



NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, December 19, 2025** in room 514, Cleveland City Hall 601 Lakeside Ave E. and virtually on the WebEx platform which will be livestreamed on YouTube to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map change 2697).

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

<https://planning.clevelandohio.gov/mc/index.php>

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 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels of land north of Herman Avenue between West 65th Street and West 58th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map change 2697).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Semi Industry District generally permits residential uses with conditions, warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. For a full description of the Semi-Industry District, read Section 345.03 of the Cleveland Zoning Code.

Area District

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

Specific Mapped Setbacks

There is a Specific Mapped Building Setback of five (5) feet from the property line along the northern side of Herman Avenue between West 65th Street and West 58th Street. A Specific Setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation (§357.07).



Proposed

Local Retail Business generally permits residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. The district prohibits gas stations and used car lots. For a full description of the Local Retail Business District, read Section 343.01 of the Cleveland Zoning Code.

Area District

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

Specific Mapped Setbacks

The five (5) feet Specific Mapped Setback shall be removed and replaced with a zero (0) foot setback in accordance with site plan that was approved by the City Planning Commission and is shown on the attached map.

A Specific Setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation (§357.07).

Parking

That the lands described in this Ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of off-street accessory parking spaces required for automobiles, so long as property owner continuously adopts and maintains the Transit Demand Management Strategies for this site as adopted by City Planning Commission, and shown on the attached page.

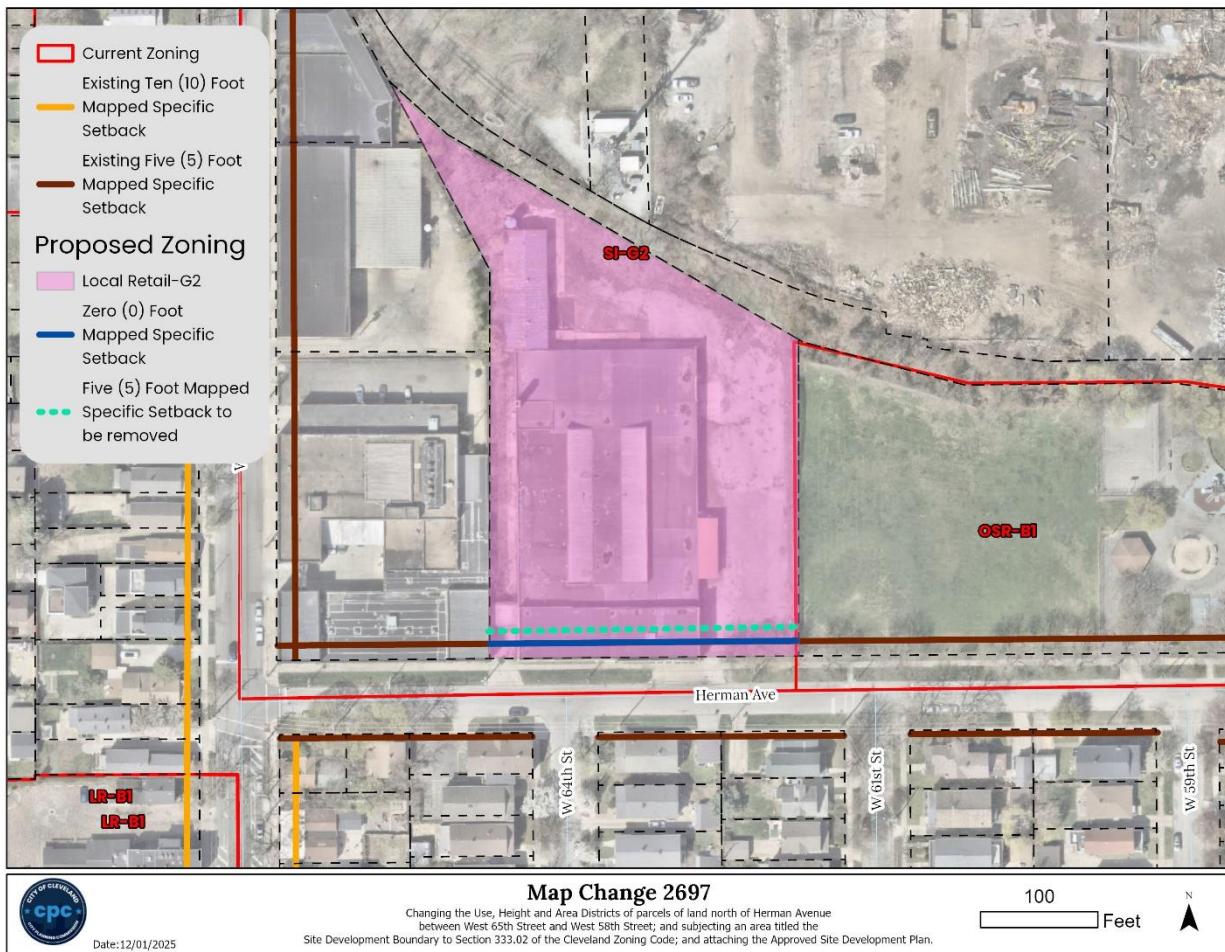
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NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

