

# Ordinance No. 113-2020 ( As Amended )

Council Member McCormack

## AN ORDINANCE

Changing the Area Districts of parcels along Lorain Ave and ~~West 41<sup>st</sup> Street~~ **Randall Road** south of Fulton Court as identified on the attached map. (Map Change No. 2607); 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.

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### BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

**Section 1.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of Lorain Ave and ~~West 41<sup>st</sup> Street~~ **Randall Road** ;

Thence northerly along the centerline of West 41<sup>st</sup> Street to its intersection with the centerline of Fulton Court;

Thence easterly along the centerline of Fulton Court to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Prayer Unlimited by deed dated November 17<sup>th</sup> 2004 and recorded in Cuyahoga County Auditors File number 200411171743 and also known as Cuyahoga County permanent parcel number 003-35-045;

Thence southerly along said easterly line and its prolongation to its intersection with the centerline of Lorain Ave;

Thence westerly along said centerline to the place of origin;

**And as identified on the attached map shall be changed to a 'Local Retail District' District, a 'G' Area District and a '3' Height District;**

**Section 2.** That the Use District of lands bounded and described as follows:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and being part of SubLots Nos. 417 and 419, and all of SubLot No. 418, in Barber & Lord Subdivision of part of Original Brooklyn Township Lots Nos. 51, 52, 69 and 70, as shown by the Recorded Plat in Vol. 11 of Maps, Pg. 26 of Cuyahoga County Records, bounded and described as follows:

Beginning at the Intersection of the Northerly Line of Lorain Avenue (66 feet wide), and the Easterly Line of Randall Road (66 feet wide);

Thence N 26°05'17"W, along said Easterly Line of Randall Road, a distance of 171.17 feet, to the Southwesterly Corner of a Parcel of Land belonging to Roger S. Zona, by Deed Dated: 10/30/2003, A.F.N.: 200310301018;

Thence N 64°02'38"E, along the Southerly Line of said Roger S. Zona Parcel and parallel to said Lorain Avenue, a distance of 50.46 feet, to a point on the Westerly Line of SubLot No. 418 as aforesaid;

Thence N 25°56'04"W, along said Westerly Line of SubLot No. 418, a distance of 47.34 feet, to a point on the Southerly Line of Fulton Court (16 feet wide);

Thence N 61°10'26"E, along said Southerly Line of Fulton Court, a distance of 84.97 feet, to a point;

Thence S 25°58'15"E, a distance of 222.76 feet, to a point on the Northerly Line of Lorain Avenue as aforesaid;

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Thence S 64°02'38"W, along said Northerly Line of Lorain Avenue, a distance of 135.00 feet, to the Point of Beginning; said described tract containing 27,337 Sq.Ft., 0.6276 Acres, more or less.

**And as identified on the attached map shall be established as the 'Site Development Boundary';**

**Section 3.** That the lands described in Section 2 of 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.

**Section 4.** In accordance with Section 333.02 of the Cleveland Zoning Code, within a period of six (6) months from the effective date of this zoning map amendment or within such extension period approved by the Planning Commission, the only allowable building permits issued for the property described in Section 1 of this legislation shall be for the construction of the Development as presented in the attached Approved Site Development Plan.

**Section 5.** That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2607, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

**Section 6.** In accordance with Section 333.02 of the Cleveland Zoning Code, if a building permit for such Development is not issued within six (6) months from the effective date of this zoning map amendment or within such extension period approved by the Planning Commission, this zoning map amendment approval shall be void and the zoning shall revert to the classifications that existed prior to the approval of this zoning map amendment.

