



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Tuesday, January 6, 2026, 7PM

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Closed captioning is available but Zoom attendees must turn on this feature in their Zoom settings.

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at daniel.feinstein@shakerheightsoh.gov; or by calling (216) 491-1435. Any comments or questions received before the meeting will be entered into the record at the meeting. The audio of the meeting will be available on the City's [website](#).

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances and Resolution 22-29.

1. Roll Call.
2. Approval of Minutes from the December 2, 2025 meeting.

ZONING ORDINANCE AMENDMENTS – TEXT AND ZONING MAP:

Public Hearing on the request of the City of Shaker Heights, 3400 Lee Road, to the City Planning Commission for amendments to the zoning ordinance text and zoning map. Proposed amendments include renaming the CM Commercial Mixed Use zoning district to CM-1 Commercial Mixed Use and creating new CM-2 and CM-3 Commercial Mixed Use zoning districts. Proposed zoning map amendments include the C3 Business Commercial zoning district on Lee Road south of Chagrin Boulevard being replaced by CM-2 and CM-3 Commercial Mixed Use zoning districts and rezoning the C2 General Commercial zoning district to CM-1 Commercial Mixed Use zoning district on Larchmere Boulevard. Text amendments are proposed to chapters 1211 Definitions, 1216 Zoning Districts, and Chapters 1231, 1232, 1233 and 1234 Commercial zoning districts. New chapters proposed include 1235 CM-2 and 1236 CM-3 Commercial Mixed Use. Amended language is included in Chapters 1253 Landscaping, 1262 Accessory Uses, 1263 Conditional Use Standards and various other chapters. The City Planning Commission reviews amendments to the zoning ordinance and map and makes recommendations to City Council.

Documents:

[WORKING DRAFT V.PDF](#)

CODE COMPARISON MEMO.PDF

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.