



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

T: (216) 664-2210 F: (216) 664-3281 | www.planning.city.cleveland.oh.us

NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on February 1, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Area & Height District of a large parcel of land northeast of Broadway Avenue and southwest of Hector Avenue and establishing an Urban Form Overlay District along the northeasterly frontage of Broadway Avenue (Map Change 2596).

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



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height District of a large parcel of land northeast of Broadway Avenue and southwest of Hector Avenue and establishing an Urban Form Overlay District along the northeasterly frontage of Broadway Avenue (Map Change 2596).

Permitted Uses in Proposed and Existing Zoning Districts:

Existing

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, please review [§343.11](#) of the Cleveland Zoning Code.

Mapped Setbacks

A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This property has an established forty-three (43) foot existing mapped setback on the northeasterly side of Broadway Avenue between McBride Avenue and Fowler Avenue.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area. Area District 'C' allows for a maximum gross floor area to be equal to 1/2 the total lot area except for multi-family.

Height District

Height District '2' allows for a maximum height of a building to be 60 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 of the Local Retail Business District, please review [§343.01](#) of the Cleveland Zoning Code.

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](#))

Mapped Setbacks

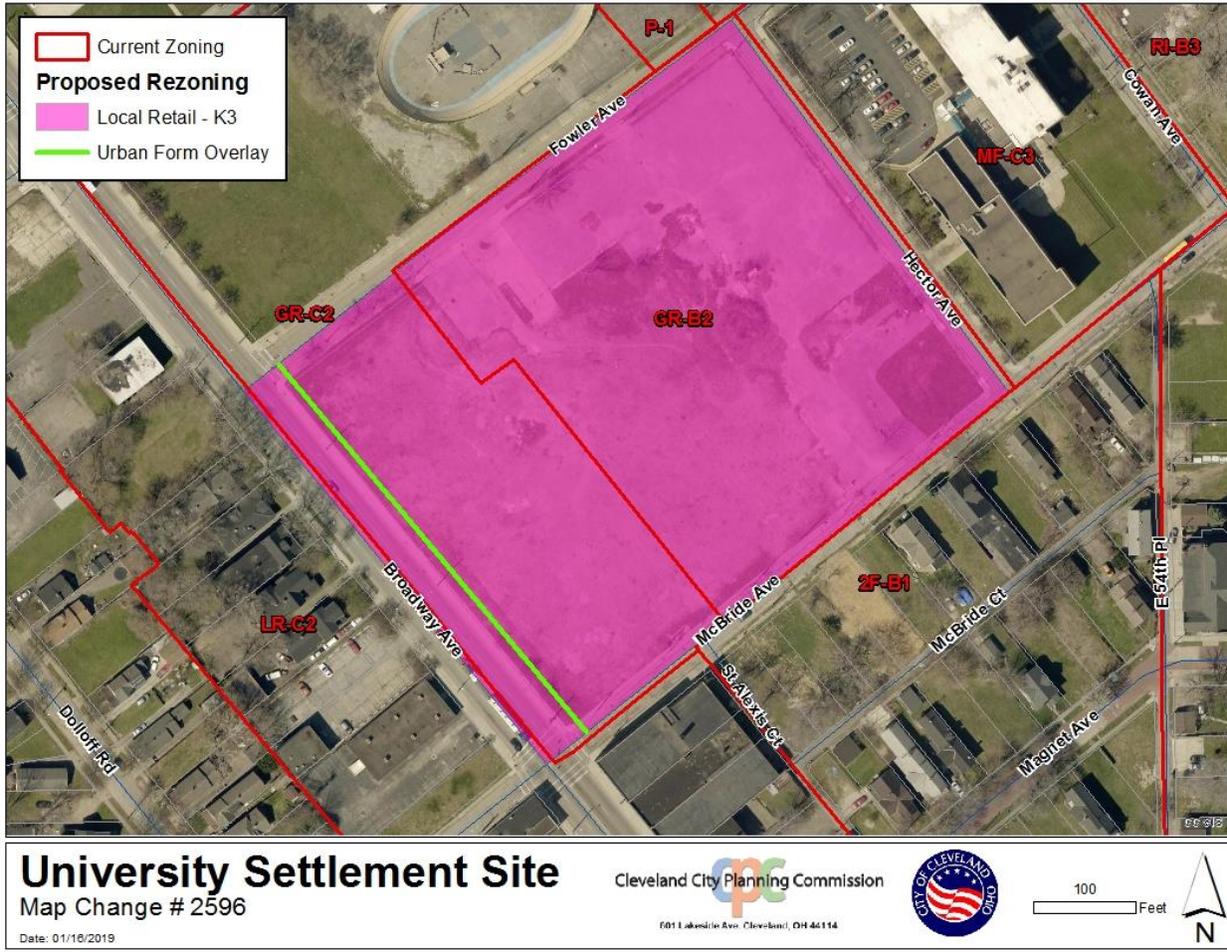
This proposal will remove the existing forty three (43) foot existing mapped setback from the property line. The purpose of this proposal is to preserve and maintain the massing and character of a dense, walkable community for future development.

Area District

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

Height District

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