

**Ordinance No. 185-2026****By Council Member:** Davis

**An ordinance changing the Use, Height and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; subjecting an area titled the Site Development Boundary to Section 333.02 of the Codified Ordinances of Cleveland, Ohio, 1976; and attaching the Approved Site Development Plan (Map Change 2697).**

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

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

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, that the Use, Area and Height Districts of lands bounded and described as follows:

Beginning at the intersection of the street centerline of Herman Avenue and the southerly prolongation of the westerly line of a parcel of land known as being part of Block A in Jacob B. Perkins Subdivision of part of Original Brooklyn Township Lot Numbers 31 and 50, as shown on the plat recorded in Volume 25, Page 19 of Cuyahoga County Map Records, and also more commonly known as being Permanent Parcel Number (“PPN”) 002-10-005;

Thence, northerly along said southerly prolongation of the westerly line to its intersection with the southerly line of a parcel of land known as being part of the former N.Y.C Railroad, and more commonly known as being PPN 002-10-046;

Thence, southeasterly along said southerly line to its intersection with the easterly line of the aforementioned PPN 002-10-005;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the street centerline of Herman Avenue;

Thence, easterly along the centerline of Herman Avenue to its intersection with the southerly prolongation of the easterly line of PPN 002-10-005 and the point of origin;

**And as identified on the attached map shall be changed to a ‘Local Retail Business’ District, a ‘G’ Area District, and a ‘2’ Height District;**

And shall be titled the Site Development Boundary and shall be subject to the regulations of Section 333.02 of the Codified Ordinances of Cleveland, Ohio, 1976 (the “Codified Ordinances”), and the Approved Site Development Plan approved by the City Planning Commission on December 6, 2024, and attached to this ordinance;

**Section 2. That the street frontages described as follows:**

That the Mapped Building Setback of five (5) feet from the property line fronting Herman Avenue shall be removed from PPN 002-10-005;

and as outlined on the attached map, is hereby removed from the Building Zone maps of the City of Cleveland.

**Section 3. That the street frontages described as follows:**

That a Mapped Building Setback of zero (0) feet from the property line fronting Herman Avenue shall be established on PPN 002-10-005 as shown on the attached map;

and as outlined on the attached map, is hereby established on the Building Zone maps of the City of Cleveland.

**Section 4.** That the lands described in Section 1 of this ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Codified Ordinances, or any subsequent regulations, that regulate the number of parking spaces required for automobiles, so long as property owner maintains the Transit Demand Management (TDM) Strategies for this site adopted by the City Planning Commission attached to this ordinance.

**Section 5** That in accordance with Section 333.02 of the Codified Ordinances, within a period of twelve (12) months from the effective date of this zoning map amendment, or within such extension period approved by the City Planning Commission, the only allowable building permits issued for the property described in Sections 1 through 3 of this ordinance shall be for the construction of the development as presented in the attached Approved Site Development Plan, with the adoption and maintenance of the attached Transit Demand Management (TDM) Strategies.

**Section 6.** That in accordance with Section 333.02 of the Codified Ordinances, if a building permit for the development identified in this ordinance is not issued within twelve (12) months from the effective date of this zoning map amendment, or within such extension period approved by the City 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.

