



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.s>

Ord. No. 15-2021

By Council Member Griffin

An ordinance changing the Use, Area, and Height Districts of parcels of land west of East 105th Street between Cedar Avenue and Quebec Avenue (Map Change 2618).

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

Section 1. Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio,

that the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Wain Court S.E. and the centerline of East 103rd (formerly South Halsey) Street;

Thence, southerly along the centerline of E. 103rd Street to its intersection with the centerline of Quebec Avenue (formerly Toronto Avenue S.E.);

Thence, westerly along the centerline of Quebec Avenue to its intersection with the southerly prolongation of the westerly line of Sublot No. 23 in Massey, Mansur and Grant's Subdivision of part of Original One Hundred (100) Acre Lot No. 409 as shown by the recorded plat in Volume 5 of Maps, Page 59 of Cuyahoga County Records and more commonly known as Permanent Parcel Number (PPN) 121-19-045;

Thence, northerly along the westerly line of said Sublot No. 23 to its intersection with the northerly line thereof;

Thence, easterly along said northerly line to its intersection with the westerly line of Sublot No. 41 in Jane Sayle and others' Subdivision of Original One Hundred (100) Acre Lot No. 409, as shown by the recorded plat in Volume 14 of Maps, Page 5 of Cuyahoga County Records and more commonly known as PPN 121-19-134;

Thence, northerly along said westerly line and its northerly prolongation continuing northerly to its intersection with the southerly line of Sublot No. 1 in Jane Sayle and others' Subdivision of part of Original One Hundred (100) Acre Lot No. 409, as shown by the recorded plat in Volume 14 of Maps, Page 5 of Cuyahoga County Records (PPN 121-18-001);

Thence, easterly along said southerly line to its intersection with the centerline of E. 101st (formerly Sayles) Street;

Thence, southerly along the centerline of East 101st Street to its intersection with the centerline of Wain Court;

Thence, easterly along the centerline of Wain Court to its intersection with the centerline of East 103rd Street and the point of origin;

And as identified on the attached map shall be changed to a 'Multi Family Residential District', a 'D' Area District and a '2' Height District;



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Section 2. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Wain Court and the centerline of East 103rd (formerly South Halsey) Street;

Thence, easterly along the centerline of Wain Court to its intersection with the centerline of East 105th (formerly Doan) Street;

Thence, southerly along the centerline of East 105th Street to its intersection with the centerline of Quebec (formerly Toronto S.E.) Avenue;

Thence, westerly along the centerline of Quebec Avenue to its intersection with the centerline of East 103rd Street;

Thence, northerly along the centerline of East 103rd Street to its intersection with the centerline of Wain Court and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business District', a 'D' Area District and a '2' Height District;

Section 3. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of East 105th Street and the centerline of Cedar Avenue;

Thence, southerly along the centerline of East 105th Street to its intersection with the centerline of Wain Court;

Thence, westerly along the centerline of Wain Court to its intersection with the centerline of East 101st Street;

Thence, northerly along the centerline of East 101st Street to its intersection with the centerline of Cedar Avenue;

Thence, easterly along the centerline of Cedar Avenue to its intersection with the centerline of East 105th Street and the point of origin;

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

Section 4. That the street frontages described as follows:

The southern side of Cedar Avenue between East 101st (formerly Sayles) Street and East 105th (formerly Doan) Street;

And;

The western side of East 105th Street between Cedar Avenue and Quebec Avenue;

And as identified on the attached map shall be established as an 'Urban Form Overlay District'.



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Section 5. That the change of zoning of lands described in Section 1 through 5 shall be identified as Map Change No. 2618, 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.

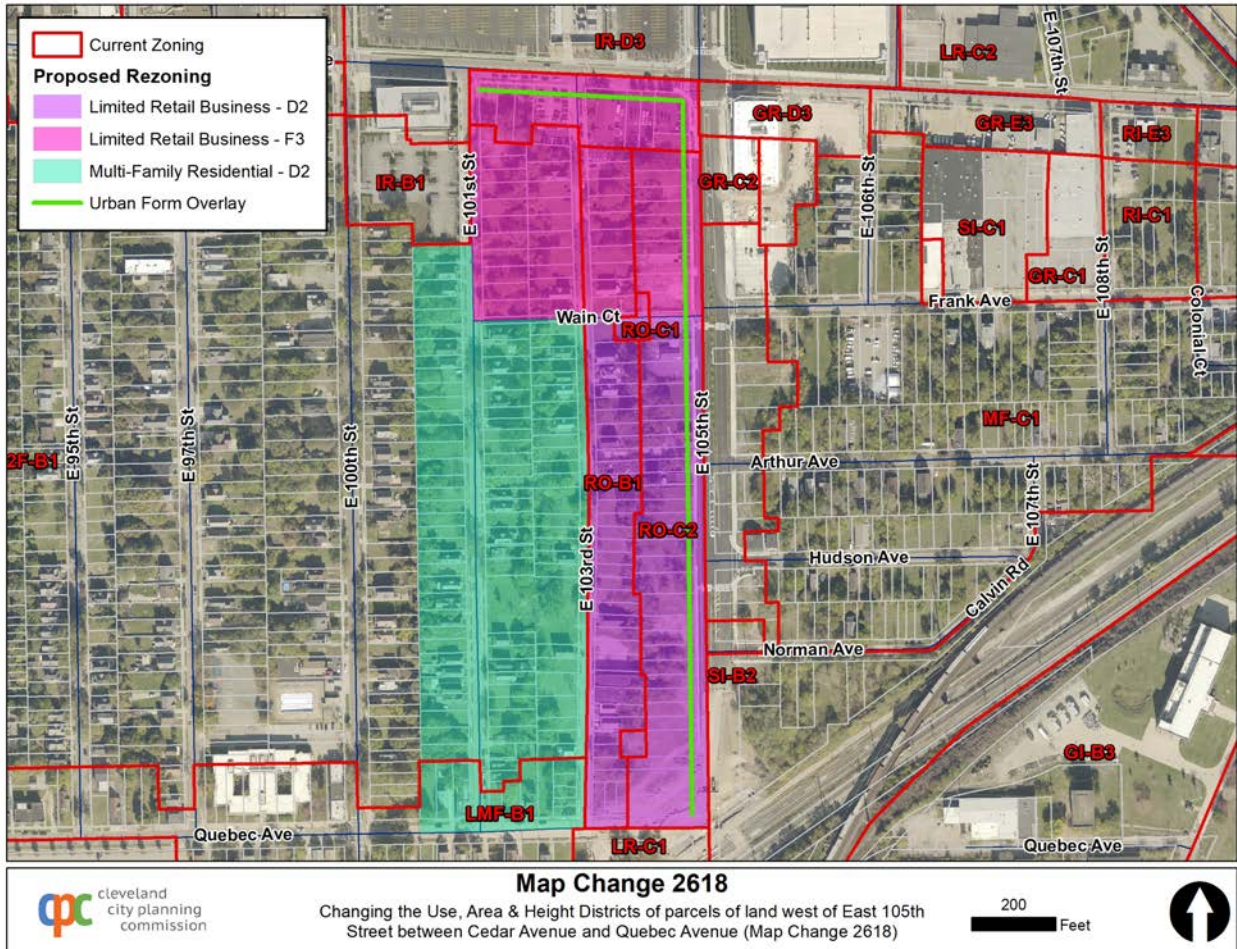
Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



CITY OF CLEVELAND
Mayor Frank G. Jackson

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Passed: February 3, 2021

Effective: March 5, 2021