



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 public meeting at **9:00 am on March 15, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD:** Changing the Use, Height and Area Districts of parcels of land south of Woodhill Avenue between E. 90th Street and Martin Luther King Jr. Drive as well as adding an Urban Form Overlay along the major corridors of Shaker Blvd, Buckeye Road, and Woodhill Road. (Map Change 2591).

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, Height and Area Districts of parcels of land south of Woodhill Avenue between E. 90th Street and Martin Luther King Jr. Drive as well as adding an Urban Form Overlay along the major corridors of Shaker Blvd, Buckeye Road, and Woodhill Road. (Map Change 2591).

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

##### Existing

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

**Multi-Family Residential District:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description, visit the American Legal Publishing website ([§337.08](#)).

**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 of the Multi-Family District you can go to the American Legal Publishing website ([§343.01](#))

**General Retail Business District:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game rooms and similar uses. For a full description of the General Retail Business District, please review Section 343.11 of the Cleveland Zoning Code.

**Semi-Industry Use District:** 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](#) of the Cleveland Zoning Code).

**General Industry Use District:** All uses permitted in Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory uses such as asphalt or



tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, and rubber, etc. manufacturing ([§345.04](#) of the Cleveland Zoning Code).

### **Area District**

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area except for multi-family. Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one 1/2 times the total lot area.

### **Height District**

Height District '1' allows for a maximum height of the building to be 35 feet tall. Height District '2' allows for a maximum height of the building to be 60 feet tall.

### **Proposed**

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

**Multi-Family Residential District:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description, visit the American Legal Publishing website ([§337.08](#)).

**Residence Office Use District:** Provided that no sales, display or warehousing merchandise shall be permitted on the premises; the following uses are allowed in this district: apartment houses, administrative and professional office buildings, hospitals, non-profit public schools, playgrounds, churches, libraries, etc. ([§337.10](#)).

**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 of the Multi-Family District you can go to the American Legal Publishing website ([§343.01](#))

**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](#))

**Institutional-Research District:** Large scale educational and medical develops, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes,



assisted living residences, mental health centers, live-work units and correctional halfway houses ([§340](#)).

**Urban Form Overlay (UF Overlay) District:** is 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 buildings set relatively close to the street and parking located behind the main building. For a full description of the Urban Form Overlay District, please review [§348.04](#) of the Cleveland Zoning Code.

**Urban Core Overlay (UC Overlay) District:** is established to create developments of dense, vibrant, mixed-use neighborhoods that encourage a quality pedestrian experience. The UC achieves this goal for urban cores by requiring consistent street walls, pedestrian-oriented building features, and screening of off-street parking and service drives that minimize conflicts between vehicles and pedestrians areas. For a full description of the Urban Core Overlay District, please review [§348.05](#) of the Cleveland Zoning Code.

### Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to 1 times the total lot area. Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to one ½ times the total lot area. Area District 'F' allows for a maximum gross floor area of residential buildings to be equal to 2 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. Area District 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 times the total lot area.

### Height District

Height District '1' allows for a maximum height of the building to be 35 feet tall.  
Height District '2' allows for a maximum height of the building to be 60 feet tall.  
Height District '3' allows for a maximum height of a building to be 115 feet tall.

### Mapped Setbacks

A 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. This proposal will remove the existing five (5) foot, ten (10) foot, and/or twenty-



one (21) foot existing mapped setbacks. The purpose of this proposal is to preserve and maintain the massing and character of a dense, walkable community for future development.

**Existing**

**5 Foot Mapped Setback:** The 5' Mapped Setback is currently located on the east and west sides of E. 93<sup>rd</sup> Street between Cumberland Avenue south to Buckeye Road and on the northern side of Buckeye Road between McCurdy Street and the southeast property line of permanent parcel number 126-18-027 also known as 9327 Buckeye Road. This permits buildings or residential structures to be built, but setback five (5) feet from the front yard property line.

**10 Foot Mapped Setback:** The 10' Mapped Setback is currently located on the northern side of Buckeye Road between the northwest property line of Permanent Parcel Number 126-18-026 also known as 9403 Buckeye Road and the southeast property line of Permanent Parcel Number 126-18-017 or 9607 Buckeye Road. A 10' Mapped Setback is also currently located on the north and south side of Buckeye Road between Woodhill Road and Martin Luther King Jr. Drive. This 10' Mapped Setback permits buildings or residential structures to be built, but setback ten (10) feet from the front yard property line.

**21 Foot Mapped Setback:** The 21' Mapped Setback is currently located on the northern and southern side of Shaker Boulevard between Woodhill Road and Martin Luther King Jr. Drive. The 21' Mapped Setback permits buildings or residential structures to be built, but setback twenty-one (21) feet from the front yard property line.

