



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, December 3, 2021** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

**Ordinance No. TBD:** Changing the Use, Area, & Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Avenue and West 25<sup>th</sup> Street and adding the Urban Form Overlay (Map Change 2622).

You can view a map and the details of the proposed map change by going to the City Planning Website:

<https://planning.clevelandohio.gov/mc/index.php>

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council's Planning Committee. The time of that meeting will be announced through a separate mailing.

To keep the WebEx session to a manageable size, we are asking individuals that wish to participate to contact the City Planning Office. Please call 216.664.3826 or email us at [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov)



## Explanation of Proposed Rezoning

**Ordinance No. 103-2022:** Changing the Use, Area, & Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Avenue and West 25<sup>th</sup> Street and adding the Urban Form Overlay (Map Change 2622).

### Permitted Uses in Existing or Proposed Zoning Districts:

#### Existing

**Downtown Residential:** A Downtown Residential (DR) District is established to reserve suitably-located sites for development or retention of residential uses, supplemented by compatible retail or office uses, within the downtown area of the City of Cleveland. Provided that 51% of all floor area devoted to main uses in each main building or complex shall be a residential --permitted uses include professional offices, eating establishments, retail stores, places of entertainment, banks, museums, churches, recreation, etc. For a more detailed description – please review [§337.081](#) of the Cleveland Zoning Code.

**Local-Retail Business District:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. Prohibit Gas Stations and Used Car lots. For a more detailed description, please review [§343.01](#) of the Cleveland Zoning Code.

**General Industry Use District:** All uses permitted in a Semi-Industry District, except residential. Additional permitted uses include open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing. (Per [§345.04](#))



## Area District

Area District "B" allows for maximum gross floor area of residential units to be equal to one-half (1/2) times the lot area.

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area.

## Height District

Height District "3" allows for a maximum height of building to be one hundred and fifteen (115) feet tall.

Height District "4" allows for a maximum height of building to be one hundred and seventy-five (175) feet tall

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## Proposed

**Open Space Recreation:** To facilitate the development of the new Irishtown Bend Park. Uses are limited to public parks, playgrounds, athletic fields, and recreation center buildings, including such recreation facilities as swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc. ([§342](#))

**Semi-Industry Use Districts:** Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, if this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of these uses without a special permit from the Board of Zoning Appeals. ([Section 345.03](#))



**Urban Form (UF) Overlay District:** Established to create a high degree of walkability and design quality for Cleveland’s urban streets. The UF Overlay will do this by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians. UF Overlay Districts are planned to be densely developed areas with a majority of the building set relatively close to the street and parking located behind the main building. (See [§348.04](#))

**Area District**

Area District “B” allows for maximum gross floor area of residential units to be equal to one-half (1/2) times the lot area.

Area District “K” allows for maximum gross floor area of residential units to be equal to six (6) times the lot area.

**Height District**

Height District “3” allows for a maximum height of building to be one hundred and fifteen (115) feet tall.

Height District “4” allows for a maximum height of building to be one hundred and seventy-five (175) feet tall

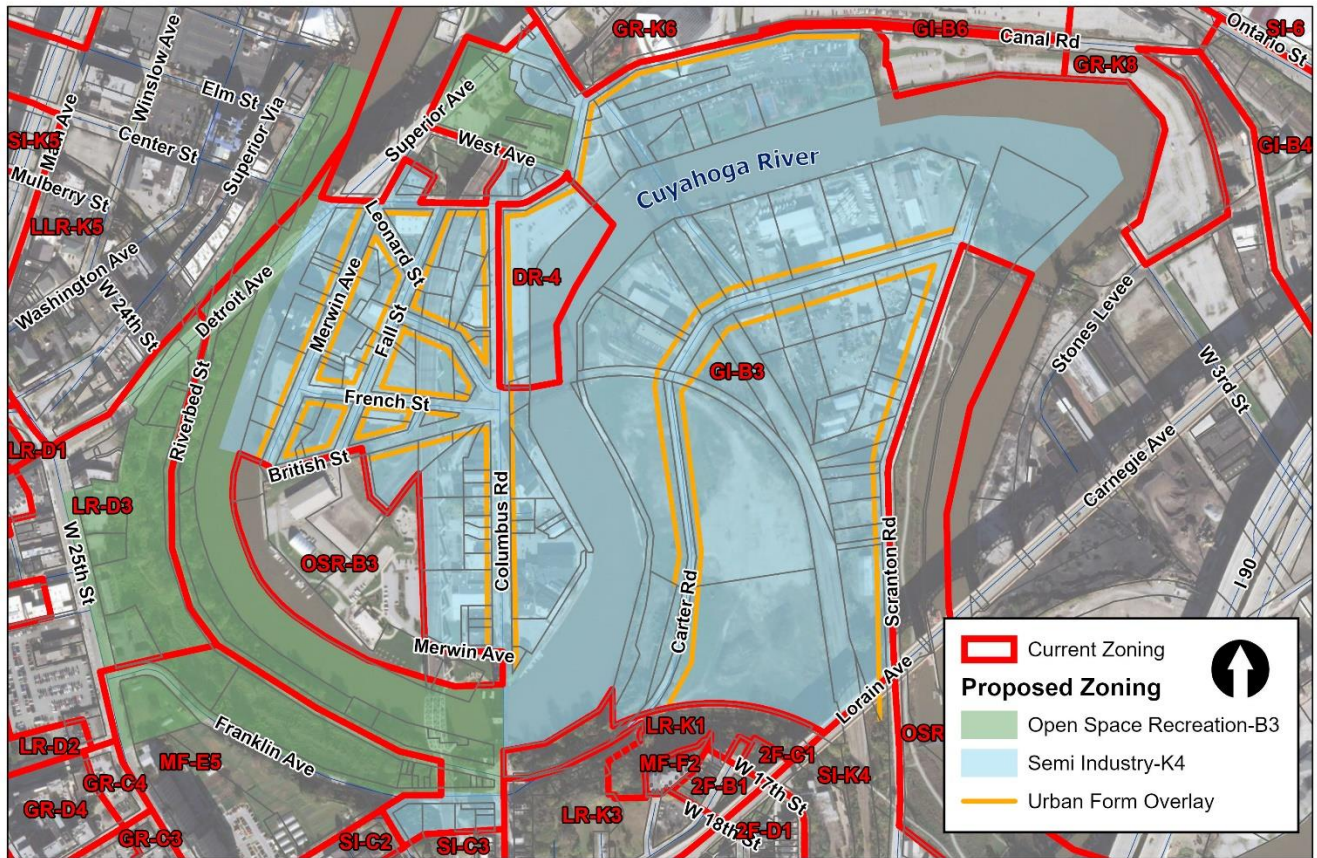
**NOTE:** If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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601 Lakeside Ave. Cleveland, OH 44114

Date: 11.18.2021

## Map Change 2622

Changing the Use, Area and Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Ave and W. 25th Street and adding the Urban Form Overlay.

