City of Cleveland
Justin M. Bibb, Mayor
City Planning Commission

cpc

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, May 6, 2022** 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 West of Pearl Road and North of Broadview Road and adding an Urban Form Overlay as identified on the attached map (Map Change No. 2623).

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

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Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land West of Pearl Road and North of Broadview Road and adding an Urban Form Overlay as identified on the attached map (Map Change No. 2623).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

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. Prohibit Gas Stations and Used Car lots.

General Industry Use District: All uses permitted in a Semi-Industry District, except residential. Additional permitted uses include 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 asphalt or tar, carbon, coke, coal gas, creosote, oil cloth or linoleum, rubber, etc., manufacturing.

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. (Section 345.03)

One Family Use District: Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

Proposed

Open Space Recreation: To facilitate the development of the new Irishtown Bend Park. 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 preserves, wildlife habitats, scenic overlooks, gardens, beaches, fishing areas, multi-purpose trails, etc.

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.

Two–Family Residential District: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (Section 337.03).

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.(Section 343.22)

Area District

Area District "D" allows for maximum gross floor area of residential units to be equal to one (1) times the lot area.

Area District "G" allows for maximum gross floor area of residential units to be equal to Three (3) times the lot area.
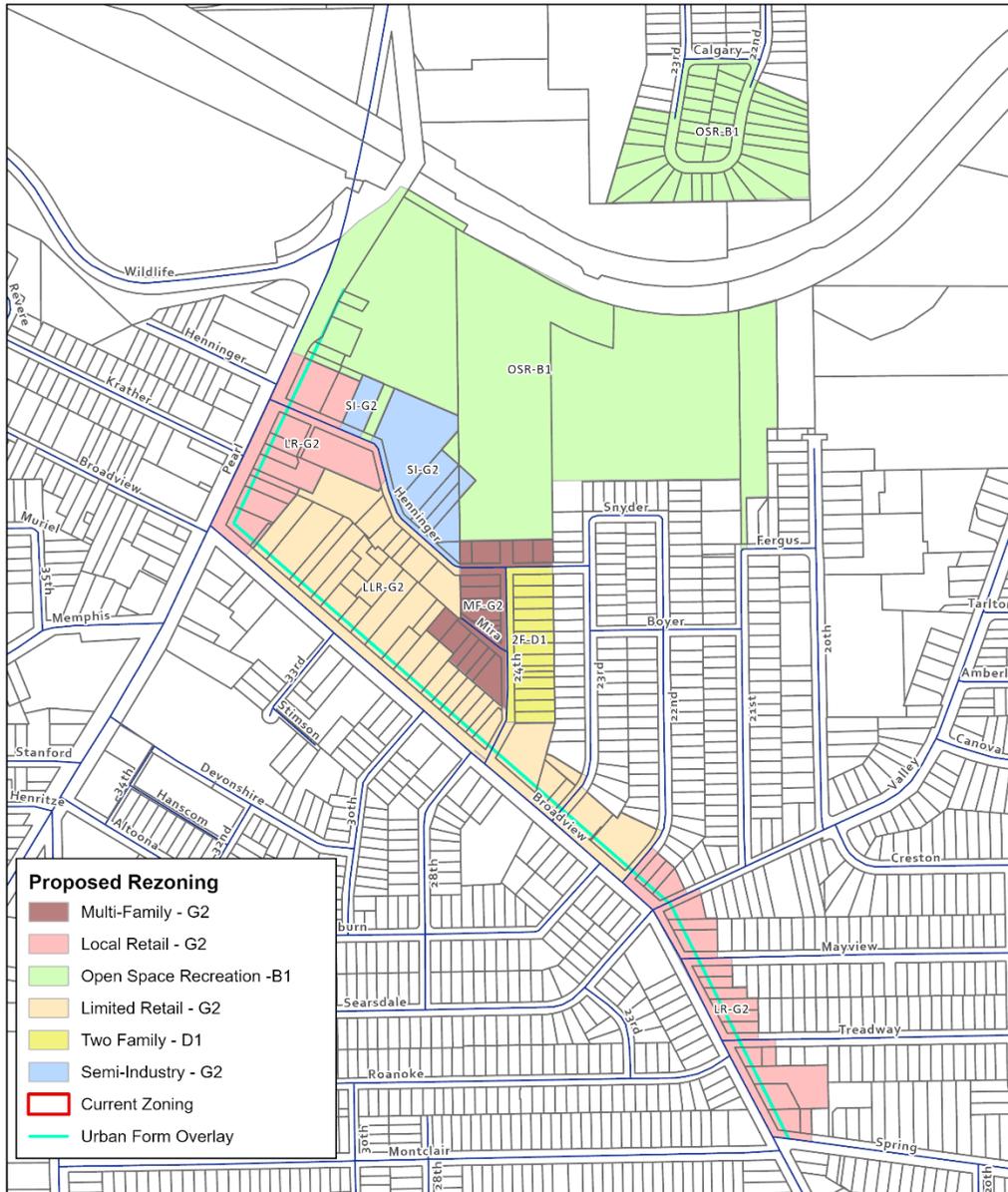
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

Explanation of Proposed Rezoning
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Proposed Rezoning
- Multi-Family - G2
- Local Retail - G2
- Open Space Recreation -B1
- Limited Retail - G2
- Two Family - D1
- Semi-Industry - G2
- Current Zoning
- Urban Form Overlay

Map Change 2623
Changing the Use, Area & Height Districts of parcels of land West of Pearl Road and North of Broadview Road and adding an Urban Form Overlay

240 Feet