



## Cleveland City Planning Commission

601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114-1071  
216/664-2210 Fax: 216/664-3281  
Web: <http://planning.city.cleveland.oh.us>

### Ord. No. 113-2020

By Council Member McCormack

**An ordinance changing the Area Districts of parcels along Lorain Ave and Randall Road south of Fulton Court as identified on the attached map. (Map Change No. 2607); 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.**

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

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

Beginning at the intersection of Lorain Ave and Randall Road;

Thence northerly along the centerline of West 41st Street to its intersection with the centerline of Fulton Court;

Thence easterly along the centerline of Fulton Court to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Prayer Unlimited by deed dated November 17, 2004, and recorded in Cuyahoga County Auditors File number 200411171743 and also known as Cuyahoga County permanent parcel number 003-35-045;

Thence southerly along said easterly line and its prolongation to its intersection with the centerline of Lorain Ave;

Thence westerly along said centerline to the place of origin;

**And as identified on the attached map shall be changed to a 'Local Retail Business District', a 'G' Area District and a '3' Height District;**

**Section 2.** That the Use Districts of land bounded and described as follows:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and being part of SubLots Nos. 417 and 419, and all of SubLot No. 418, in Barber & Lord Subdivision of part of Original Brooklyn Township Lots Nos. 51, 52, 69 and 70, as shown by the Recorded Plat in Vol. 11 of Maps, Pg. 26 of Cuyahoga County Records, bounded and described as follows:

Beginning at the Intersection of the Northerly Line of Lorain Avenue (66 feet wide), and the Easterly Line of Randall Road (66 feet wide);

Thence N 26°05'17"W, along said Easterly Line of Randall Road, a distance of 171.17 feet, to the Southwesterly Corner of a Parcel of Land belonging to Roger S. Zona, by Deed Dated: 10/30/2003, A.F.N.: 200310301018;

Thence N 64°02'38"E, along the Southerly Line of said Roger S. Zona Parcel and parallel to said Lorain Avenue, a distance of 50.46 feet, to a point on the Westerly Line of SubLot No. 418 as aforesaid;

Thence N 25°56'04"W, along said Westerly Line of SubLot No. 418, a distance of 47.34 feet, to a point on the Southerly Line of Fulton Court (16 feet wide);

Thence N 61°10'26"E, along said Southerly Line of Fulton Court, a distance of 84.97 feet, to a point;

Thence S 25°58'15"E, a distance of 222.76 feet, to a point on the Northerly Line of Lorain Avenue as aforesaid;

Thence S 64°02'38"W, along said Northerly Line of Lorain Avenue, a distance of 135.00 feet, to the Point of Beginning; said described tract containing 27,337 Sq.Ft., 0.6276 Acres, more or less.

**And as identified on the attached map shall be established as the 'Site Development Boundary';**

**Section 3.** That the lands described in Section 2 of this Ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of parking spaces required for automobiles.

**Section 4.** In accordance with Section 333.02 of the Cleveland Zoning Code, within a period of six (6) 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 of this legislation shall be for the construction of the Development as presented in the attached Approved Site Development Plan.

**Section 5.** That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2607, 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 6.** In accordance with Section 333.02 of the Cleveland Zoning Code, if a building permit for such Development is not issued within six (6) 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



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that existed prior to the approval of this zoning map amendment.

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

### Zoning Change Map



### Map Change 2607

Changing the Area District of parcels along Lorain Ave  
and Randall Road south of Fulton Court

