



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 Friday, June 23, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD-17:** An Ordinance to amend the Battery Park Planned Unit Development (PUD) for lands designated as a PUD District in Ord. 1964-04. (Map Change 2566).

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. TBD-17:** An Ordinance to amend the Battery Park Planned Unit Development (PUD) for lands designated as a PUD District in Ord. 1964-04. (Map Change 2566).

### Planned Unit Development Overlay District Defined

"Planned Unit Development (PUD) Overlay District" means a special zoning district established to permit a more flexible approach to land use control where such an approach is necessary to achieve a higher quality of development and to facilitate development that is sensitive to special site constraints.

### Purpose of PUD

A Planned Unit Development Overlay District is intended for special situations in which adequate space, light, air, and other objectives of City land use regulations can be achieved without the literal application of such regulations. Approval for such a district may be obtained if a PUD area is planned as an integral unit and if its planning is subject to more detailed review and approval by the City than is normally required.

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### Proposed Changes

Battery Park Development, LLC has submitted an amendment to the original Battery Park Planned Unit Development (PUD) to the City Planning Commission proposing a change to the site-plan, design and density for the Park Place building (Loft J) in the Planned Unit Development (PUD) on lands established as a PUD District by Ord. No. 1964-04. Amendments to an approved PUD that are determined to be outside the scope of the Minor Amendment process (defined 334.11) shall be reviewed by the Planning Commission and referred to City Council.

**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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ZONING REQUIREMENTS			
CITY OF CLEVELAND, OHIO CODE OF ORDINANCES PART III B: LAND USE CODE TITLE VII: ZONING CODE			
PARCEL NUMBER: 00204012 DISTRICT NAME: WARD 15 ZONING CODE: MF USE DISTRICT: MULTI-FAMILY AREA DISTRICT: G HEIGHT DISTRICT: 3			
ZONING STANDARDS AND RESTRICTIONS	REQUIRED	PROPOSED	VARIANCE
MAX GROSS FLOOR AREA = 3X LOT AREA	95,532 SF	74,271 SF	NO
MINIMUM LOT AREA	NONE	31,845 SF	NO
MINIMUM LOT WIDTH AT BUILDING LINE	N/A	N/A	NO
USABLE OPEN SPACE	N/A	1,009 SF = 3.1%	NO
HEIGHT LIMIT	115 FT	MAX. = 68'-0" AVG. = 63'-1" approximate	NO
MIN. FRONT YARD SETBACK	9'-0"	0"	YES
MIN. REAR YARD SETBACK	5'-0"	0"	YES
MIN. SIDE YARD SETBACK:			
- WEST YARD SETBACK	9'-0"	0"	YES
- EAST YARD SETBACK	8'-0"	0"	YES
PARKING COUNT	41	GARAGE = 66 SPACES +3 ACCESSIBLE = 69 TOTAL SPACES (OFF-SITE PARKING = 12 SPACES)	NO
PARKING	MIN. 180 SF (9'-0" x 20'-0" 10'-0" x 18'-0")	9'-0" x 20'-0"	NO

PUD INFORMATION: COMPARISON BETWEEN ORIGINAL VERSUS NEW PROPOSAL		
	ORIGINAL ALLOWED PUD PROPOSAL	CURRENT PROPOSAL
STORIES	5 STORIES	5 STORIES
BUILDING GROSS AREA	200,000 SF	74,271 SF
NUMBER OF UNITS	72 UNITS	41 UNITS
FLOOR AREA RATIO (F.A.R.) (BUILDING GROSS AREA / 31,845 SF LOT AREA)	F.A.R. 6.3	F.A.R. 2.3

**Comparison Table**



**Proposed Building**

