

Ordinance 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.

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 41st Street;

Thence northerly along the centerline of West 41st 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 17th 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.

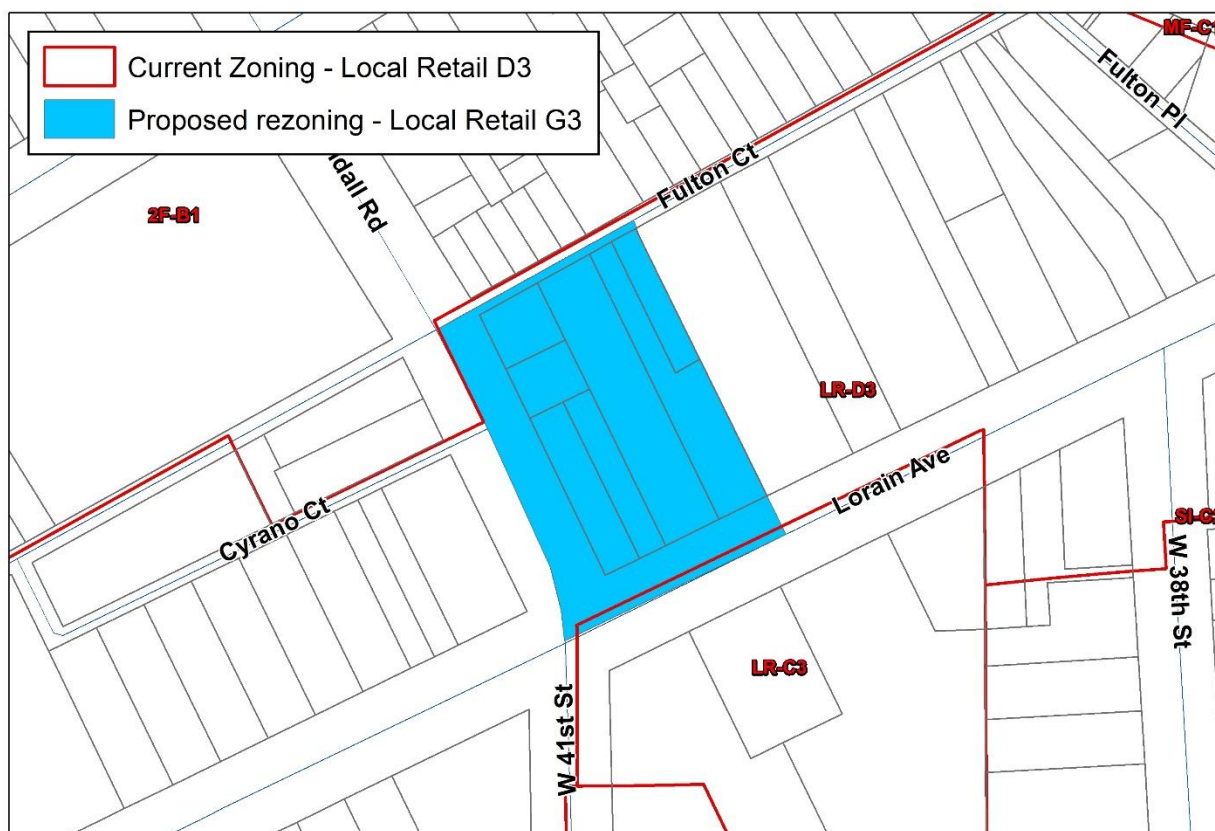
Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr
1-27-20

FOR: Councilmember McCormack



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Zoning Change Map



Map Change 2607
Changing the Area District of parcels along Lorain Ave
and W. 41st Street south of Fulton Court

