

# Map Change 2689

## Development, Planning, and Sustainability

May 13, 2025



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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CITY PLANNING COMMISSION

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## Proposal

Changing the Use, Area & Height districts of parcels of land south of West 26th Street between Chatham Avenue and Monroe Avenue.

(Map Change 2689)

## Purpose

To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.

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# Council Support of MC 2689



Outlook

Re: Meet w/ Dan Whalen - W 26 Rezoning

From: Kerry McCormack <kmccormack@clevelandcitycouncil.org>  
Date: Sat 12/28/2024 2:26 PM  
To: Dan Whalen <dw@placesdev.com>; Bay, Xavier <XBay@clevelandohio.gov>; Leonard, Shannan <SLeonard@clevelandohio.gov>

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Full support. Thank you!  
  
Kerry

**Kerry McCormack**  
Ward 3 Councilman  
Cleveland City Council

On Dec 18, 2024, at 3:04 PM, Dan Whalen <dw@placesdev.com> wrote:

Councilman McCormack-

As discussed, please see the proposed zoning map change for these parcels in Ohio City along W 26<sup>th</sup> between Chatham Ave and Monroe Ave. We would like your approval and support so that the zoning team can submit this to the Planning Commission for 1/17/25 review.

Thanks,

Dan Whalen  
Co-Founder & Managing Partner  
[dw@placesdev.com](mailto:dw@placesdev.com)  
(440) 478-8245



Outlook

Re: Meet w/ Dan Whalen - W 26 Rezoning

Organizer: Leonard, Shannan <SLeonard@clevelandohio.gov>  
Meeting time: This event occurred 2 months ago (Fri 12/13/2024 1:00 PM - 2:00 PM)  
Location: Microsoft Teams Meeting  
My response: Accepted  
Required attendees: Leonard, Shannan, Bay, Xavier, Flake, Kayla  
Optional attendees: Dan Whalen  
Message sent: Fri 2/7/2025 3:08 PM

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Good to go on my end. Thanks  
**Kerry McCormack**  
Ward 3 Councilman  
Cleveland City Council

On Feb 6, 2025, at 10:44 AM, Leonard, Shannan <SLeonard@clevelandohio.gov> wrote:

Good Morning Councilman McCormack,

Hope this email finds you well. I am writing this morning because the West 26<sup>th</sup> Rezoning was originally heard last month was tabled with a request that the project team go through Design Review/PETBOT and present their site design to the Commission - noting that this is not a site plan specific rezoning. Thus, the Map Change was originally rescheduled for CPC for this Friday, February 7, 2025 along with their conceptual approval for Design Review.

However, earlier this week Dan Whalen reached out to me stating that at PETBOT, Fire requested more clearance at the rear of the property. The original Map Change was to change the zoning on the properties on the west side of West 26<sup>th</sup> between Chatham and Monroe from Semi-Industry to Multi-Family Residential with a 5' Specific Mapped Setback.

Thus, based on the PETBOT review - I am asking for an email of support to amend the zoning proposal to Multi-Family Residential with a 3' Specific Mapped Setback instead of the 5'. This will bring the residential building closer to W. 26<sup>th</sup> Street away from neighboring townhomes and one/two family homes on West 28<sup>th</sup> and provide the necessary fire clearance.

Lastly, it is my hope that by receiving your support and coordinating with the Survey Department that CPC staff can get the public notice out by February 11, 2025 for the next CPC hearing on February 21, 2025. CPC can then hear the rezoning and the street vacation of Hanook Avenue at the same hearing.

Please let me know if you have any questions or concerns. I look forward to receiving your email support for this very minor change for fire clearance so that we may move this map change and project forward.

Thank you for your time and consideration.

Shannan Leonard

Shannan-

We got feedback from Fire during our PETBot that we may need a little more clearance at the rear of the property. Do you think we could amend the mapped setback on 26<sup>th</sup> to 3' as a result to give us room to move the building a few feet if needed?

