



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 October 2, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No 1097-15:** Changing the Use, Area and Height Districts of parcels along the west side of W. 117<sup>th</sup> Street, North of Triskett Avenue and South of Arden Avenue to LR (Local Retail), a 'K' area District and a '2' Height District as identified on the attached map (Map Change No. 2523).

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: **Tom Jordan at:** 216-664-3800 or [tjordan@city.cleveland.oh.us](mailto:tjordan@city.cleveland.oh.us)



### **Explanation of Proposed Rezoning**

Changing the Use, Area and Height Districts of parcels along the west side of W. 117<sup>th</sup> Street, North of Triskett Avenue and South of Arden Avenue to LR (Local Retail), a 'K' area District and a '2' Height District as identified on the attached map (Map Change No. 2523).

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

##### **Existing**

**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**

**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.

#### **Area and Height District Existing and Proposed Districts**

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

**Height District** – Height District '1' allows a maximum height of 35 feet and the '2' Height District allows a maximum height of 60 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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