

Ordinance No. 935-2026**By Council Member:** Griffin

An ordinance changing the Use, Height and Area Districts of parcels of land east of East 89th Street between Beckman Avenue and Capitol Avenue; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map change 2701).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That the Use District of lands bounded and described as follows:

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, that the Use, Area and Height Districts of parcels of land bounded and described as follows:

Beginning at the intersection of the street centerline of Capitol Avenue and East 89th Street;

Thence, northerly along the centerline of East 89th Street to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being part of Sublot No. 1 in Purcell and Weavers Subdivision of part of Original 100 Acre Lot No. 416, as shown by the recorded Plat in Volume 29, Page 17 of Cuyahoga County Map Records, and also more commonly known as being Permanent Parcel Number (PPN) 126-05-030;

Thence, westerly along said northerly line of the aforementioned parcel to its intersection with the westerly line thereof;

Thence, southerly along said westerly line to its intersection with the northerly line of a parcel of land known as being part of Sub-lot No. 3 in John Remington's Subdivision of part of original One Hundred Acre Lot No. 416, as shown by the recorded plat in Volume 1 of Maps, Page 14 of Cuyahoga County Records, and also more commonly known as being PPN 126-05-031;

Thence, westerly along said northerly line to its intersection with the northerly line of a parcel of land known as being part of Sub Lot No.3 in John Remington's Allotment of a part of Original 100 Acre Lot No. 416 as recorded in Volume 1 of Maps, page 14 of Cuyahoga County Records, and also more commonly known as being PPN 126-05-034;

Thence, westerly along said northerly line to its intersection with the westerly line thereof;

Thence, southerly along the southerly prolongation of said westerly line to its intersection with the centerline of Capitol Avenue;

Thence, easterly along the centerline of Capitol Avenue to its intersection with the centerline of East 89th Street and the point of origin;

And as identified on the attached map shall be changed to a ‘Multi-Family’ District, a ‘G’ Area District, and a ‘1’ Height District;

And shall be titled the Site Development Boundary and shall be subject to the regulations of Section 333.02 of the Cleveland Zoning Code and the Approved Site Development Plan attached to this Ordinance;

Section 2. That the street frontages described as follows:

That the Mapped Building Setback of five (5) feet from the property line along the westerly side of East 89th Street between the northerly line of PPN 126-05-030 and Capitol Avenue shall be established;

And;

That the Mapped Building Setback of five (5) feet from the property line along the northerly side of Capitol Avenue between the westerly line of PPN 126-05-034 and East 89th Street shall be established;

and as outlined on the attached map, the Mapped Building Setback of five (5) feet is hereby established on the Building Zone maps of the City of Cleveland.

Section 3. That the lands described in Section 1 and 2 of this Ordinance shall, in perpetuity, be exempted from the accessory parking requirements set forth in the Chapter 349 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of parking spaces required for automobiles, so long as property owner maintains the Transit Demand Management Strategies for this site adopted by City Planning Commission, and shown on the attached page.

Section 4. In accordance with Section 333.02 of the Cleveland Zoning Code, within a period of twelve (12) months from the effective date of this zoning map amendment or within such extension period approved by the Planning Commission, the only allowable building permits issued for the property described in Section 1 through 3 of this legislation shall be for the construction of the Development as presented in the attached Approved Site Development Plan.

