



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, June 23, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 700-17:** Changing the Use, Area, and Height Districts of parcels along the western side of West 130<sup>th</sup> Street between Wilton Avenue and Milligan Avenue. Also extending the coverage area for the Rockport Design Review District to include additional parcels along West 130<sup>th</sup> Street (Map Change No. 2565).

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. 700-17:** Changing the Use, Area, and Height Districts of parcels along the western side of West 130<sup>th</sup> Street between Wilton Avenue and Milligan Avenue. Also extending the coverage area for the Rockport Design Review District to include additional parcels along West 130<sup>th</sup> Street (Map Change No. 2565).

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

#### **Existing**

**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.

#### **Area District**

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

#### **Height District**

Height District '1' allows the maximum height of the structure to be 35 feet tall.

#### **Proposed**

**Limited Retail Districts:** Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. For a full description of the Limited Retail District you can go to the American Legal Publishing website (Section 343.22).

#### **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**

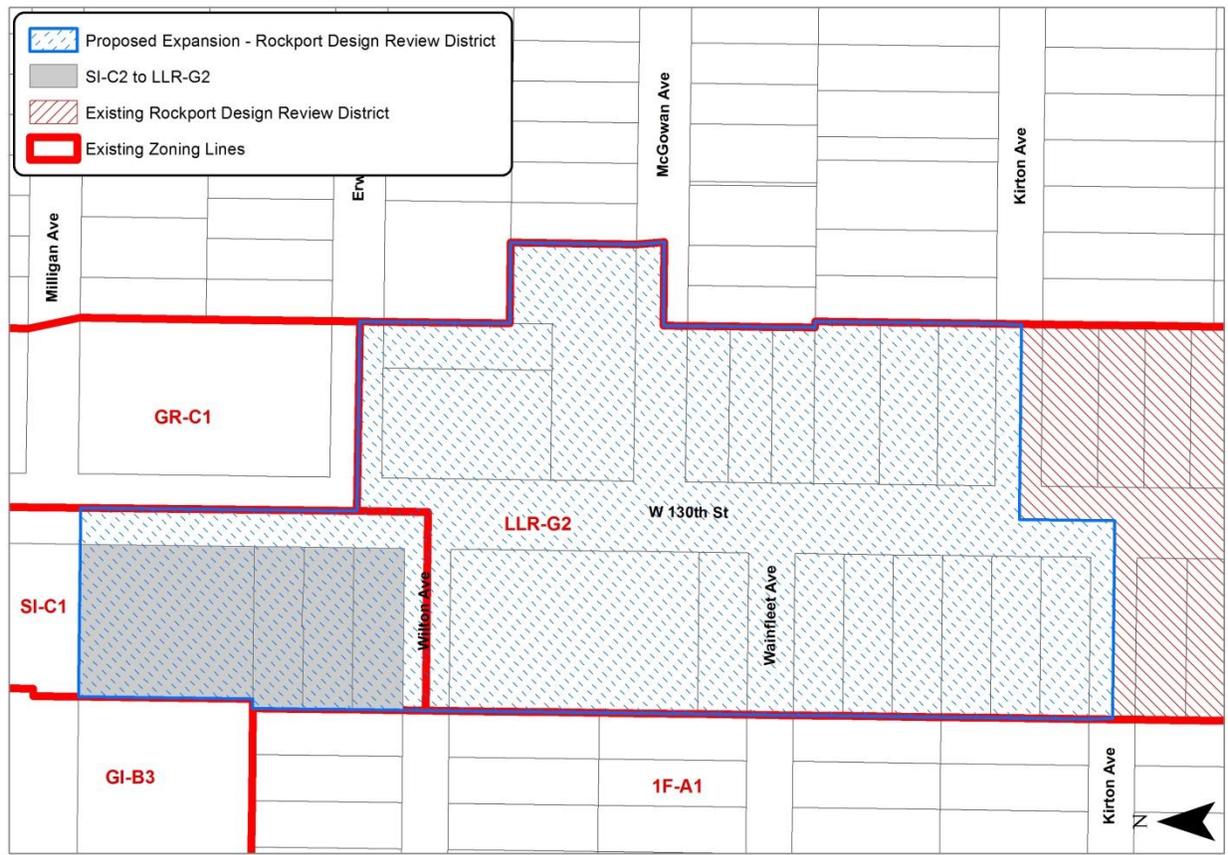
Height District '2' allows the maximum height of the structure to be 60 feet tall.



**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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Changing the Use, Area, and Height Districts of parcels along the western side of West 130th Street between Wilton Avenue and Milligan Avenue. Also extending the coverage area for the Rockport Design Review District to include additional parcels along West 130th Street