also regulates use. Form-based zoning often allows a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the area.

As part of the review and approval process, City staff will provide further education on form-based zoning. The following video does a nice job of providing an introduction to form-based codes: <https://www.youtube.com/watch?v=644gz7maHdM>

Description of the Legislation

Two (2) pieces of legislation are necessary:

- 1) An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay Zone (SOZ) (along with the proposed zoning text amendments as Exhibit A)
- 2) An Ordinance amending 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 (along with a) the proposed zoning map changes as Exhibit A and the affected parcels as Exhibit B)

Zoning issues can be complicated (and sometimes contentious). The ordinances are long and technical. In order to assist both Council and the public, a summary of the proposed changes is included in this agenda item.

Process for Zoning Text Amendments/Zoning Map Changes

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

1. Introduction of amending ordinance to Council (Section 1119.02) – ***Subject of this agenda item***
2. 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) – ***Subject of this agenda item***
3. Planning Commission consideration and recommendation at regularly-scheduled meeting or special meeting or workshop – all open to the public to watch (Section 1119.04)
4. [Not required by Code] Joint meeting of the Committee of the Whole/Planning & Development Committee of Council.
5. Public hearing by Council, including appropriate noticing (Section 1119.05).
6. Action by Council. After the public hearing Council shall either adopt or deny the recommendation of the Planning Commission (Section 1119.06).

An anticipated timeline of the review and approval process, including public comment opportunities is included as part of this agenda item.

Where to Find More Information

All of this information has been posted to the project webpage

(<https://www.clevelandheights.gov/1004/Severance-Town-Center-Redevelopment>). This webpage will be updated as the legislation proceeds.

Summary of Agenda Item Contents (will be updated as legislation proceeds)

- Agenda Cover Memorandum
- MPACT petition for Zoning Text Amendment and Zoning Map Change
- Zoning Text Amendment Ordinance, including exhibit with detailed proposed changes
- Zoning Map Change Ordinance, including exhibits identifying properties
- Summary of Ordinances
- MPACT Zoning Reform memorandum
- Summary of stakeholder and community engagement
- Zoning Text/Map Change Process and Anticipated Timeline

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: 11/3/2025

ORDINANCE NO. 226-2025(PD), *Second Reading*

By Mayor Cuda

An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay Zone.

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

ORDINANCE NO. 226-2025(PD)

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

WHEREAS, a petition to amend the Zoning Code was received from MPACT on October 28, 2025; and

WHEREAS, on November 3, 2025, Council introduced this Ordinance to amend certain sections of Park Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights, transmitted the same to the Planning Commission for 30 days pursuant to Cleveland Heights Codified Ordinances 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 November 12, 2025 meeting; and

WHEREAS, at the conclusion of its _____, 2025 meeting, the Planning Commission recommended that the proposed zoning amendments 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 amendments to Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights set forth in Exhibits A and B attached hereto and incorporated herein by reference, with the language of the new provisions underlined and the provisions to be deleted struck out or otherwise noted, 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

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

TONY CUDA
Mayor

In order to keep the Council Packet for December 1, 2025 condensed, please use the following link to find all documentation relating to the ORD 226-2025 – Severance Overlay Zoning Text Amendments and ORD 227-2025 – Severance Overlay Zoning Map Amendments.

<https://www.clevelandheights.gov/1004/Severance-Town-Center-Redevelopment>

Proposed: 11/3/2025

ORDINANCE NO. 227-2025(PD), *Second 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

ORDINANCE NO. 227-2025(PD)

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

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 November 12, 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

ORDINANCE NO. 227-2025(PD)

President of Council

ADDIE BALESTER
Clerk of Council

PASSED:

Presented to Mayor: _____ Approved: _____

TONY CUDA
Mayor

In order to keep the Council Packet for December 1, 2025 condensed, please use the following link to find all documentation relating to the ORD 226-2025 – Severance Overlay Zoning Text Amendments and ORD 227-2025 – Severance Overlay Zoning Map Amendments.

<https://www.clevelandheights.gov/1004/Severance-Town-Center-Redevelopment>