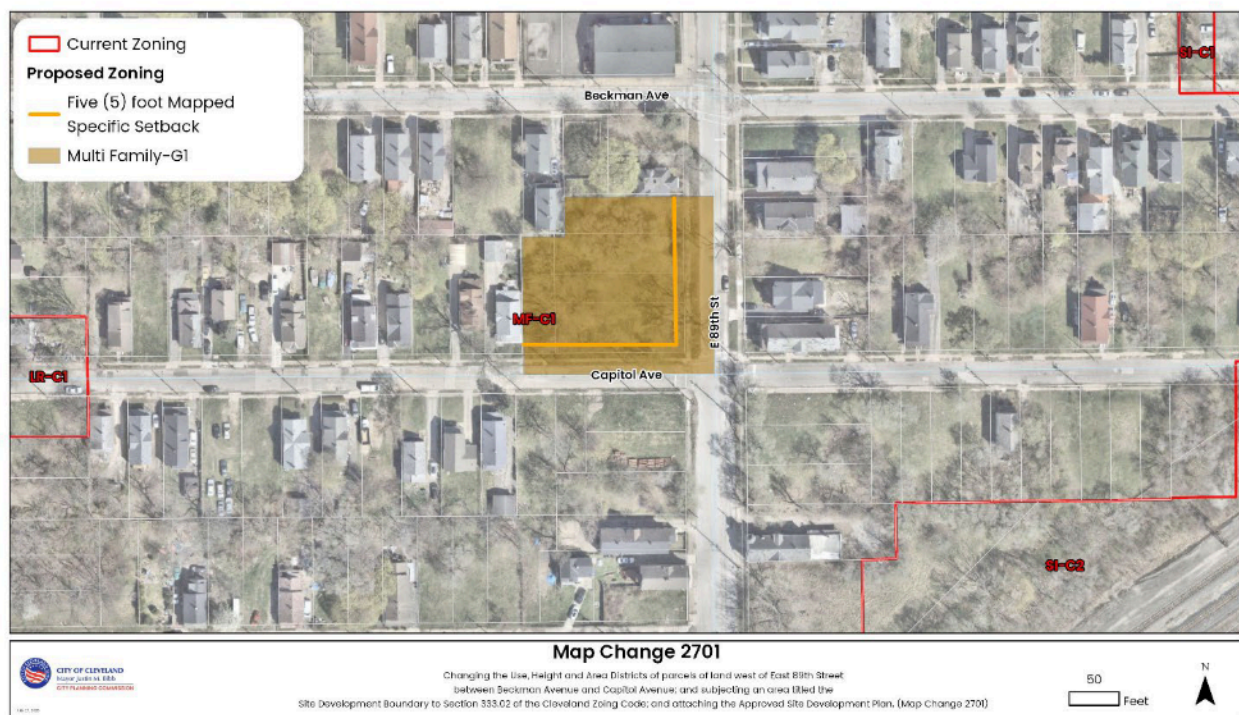
Section 5. In accordance with Section 333.02 of the Cleveland Zoning Code, if a building permit for such Development is not issued within twelve (12) months from the effective date of this zoning map amendment or within such extension period approved

by the Planning Commission, this zoning map amendment approval shall be void and the zoning shall revert to the classifications that existed prior to the approval of this zoning map amendment.

Section 6. That the change of zoning of parcels of land described in Section 1 through 3 shall be identified as Map Change No. 2701, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

