



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, August 7, 2020** 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 a parcel of land on the NW Side of Literary Road at the intersection of West 10th Street known as PPN 004-12-091 and adding an Urban Form Overlay along the Literary Road Frontage (Map Change 2613).

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

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/PublicMeeting>

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. TBD:** Changing the Use, Area & Height Districts of a parcel of land on the NW Side of Literary Road at the intersection of West 10th Street known as PPN 004-12-091 and adding an Urban Form Overlay along the Literary Road Frontage (Map Change 2613).

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

#### Existing

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, hospitals, libraries, etc. (For a full description of the Two-Family Residential District, please review [§337.03](#) of the Cleveland Zoning Code).

#### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area. Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

#### **Height District**

Height District '1' allows for a maximum height of the building to be thirty-five (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall. Height District '3' allows for a maximum height of one hundred and fifteen (115) feet tall.

#### Proposed

**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. For a full description, go to the American Legal Publishing website ([§343.01](#)).

**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 "F" allows for a maximum gross floor area of residential buildings to be equal to two (2) times the lot area.

**Height District**

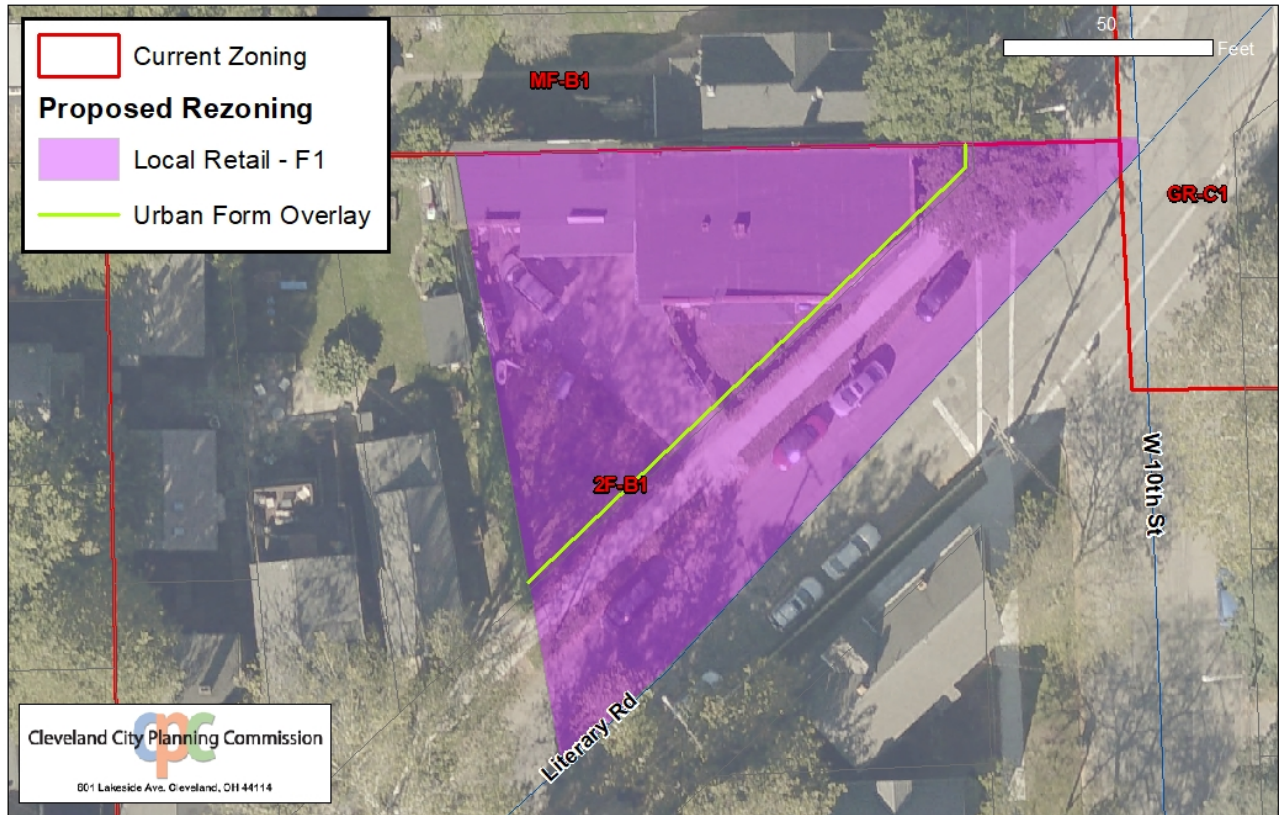
Height District '1' allows for a maximum height of building to be thirty (35) feet tall.

**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.



### Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of a parcel of land on the NW Side of Literary Road at the intersection of West 10th Street known as PPN 004-12-091 and adding an Urban Form Overlay along the Literary Road Frontage (Map Change 2613).



## Map Change 2613

Changing the Use, Area & Height Districts of a parcel of land on the northwest side of Literary Road at the intersection of West 10th Street known as Permanent Parcel Number 004-12-091 and adding an Urban Form Overlay along the Literary Road frontage.



Date: 07/07/2020