



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 February 5, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 1511-15:** Changing the Use District of parcels north of Clifton Blvd, south of Lake Ave between W. 117<sup>th</sup> Street and W. 115<sup>th</sup> Street to Townhouse and local Retail and Parking districts, a '2' height district and a 'K' area district as identified on the attached map (Map Change No. 2529).

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: **Tom Jordan at: 216-664-3800** or [tjordan@city.cleveland.oh.us](mailto:tjordan@city.cleveland.oh.us)



### **Explanation of Proposed Rezoning**

**Ordinance No. 1511-15:** Changing the Use District of parcels north of Clifton Blvd, south of Lake Ave between W. 117<sup>th</sup> Street and W. 115<sup>th</sup> Street to Townhouse and local Retail and Parking districts, a '2' height district and a 'K' area district as identified on the attached map (Map Change No. 2529).

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

##### **Existing**

**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.

**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.

**Parking District:** Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building.

##### **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.

**Residential Attached Townhouse (RA) Districts:** low-rise developments of attached single family to two family residential units at medium to high densities. Such developments are intended to serve as a transition between areas of detached residences and areas of higher intensity development or to serve as a means of clustering housing units on sites which can be developed most appropriately through such clustering.

**Parking District:** Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building.

Area and Height District Existing and Proposed Districts



**Area District** – ‘A’ allows for a maximum gross floor area of residential buildings to be equal to  $\frac{1}{2}$  of the total lot area. The ‘K’ Area district 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 a maximum height of 35 feet and the ‘2’ Height District allows a maximum height of 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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Proposing to change zoning to 'Townhouse', 'Local Retail',  
 & 'Parking' Districts, a '2' Height District and a 'K' Area District  
 Map Change 2529