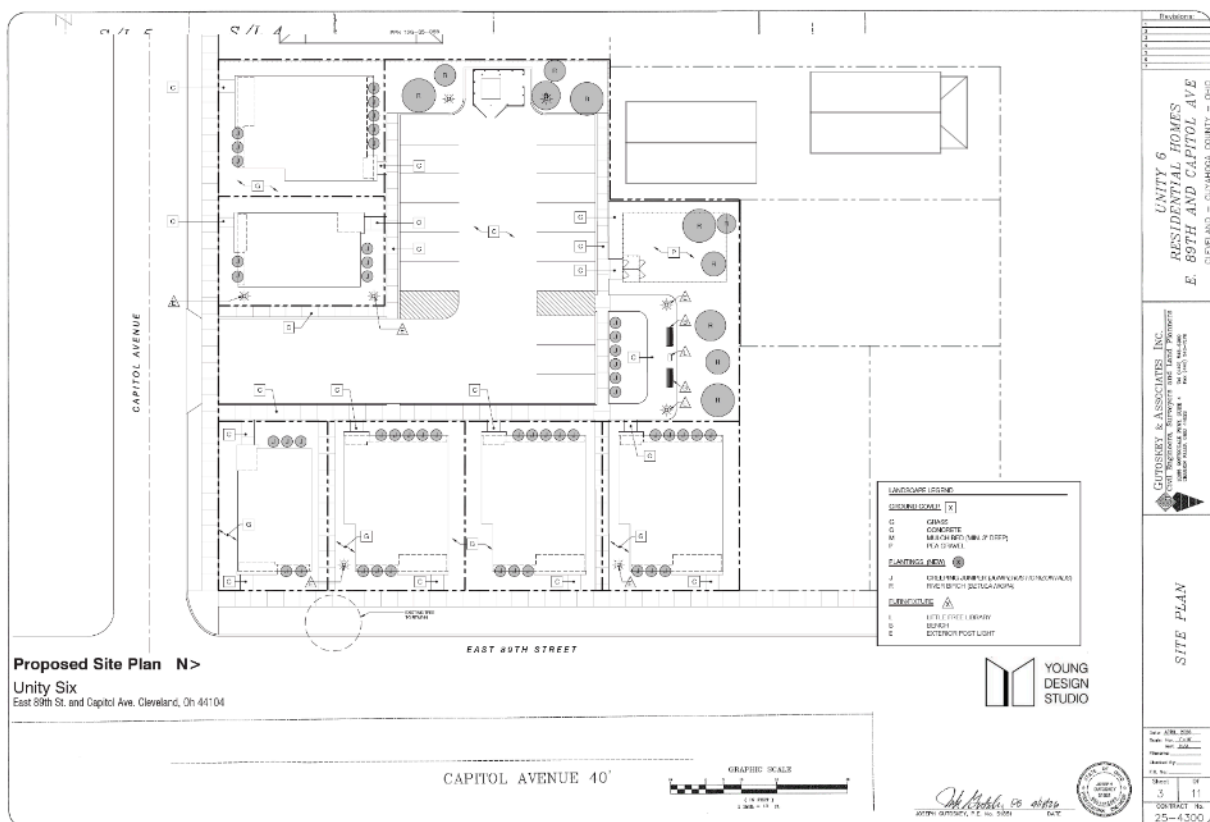
Zoning Change Map



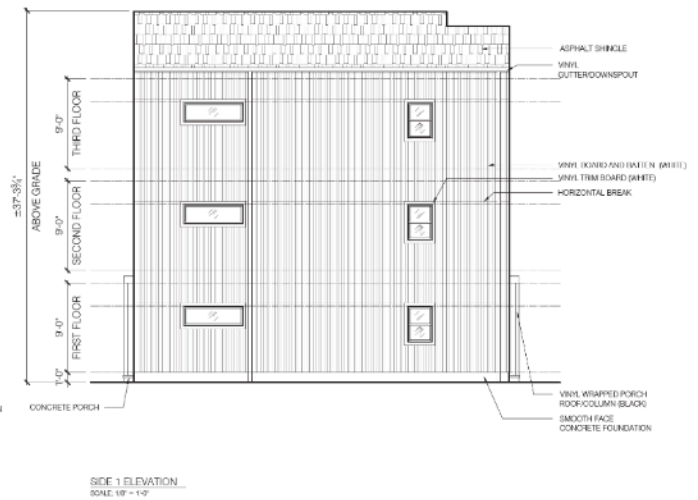
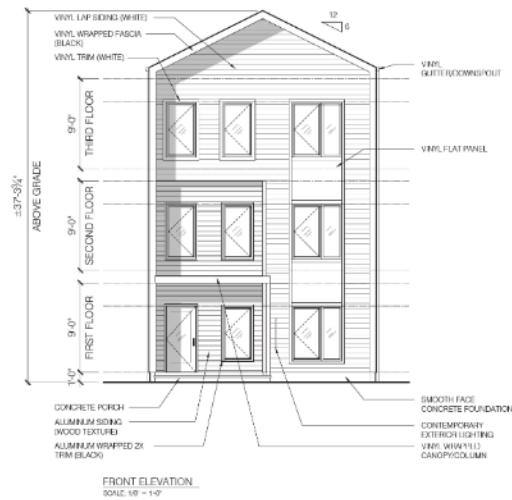
Site Development Boundary



Approved Site Development Plan as approved by City Planning Commission on March 26, 2026.

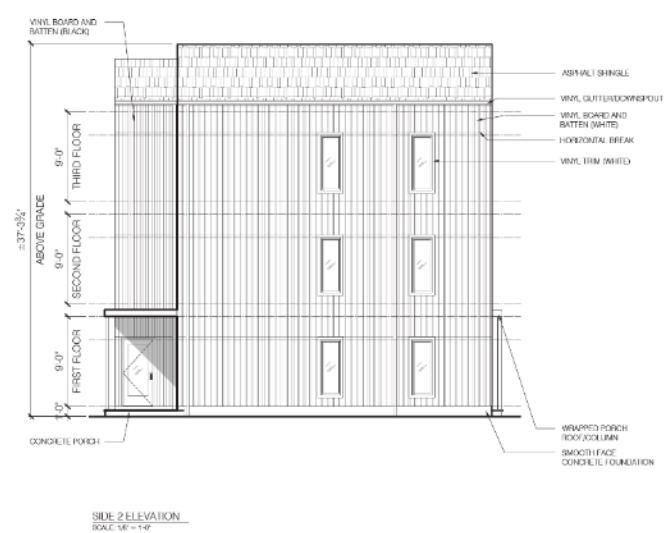
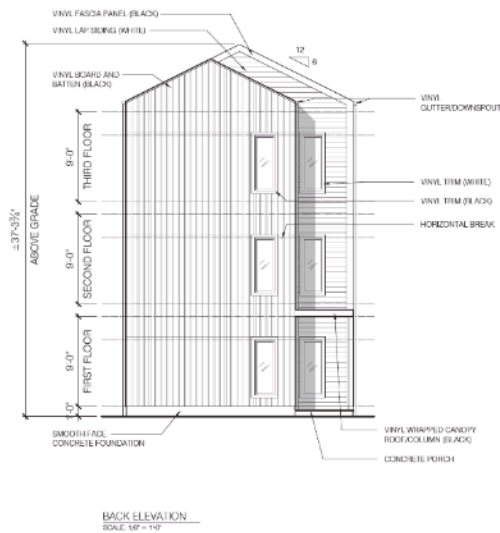