**Section 7.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr  
1-27-20

FOR: Councilmember McCormack

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Council Member McCormack

## Amendments to Ord. No. 113-2020

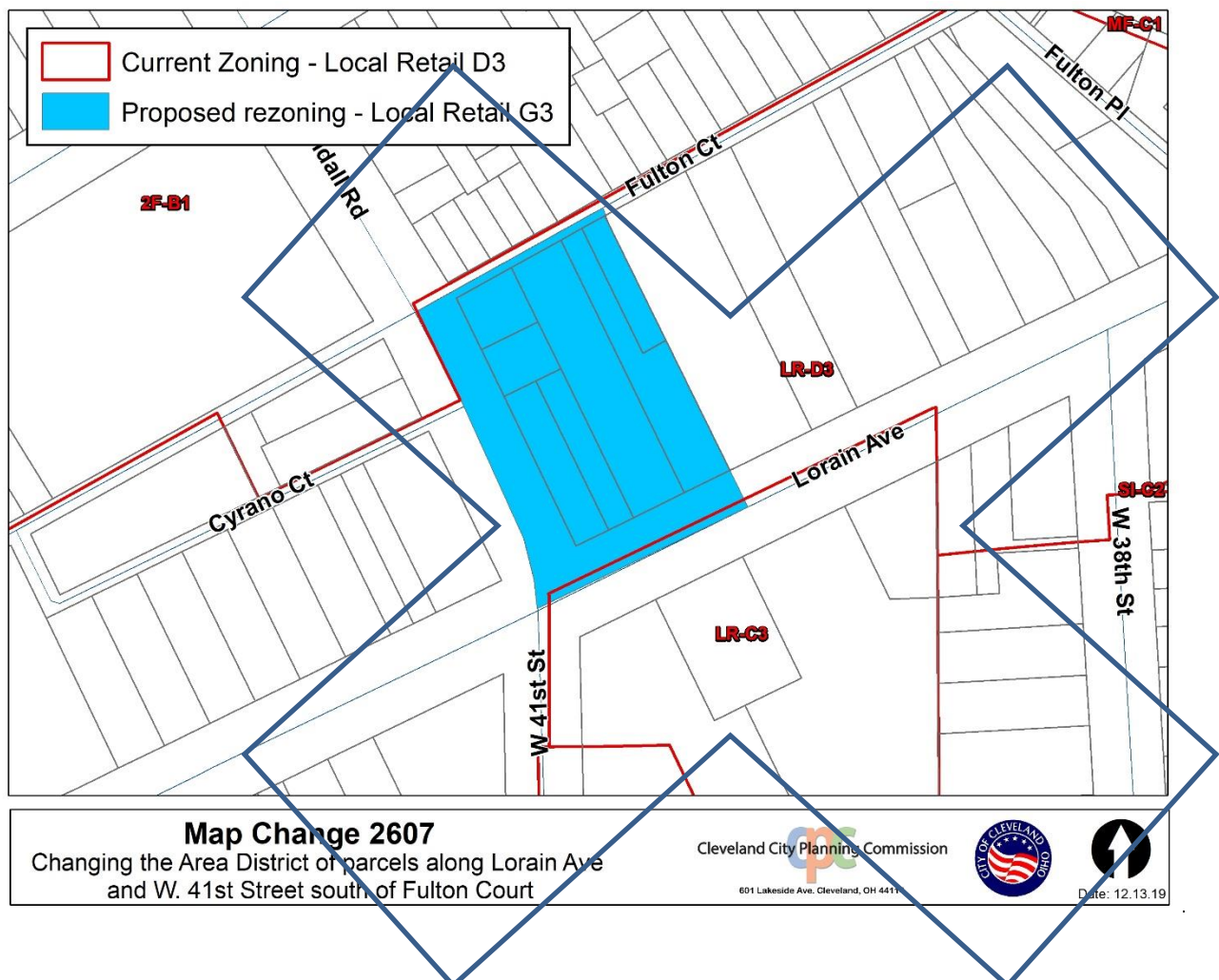
THERE IS NO LEGAL OBJECTION TO THIS LEGISLATION IF AMENDED AS FOLLOWS:

1. In the title, line 3, and in Section 1, line 3, strike "West 41<sup>st</sup> Street" and insert "Randall Road" in both places.
2. Strike the Zoning Change Map on page 3 of the ordinance, and insert the following new map:

Date: \_\_\_\_\_ (Signed): \_\_\_\_\_  
Stephanie Melnyk  
Chief Assistant Director of Law