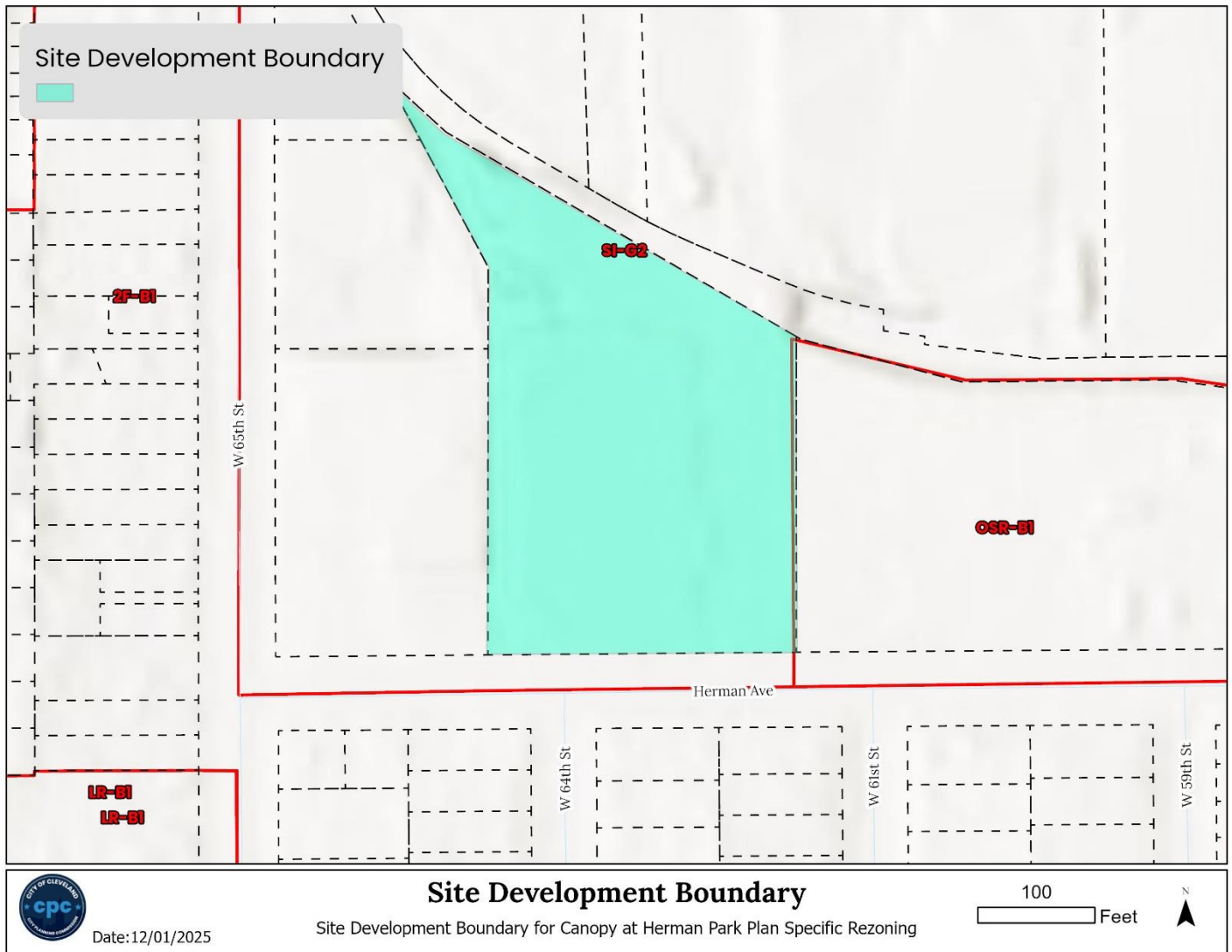
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Site Development Boundary