**Dan Whalen**  
Co-Founder & Managing Partner



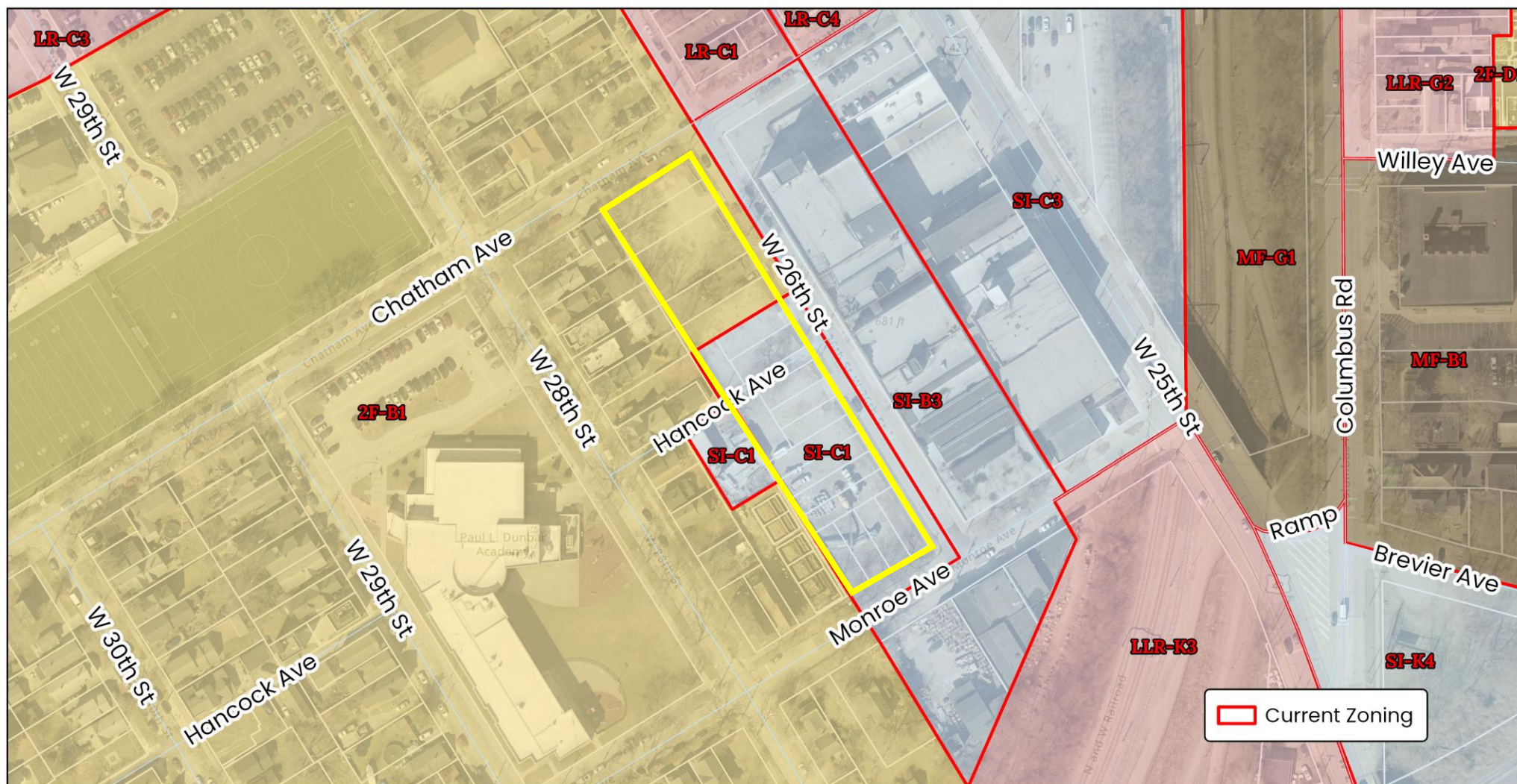
**Shannan Leonard**  
Chief Zoning Administrator |  
Zoning Manager  
Phone 216.664.3814  
[Cleveland City Planning Commission](#)