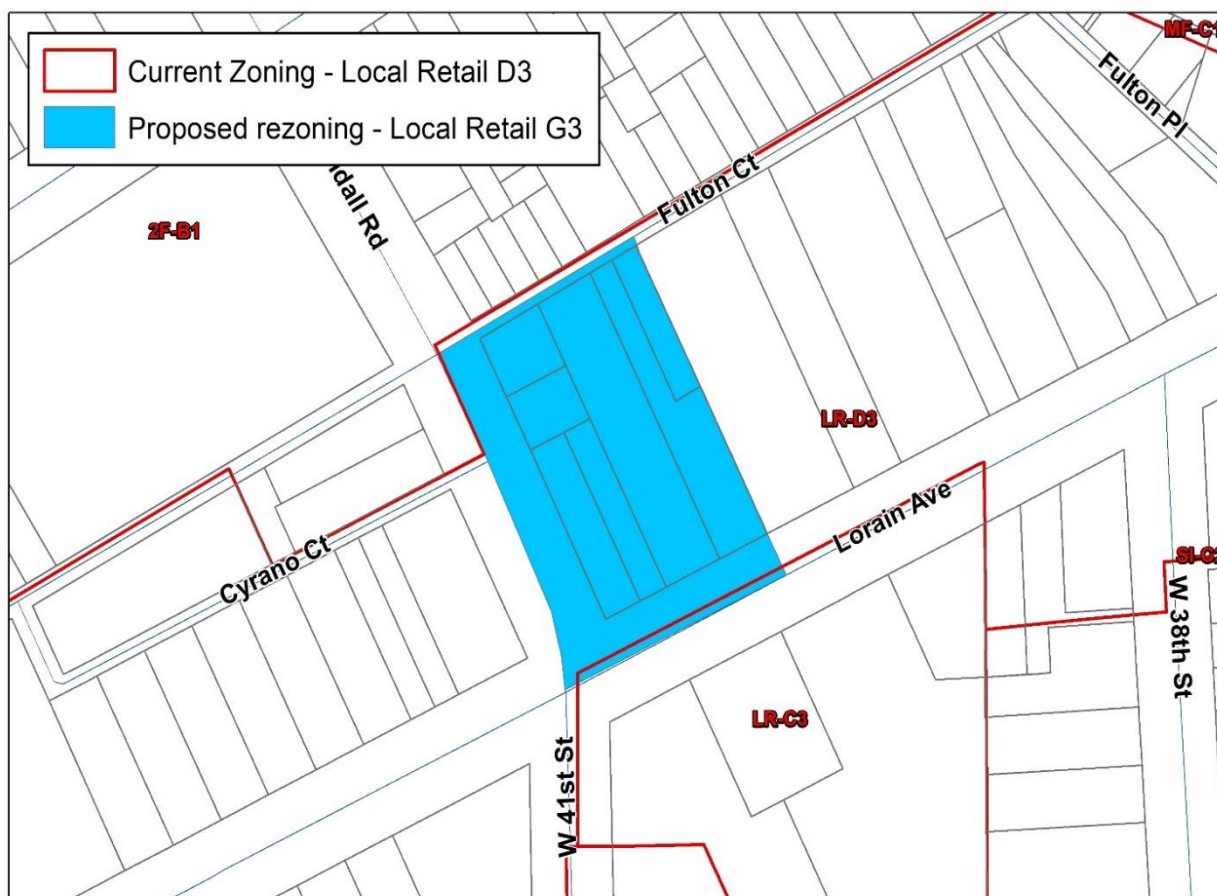
Ord. No. 113-2020

### Zoning Change Map



# Ordinance No. 113-2020 ( As Amended )

Council Member McCormack



**Map Change 2607**  
Changing the Area District of parcels along Lorain Ave  
and Randall Road south of Fulton Court

Cleveland City Planning Commission  
601 Lakeside Ave. Cleveland, OH 44114

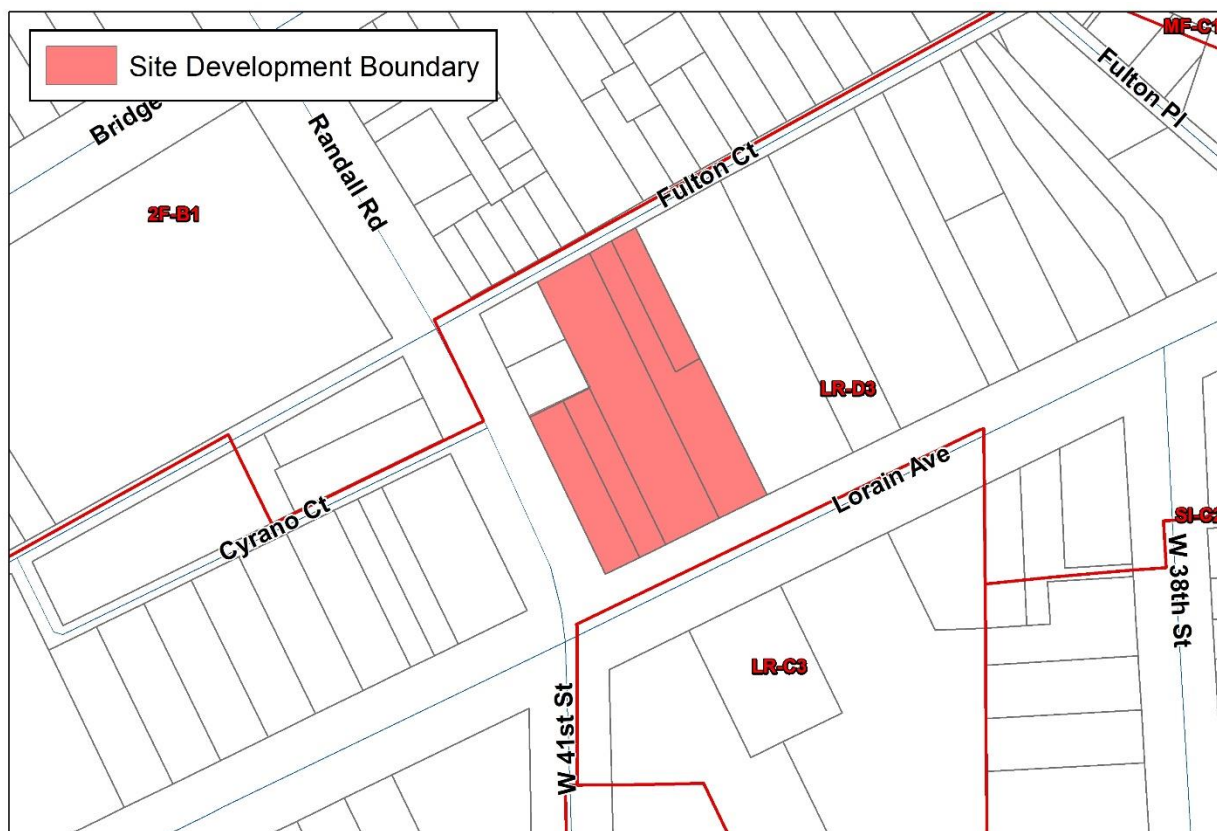


Date: 12.13.19