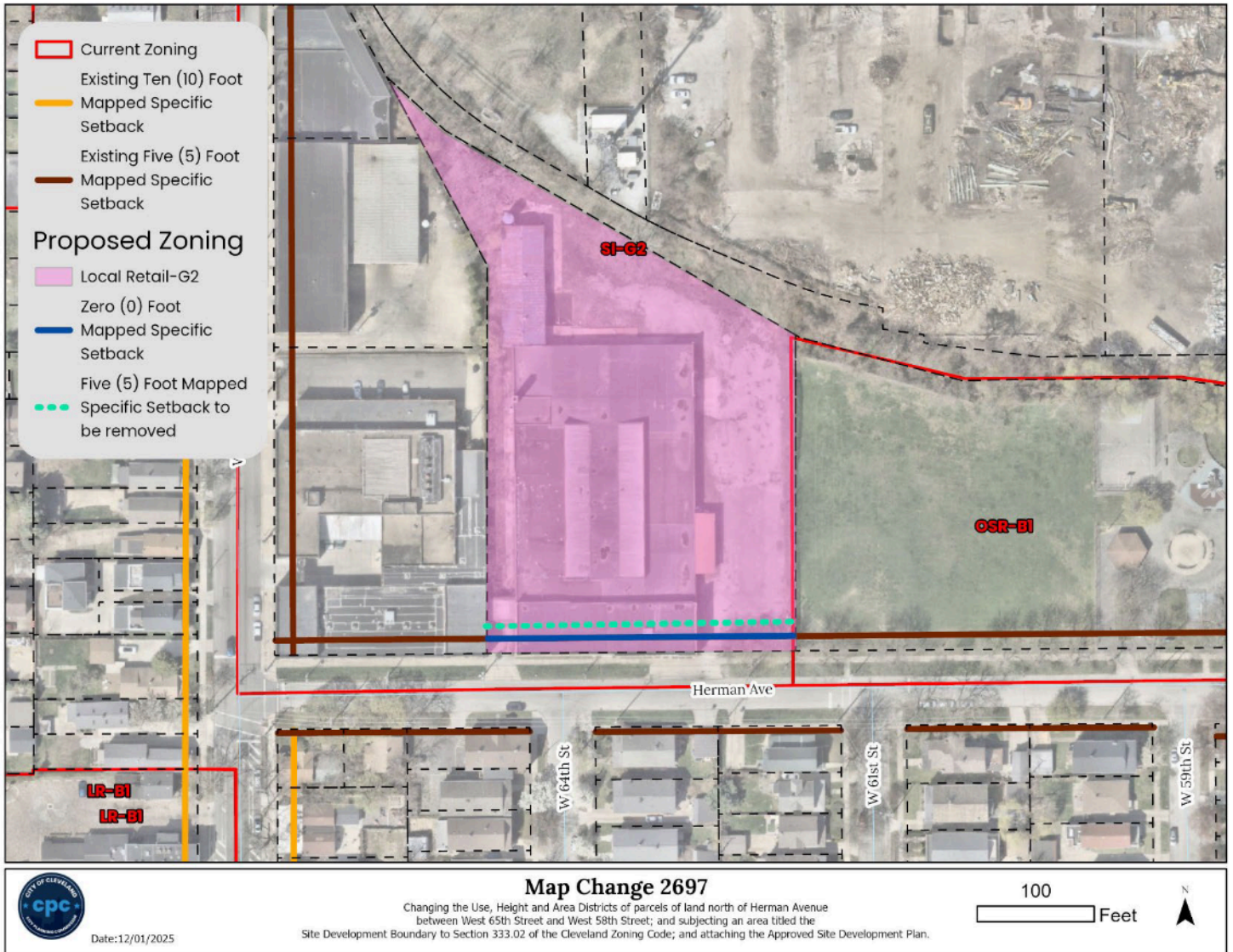
**Section 7.** That the change of zoning of lands described in Sections 1 through 3 shall be identified as Map Change No. 2697, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council, and on file in the office of the City Planning Commission, by the appropriate person designated for this purpose by the City Planning Commission.

