



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am** on **May 1, 2015**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 398-15:** Changing the Use District of parcels south of Lake Ave and north of Franklin Ave between W. 75<sup>th</sup> Street and W. 85<sup>th</sup> Street to a Local Retail, Townhouse or Two-Family District, Changing the Area District to K and establishing an Urban Form Overlay District as identified on the attached map (Map Change No. 2507).

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.

If you would like further information, please contact: **Trevor Hunt** at: 216-664-2212 or [thunt@city.cleveland.oh.us](mailto:thunt@city.cleveland.oh.us)



### **Explanation of Ordinance No. 398-15**

Changing the Use District of parcels south of Lake Ave and north of Franklin Ave between W. 75<sup>th</sup> Street and W. 85<sup>th</sup> Street to a Local Retail, Townhouse or Two-Family District, Changing the Area District to K and establishing an Urban Form Overlay District as identified on the attached map (Map Change No. 2507).

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

##### **Existing**

**(GR) General Retail Business Districts:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses.

**Multi-Family Residential Districts:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc.

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc.

##### **Proposed**

**(LR) 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.

**(RA-2) Residential Attached Townhouse Districts:** low-rise developments of attached single family to two family residential units at medium to high densities. Such developments are intended to serve as a transition between areas of detached residences and areas of higher intensity development or to serve as a means of clustering housing units on sites which can be developed most appropriately through such clustering.

**The Urban Form Overlay (UF Overlay) District:** is established to foster a high level 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 characterized by a preponderance of buildings set relatively close to the street with parking located behind the main building.

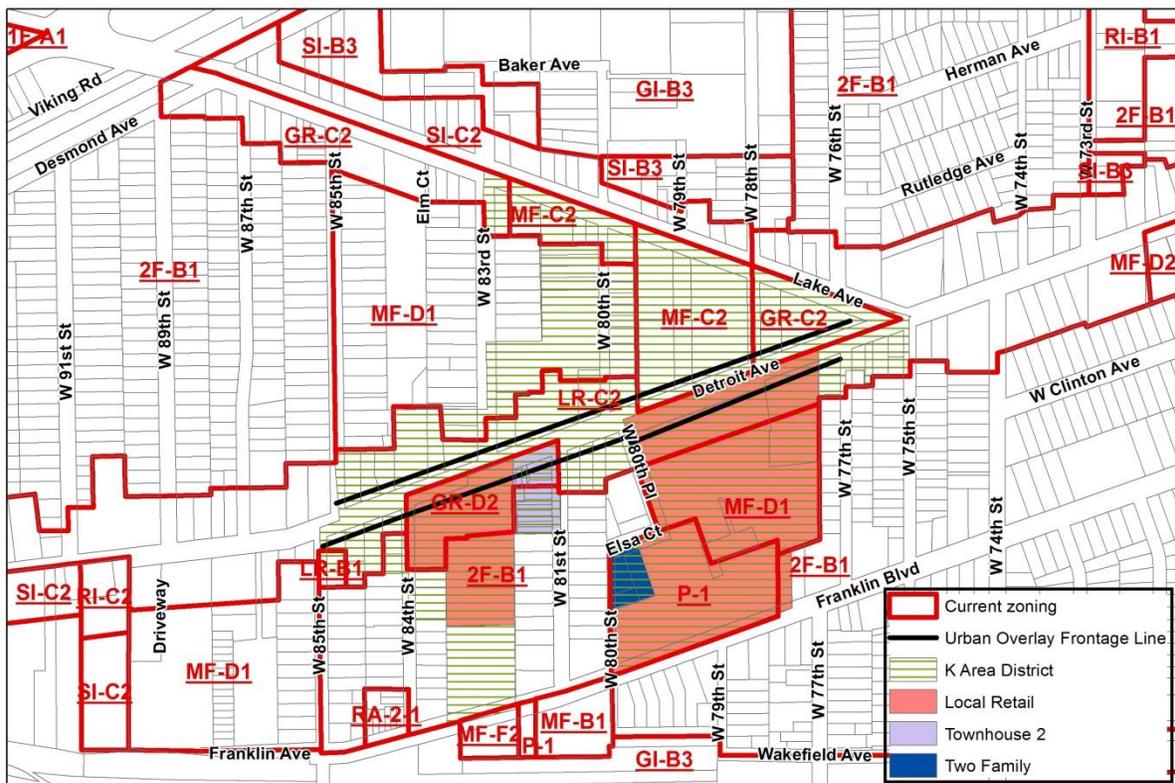
**Area District:** The 'K' Area district allows for a maximum gross floor area of residential buildings to be equal to 6X (times) the total lot area.

**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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Proposing change to LR (Local Retail), RA-2 (Townhouse) or 2F (Two Family) and establishing an UF Overlay District  
 Map Change 2507

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