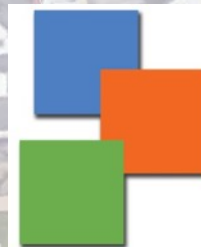


Ord. No. 563-2020

West 73rd Rezoning

Development, Planning & Sustainability Committee
September 15, 2020



cleveland
city planning
commission



Purpose of Rezoning

- ❖ To remove legacy industrial zoning designations to align more with the Citywide 2020 Plan & Detroit-Shoreway neighborhood plans
- ❖ To consolidate hodgepodge of zoning districts (General, Semi & Resident Industry, retail)
 - ❖ To ensure that future development is infill housing (with diversity in typology) along W. 73 to maintain Detroit as ‘spine’ of neighborhood – the retail/commercial corridor
- ❖ To preserve pocket green spaces within the neighborhood

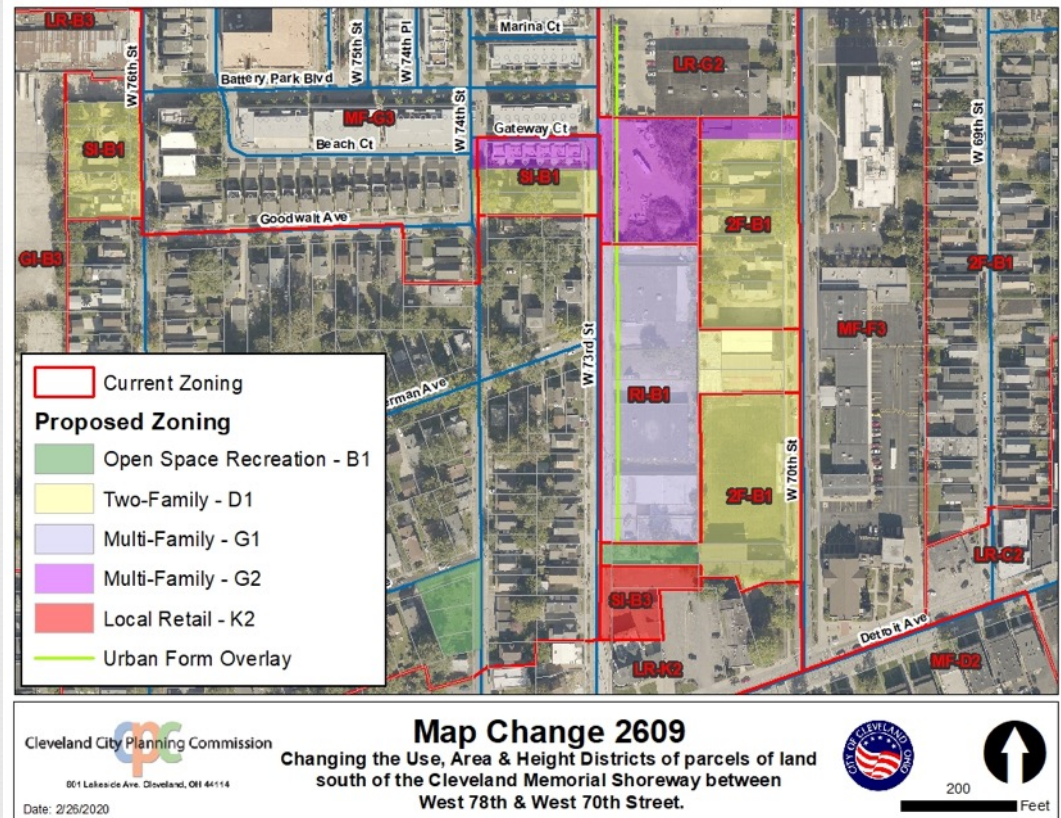
Current Zoning & Permitted Uses

Two-Family Residential: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (§337.03)