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



Date: 12.13.19

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Site Development Boundary



Map Change 2607

Cleveland City Planning Commission

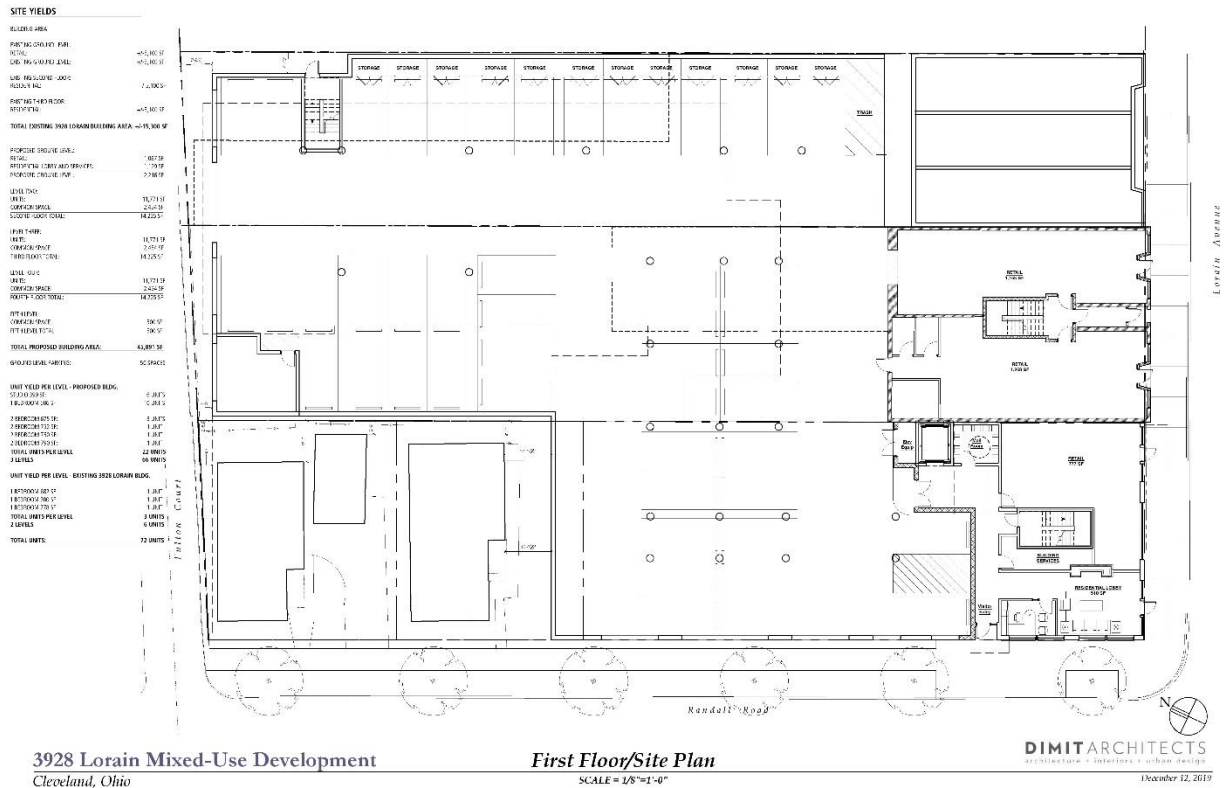
601 Lakeside Ave. Cleveland, OH 44114



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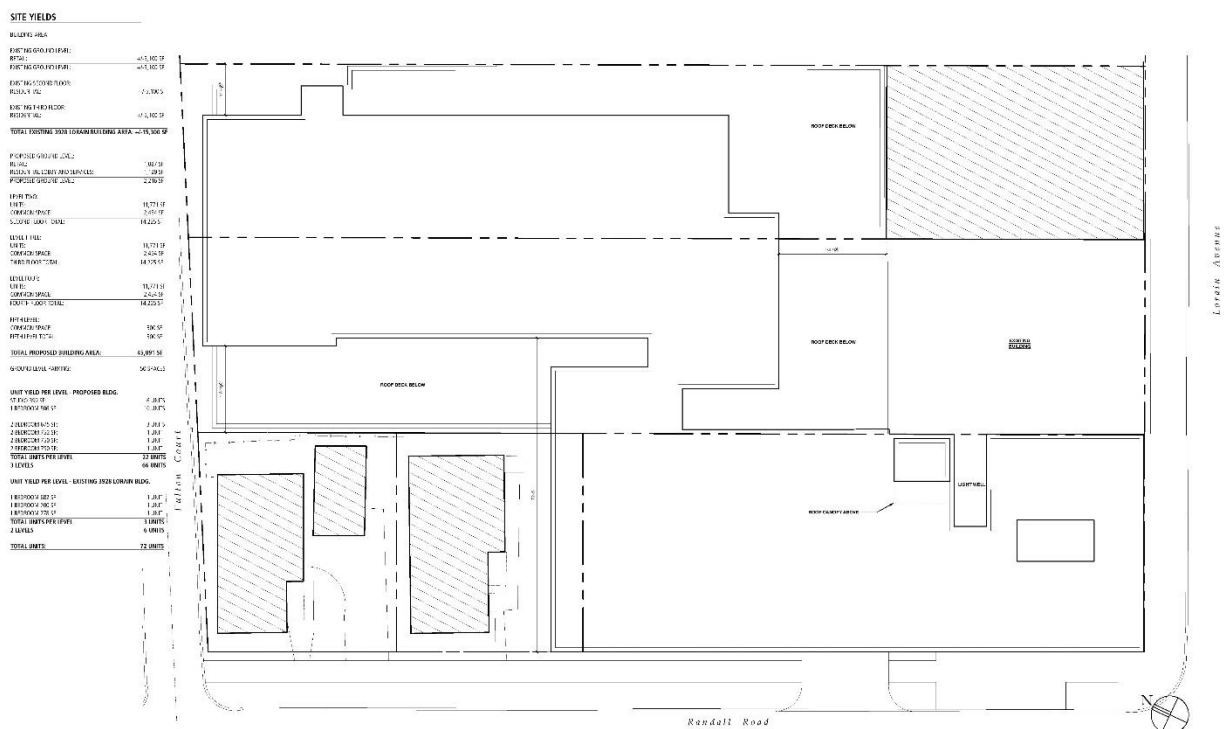
Approved Site Development Plan



