



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, October 7, 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, Height and Area Districts of parcels of land north of Cedar Avenue between East 107th Street and Stokes Boulevard; 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 (Map change 2656).

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. TBD: Changing the Use, Height and Area Districts of parcels of land north of Cedar Avenue between East 107th Street and Stokes Boulevard; 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 (Map change 2656).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Local Retail Business District permits Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. Prohibits 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 '2' allows a maximum height of the building to be sixty (60) feet.

Specific Mapped Setbacks

There is a Specific Mapped Building Setback of forty-three (43) feet from the street centerline along the northern side of Cedar Avenue between East 107th Street and Stokes Boulevard. A Specific 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 (§357.07).



Proposed

Limited Retail Business: 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 you can go to the American Legal Publishing website (Section 343.22).

Area District

Area District "H" allows for a maximum gross floor area of residential buildings to be equal to four (4) times the lot area.

Height District

Height District "3" allows for a maximum height of one hundred and fifteen (115) feet.

Specific Mapped Setbacks

The forty-three (43) foot Specific Mapped Setback along the Cedar Avenue frontage between East 107th Street and Stokes Boulevard shall be removed and replaced with a zero (0) foot setback in accordance with site plan that was approved by the City Planning Commission and is shown on the attached map.

A seven (7) foot Specific Mapped Setback from the property line along the western frontage of Stokes Boulevard between Wilbur Avenue and Cedar Avenue shall be established in accordance with the site plan that was approved by City Planning Commission and is shown on the attached map.

A Specific 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 (§357.07).

Parking

That the lands described in this Ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of off-street accessory parking spaces required for automobiles, so long as property owner continuously adopts and maintains the



Transit Demand Management Strategies for this site as adopted by City Planning Commission, and shown on the attached page.

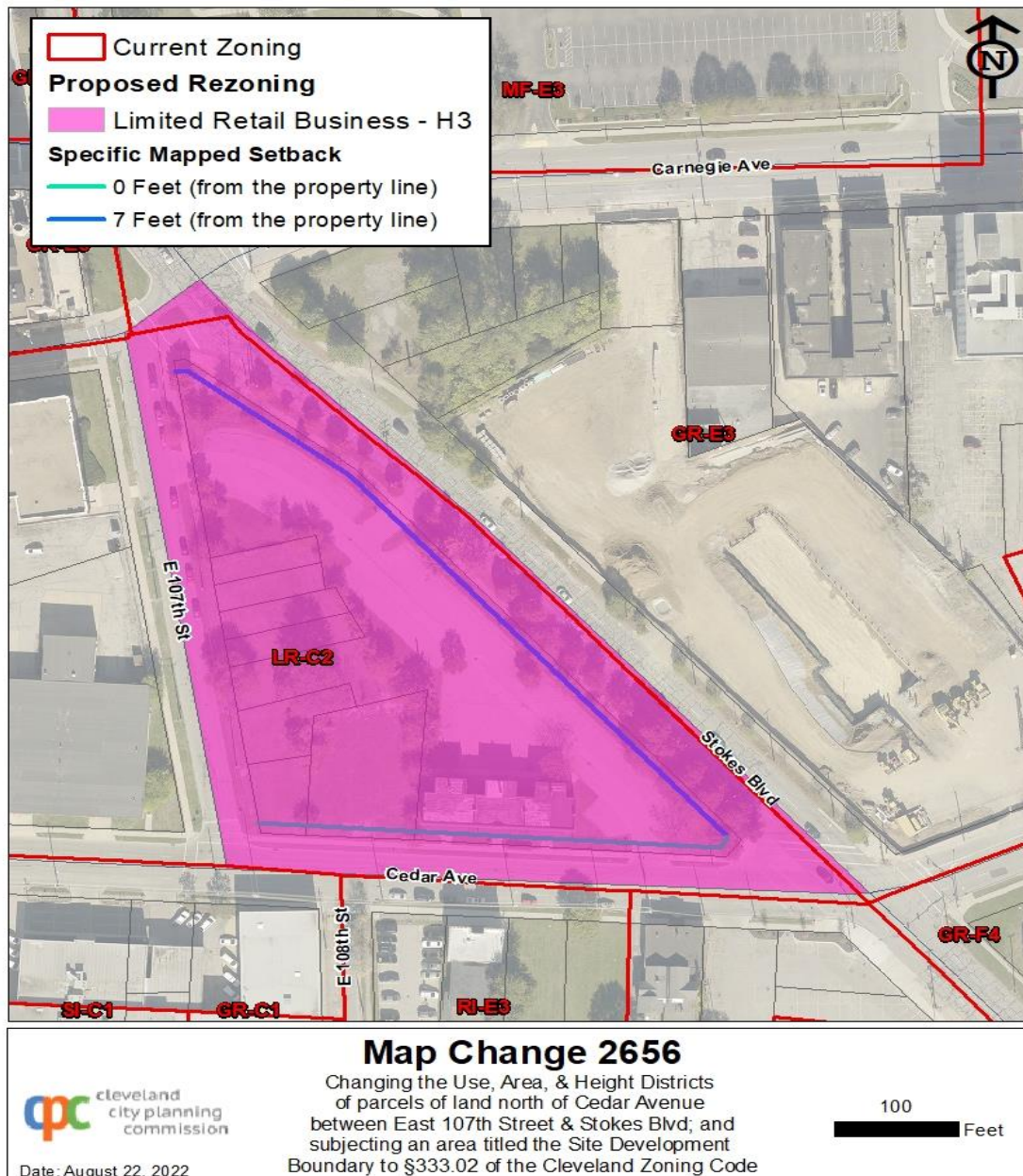
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





