City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on May 20, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. 552-16: Changing the Use, Area and Height Districts of parcels along the east side of W. 130th Street, at the Southwest corner of Lena Avenue to a Limited Retail (LLR) or Multi-Family District, a "G" Area District and a "2" Height District (Map Change No. 2535).

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

Explanation of Proposed Rezoning

Ordinance No. 552-16: Changing the Use, Area and Height Districts of parcels along the east side of W. 130th Street, at the Southwest corner of Lena Avenue to a Limited Retail (LLR) or Multi-Family District, a "G" Area District and a "2" Height District (Map Change No. 2535).

Permitted Uses in Proposed or Existing Zoning Districts:

Existing

General Retail Business Districts: Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game rooms and similar uses.

Limited One Family: One-family dwelling houses; schools, dormitories constructed or operated by an existing permitted school, libraries or museums providing they are not conducted as a gainful business, places of worship, if permitted by the Board of Zoning Appeals

Proximity to Other Buildings. Every dwelling house erected in a Limited One-Family District shall be not less than twenty feet from any other main building in the District.

Proposed

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc.

Limited Retail Districts: Residential uses, retail Stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks
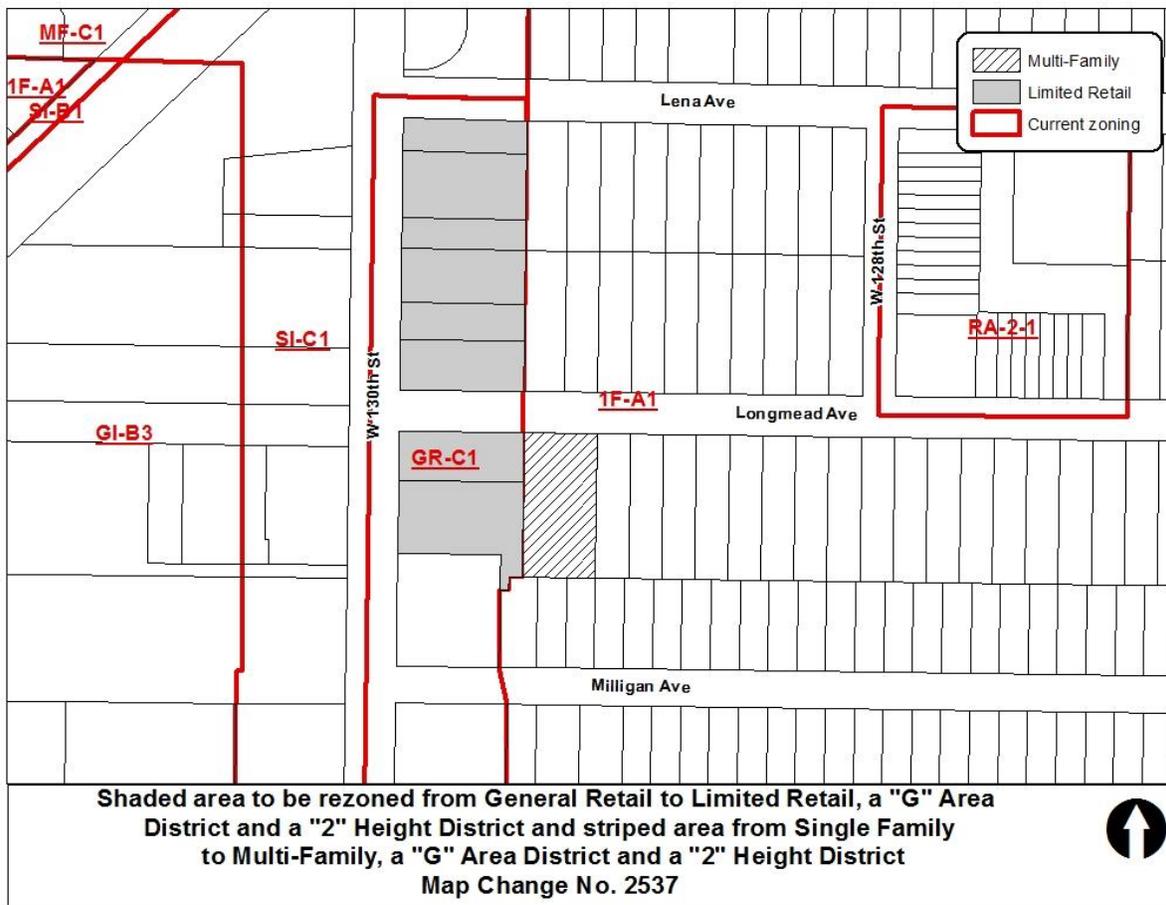
Area District – 'A' and 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ of the total lot area. The 'G' Area district allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

Height District – Height District '1' allows a maximum height of 35 feet and the '2' Height District allows a maximum height of 60 feet.

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Shaded area to be rezoned from General Retail to Limited Retail, a "G" Area District and a "2" Height District and striped area from Single Family to Multi-Family, a "G" Area District and a "2" Height District
Map Change No. 2537

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.