



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, May 18, 2018** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBA:** Changing the Use, Area, and Height Districts of parcels along the eastern side of West 25<sup>th</sup> Street south of Sackett/Valentine Avenue east to SR-176 and south to I-71 (Map Change No. 2581).

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. TBA:** Changing the Use, Area, and Height Districts of parcels along the eastern side of West 25<sup>th</sup> Street south of Sackett/Valentine Avenue east to SR-176 and south to I-71 (Map Change No. 2581).

#### **Permitted Uses in Existing or Proposed 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. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 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. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 343.01)

**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)

**Parking District:** Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building

**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. (Section 345.03)

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (Section 337.03).



### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area. Area District 'C' allows for a maximum gross floor to be equal to ½ the total lot area except for multi-family. Area District "E" allows for a maximum gross floor area of residential buildings to be equal to 1½ the total lot area.

### **Height District**

Height District '1' allows for a maximum height of the building to be 35 feet tall. Height District '2' allows for a maximum height of a building to be 60 feet tall. Height District '5' allows for a maximum height of a building to be 250 feet tall.

### **Proposed**

**Institutional-Research Districts:** Large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, live-work units and correctional halfway houses. For a full description of the Limited Retail District you can go to the American Legal Publishing website (Section 340).

### **Area District**

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**

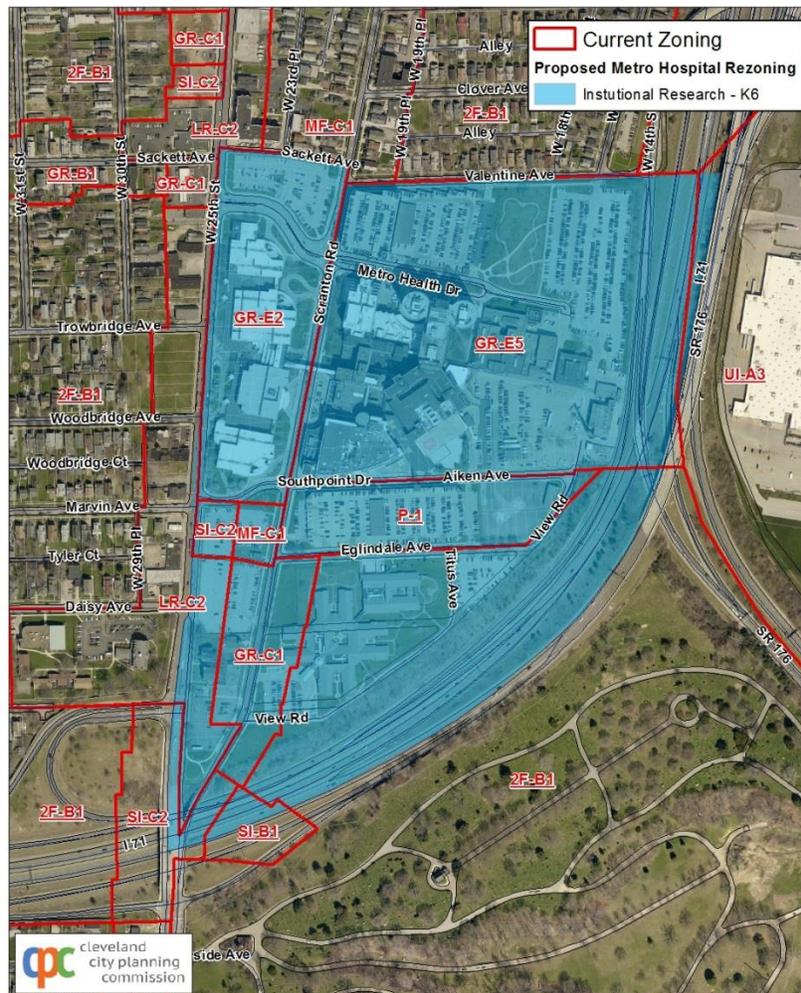
Height District '6' allows for a maximum height of the building to be 600 feet tall.

**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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 **Proposed Metro District Rezoning**  
**Map Change 2581**  
 April 23, 2018  500 Feet