



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114

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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 the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land east of East 110th Street, south of Mount Carmel Road to north of Woodland Avenue (Map Change 2605).

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. TBD: Changing the Use, Area, & Height Districts of parcels of land east of East 110th Street, south of Mount Carmel Road to north of Woodland Avenue (Map Change 2605).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

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

Local Retail Business Districts: 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

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Height District

Height District '1' allows for a maximum height of the building to be thirty-five (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall.



Proposed

Multi-Family Residential District: One family houses, two family houses, town houses, row houses, apartment houses, fraternities and sororities, etc. (For a full description of the Multi-Family Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

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

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area. Area District "G" allows for a maximum gross floor area of residential buildings to be equal to three (3) times the total lot area.

Height District

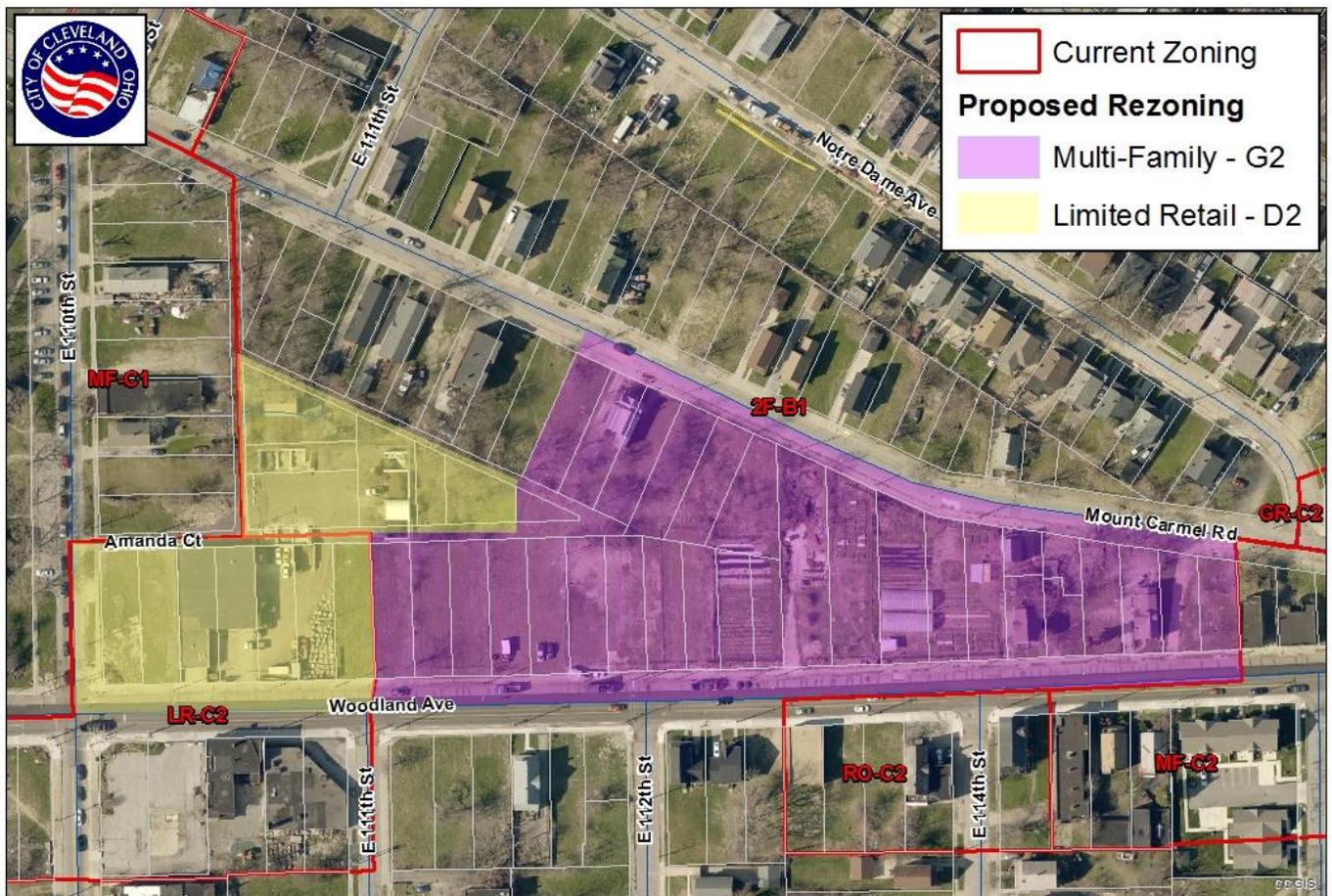
Height District '2' allows for a maximum height of the building to be sixty (60) feet tall.

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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Map Change #2605
Proposed #WoodhillUpNext Rezoning

Date: October 7, 2019

Cleveland City Planning Commission

5011 Lakeside Ave. Cleveland, OH 44114

100 Feet

