



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 18, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider a proposed Amendment to the **Rezoning Legislation** listed below:

Ordinance No. 77-18: Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578). Proposal to amend the previously approved map change with the removal of the Urban Form Overlay at Councilman McCormack's Request.

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. 77-18: Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).

Permitted Uses in Proposed or Existing Zoning Districts:

Existing

General Industry Use District: All uses permitted in a Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing (§345.04 of the Cleveland Zoning Code).

Semi-Industry Use District: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. If 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 (§345.03)

General Retail Business District: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms, and similar uses. (§343.11)

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 (§343.01).

Area District

District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area except there is no minimum lot area in Multi-Family zoning district.

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

Height District



Height District '3' allows a maximum of 115 feet tall buildings.
Height District '5' allows for a maximum of 250 feet tall buildings.

Proposed (Approved by City Planning Commission (CPC) on February 2, 2018)

Semi-Industry Use District: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. If 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 (§345.03)

Limited Retail Business District: Residential uses, retail stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels and banks. (§343.22)

Urban Form 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 the 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. (§348 04)

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

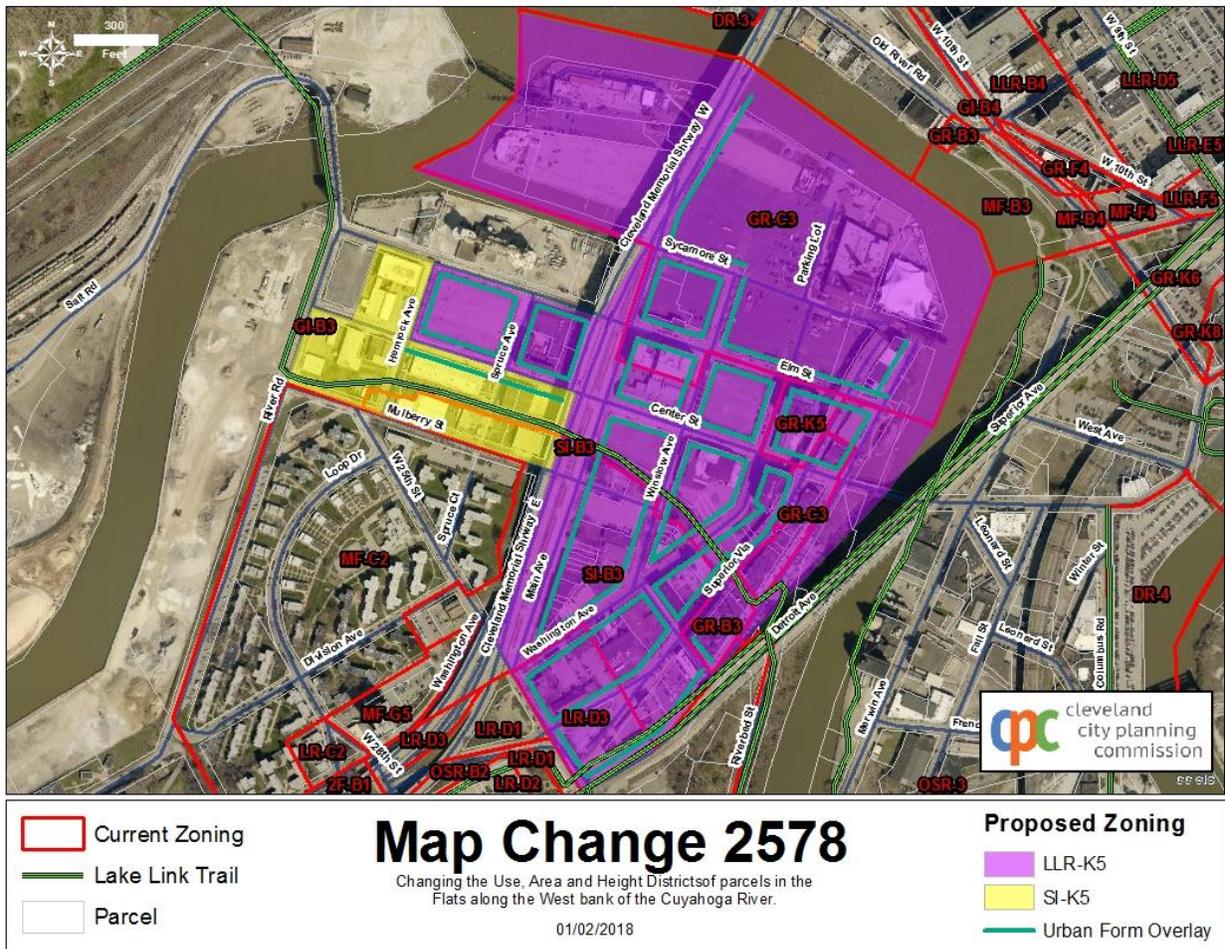
Height District '5' allows a maximum height of 250 feet.