Cleveland City Planning Commission

601 Lakeside Ave, Cleveland, OH 44114



Date: 12.13.19

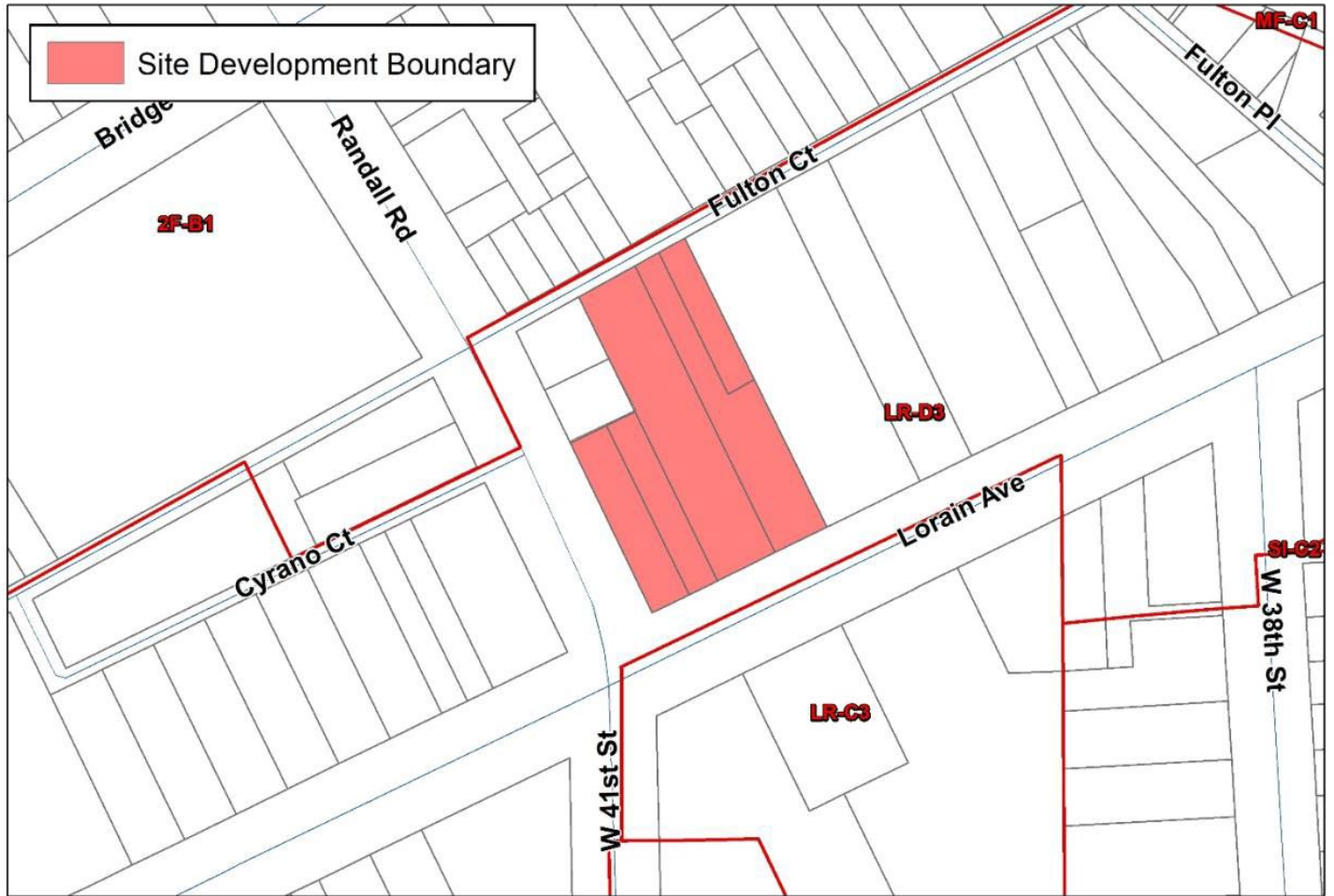


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### Site Development Boundary



