



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. TBD:** Changing the Use, Area and Height of parcels of land between E. 110<sup>th</sup> Street and E. 115<sup>th</sup> Street north of MLK Jr. Drive and south of Woodland Ave for the Legacy Pointe at St. Luke's Hospital housing development as shown on the attached map (Map Change No. 2582).

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:** Changing the Use, Area and Height of parcels of land between E. 110<sup>th</sup> Street and E. 115<sup>th</sup> Street north of MLK Jr. Drive and south of Woodland Ave for the Legacy Pointe at St. Luke's Hospital housing development as shown on the attached map (Map Change No. 2582).

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

##### Existing

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. ([§337.03](#) of the Cleveland Zoning Code).

##### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ the total lot area except there is no minimum lot area in Multi-Family zoning district.

##### **Height District**

Height District '1' allows for a maximum height of a building to be 35 feet tall.

##### Proposed

**Multi-Family Residential District:** 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, see [§337.08](#) of the Cleveland Zoning Code.

##### **Area District**

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to three times the lot area.

##### **Height District**

Height District '2' allows for a maximum height of a building to be 60 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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