



CITY OF CLEVELAND
Mayor Justin M. Bibb
CITY PLANNING

Near West Design Review District Agenda

8:30 a.m., April 23rd, 2025

Virtual via Webex

AGENDA:

1. **NW 2025-010 | Joy Court Townhomes & Old Mill Street Apts | Schematic Request Approval | C***

Type: New Construction of an apartment complex and townhomes

Address: West 30th and Barber Ave.

Representative: ROBERTO VEGA PERALTA, VOCON ; Ben Beckmann

2. **NW2025-011 | Story Steelyard - Dispensary | Final Approval | C***

Type: New Construction of a dispensary with a drive-thru

Address: 3270 Steelyard Dr.

Representative: Tony Zook

*C - Goes to City Planning Commission (if approved schematically or higher), *L - Goes to Landmarks Commission, *N- Not Needed for Commission Presentations, *P - [PETBoT](#)

COMMITTEE REPORT

ADMINISTRATOR REPORT

Kerry Sandoval, Chair
Britany Pabon, Administrator

NEXT DESIGN REVIEW: April 23rd

Please contact the administrator for availability. Have all items ONE week prior or by **April 16th** to be considered. Email: bpabon@clevelandohio.gov



Disclaimer:

Design review's purpose is to provide **design advice** by the committee at the local level for the Planning Commission that benefits both the community and the environment, as well as any existing Master Plans. This is a part of the legal process to move projects forward for approval or denial. Zoning, variances, violations, enforcements, map changes, vacations, etc. are the sole job of the City's various departments to enforce, and the planner's job to inform.

Commentary:

Public commentary is due **48 hours** before design review is to be considered. Anyone is welcome to attend the design review without disruption to the committee. Please submit comments via email to the administrator and they will be distributed to the committee members before the meeting for review.

If you cannot meet the deadline for additional commentary or attend design review to listen, all are welcome to submit or attend for virtual or in-person at the Cleveland Planning Commission public portion for support or opposition of a project. (**CPC; held the 1st and 3rd Fridays at 9am**) or Board of Zoning Appeals (**BZA; held Mondays at 9:30am**) **601 Lakeside Ave., 5th Floor, Room 514.**

Conditional Uses:

Townhomes are **required** to have posted signs **10 days prior** to the Planning Commission. They must be placed in a visible location, recorded, and left until after the hearing. Please reach out to the administrator for any questions regarding this mandatory step and to pick up your project's sign or get it placed.

Demolitions:

Please note that if a particular structure falls outside of a design review district, Planning does **NOT** oversee those demolitions, and they are permitted by right.

Reminder:

Community meetings, block clubs, CDCs, and all other entities are **advisory only and do not have approval/disapproval authority**. Planning highly encourages projects to meet with surrounding communities, CDCs, and council members for a more accepted and overall understood product (public concerns, culture, etc.). New construction (6+ units) usually requires community comment at the conceptual level, please coordinate with the CDC for public input or meetings.