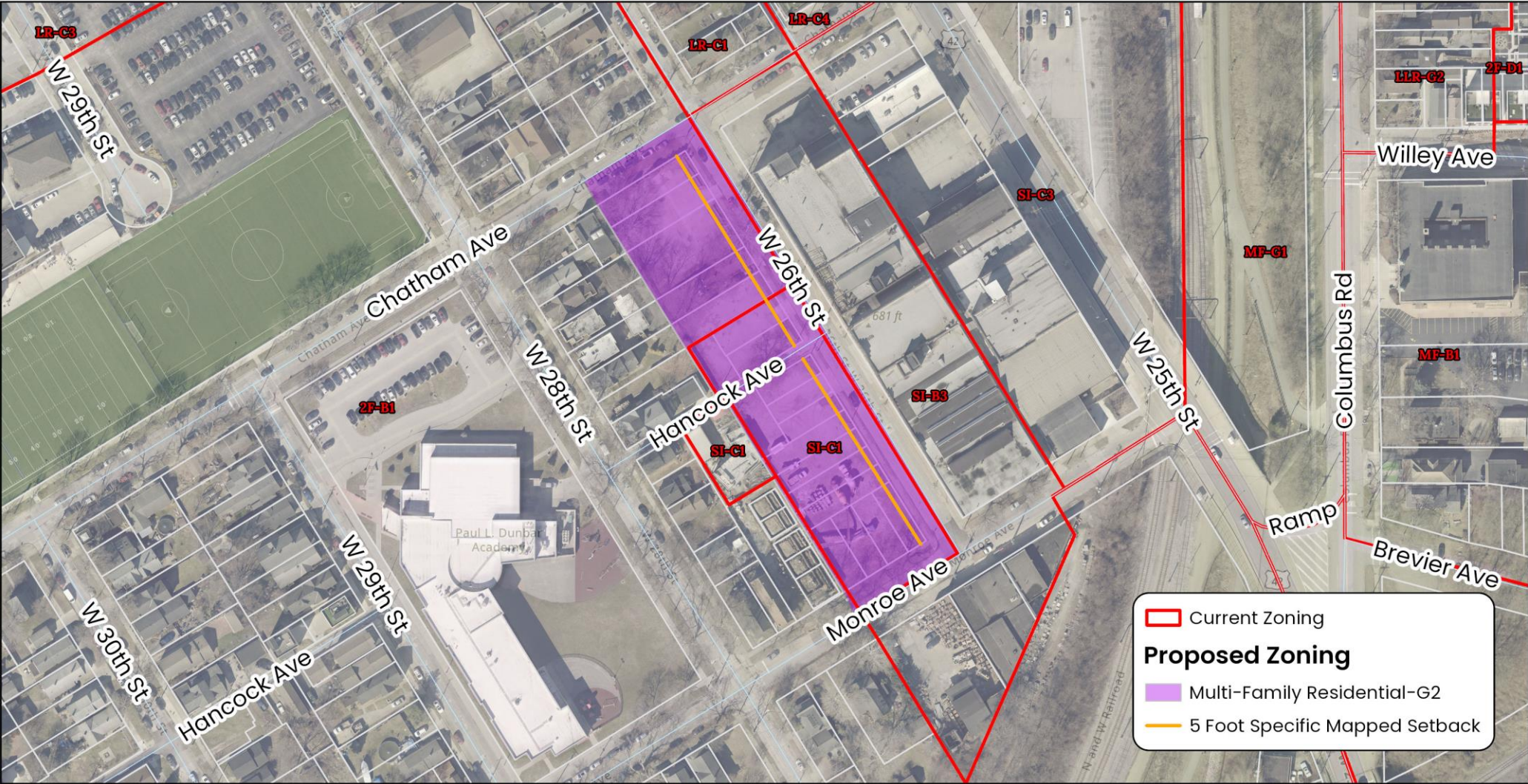
## Current Zoning:

- Two Family-B1
- Semi-Industry-C1





# Map Change 2689 (1<sup>st</sup> Draft 5' setback)



## Map Change 2689

Changing the Use, Area, and Height districts of parcels of land west of West 26th Street between Monroe Ave and Chatham Ave







City of Cleveland  
Justin M. Bibb, Mayor

Mayor's Office of Capital Projects  
Division of Engineering & Construction  
601 Lakeside Avenue, Room 518  
Cleveland, Ohio 44114-1015  
216/664-7434 Fax: 216/664-2289  
www.clevelandohio.gov

