



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

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Cleveland, Ohio 44114

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on September 2, 2016**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. 730-16: Changing the Use, height and Area districts of the parcels generally bounded by Prospect Ave, Ontario and Huron, from a General Retail-E5 and Semi-Industry-E5 to General Retail-K5 and General Retail-K6 as shown shaded on the attached Map (Map Change 2539).

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: **Trevor Hunt at: 216-664-2212** or thunt@city.cleveland.oh.us



Explanation of Proposed Rezoning

Ordinance No. 730-16: Changing the Use, height and Area districts of the parcels generally bounded by Prospect Ave, Ontario and Huron, from a General Retail-E5 and Semi-Industry-E5 to General Retail-K5 and General Retail-K6 as shown shaded on the attached Map (Map Change 2539).

Permitted Uses in Proposed or Existing Zoning Districts:

Existing

Semi-Industry Use Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, 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 these uses without a special permit from the Board of Zoning Appeals.

Proposed

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.

Area District – 'K' allows for a maximum gross floor area of residential buildings to be equal to 6 times the total lot area. The 'E' Area district allows for a maximum gross floor area of residential buildings to be equal to 1.5 times the total lot area.

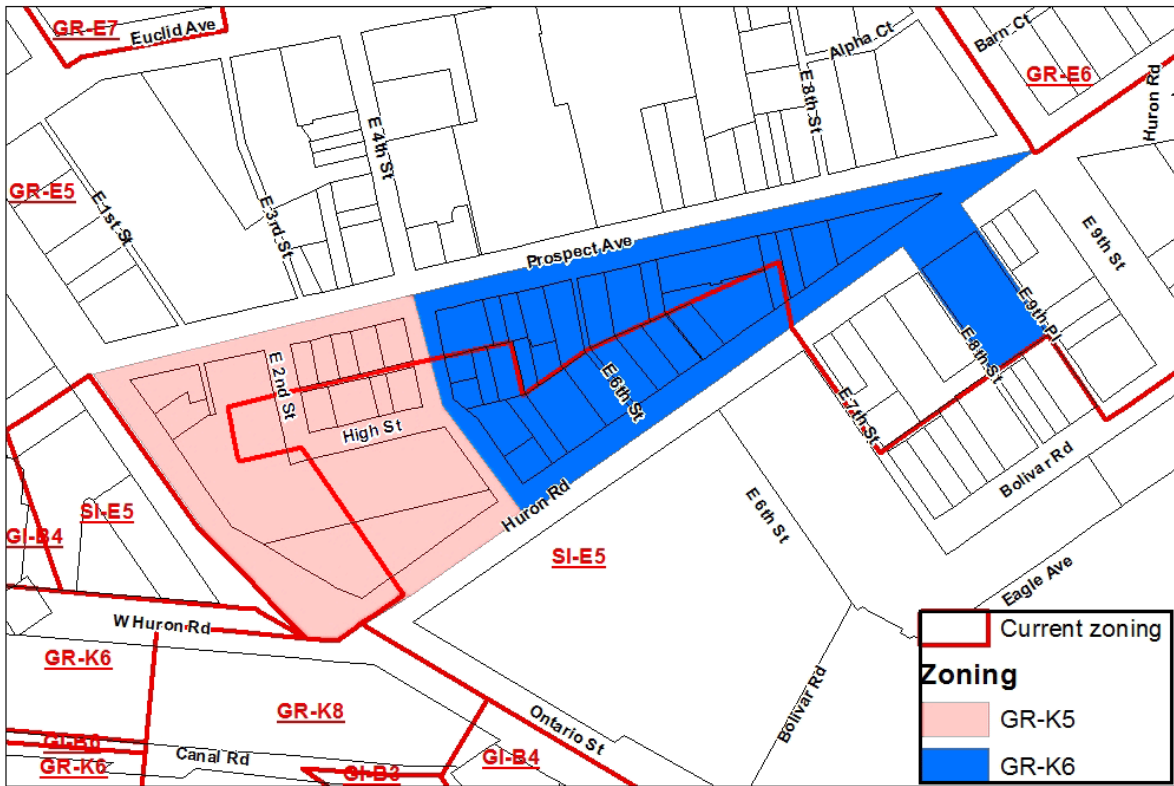
Height District – Height District '5' allows a maximum height of 35 feet and the '6' Height District allows a maximum height of 60 feet.

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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Ordinance No. 730-16: Changing the Use, height and Area districts of the parcels generally bounded by Prospect Ave, Ontario and Huron, from a General Retail-E5 and Semi-Industry-E5 to General Retail-K5 and General Retail-K6 as shown shaded on the attached Map (Map Change 2539).



Proposing changes to the Use, Area and Height districts of the shaded areas to General Retail - K5 and General Retail - K6.
 Map Change 2539