Elevations



Elevations - 1/1

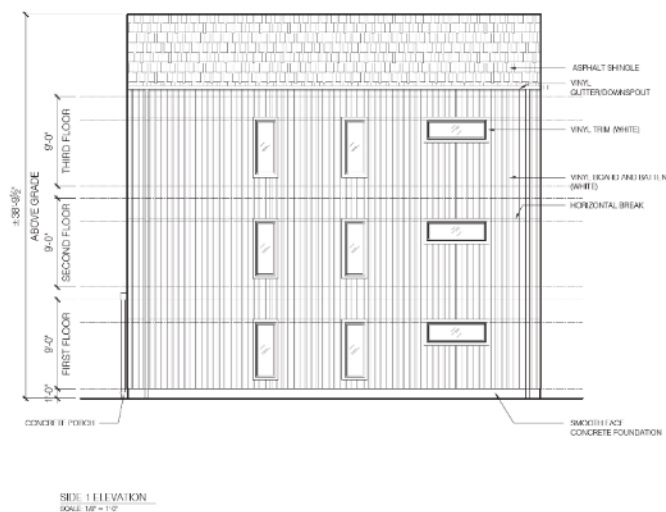
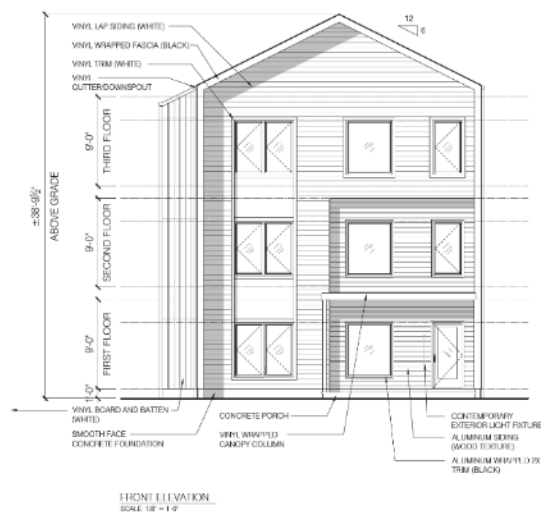
Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Elevations - 1/1

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104

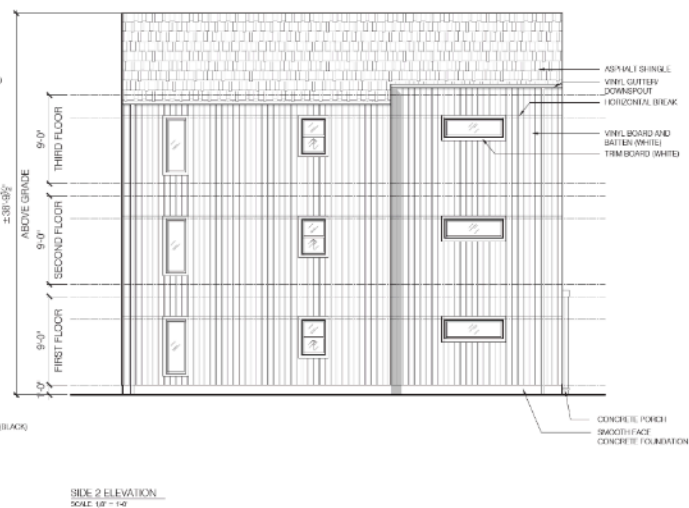
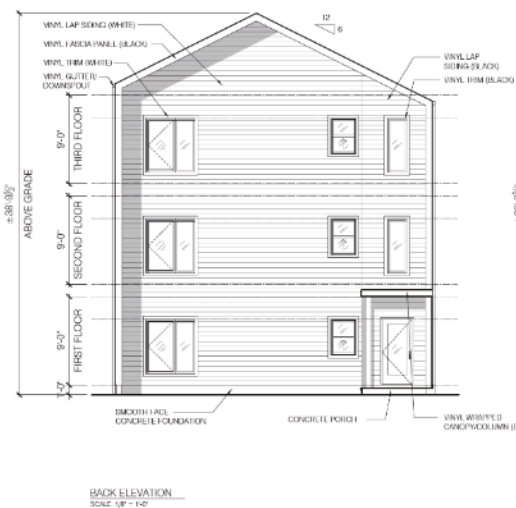




Elevations - 2/2

Unity Six

East 89th St. and Capitol Ave., Cleveland, Oh 44104



Elevations - 2/2

Unity Six

East 89th St. and Capitol Ave., Cleveland, Oh 44104



Renderings



Project Render - Front of Units - View North from Capitol

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - View from 89th

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Passed September 28, 2026.

Effective October 28, 2026.