# Ordinance No. 113-2020 ( As Amended )

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## Site Development Boundary



Map Change 2607

Cleveland City Planning Commission  
601 Lakeside Ave. Cleveland, OH 44114



Date: 12.13.19

# **Ordinance No. 113-2020 ( As Amended )**

**Council Member McCormack**

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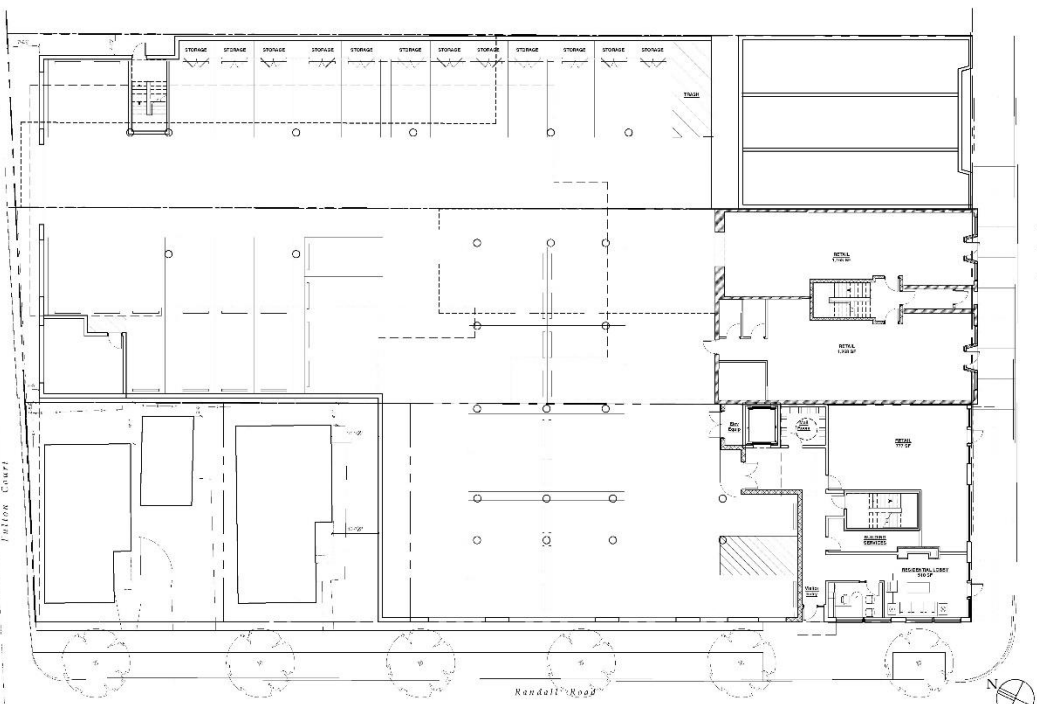
Approved Site Development Plan