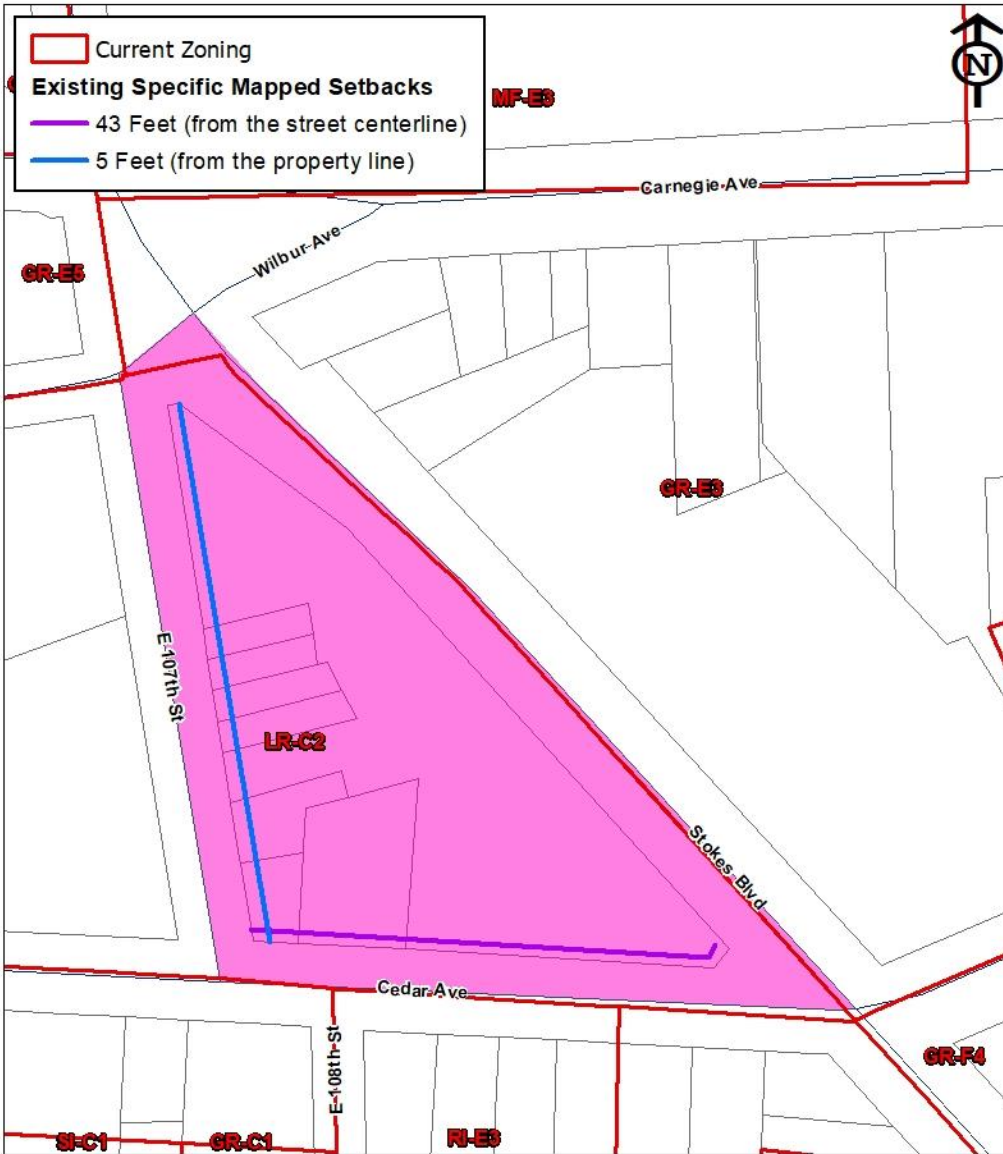
Explanation of Proposed Rezoning

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Existing Setbacks



Map Change 2656

Changing the Use, Area, & Height Districts of parcels of land north of Cedar Avenue between East 107th Street & Stokes Blvd; and subjecting an area titled the Site Development Boundary to §333.02 of the Cleveland Zoning Code

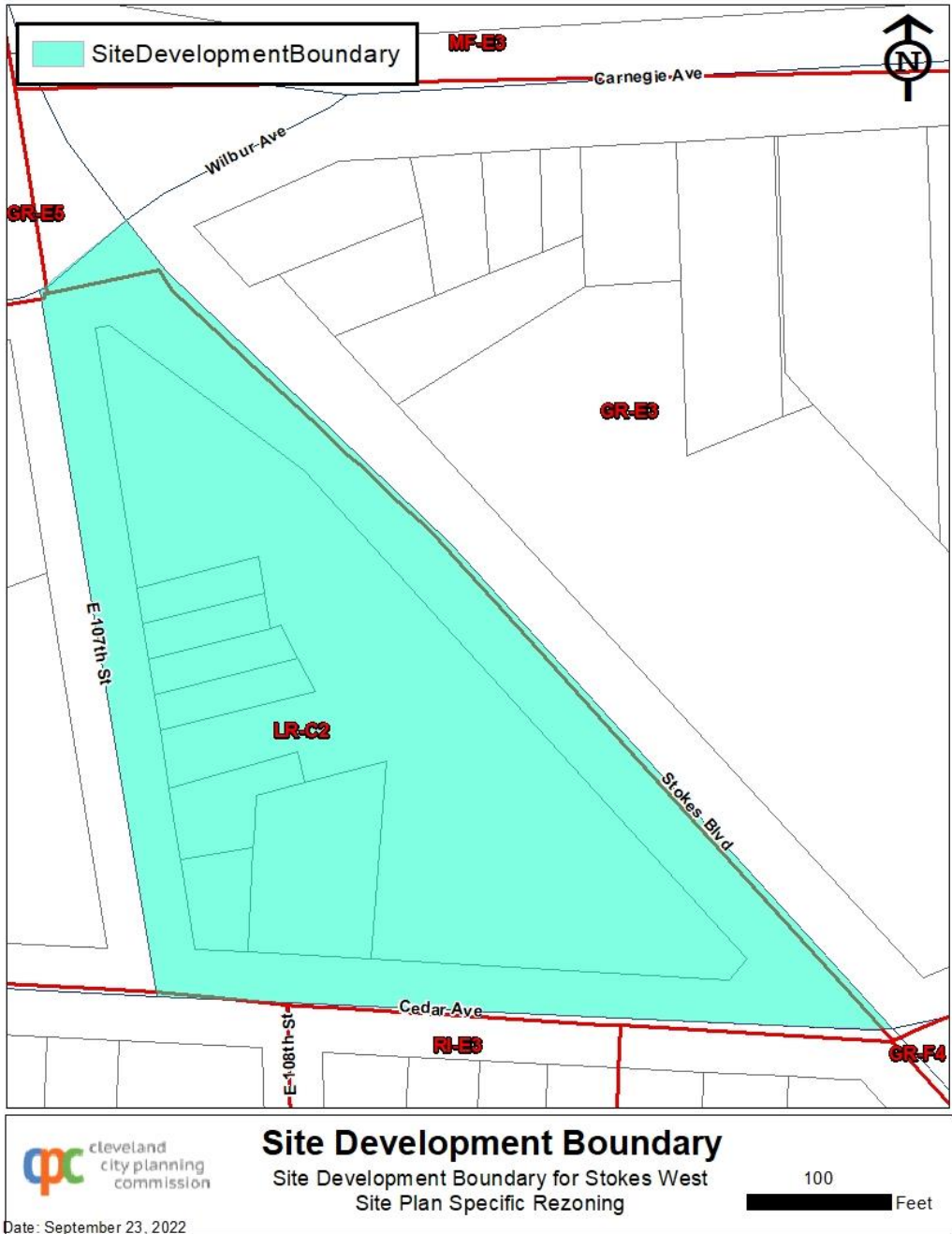
 cleveland city planning commission

Date: August 22, 2022

100 Feet



Site Development Boundary





Parking Requirements

That the lands described in in this ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of parking spaces required for automobiles, so long as property owner continuously adopts and maintains the Transit Demand Management Strategies for this site as adopted by City Planning Commission, and shown on the attached page.

