



City of Cleveland

Justin M. Bibb, 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 Friday, February 02, 2024** in Room 514, Cleveland City Hall, 601 Lakeside Avenue and 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, Area & Height Districts of parcels of land west of Crawford Road between Wade Park Avenue and Kenmore Avenue and adding an Urban Form Overlay to the south side of Wade Park Avenue.(MC 2674)

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, Area & Height Districts of parcels of land west of Crawford Road between Wade Park Avenue and Kenmore Avenue and adding an Urban Form Overlay to the south side of Wade Park Avenue.(MC 2674)

Permitted Uses in Existing or Proposed 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, gamerooms and similar uses. For a full description of the General Retail District you can go to the American Legal Publishing website (Section 343.11)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Height District

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

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 District.

Area District

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area.

Height District

Height District "2" allows for a maximum height of one hundred and sixty (60) feet.



Multi Family Residential District permits One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Height District

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

Two Family Residential District permits One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. See §337.03 for a more detailed description of the Two Family Residential District.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Height District

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

Proposed

Limited Retail Districts: 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 "G" allows for a maximum gross floor area of residential buildings to be equal to three (3) times the lot area.



Height District

Height District "2" allows for a maximum height of one hundred and sixty (60) feet.

Urban Form Overlay: is established to create a high degree of walkability and design quality for Cleveland's urban streets. The UF Overlay will do this by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians. UF Overlay Districts are planned to be densely developed areas with a majority of the buildings set relatively close to the street and parking located behind the main building. For a full description of the Urban Form Overlay District you can go to the American Legal Publishing website (Section 348.04)

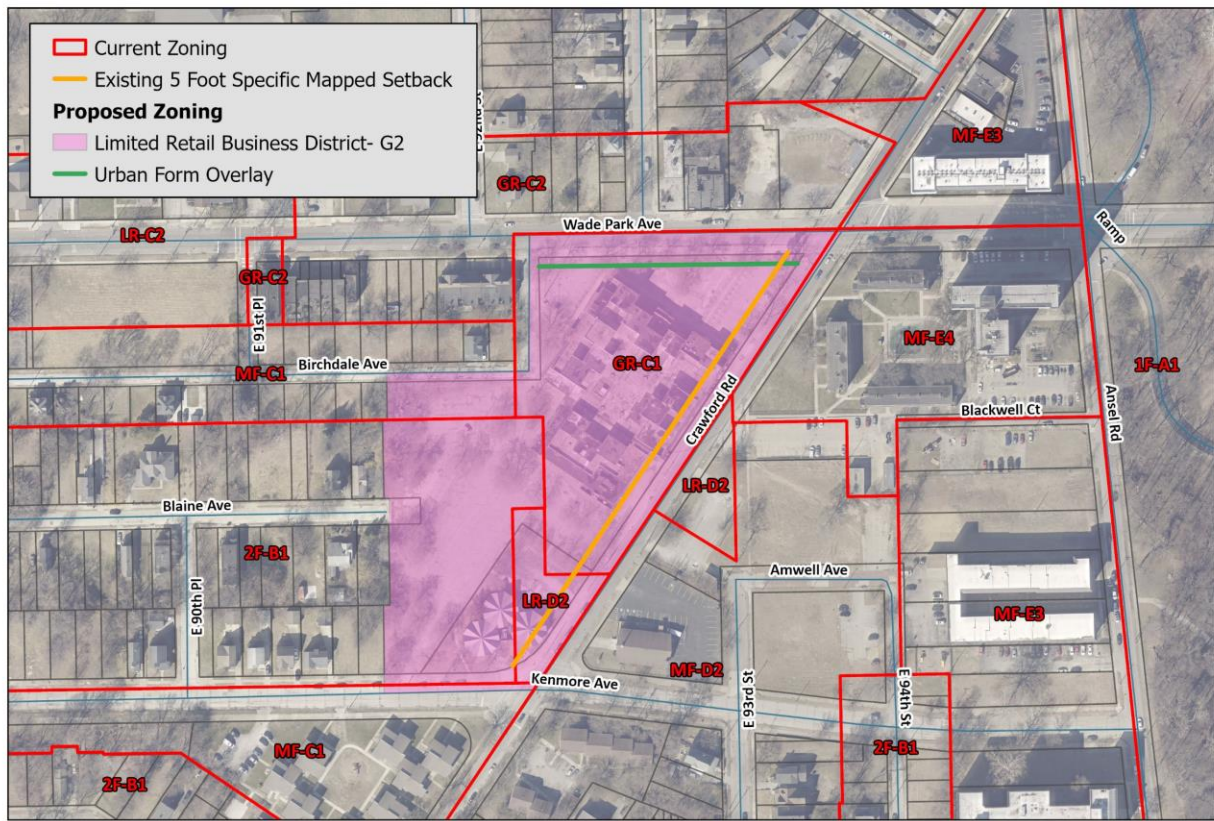
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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Map Change 2674
 Changing the Use, Area, and Height Districts of parcels of land west of Crawford Road between Wade Park Ave and Kenmore Ave and adding an Urban Form Overlay to the south side of Wade Park Avenue.

100 Feet

November 7, 2023