# Ordinance No. 113-2020 ( As Amended )

Council Member McCormack

## SITE YIELDS

BUILDING AREA	
EXISTING GROUND FLOOR:	455,000 SF
EXISTING GROUND FLOOR:	455,000 SF
NEW PROPOSED FLOOR:	2,000 SF
EXISTING FLOOR:	455,000 SF
TOTAL EXISTING FROM EXISTING BUILDING AREA:	455,000 SF
PROPOSED GROUND FLOOR:	
RETAIL:	787 SF
RESTAURANT (CARRY-OUT/SEATING):	779 SF
PROPOSED FLOOR:	2,000 SF
LEVEL 1 FLOOR:	
UNIT:	18,774 SF
COMMON SPACE:	2,820 SF
FLOOR TOTAL:	18,225 SF
LEVEL 2 FLOOR:	
UNIT:	18,774 SF
COMMON SPACE:	2,820 SF
FLOOR TOTAL:	18,225 SF
TOTAL PROPOSED BUILDING AREA:	
GROUND FLOOR:	455,000 SF
LEVEL 1:	18,225 SF
LEVEL 2:	18,225 SF
TOTAL PROPOSED BUILDING AREA:	491,450 SF
UNIT YIELD PER LEVEL - PROPOSED BLDG.	
GROUND FLOOR:	4.8 UPTS
LEVEL 1:	2.8 UPTS
LEVEL 2:	2.8 UPTS
LEVEL 3:	2.8 UPTS
LEVEL 4:	2.8 UPTS
LEVEL 5:	2.8 UPTS
TOTAL UNITS PER LEVEL:	2.8 UPTS
TOTAL UNITS:	14,000 UPTS
UNIT YIELD PER LEVEL - EXISTING FROM EXISTING BLDG.	
GROUND FLOOR:	4.8 UPTS
LEVEL 1:	2.8 UPTS
LEVEL 2:	2.8 UPTS
TOTAL UNITS PER LEVEL:	2.8 UPTS
TOTAL UNITS:	14,000 UPTS



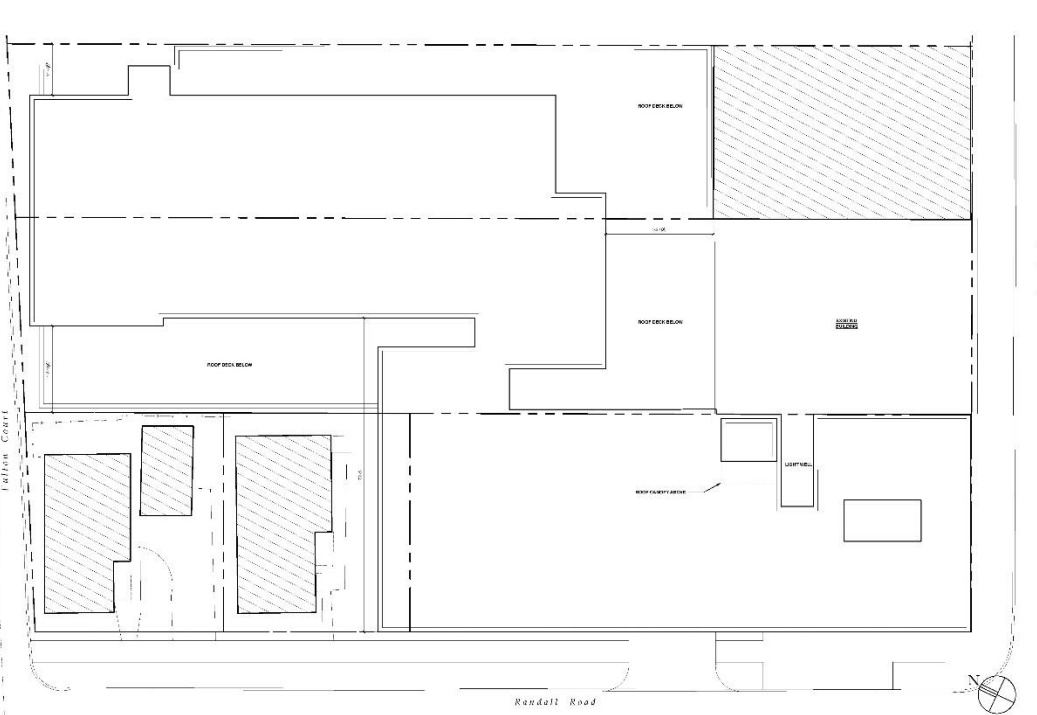
3928 Lorain Mixed-Use Development  
Cleveland, Ohio

