



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission

Joyce Pan Huang., Director

Cleveland City Hall
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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, August 02, 2024** in person at Cleveland City Hall in Room 514 and on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. 791-2024: Changing the Use, Area, & Height Districts of parcels of land north of Madison Avenue between West Boulevard and West 100th Street and removing the Pedestrian Retail Overlay (Map Change 2681)

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. 791-2024: Changing the Use, Area, & Height Districts of parcels of land north of Madison Avenue between West Boulevard and West 100th Street and removing the Pedestrian Retail Overlay (Map Change 2681)

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. See §343.01 for a more detailed description of the Local Retail Business District.

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

Height District '1' allows a maximum height of the building to be thirty-five (35) feet.

Pedestrian Retail Overlay

The Pedestrian Retail Overlay District (PRO) is established to maintain the economic viability of older neighborhood shopping districts by preserving the pedestrian-oriented character of those districts and to protect public safety by minimizing conflicts between vehicles and pedestrians in neighborhood shopping districts.

In recognition of the expected greater use of public transit, bicycles and walking by customers and employees traveling to the PRO Districts, the minimum number of parking spaces otherwise required by the Zoning Code shall be reduced by thirty-three (33) percent for retail business uses in such districts.



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No main building on a lot abutting a Pedestrian Retail Street frontage shall be set back more than five (5) feet from the Pedestrian Retail Street Frontage.

The following uses shall be prohibited in the Pedestrian Retail Overlay District:

- a.) Open sales lots,
- b.) filling and service stations
- c.) car washes
- d.) lanes serving a drive-through facility

Proposed

General Retail Business District: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses. See §343.11 for a more detailed description of the General Retail Business District.

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

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

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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