



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

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501 CITY HALL **NOTICE OF PUBLIC MEETING**

The Cleveland City Planning Commission will hold a public meeting at **9:00 AM** on **Friday, February 2, 2018** in Room 514, Cleveland City Hall at 601 Lakeside Avenue, to consider the proposed **Re-zoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).

You can view the proposed map change below.

If you are interested in commenting on the proposal, please attend the Planning Commission meeting or contact the Commission by mail, email, fax, or telephone. Your comments will be given serious consideration.

Meeting Time and Place:

Friday, February 2, 2018 at 9:00 a.m.

Cleveland City Hall, Room 514
601 Lakeside Avenue

Telephone: 216-664-3814

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Cleveland, OH 44114



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578)

Permitted Uses in the existing and the proposed Zoning Districts:

EXISTING

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 Local Retail Business District, you can visit the American Legal Publishing website (Section 343.01)

General Retail Business District: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game rooms and similar uses. For a full description of the General Retail Business District, you can visit the American Legal Publishing website (Section 343.11)

Semi-Industry Use District: 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)

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. (Section 345.04)

Area District

Area District 'B' and Area District 'C' allow for a maximum gross floor area of residential buildings to be equal to 1/2 x total lot area.



Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to 1 x total lot area.

Area District 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 x total lot area.

Height District

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

Height District '5' allows for a maximum height of the building to be 250 feet tall.

PROPOSED

Local Retail Use Districts: 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 Local Retail Business District, you can visit the American Legal Publishing website (Section 343.01)

Semi-Industry Use District: 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)

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, visit the American Legal Publishing Website (Section 348.04) [Chapter 348: Urban Form Overlay \(UF\) District](#)



Area District

Area District 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 x total lot area.

Height District

Height District '5' allows for a maximum height of the building to be 250 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.



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