Parking Strategies to be Adopted by Developer

Approved Transit Demand Management (TDM) Strategy for Stokes West:

Implementing TDM* strategies in the Stokes West project will be complimentary to the neighborhood and surrounding transit systems. These strategies will offer equitable opportunity to the future residents of Stokes West with different transportation needs.

*Transportation Demand Management is defined as a set of strategies aimed at maximizing traveler choices. TDM focuses on understanding how people make transportation decisions and helping people use the infrastructure that is in place for transit, ridesharing, walking, biking, and other modes of active transportation.

The following TDM strategies are categorized by area of focus (transit, active transportation, car & parking). In addition to the project goals, uGO (ugointhecircle.com) will be promoted as a resource to tenants for connecting to information and resources to promote alternative modes of transportation, including transit, biking, walking and ridesharing.

Transit Options:

1. Subsidized transit passes - transit passes shall be offered at a 40% subsidy to tenants who are not eligible for free or discounted passes as students or employees through the Commuter Advantage Program offered by several surrounding institutions and employers.
2. Stokes West is in close proximity to several bus routes, including the Health Line, which offers 15 minute or better frequency.



3. Stokes West is a six-minute walk from the Red Line Rail at the CEDAR-UNIVERSITY STATION stop, which offers 15 minute or better frequency.

Active Transportation Options:

1. Pedestrian Friendly Location - the surrounding neighborhood is becoming increasingly walkable with new developments such as a nearby grocery store under construction. The project is situated in a central location within walking distance to several major institutions, such as hospitals, museums and Case Western Reserve University.
 - a. Streetscape improvements are planned to provide new sidewalks and landscaping surrounding the project site.
 - b. The Development Team will work in partnership with the City of Cleveland to reduce traffic lanes, improve crosswalks and utilize other traffic calming features to enhance the pedestrian experience. Connections to nearby transit options and bicycle infrastructure will be a primary goal.
2. Bicycle Support
 - a. Interior secured bike parking will be provided for over 150 bikes with convenient access from inside the building and a direct exit to the exterior. Additional covered exterior bicycle parking will be provided for convenience.
 - b. Bicycle Repair - Bicycle repair tools/kits, air pumps, and adequate workspace will be provided for use by all residents and staff. Tools provided will be adequate for basic tune-ups including inspection and adjustment of brakes, shifting mechanisms, cables, and chain cleaning and inspection for wear and tear.
 - c. Shared bicycles will be explored as a potential amenity offering for use by residents and staff to encourage bicycling. If provided, easily accessible bicycle parking will be provided. Locks, helmets, baskets, and other amenities will also be available.
3. Shared Electric Scooters - designated parking will be provided to incorporate this alternative transportation method that is convenient, affordable, and carbon-free.

Car & Parking Options:

1. Residents will experience a cost savings if they opt not to rent a parking space(s).



- 2. Electric car charging stations will be provided for 10 parking spaces initially and with infrastructure to expand to at least 50% of the parking spaces.