### Map Change 2607

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Date: 12.13.19



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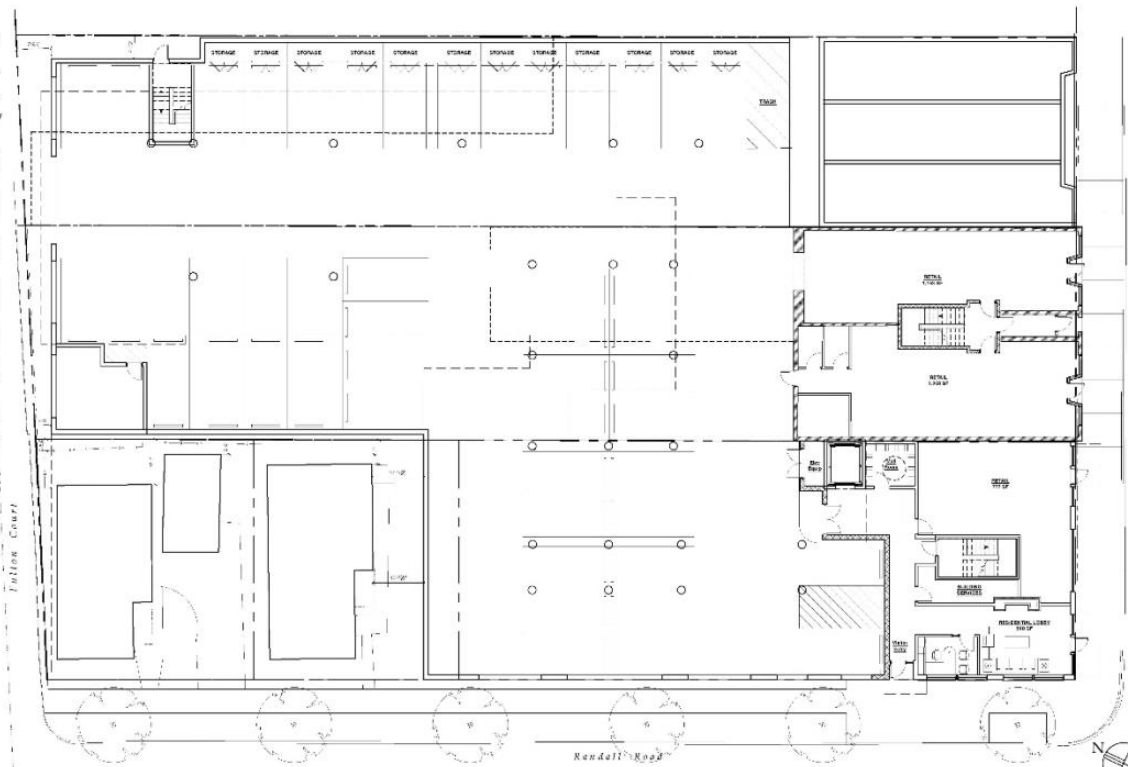
Web: <http://planning.city.cleveland.oh.us>

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## Approved Site Development Plan

### SITE YIELDS

EXISTING AREA	
PARTIAL EXISTING FLOOR AREA	445,862 SF
NEW FLOOR AREA	445,862 SF
USE: PARKING LOT	7,100 SF
USE: PARKING LOT	445,862 SF
TOTAL EXISTING PARKING BUILDING AREA	452,962 SF
PROPOSED PROPOSED LEVEL	
PROPOSED PROPOSED LEVEL	7,887 SF
PROPOSED PROPOSED LEVEL	7,789 SF
PROPOSED PROPOSED LEVEL	7,789 SF
LEVEL 1001	
AREA	10,771 SF
CORRIDOR SPACE	2,548 SF
ROOF'S FLOOR TOTAL	13,319 SF
LEVEL 1002	
AREA	10,771 SF
CORRIDOR SPACE	2,548 SF
ROOF'S FLOOR TOTAL	13,319 SF
TOTAL PROPOSED BUILDING AREA	
PROPOSED LEVEL 1001	13,319 SF
PROPOSED LEVEL 1002	13,319 SF
TOTAL PROPOSED BUILDING AREA	26,638 SF
UNIT YIELD PER LEVEL - PROPOSED BLDG.	
1001 LEVEL	1.00
1002 LEVEL	1.00
TOTAL UNITS PER LEVEL	2 UNITS
UNIT YIELD PER LEVEL - EXISTING 2020 LORAIN BLDG.	
1001 LEVEL	1.00
1002 LEVEL	1.00
TOTAL UNITS PER LEVEL	2 UNITS
TOTAL UNITS	
TOTAL UNITS	32 UNITS