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.



Explanation of Proposed Rezoning (Approved by City Planning Commission on February 2, 2018)

Ordinance No. 77-18: Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).





Explanation of Proposed Rezoning Amendment (as of 10/7/19)

Proposed Amendment

Ordinance No. 77 -18: Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).

*Proposal to amend the previously approved rezoning proposal (Map Change 2578) but with the **removal** of the Urban Form Overlay at Councilman McCormack's Request.*

Semi-Industry Use District: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. If 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 (§345.03)

Limited Retail Business District: Residential uses, retail stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels and banks. (§343.22)

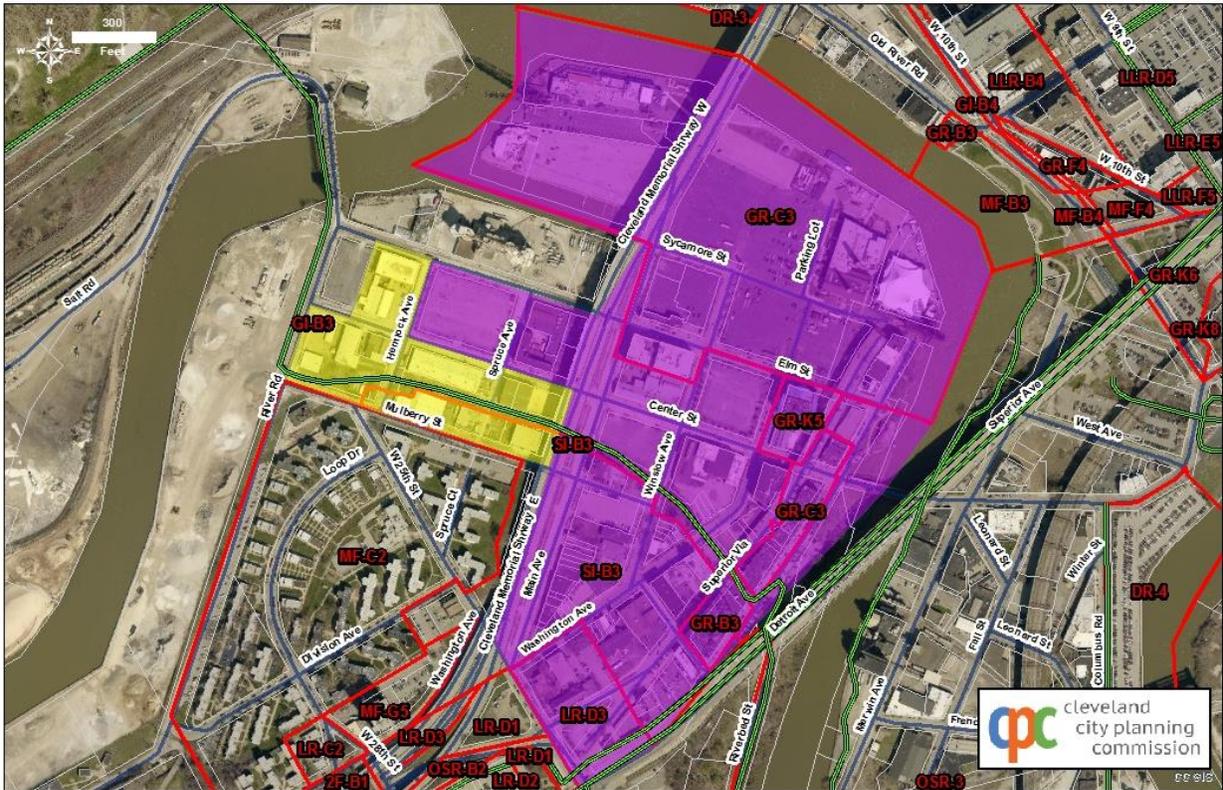
Area District

'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 '5' allows a maximum height of 250 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.



Map Change 2578: Proposed Amendment

Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River.
Removal of the Urban Form Overlay

<ul style="list-style-type: none"> Current Zoning Lake Link Trail Parcel 	<p>Proposed Zoning</p> <ul style="list-style-type: none"> LLR-K5 SI-K5
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10/14/2019