

**Ordinance No. 360-2021**

**By Council Member:** Spencer

**An ordinance changing the Height and Area Districts of parcels of land south of Tillman Avenue, north of Detroit Avenue between West 58th Street and West 54th Street (Map Change No. 2633); 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.** 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 Detroit Avenue and the southeasterly prolongation of the easterly line of Sublot No. 362 in S.S. Stones subdivision of part of Original Brooklyn Township Lot No. 60 as shown by the recorded plat in Volume 2 of Maps, Page 19 of Cuyahoga County Records and more commonly known as Permanent Parcel Number (PPN) 003-09-082;

Thence, northwesterly along said easterly line and its northwesterly prolongation to the centerline of Tillman Avenue;

Thence, southwestwardly along the centerline of Tillman Avenue to its intersection with the northwesterly prolongation of the westerly line of Sublot No. 377 in the aforementioned Subdivision as shown by the recorded plat in Volume 2 of Maps, Page 19 of Cuyahoga County Records and more commonly known as PPN 003-09-067;

Thence, southeasterly along said westerly line and its southeasterly prolongation to its intersection with the centerline of Detroit Avenue;

Thence, northeasterly along the centerline of Detroit Avenue to its intersection with the southeasterly prolongation of the easterly line of the aforementioned Sublot No. 362 (PPN 003-09-082 and the point of origin;

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

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

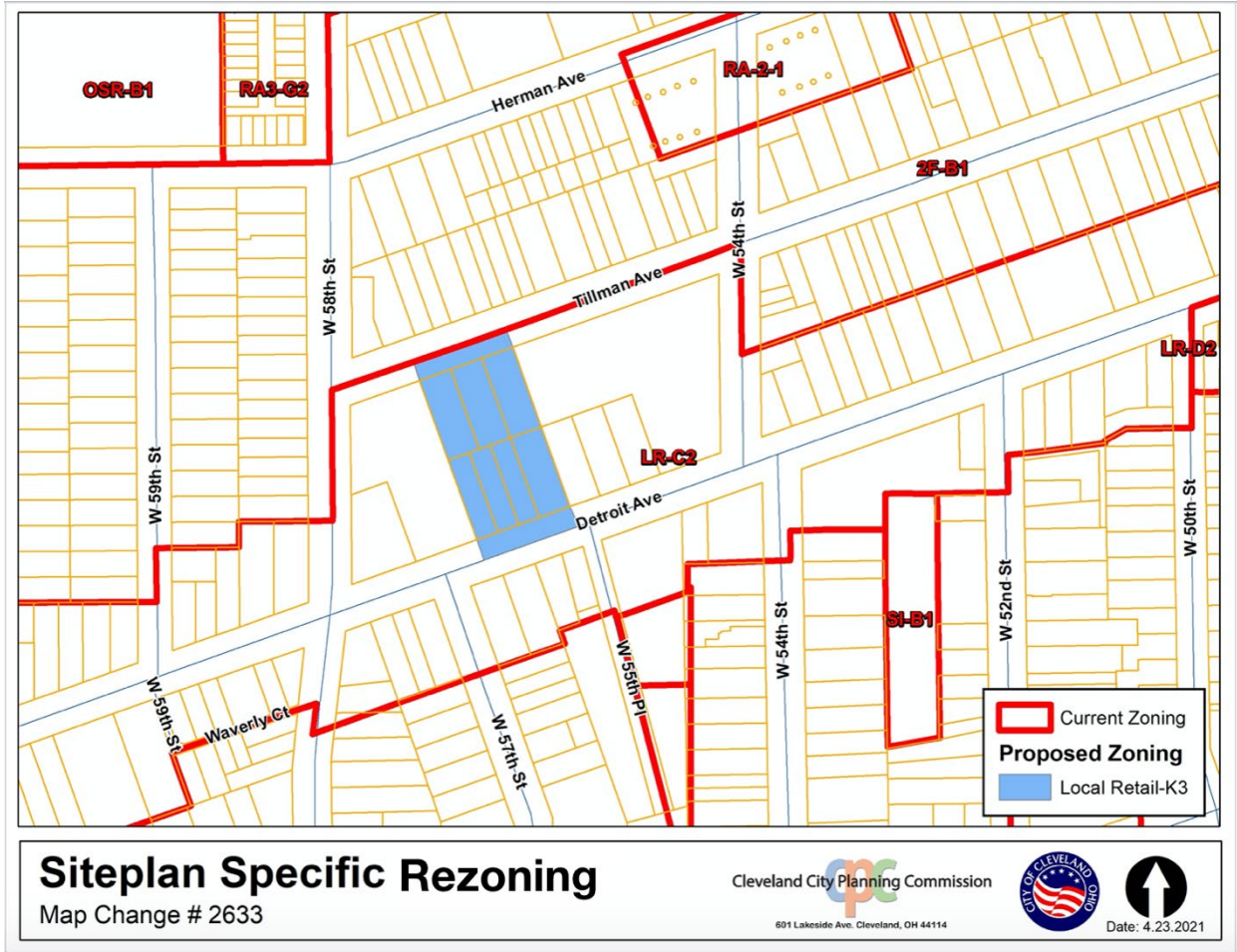
**Section 4.** That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2633, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

**Section 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

**Passed June 7, 2021.**

**Effective July 7, 2021.**

### Zoning Change Map



# Approved Site Development Plan