Parking Requirements



That the lands described in in this ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of parking spaces required for automobiles, so long as property owner continuously adopts and maintains the Transit Demand Management Strategies for this site as adopted by City Planning Commission, and shown on the attached page.

Parking Strategies to be Adopted by Developer

Transportation Demand Management (TDM) Strategy for Canopy at Herman:

Implementing TDM* strategies in the Stokes West project will be complimentary to the neighborhood and surrounding transit systems. These strategies will offer equitable opportunity to the future residents of Stokes West with different transportation needs.

*Transportation Demand Management is defined as a set of strategies aimed at maximizing traveler choices. TDM focuses on understanding how people make transportation decisions and helping people use the infrastructure that is in place for transit, ridesharing, walking, biking, and other modes of active transportation.

The following TDM strategies are categorized by area of focus (transit, active transportation, car & parking).

CANOPY at HERMAN PARK: 6400 HERMAN AVENUE – TDM PLAN NARRATIVE

The size of this project places it in Tier 5 of the TDM program, requiring a plan resulting in 60 or more points.

To comply with the City's TDM program, the project team selected the following TDM Strategies:

- **INFO-A: Transportation information kiosk – 1 point**

The project will include a kiosk or tv monitor displaying transit information in the lobby

- **ACTIVE-A: Streetscape improvements (minor) – 5 points**
- **ACTIVE-B: Streetscape improvements (major) – 10 points**



The design includes many improvements to streetscape along Herman Ave including refreshed and widened sidewalks, street landscaping and furnishing, removal of an existing curb cut, buried power lines that are currently overhead.

- **ACTIVE-C: Bicycle parking – 5 points**

The plan currently proposes 5 short-term bicycle parking stalls along Herman Ave as well as a public bicycle repair station (5 points)

- **ACTIVE-D: Long-term bicycle facilities – 5 points**

The project includes resident indoor bicycle storage/parking with space for ~50 bicycles, as well as a repair station (5 points)

- **FAMILY-B: Childcare-adjacent site location – 2 points**

The property sits less than .2 miles (~5 minute walk) to “Tiny Footprints Child Enrichment Center” offering services for children between the ages of 6 weeks and 12 years old

- **FAMILY-C: Family amenities and storage – 5 points**

The project includes family-focused amenities such as multi-bedroom designs, shared lounge area, shallow pool, on-site coworking solutions, health facilities, and immediately adjacent to a large public park with a playground and recreation.

- **PARKING-B: Unbundled parking – 5 points**

The project includes 130 resident-only parking spaces. Residents will have the option to rent a parking space as an added rental cost – it will not be included in rent or required

- **PARKING-D: Short-term parking provision – 5 points**

The plan calls for four short-term parking spaces along the sidewalk cutout on Herman Ave to facilitate shared transportation pickups, deliveries, and patronage of the commercial businesses

- **DELIVERY-A: Delivery area – 8 points**

The residential building includes a designated delivery and package area including cold storage.

- **BUILDING-A: Parking location – 2 points**

Parking is located in the central “courtyard” of the property as well as “tucked under” a portion of the building

- **BUILDING-C: Entrance and sidewalk orientation – 2 points**

The property includes multiple entrances – residential, commercial, and public, as shown on the site plan



This results in 60 points, meeting the minimum threshold for a project of this size. Attached to this narrative as Exhibit A is a demonstrative site plan indicating the physical TDM strategies.

Approved Site Plan