Meeting Date: 01/28/2025  
PetBOT Meeting Minutes

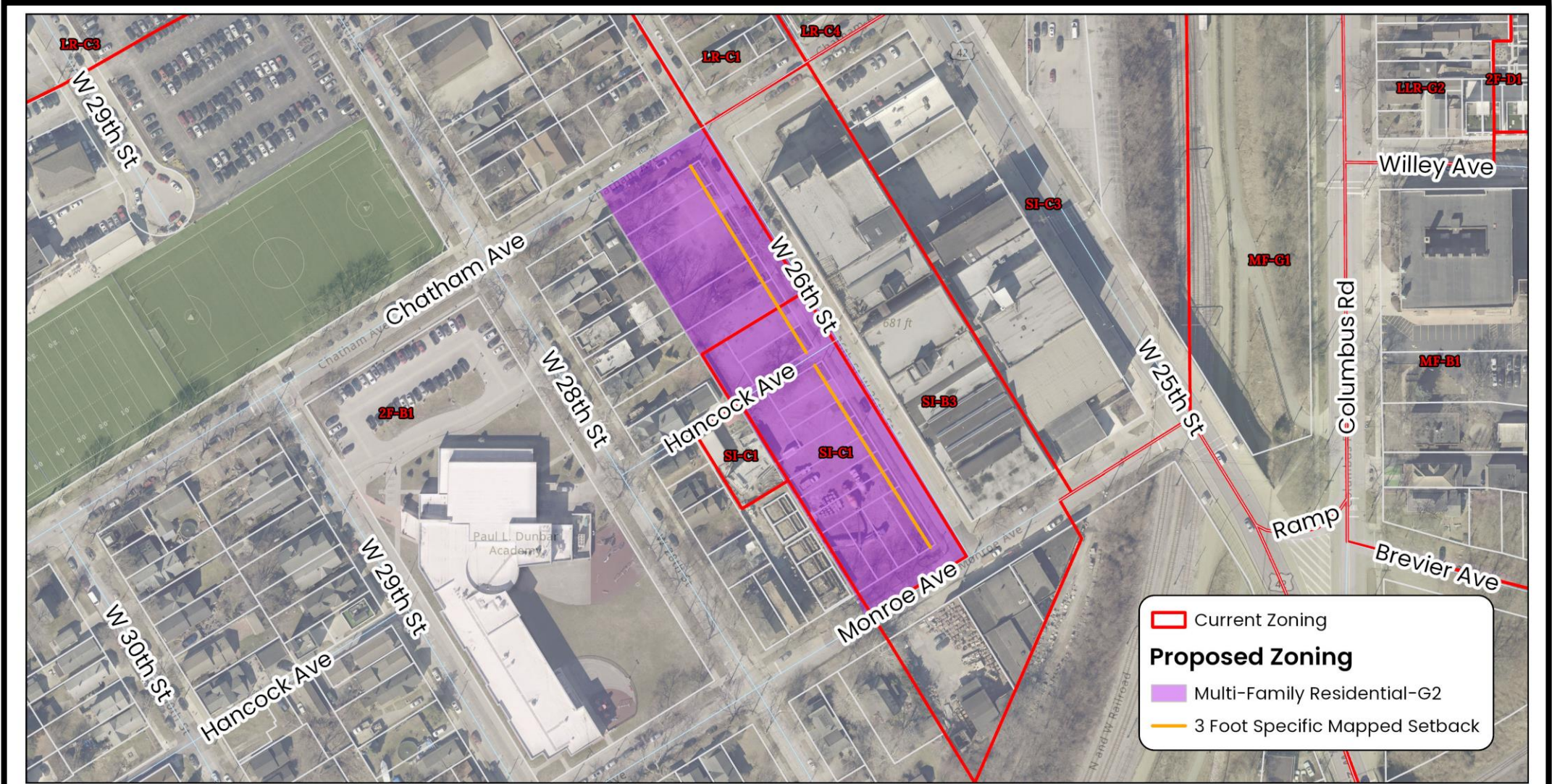
*PetBOT (Planning, Engineering, Traffic Engineering, and Bureau of Traffic) is a reviewing body integrated into City Planning's Conceptual / Schematic Design Review Process focused on the public right of way.*

