



Ord. No. 548-2022
By Council Member Starr

An ordinance changing the Use, Height & Area Districts of parcels of land south of the Nickel Plate Railroad to north of Kinsman Road, between East 73rd Street and Buckeye Road and adding an Urban Form Overlay and adding a 5' minimum and 25' maximum Mapped Setback. (Map Change 2646).

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 centerlines of Holton Avenue (40') and East 83rd Street (50');

Thence northerly, along the centerline of East 83rd Street, to the intersection of the centerline of Rawlings Avenue (50');

Thence westerly, along the centerline of Rawlings Avenue, to the intersection of the southerly line of Opportunity Corridor Boulevard;

Thence northeasterly, along said southerly line of Opportunity Corridor Boulevard, to the intersection of westerly line of parcel 126-26-016;

Thence northerly, along the westerly line of said parcel 126-26-016, to the south line of parcel 126-26-002;

Thence easterly, along the southerly line of said parcel 126-26-002, to the westerly line of vacated Ewald Road (30');



Thence northerly, northwesterly, westerly and on a westerly projection of said line of vacated Ewald Road to the intersection of the centerline of East 79th Street;

Thence northerly, along the centerline of East 79th Street, to the intersection of the southerly line of The Greater Cleveland Regional Transit Authority (G.C.R.T.A.);

Thence northeasterly, along the northerly line of said G.C.R.T.A., to the centerline of Buckeye Road (80');

Thence southeasterly, along the centerline of Buckeye Road, to the intersection of the centerline of Lisbon Road;

Thence southerly, along the centerline of Lisbon Road, and on a southeasterly projection of the centerline of Lisbon Road, to the intersection of the southerly line of Opportunity Corridor Boulevard;

Thence northeasterly, along the southerly line of Opportunity Corridor Boulevard, to the southerly line of Evarts Avenue (40');

Thence southeasterly, along the southerly line of Evarts Avenue, to the intersection of the westerly line of parcel 126-22-072;

Thence southwesterly, along the westerly line of said parcel 126-22-072, to the southwesterly corner of parcel 126-21-018;

Thence southeasterly, along the southerly line of said parcel 126-21-018, to the centerline East 90th Street (50');

Thence southerly, along the centerline of East 90th Street, to the intersection of the centerline of Holton Avenue;



Thence westerly, along the centerline of Holton Avenue, to the place of beginning.

And as identified on the attached map shall be changed to a ‘Semi-Industry’ District, a ‘D’ Area District and a ‘3’ Height District;

Section 2. That the Use District of lands bounded and described as follows:
Beginning at the intersection of the centerlines of E. 75th Street (60’) and Grand Avenue (60’);

Thence westerly, along the centerline of said Grand Avenue, to the northerly projection of the westerly line of parcel 124-24-051;

Thence southerly, along the westerly line of said parcel 124-24-051 and on a southerly projection of said westerly line, to the centerline of Wagner Avenue (50’);

Thence easterly, along the centerline of said Wagner Avenue, to the intersection of the centerlines of Wagner Avenue and East 75th Street;

Thence northerly, along the centerline of East 75th Street, to the centerline of Rawlings Avenue;

Thence easterly, along the centerline of Rawlings Avenue, to the centerline of East 79th Street;

Thence southerly, along the centerline of East 79th Street, to the westerly projection of the northerly line of the N.Y.C.R.R.;

Thence northeasterly, along the northerly line of said N.Y.C.R.R., to the southwesterly corner of parcel 126-27-141;



Thence northerly and northeasterly, along the westerly line of said parcel 126-27-141, to the southwesterly corner of parcel 126-27-056;

Thence northeasterly and northerly, along the westerly line of said parcel 126-27-056, to the intersection of the southerly line of Holton Court (20') and the westerly line East 80th Place (12');

Thence northerly, along the westerly line of East 80th Place, and the northerly projection of East 80th Place, to the intersection of the southerly line of Opportunity Corridor Boulevard;

Thence northeasterly, along said southerly line of Opportunity Corridor Boulevard, to the intersection of westerly line of parcel 126-26-016;

Thence northerly, along the westerly line of said parcel 126-26-016 to the south line of parcel 126-26-002;

Thence easterly, along the southerly line of said parcel 126-26-002, to the westerly line of vacated Ewald Road (30');

Thence northerly, northwesterly, westerly and on a westerly projection of said line of vacated Ewald Road to the intersection of the centerline of East 79th Street;

Thence southerly, along the centerline of East 79th Street, to the centerline of Grand Avenue;

Thence westerly, along the centerline of Grand Avenue, to the place of beginning.

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 centerlines of Kinsman Road (66') and East 79th Street (60');

Thence northwesterly, along the centerline of Kinsman Road, to the southwesterly projection of the westerly line of parcel 124-30-021;

Thence northeasterly, along the southwesterly projection and the westerly line of said parcel, to the northwesterly corner of said parcel 124-30-021;

Thence southeasterly, along the northerly line of said parcel, to the southwesterly corner of parcel 124-30-022;

Thence northerly, along the westerly line and the northerly prolongation of said westerly line, to its intersection with the southeasterly corner of 124-30-035;

Thence northwesterly, along the southerly line of said parcel, to the southwesterly corner of said parcel 124-30-035;

Thence northeasterly, along the westerly line of said parcel, to the intersection of the southerly line of Hillside Road (40');

Thence southeasterly, along the southerly line of Hillside Road, to the intersection of the southwesterly corner of parcel 124-30-036;