3928 Lorain Mixed-Use Development  
Cleveland, Ohio

First Floor/Site Plan  
SCALE = 1/8"=1'-0"

DIMITARCHITECTS  
Architecture + Interiors + Urban Design  
December 12, 2019





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3928 Lorain Mixed-Use Development  
Cleveland, Ohio

*Lorain Elevation*  
SCALE = 3/16"=1'-0"

**DIMITARCHITECTS**  
architecture • interiors • urban design  
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Randall Road Elevation



Fulton Court Elevation

3928 Lorain Mixed-Use Development  
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*Elevations*  
SCALE = 1/8"=1'-0"

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ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE  
December 12, 2019



Courtyard Elevation

3928 Lorain Mixed-Use Development  
Cleveland, Ohio

*Elevations*  
SCALE = 1/8"=1'-0"

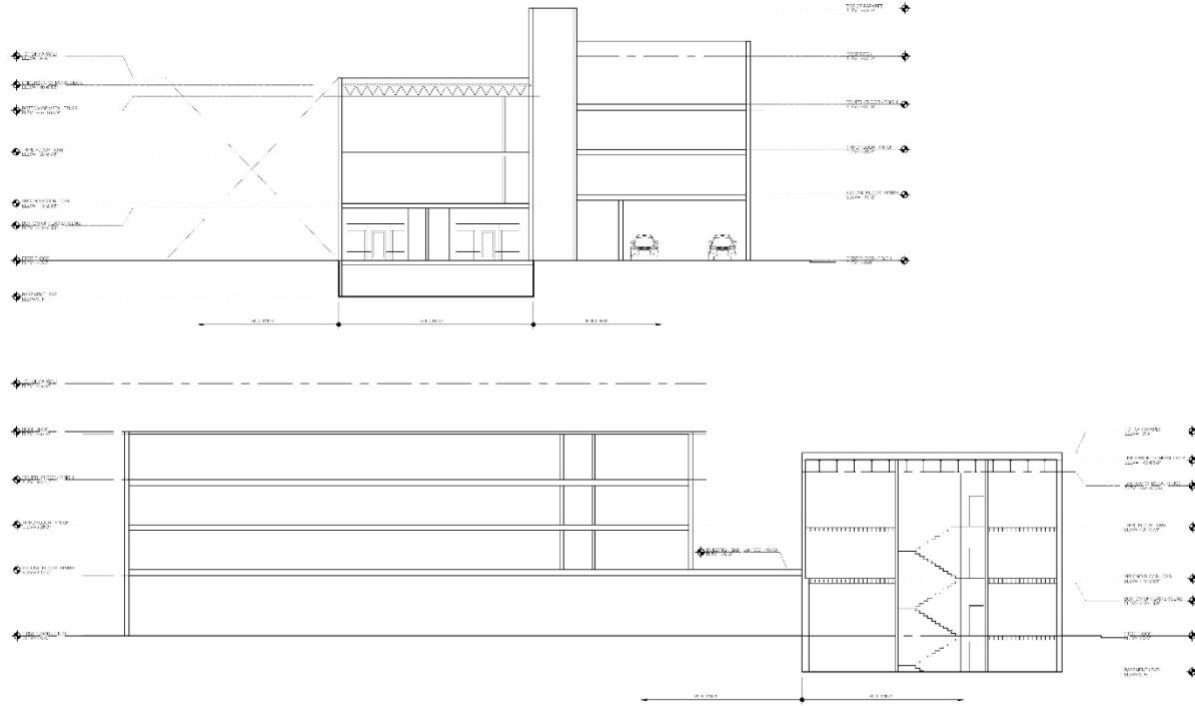
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3928 Lorain Mixed-Use Development  
Cleveland, Ohio

*Section*  
SCALE = 1/8"=1'-0"

**DIMITARCHITECTS**  
architecture • interiors • urban design  
November 12, 2019

**Passed: March 23, 2020**  
**Effective: April 22, 2020**



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