



## City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission

cpc

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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, May 7, 2021** 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 Height and Area Districts of parcels of land south of Tillman Avenue, north of Detroit Avenue between West 58<sup>th</sup> and West 54<sup>th</sup> Street (Map Change No. 2633); 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.

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 216.664.3826 or email us at [cityplanning@clevelandohio.gov](mailto:cityplanning@clevelandohio.gov).



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### **Explanation of Proposed Rezoning**

**Ordinance No. TBD:** Changing the Height and Area Districts of parcels of land south of Tillman Avenue, north of Detroit Avenue between West 58<sup>th</sup> and West 54<sup>th</sup> Street (Map Change No. 2633); 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.

### **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 ([§343.01](#)).

#### **Area District**

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

#### **Height District**

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

#### **Proposed**

**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](#)).

#### **Area District**

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

#### **Height District**

Area District '3' allows for a maximum height of a building to be one hundred and fifteen (115) feet.



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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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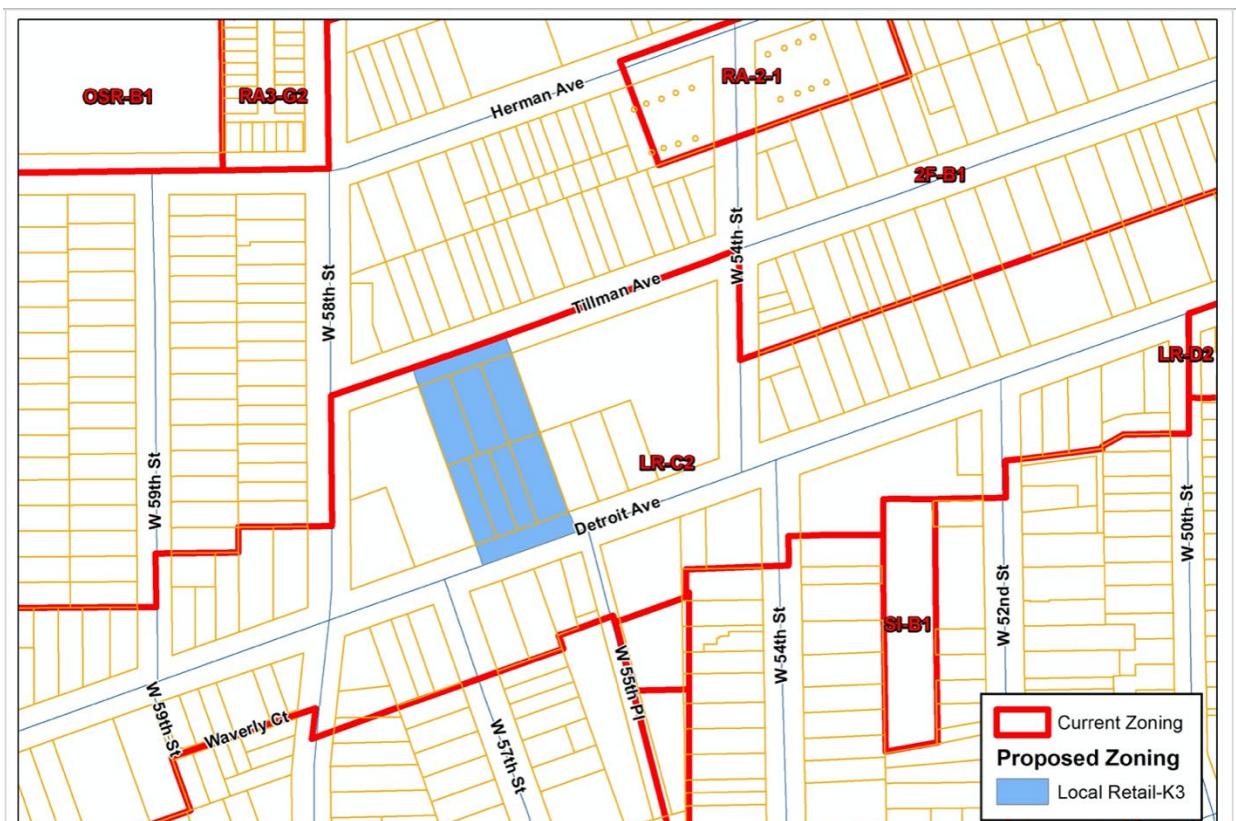
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## Siteplan Specific Rezoning

Map Change # 2633

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601 Lakeside Ave, Cleveland, OH 44114



Date: 4.23.2021