Thence northerly, along the westerly line and on a northwesterly prolongation of the westerly line of said parcel 124-30-036 to the intersection of the centerline of Hillside Road;

Thence easterly, along the centerline of Hillside Road, to the intersection of the centerlines of Hillside Road and East 79th Street;

Thence northerly, along the centerline of East 79th Street, to the westerly projection of the north line of parcel 126-29-009; Thence east, along the north



line of said parcel and on an easterly projection of the north line of said parcel 126-29-009, to the intersection of the centerlines of East 81st Street (50') and Otter Avenue (50');

Thence southerly, along the centerline of East 81st Street, to the intersection of the easterly projection of the northerly line of parcel 126-29-007;

Thence westerly, along the easterly projection of the northerly line and along the northerly line of said parcel, to the northwesterly corner of said parcel 126-29-007;

Thence southerly, along the westerly line of said parcel 126-29-007 and on a southerly prolongation of said westerly line to the intersection of the centerline of Bristol Avenue (40');

Thence easterly, along the centerline of Bristol Avenue, to the northerly projection of the easterly line of parcel 126-30-082;

Thence southerly, along the easterly line of said parcel, to the intersection of the northerly line parcel 126-30-016;

Thence northwesterly, along said northerly line and on a northwesterly prolongation of said parcel 126-30-016 to the intersection of the easterly line of parcel 126-30-014;

Thence northerly, along the easterly line of said parcel to the northeasterly corner of said parcel 126-30-014;

Thence westerly, along the northerly line of said parcel and on a westerly projection of the northerly line of said parcel 126-30-014, to the intersection of the centerline of East 79th Street;

Thence southerly, along the centerline of East 79th Street to the place of beginning.



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 4. That the Use District of lands bounded and described as follows:
Beginning at the intersection of the centerlines of Hillside Road (40’) and East 79th Street (60’);

Thence westerly, along the centerline of Hillside Road, to the intersection of the westerly projection of the northerly line of parcel 124-29-010;

Thence northeasterly, along the northerly line said parcel 124-29-010 and parcel 126-27-027, being the southerly line of the R.T.A., to the intersection of the centerline of East 81st Street (50’);

Thence southerly, along the centerline of the East 81st Street, to the intersection of the centerline of Otter Avenue (50’);

Thence westerly, on an easterly projection of the northerly line of parcel 126-26-009 and on a westerly projection of the northerly line, to the intersection of the centerline of East 79th Street;

Thence southerly, along the centerline East 79th Street, to the point of beginning.

And as identified on the attached map shall be changed to a ‘Open Space Recreation’ District, a ‘B’ Area District and a ‘1’ Height District;

Section 5. That the street frontages described as follows: The west side of East 75th Street between Grand Avenue and Wagner Avenue;

And;

The east side of East 75th Street between Grand Avenue and Holton Avenue;



And as identified on the attached map shall be established as ‘Urban Form Overlay District’

Section 6. That the street frontages described as follows:

The west side of East 79th Street between The Greater Cleveland Regional Transit Authority (G.C.R.T.A.) and the vacated Rawlings Avenue (50’);

And;

The west side of East 79th Street between Hillside Avenue and Kinsman Road;

And;

The east side of East 79th Street between The Greater Cleveland Regional Transit Authority (G.C.R.T.A.) and Kinsman Road;

And as identified on the attached map shall be established as ‘Urban Form Overlay District’

Section 7. That the street frontages described as follows:

The north side of Opportunity Corridor Boulevard between the western property line of parcel 124-28-025 and the eastern property line of parcel 126-27-120;

And;

The south side of Opportunity Corridor Boulevard between the western property line of parcel 124-28-067 and the vacated Grand Court;

And as identified on the attached map shall be established as ‘Urban Form Overlay District’

Section 8. That a Minimum Mapped Setback of five (5’) from the property line



shall be established on the northern side of Opportunity Corridor Boulevard between the western property line of parcel 124-24-049 and the western property line of parcel 124-28-025:

And;

That a Minimum Mapped Setback of five (5') from the property line shall be established on the northern side of Opportunity Corridor Boulevard between the eastern property line of parcel 126-27-120 and Buckeye Road;

And;

That a Minimum Mapped Setback of five (5') from the property line shall be established on the southern side of Opportunity Corridor Boulevard between the western property line of parcel 124-24-046 and the eastern property line of parcel 124-28-067;

And;

That a Minimum Mapped Setback of five (5') from the property line shall be established on the southern side of Opportunity Corridor Boulevard between vacated Grand Court and Buckeye Road;

And as identified on the attached map, a five (5') foot Minimum Mapped Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland;

Section 9. That a Maximum Mapped Setback of twenty five (25') from the property line shall be established on the northern side of Opportunity Corridor Boulevard between the western property line of parcel 124-24-049 and the western property line of parcel 124-28-025;

And;



That a Maximum Mapped Setback of twenty five (25') from the property line shall be established on the northern side of Opportunity Corridor Boulevard between the eastern property line of parcel 126-27-120 and Buckeye Road:

And;

That a Maximum Mapped Setback of twenty five (25') from the property line shall be established on the southern side of Opportunity Corridor Boulevard between the western property line of parcel 124-24-046 and the eastern property line of parcel 124-28-067;

And;

That a Maximum Mapped Setback of twenty five (25') from the property line shall be established on the southern side of Opportunity Corridor Boulevard between vacated Grand Court and Buckeye Road;

And as identified on the attached map, a twenty five (25') foot Maximum Mapped Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland;

Section 10. That the change of zoning of lands described in Section 1 through 9 shall be identified as Map Change No. 2646, 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 11. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