First Floor/Site Plan  
SCALE = 1/8"=1'-0"

DIMITARCHITECTS  
ARCHITECTURE • INTERIORS • LANDSCAPE DESIGN  
December 12, 2019

## SITE YIELDS

BUILDING AREA	
EXISTING GROUND FLOOR:	455,000 SF
EXISTING GROUND FLOOR:	455,000 SF
EXISTING SECOND FLOOR:	2,000 SF
EXISTING FLOOR:	455,000 SF
TOTAL EXISTING FROM EXISTING BUILDING AREA:	455,000 SF
PROPOSED GROUND FLOOR:	
RETAIL:	787 SF
RESTAURANT (CARRY-OUT/SEATING):	779 SF
PROPOSED FLOOR:	2,000 SF
LEVEL 1 FLOOR:	
UNIT:	18,774 SF
COMMON SPACE:	2,820 SF
FLOOR TOTAL:	18,225 SF
LEVEL 2 FLOOR:	
UNIT:	18,774 SF
COMMON SPACE:	2,820 SF
FLOOR TOTAL:	18,225 SF
TOTAL PROPOSED BUILDING AREA:	
GROUND FLOOR:	455,000 SF
LEVEL 1:	18,225 SF
LEVEL 2:	18,225 SF
TOTAL PROPOSED BUILDING AREA:	491,450 SF
UNIT YIELD PER LEVEL - PROPOSED BLDG.	
GROUND FLOOR:	4.8 UPTS
LEVEL 1:	2.8 UPTS
LEVEL 2:	2.8 UPTS
LEVEL 3:	2.8 UPTS
LEVEL 4:	2.8 UPTS
LEVEL 5:	2.8 UPTS
TOTAL UNITS PER LEVEL:	2.8 UPTS
TOTAL UNITS:	14,000 UPTS
UNIT YIELD PER LEVEL - EXISTING FROM EXISTING BLDG.	
GROUND FLOOR:	4.8 UPTS
LEVEL 1:	2.8 UPTS
LEVEL 2:	2.8 UPTS
TOTAL UNITS PER LEVEL:	2.8 UPTS
TOTAL UNITS:	14,000 UPTS



3928 Lorain Mixed-Use Development  
Cleveland, Ohio

Roof Plan  
SCALE = 1/8"=1'-0"

DIMITARCHITECTS  
ARCHITECTURE • INTERIORS • LANDSCAPE DESIGN  
December 12, 2019



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3928 Lorain Mixed-Use Development  
Cleveland, Ohio

*Lorain Elevation*  
SCALE = 3/16"=1'-0"

**DIMITARCHITECTS**  
ARCHITECTURE • INTERIORS • LANDSCAPE DESIGN  
December 12, 2019



Randall Road Elevation



Fulton Court Elevation

3928 Lorain Mixed-Use Development  
Cleveland, Ohio

*Elevations*  
SCALE = 1/8"=1'-0"