3928 Lorain Mixed-Use Development
Cleveland, Ohio

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

DIMIT ARCHITECTS
architectural • interior • urban design
December 12, 2019



3928 Lorain Mixed-Use Development
Cleveland, Ohio

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

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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
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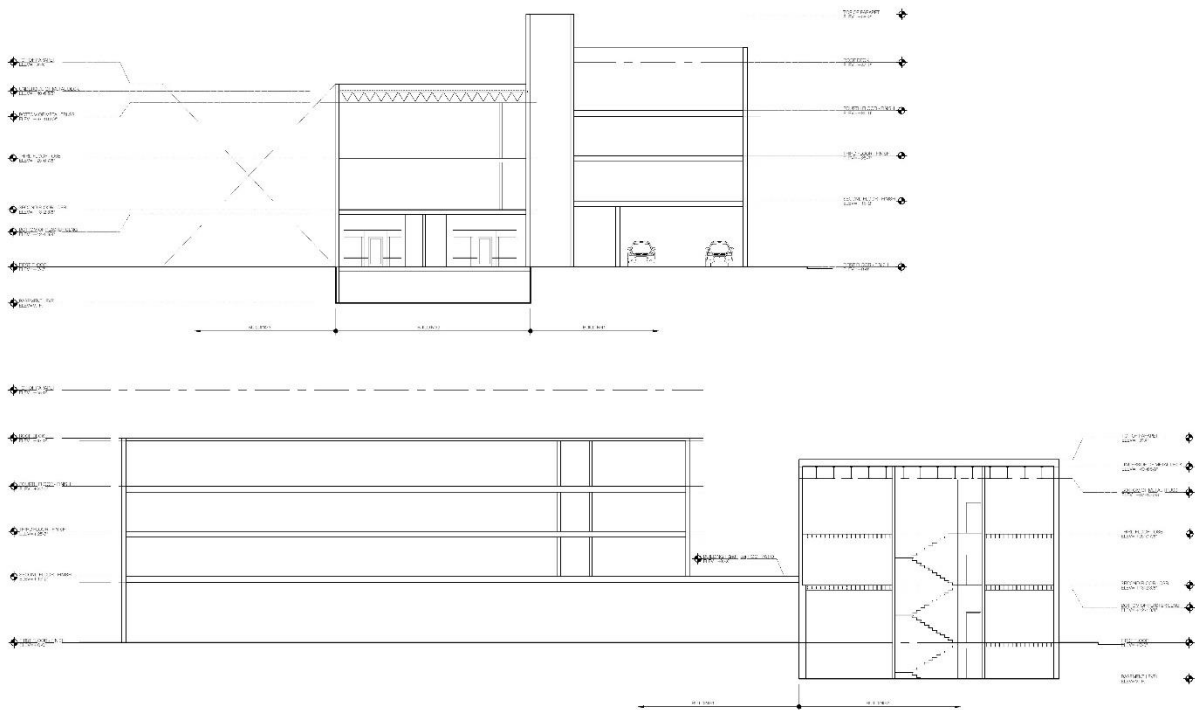


Courtyard Elevation

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

