



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 18, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 813-17:** Changing the Use, Area and Height Districts of parcels along Madison Ave, Franklin Blvd and West 65<sup>th</sup> Street between West 65<sup>th</sup> and West 91<sup>st</sup> Streets (Map Change No. 2567).

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. 813-17:** Changing the Use, Area and Height Districts of parcels along Madison Ave, Franklin Blvd and West 65<sup>th</sup> Street between West 65<sup>th</sup> and West 91<sup>st</sup> Streets (Map Change No. 2567).

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

##### **EXISTING**

**General Industry Use District:** All uses permitted in a Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing.

**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. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 343.11)

**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 of the Multi-Family District you can go to the American Legal Publishing website (Section 343.01)

**Multi-Family Residential Districts:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

**Semi-Industry Use Districts:** Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, 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 these uses without a special permit from the Board of Zoning Appeals. (Section 345.03)



### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area (except multi-family zoning district). Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to 1½ the total lot area.

### **Height District**

Height District '1' allows for a maximum height of the building to be 35 feet tall. Height District '2' allows for a maximum height of a building to be 60 feet tall. Height District '3' allows for maximum height of a building to be 115 feet tall.

### **PROPOSED**

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (Section 337.03).

**Limited Retail Districts:** 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).

**(OSR) Open Space and Recreation:** Uses are limited to public parks, playgrounds, athletic fields, and recreation center buildings, including such recreation facilities as swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc.

**The Urban Form Overlay (UF Overlay) District:** is 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 buildings set relatively close to the street and parking located behind the main building. For a full description of the Urban Form Overlay District you can go to the American Legal Publishing website (Section 348.04) <https://goo.gl/9vvKrk>



### **Area District**

Area District 'F' allows for a maximum gross floor area of residential buildings to be equal 2 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.

**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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