- W 26th Apartments
  - Behind Voss Industries Site – currently a ‘run down’ site between Chatham and Monroe
  - Hancock Ave will be partially vacated
  - Encroachments exist within the project (existing drive and fence encroach onto existing property)
  - Access off Chatham Ave; Fire access off W 26<sup>th</sup> St
  - Trash pickup will be placed on frontage along Chatham
  - Invasive species of Trees will be removed from site; tree preservation plan will be provided
  - Sidewalk & Curbs must be compliant with COC 505 – will need Street Obstruction Permit. New curb cuts are planned on Chatham and West 26<sup>th</sup> St with current layout.
  - WPC: Provide Utility Plan when Ready – no known infrastructure along Hancock.
  - Waste: Not provided by city.
  - Planning: No major concerns
  - Urban Forestry: Keep in the loop as tree preservation plan develops
  - Parking: No plans to change on-street parking
  - RTA: Plan to utilize TDM program
  - Fire/Safety:
    - Current design is noted at 109 units – 4 stories, and 47.5' high
    - Plan would not be approved given that only one fire access point is provided. At least two are required given there are over 100 units. Type I or II construction is option to bypass this requirement per IFC. Lt. Oleksiak requests revised plan and meeting to review.
    - Two approved aerial access routes required; Fire / Safety doesn't see this at this point. No closer than 15' – no further than 30' away from buildings. OBC (Chap. 33 as of 2024 edition) + IFC provide guidelines on access.
  - CWD: Provide Utility Plan when Ready.
  - DEO: If gas ever becomes chosen, reach out – otherwise, no comment. Easements can be provided if required via Dominion Acquisition regarding Hanover Street Vacation.
  - NEORS: Determination letter will be required; reach out to Rob.
  - BoT: Please keep BoT updated on required road closures for construction.
  - Transportation: Ensure coordination of Bike Storage and parking with Transportation/Planning. Consider “Lollipop Racks.”

Zachary D. Miller, Assoc. AIA  
PetBOT Project Coordinator  
Mayor's Office of Capital Projects  
CC: PetBOT Advisory Committee



