City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

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Notice of Public Meeting

The Cleveland City Planning Commission will hold a virtual public meeting at **9:00 am** on **Friday, June 5, 2020** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th & West 70th Street (Map Change #2609).

You can view a map and the details of the proposed map change by going to the City Planning Website:

http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/PublicMeeting

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.

To keep the WebEx session to a manageable size, we are asking individuals that wish to participate to contact the City Planning Office. Please call 216.664.3826 or email us at cityplanning@clevelandohio.gov.

Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th & West 70th Street (Map Change #2609).

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).

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 Residential District, please review §337.08 of the Cleveland Zoning Code).

Residence-Industry Use Districts: Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops and other uses similar in character and operation. There are established controls and conditions for industrial uses in the district to ensure that these industrial uses will not be detrimental to the residential uses.

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. (§345.03)

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 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 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. Height District '3' allows for a maximum height of one hundred and fifteen (115) feet tall.

Proposed

Open Space and Recreation: Uses are limited to public parks, playgrounds, athletic fields, and recreation center buildings, including such recreation facilities as swimming pools, tennis courts, basketball courts, playground equipment, skateboard ramps, exercise rooms, meeting rooms and similar uses; public open space areas including wooded areas, stream valleys, grassy areas, nature presents, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc. (For a full description of the Open Space & Recreation District, please review §342 of the Cleveland Zoning Code).

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).

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 Residential District, please review §337.08 of the Cleveland Zoning Code).

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, go to the American Legal Publishing website (§343.01).

Urban Form (UF) 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 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 building set relatively close to the street and parking located behind the main building. (See §348.04)

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 "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. Area District "K" allows for maximum gross floor area of residential buildings to be equal to six (6) times the total lot area.

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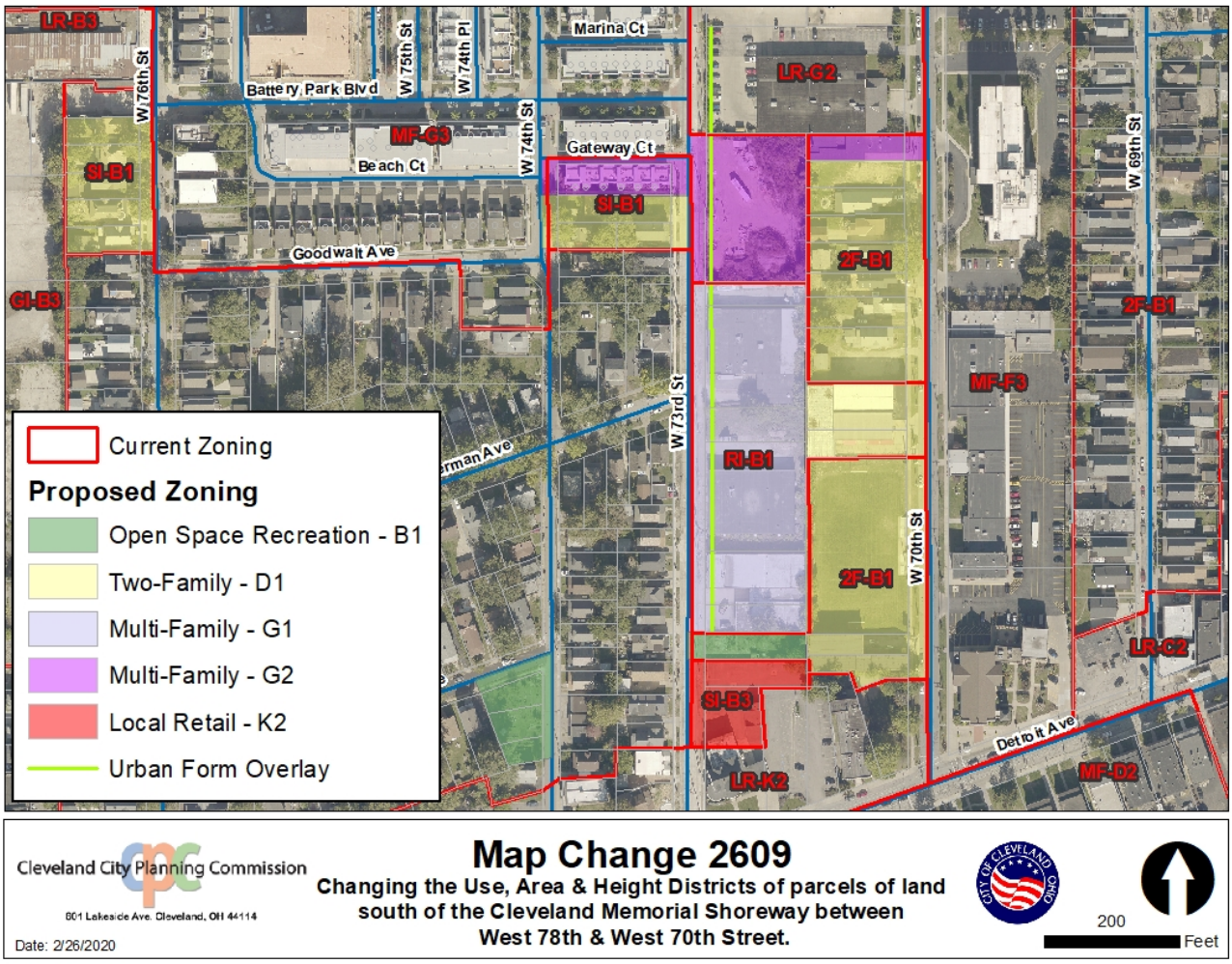

Cleveland City Planning Commission
601 Lakeside Ave. Cleveland, OH 44114
Date: 2/26/2020

Map Change 2609
Changing the Use, Area & Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th & West 70th Street.

200 Feet