



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

Cleveland City Hall
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Cleveland, Ohio 44114

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on JULY 15, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. XXX-16: Changing the Use District and Area District of parcels at the northeast corner of Fleet Avenue and E. 50th Street to a Limited Retail district and a "G" area district as shown shaded on attached map (Map Change No.2540).

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: **Trevor Hunt at:** 216-664-2212 or thunt@city.cleveland.oh.us



Explanation of Proposed Rezoning

Ordinance No. XXX-16: Changing the Use District and Area District of parcels at the northeast corner of Fleet Avenue and E. 50th Street to a Limited Retail district and a "G" area district as shown shaded on attached map (Map Change No.2540).

Permitted Uses in Proposed or Existing Zoning Districts:

Existing

Two-Family Residential District: One family houses, two family houses, playgrounds, churches, libraries, hospitals, 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.

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>

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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