**DIMITARCHITECTS**  
ARCHITECTURE • INTERIORS • LANDSCAPE DESIGN  
December 12, 2019



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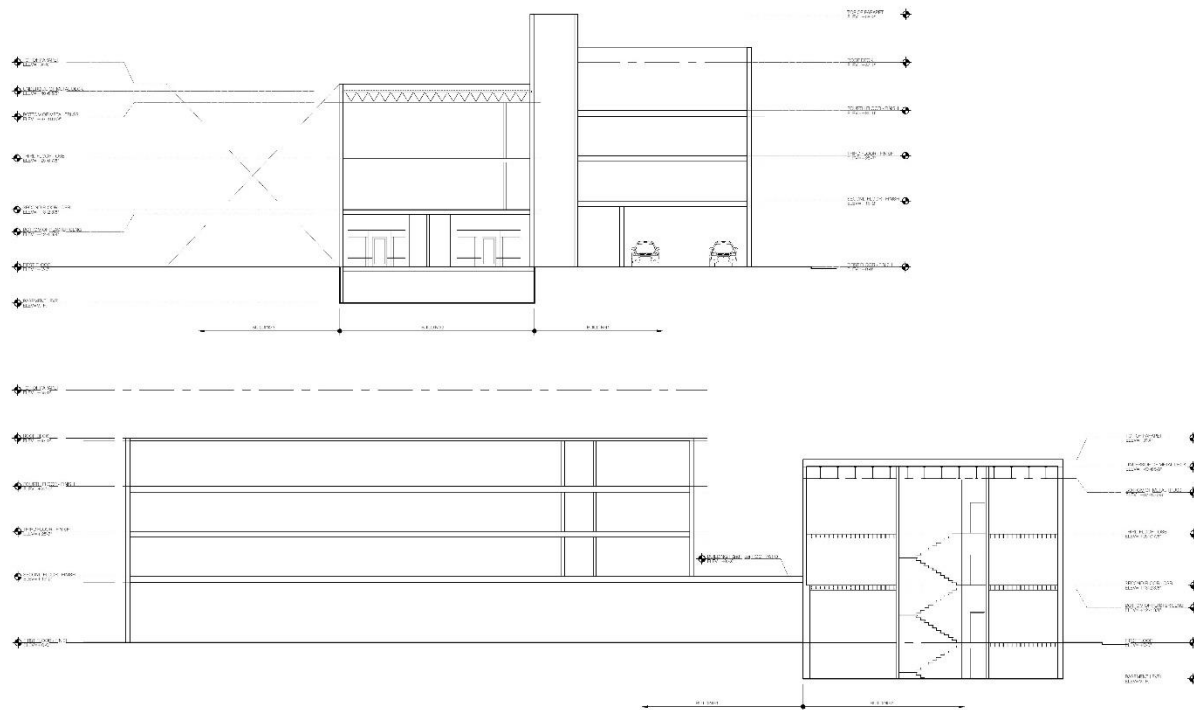
Council Member McCormack



3928 Lorain Mixed-Use Development  
Cleveland, Ohio

Elevations  
SCALE = 1/8"=1'-0"

DIMITARCHITECTS  
ARCHITECTURE + INTERIORS + urban design  
December 12, 2019



3928 Lorain Mixed-Use Development  
Cleveland, Ohio

Section  
SCALE = 1/8"=1'-0"

DIMITARCHITECTS  
ARCHITECTURE + INTERIORS + urban design  
December 12, 2019

# Ord. No.113-2020

**Council Member McCormack**

**AN ORDINANCE**

Changing the Area Districts of parcels along Lorain Ave and West 41st Street south of Fulton Court as identified on the attached map. (Map Change No. 2607); 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.

**READ FIRST TIME on JANUARY 27, 2020                      REPORTS  
and referred to DIRECTORS of City Planning Commission, Law;  
COMMITTEE on Development Planning and Sustainability**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**READ SECOND TIME**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**READ THIRD TIME**

\_\_\_\_\_  
**PRESIDENT**

**APPROVED**

\_\_\_\_\_  
**MAYOR**

Recorded Vol. **107**                      Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

## **REPORT after second Reading**

<b>PASSAGE RECOMMENDED BY COMMITTEE ON DEVELOPMENT, PLANNING AND SUSTAINABILITY</b>	
<b>FILED WITH COMMITTEE</b>	_____
	_____
	_____
	_____
	_____
	_____