



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 November 4, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD-16:** Changing the Use, Area and Height districts and establishing an Urban Core Overlay district in the area bounded by Euclid Ave, Stokes Blvd, MLK Drive and Chester Ave. (Map Change 2548).

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 us at: 216-664-2210 or [cityplanning@city.cleveland.oh.us](mailto:cityplanning@city.cleveland.oh.us)



### **Explanation of Proposed Rezoning**

**Ordinance No. TBD-16:** Changing the Use, Area and Height districts and establishing an Urban Core Overlay district in the area bounded by Euclid Ave, Stokes Blvd, MLK Drive and Chester Ave. (Map Change 2548).

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

##### **Existing**

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

**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.

**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.

##### **Proposed**

**Limited Retail District:** Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. For a full description of the Limited Retail District you can go to the American Legal Publishing website (Section 343.22): <http://goo.gl/WSB0vd>

**The Urban Core Overlay (UC Overlay) District:** is established to create developments of dense, vibrant, mixed-use neighborhoods that encourage a quality pedestrian experience. The UC achieves this goal for urban cores by requiring consistent street walls, pedestrian-oriented building features, and screening of off-street parking and service drives that minimize conflicts between vehicles and pedestrians areas. For a full description of the Urban Core Overlay District you can go to the American Legal Publishing website (Section 348.05) <https://goo.gl/xZ8Lej>

**Area District** – 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 times the total lot area. 'E' allows for a maximum gross floor area of residential buildings to be equal to 1 ½ times the total lot area.



**Height District** – Height District '5' allows a maximum height of 250 feet, the '3' Height District allows a maximum height of 115 feet and , the '4' Height District allows a maximum height of 175 feet.

**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 to change the Use district to 'Limited Retail',  
the Area district to 'K', and the Height district to '5'  
and to establish an 'Urban Core Overlay' district.  
Map Change 2548