**Section 8.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

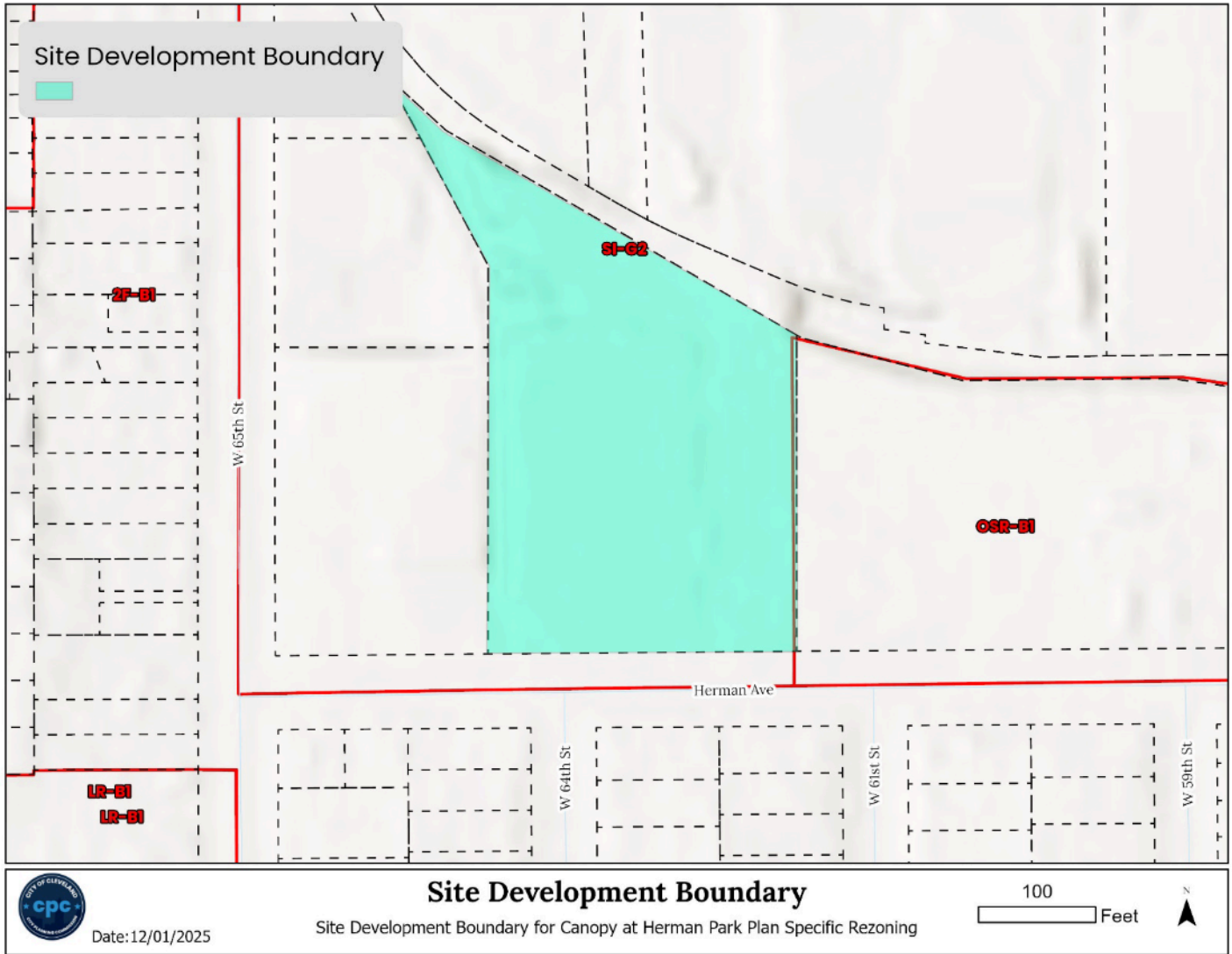
**Passed March 30, 2026.**

**Effective April 2, 2026.**

### Zoning Change Map



### Site Development Boundary











**Adopted & Required Transit Demand Management Strategies  
(to be exempt from automobile parking requirements of §349)**

The following Transit Demand Management (TDM) Strategies are adopted by the City Planning Commission as of December 6, 2024. Implementing TDM strategies will be complimentary to the neighborhood and surrounding transit systems. These strategies will offer equitable opportunity to the future residents of 6400 Herman with different transportation needs.

Transportation Demand Management (TDM) is defined as a set of strategies aimed at maximizing traveler choices. TDM focuses on understanding how people make transportation decisions and helping people use the infrastructure that is in place for transit, ridesharing, walking, biking, and other modes of active transportation.

A new construction project, that exceeds 50,000 square feet, is considered a Tier 5 Project that requires a minimum threshold of sixty points to be compliant with the adopted TDM Program.

**CANOPY at HERMAN PARK:  
6400 HERMAN AVENUE – TDM PLAN NARRATIVE**

The size of this project places it in Tier 5 of the TDM program, requiring a plan resulting in 60 or more points.

To comply with the City's TDM program, the project team selected the following TDM Strategies:

- **INFO-A: Transportation information kiosk – 1 point**  
The project will include a kiosk or tv monitor displaying transit information in the lobby
- **ACTIVE-A: Streetscape improvements (minor) – 5 points**
- **ACTIVE-B: Streetscape improvements (major) – 10 points**  
The design includes many improvements to streetscape along Herman Avenue, including refreshed and widened sidewalks, street landscaping and furnishing, removal of an existing curb cut, buried power lines that are currently overhead.
- **ACTIVE-C: Bicycle parking – 5 points**  
The plan currently proposes five short-term bicycle parking stalls along Herman Avenue, as well as a public bicycle repair station.
- **ACTIVE-D: Long-term bicycle facilities – 5 points**  
The project includes resident indoor bicycle storage/parking with space for ~50 bicycles, as well as a repair station.

- **FAMILY-B: Childcare-adjacent site location – 2 points**  
The property sits less than 0.2 miles (~5 minute walk) to “Tiny Footprints Child Enrichment Center,” offering services for children between the ages of 6 weeks and 12 years old.
- **FAMILY-C: Family amenities and storage – 5 points**  
The project includes family-focused amenities, such as multi-bedroom designs, shared lounge area, shallow pool, on-site coworking solutions, health facilities, and immediately adjacent to a large public park with a playground and recreation.
- **PARKING-B: Unbundled parking – 5 points**  
The project includes 130 resident-only parking spaces. Residents will have the option to rent a parking space as an added rental cost – it will not be included in rent or required.
- **PARKING-D: Short-term parking provision – 5 points**  
The plan calls for four short-term parking spaces along the sidewalk cutout on Herman Avenue to facilitate shared transportation pickups, deliveries, and patronage of the commercial businesses
- **DELIVERY-A: Delivery area – 8 points**  
The residential building includes a designated delivery and package area, including cold storage.
- **BUILDING-A: Parking location – 2 points**  
Parking is located in the central “courtyard” of the property as well as “tucked under” a portion of the building.
- **BUILDING-C: Entrance and sidewalk orientation – 2 points**  
The property includes multiple entrances – residential, commercial, and public, as shown on the site plan.

**This results in 60 points, meeting the minimum threshold Transit Demand Management Program requirement for a project of this size, per Chapter 301 of the City of Cleveland Land Use Code.**