# Map Change 2689 (Revised 3' Setback)



# Mapped Setbacks





# Current Context

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION





West 26<sup>th</sup> St & Chatham Ave  
Southern View



West 26<sup>th</sup> St & Hancock Ave  
Southern View





# W 26TH APARTMENTS

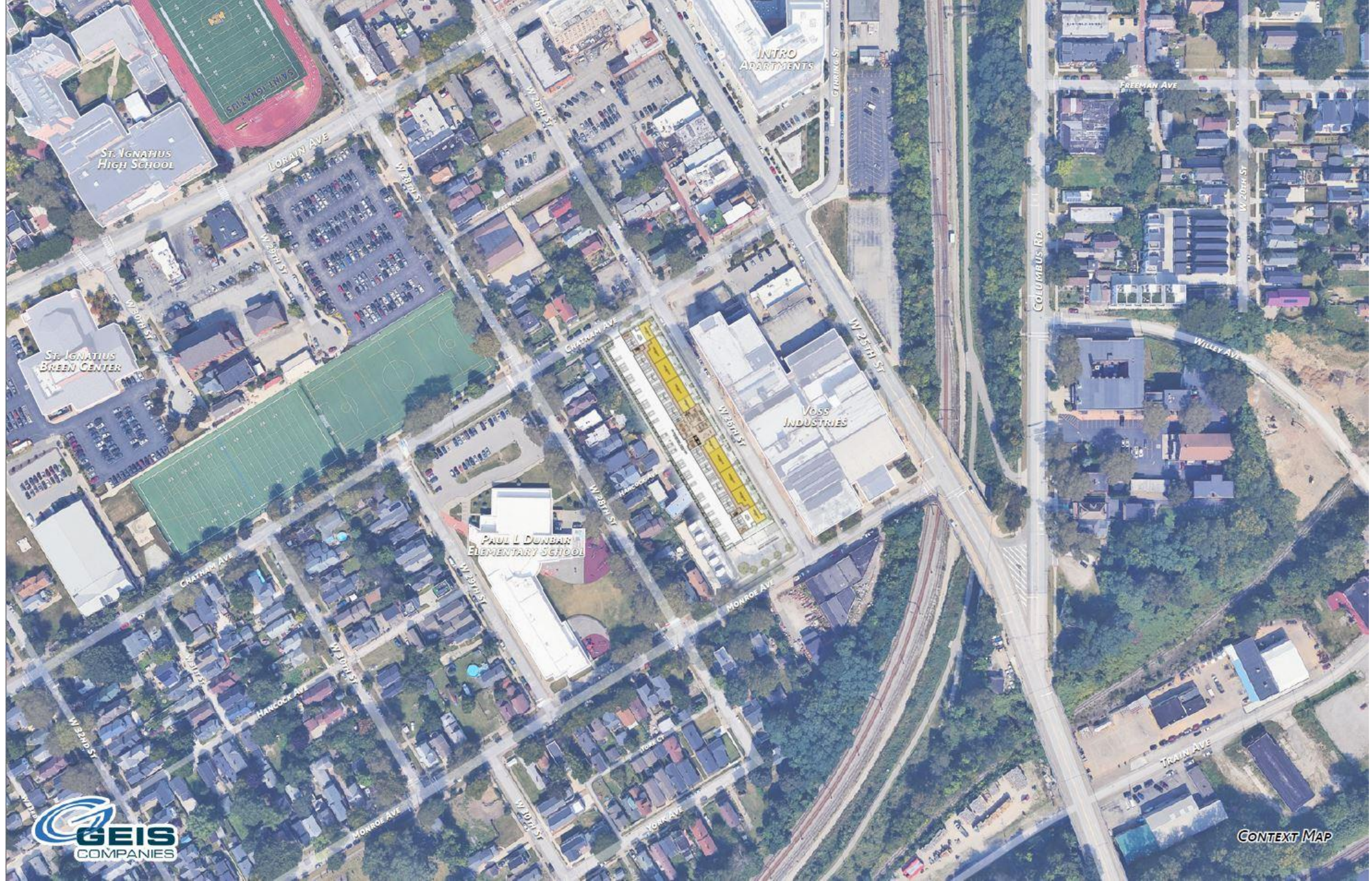
MULTI-FAMILY

**DAN WHALEN & LUKE PALMISANO**

IN COLLABORATION WITH













## PROJECT DATA

### APARTMENT BUILDING

STORIES	4
UNITS	109
STUDIO	34
1 BED/1 BATH	51
2 BED/2 BATH	22
3 BED/2 BATH	2

### OVERALL FLOOR AREAS

FIRST FLOOR	26,550 GSF
SECOND FLOOR	29,080 GSF
THIRD FLOOR	29,080 GSF
FOURTH FLOOR	25,975 GSF
TOTAL	110,785 GSF

### PARKING

PROVIDED PARKING	85
PRIVATE GARAGE SPACES	33
SURFACE APARTMENT SPACES	52

### PARKING RATIO 0.78 SPCS/UNIT

"THIS PROJECT IS LOCATED WITHIN THE TRANSIT ORIENTED DEVELOPMENT ZONE"

## W 26TH STREET

48 EXISTING STREET PARKING SPACES

MONROE AVE  
19 EXISTING STREET PARKING SPACES

SITE CONCEPT  
W 26TH ST & MONROE AVE  
CLEVELAND, OH

Drawn By  
Checked By  
Project Number

SITE PLAN  
DRAWING NO:  
SP-1

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### DATES AND REVISIONS

06-15-24	REVISED CONCEPT
07-25-24	REVISED CONCEPT
08-06-24	REVISED CONCEPT
08-29-24	REVISED CONCEPT
09-16-24	REVISED CONCEPT
09-29-24	REVISED CONCEPT
12-17-24	REVISED CONCEPT
01-27-25	REVISED CONCEPT
01-27-25	REVISED CONCEPT
01-27-25	REVISED CONCEPT

CHATHAM AVE  
11 EXISTING STREET PARKING SPACES



CONCEPTUAL GROUND FLOOR & SITE PLAN  
SCALE: 1" = 20'-0"









# Map Change 2687