Approved Site Plan

ZONING REQUIREMENTS		ZONING STANDARDS AND RESTRICTIONS		REQUIRED	PROPOSED	COMPLIANT
CITY OF CLEVELAND, OHIO CODE OF ORDINANCES PARTICLE, LAND USE CODE TITLE OF ZONING CODE		FRONT YARD SETBACK (STREET SIDE) MIN. 5 FT. TO TOP OF CURB TO MAXIMUM OF 30 FT.		2 FT FROM PROPERTY LINE	WAS/2 REFER TO PLANS 30 FT MIN	NO. 10 OF MAP LEGISLATURE YES
PARCEL NUMBER(S) (121040) (121041) (121042) (121043) (121044) (121045) (121046) (121047)		10TH MAP METHOD		5 FT FROM PROPERTY LINE	WAS/2 REFER TO PLANS	NO. 10 OF MAP LEGISLATURE YES
DISTRICT NAME: WANDA		DEPART A/C MAP METHOD		15 FT FROM (CENTER) OF LEGAL A/C 10 FT FT FROM PROPERTY LINE	0 SETBACK	NO. 10 OF MAP LEGISLATURE YES
ZONING CODE: S-2C2 LOCAL RETAIL BUSINESS		PARKING		90 CAR SPACES, 10% OF THE REQUIRED MAY REDUCE UP TO 7 CAR SPACES 10 CAR SPACES PER 800 SQUARE FOOT (100 SQUARE FEET) TO BE 1 BIKE SPACE PER 30 CAR SPACES MAX 34 REQUIRED	12 CYCLES/STREET VEHICLE SPACES MAY REDUCE UP TO 7 CAR SPACES 10 CAR SPACES PER 800 SQUARE FOOT (100 SQUARE FEET) TO BE 1 BIKE SPACE PER 30 CAR SPACES MAX 34 REQUIRED	NO. 10 OF MAP LEGISLATURE YES
AREA OFFICIAL: C		PROJECT INFORMATION		PARKING PROPOSAL		
COUNCIL DISTRICT: 2		PROPOSED OCCUPANCY: MULTIFAMILY RESIDENTIAL		TOTAL CAR SPACES		
ZONING STANDARDS AND RESTRICTIONS		REQUIRED	PROPOSED	COMPLIANT	TOTAL CAR SPACES	
MAX GROSS FLOOR AREA 100,000 SQ FT	40,000 OF 2.5 x 4 FT 2000 FT MAX	117,000 SQ FT	NO	NO	48 PARALLEL 10' x 20' OF 100 STREET SPACES AT TOTAL OFF STREET PARKING SPACES	
MINIMUM SETBACK 15' DISTANCE TO STREET CENTERLINE, MAX 60 FT	NO FT MAX	100 FT MAX	NO	NO	100' x 4' x 10' OF 1700 PARKING SPACES 100' x 4' x 10' OF 100 COMPACT SPACES 100' x 4' x 10' OF 100 COMPACT SPACES 100' x 4' x 10' OF ACCESS W/O W/ ASILE 100' x 4' x 10' OF ACCESS W/O W/ ASILE 100' x 4' x 10' OF PARALLEL SPACES	
SETBACK REGULATIONS & MINIMUM HEIGHT 15 FT SETBACK FOR 6A FT ADDITIONAL HT.	MAX HEIGHT ABOVE GRADE: 100 FT				TOTAL TOWNHOME AREA: 13,000 SQ FT TOTAL TOWNHOME BUILTUP AREA: 100,000 SQ FT TOTAL TOWNHOME BUILTUP AREA: 100,000 SQ FT TOTAL TOWNHOME BUILTUP AREA: 100,000 SQ FT TOTAL TOWNHOME BUILTUP AREA: 100,000 SQ FT TOTAL TOWNHOME BUILTUP AREA: 100,000 SQ FT	

SECTION 337.031 TOWNHOME RA DISTRICTS			
RA-3 DISTRICT	REQUIRED	PROPOSED	COMPLIANT
FRONT YARD SETBACK (LEGAL A/C)	MIN 5 FT MAX 15 FT	10 FT	YES
FRONTAGE FEATURE	8'-0" OR 8' REQUIRED (HARD)	8' STUOP	YES
BUILDING DESIGN FEATURES	MIN 50% GLAZING	MIN 50% COMPLY	YES
ACTION USE ON THE FIRST FLOOR	80% OF BUILDING PORTNAGE TO BE MIN 7' HEIGHT	80% OF BUILDING PORTNAGE TO BE MIN 7' HEIGHT	YES
HEIGHT ABOVE GRADE OF FIRST FLOOR ABOVE GRADE	MIN 3 FT MAX 8' - 0" FT	3 FT TO 8' HEIGHT ON SITE BLUE	YES
HUMAN SCALE MATERIALS	12" MAX WIDTH	12" TERRA COTTA	YES

LEGEND

- PROPERTY LINE
- ZONING SETBACK LINE
- PEDESTRIAN CROSSING
- CONCRETE SIDEWALK
- HARDSCAPE PAVING
- GRASS
- BLACK ALUMINUM 4" HIGH PICKET FENCE
- EVERGREEN SHRUB BUFFER

STOKES WEST
STOKES BLDG. AND LEGAL A/C
CLEVELAND, OH 44106
C/OA NUMBER: 2017-120

OVERALL SITE PLAN
AS1.01