



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 November 4, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 1257-16:** Changing the Use, Area and Height districts and establishing an Urban Form Overlay district along W. 25th Street and Selzer Ave between Bradewell Ave and Selzer Ave. (Map Change No. 2547).

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. 1257-16:** Changing the Use, Area and Height districts and establishing an Urban Form Overlay district along W. 25th Street and Selzer Ave between Bradewell Ave and Selzer Ave. (Map Change No. 2547).

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

#### **Existing**

**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.

**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**

**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): <https://goo.gl/sxdaT0>

**The Urban Form Overlay (UF Overlay) District:** is established to create a high level 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** – 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area. 'B' & 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

**Height District** – Height District '3' allows a maximum height of 115 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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**Ordinance No. 1257-16:** Changing the Use, Area and Height districts and establishing an Urban Form Overlay district along W. 25th Street and Selzer Ave between Bradwell Ave and Selzer Ave. (Map Change No. 2547).



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