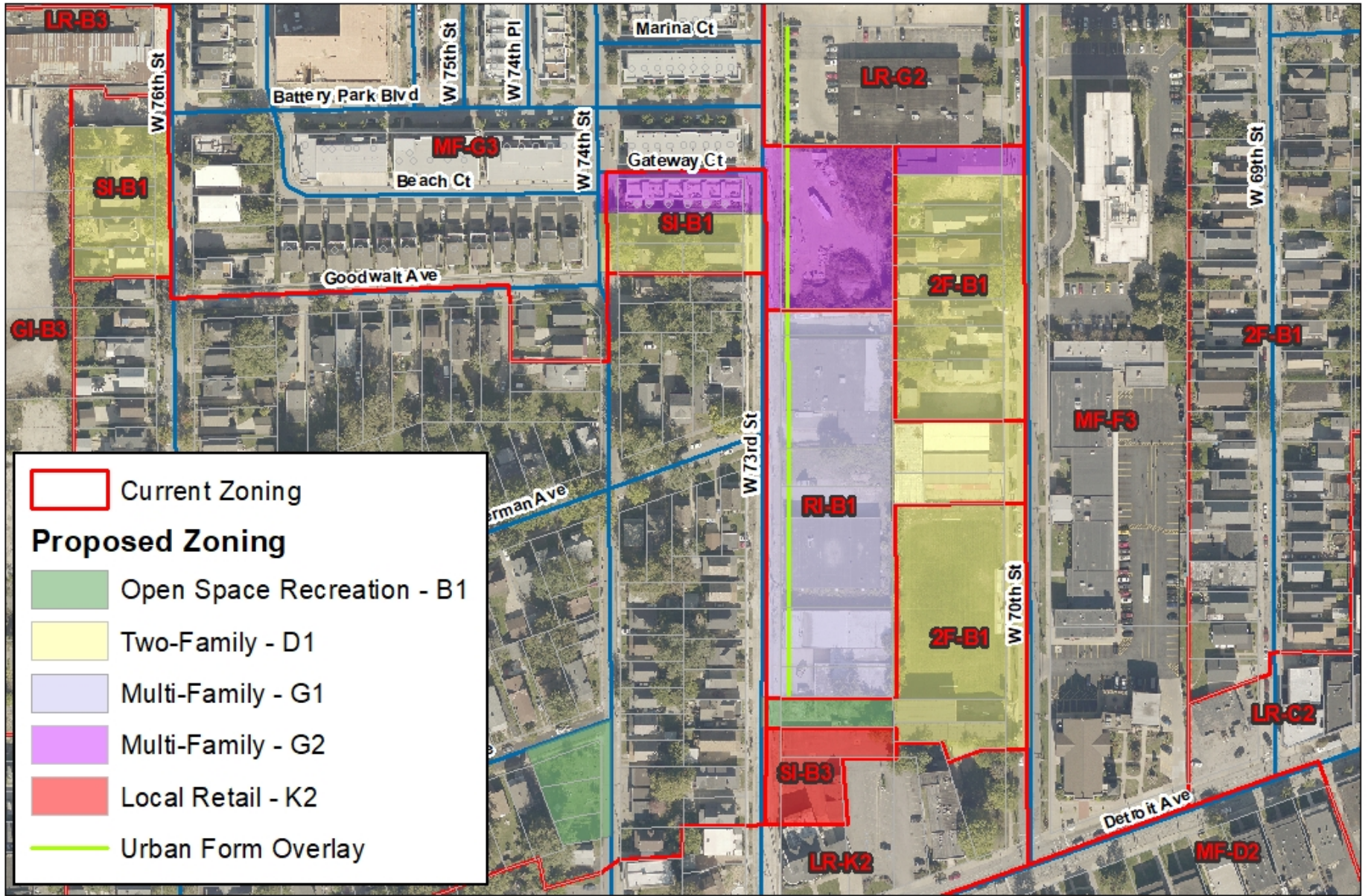
Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (§337.08)

Local Retail Business: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail uses that serve the neighborhood (§343.01)

Semi-Industry Use Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses (§345.03)



Residence-Industry Use Districts: Residential uses, office and loft buildings, telephone exchanges, transformer stations, research laboratories, tin and furnace shops, printing shops, cold storage plants, wholesale distributing or warehouse establishments, machine shops (§345.02)



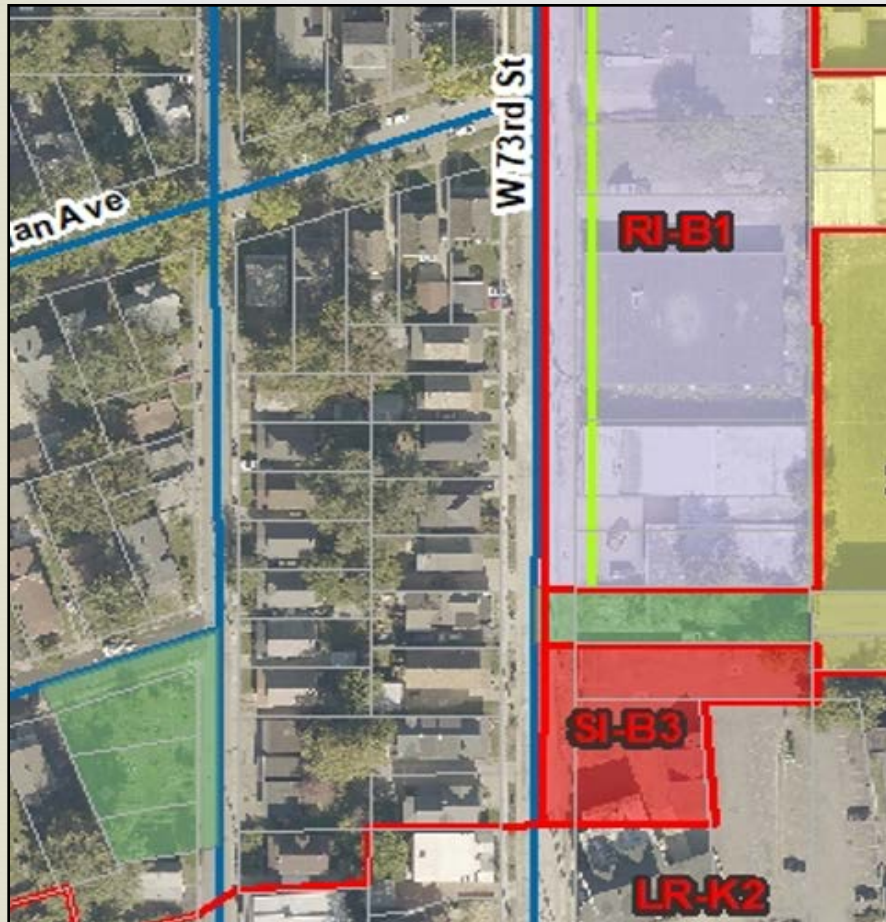
Map Change 2609

Changing the Use, Area & Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th & West 70th Street.



Proposal

Open Space & Recreation – B1: To protect current parcels used as community gardens or green space for recreation to serve residents of the neighborhood.



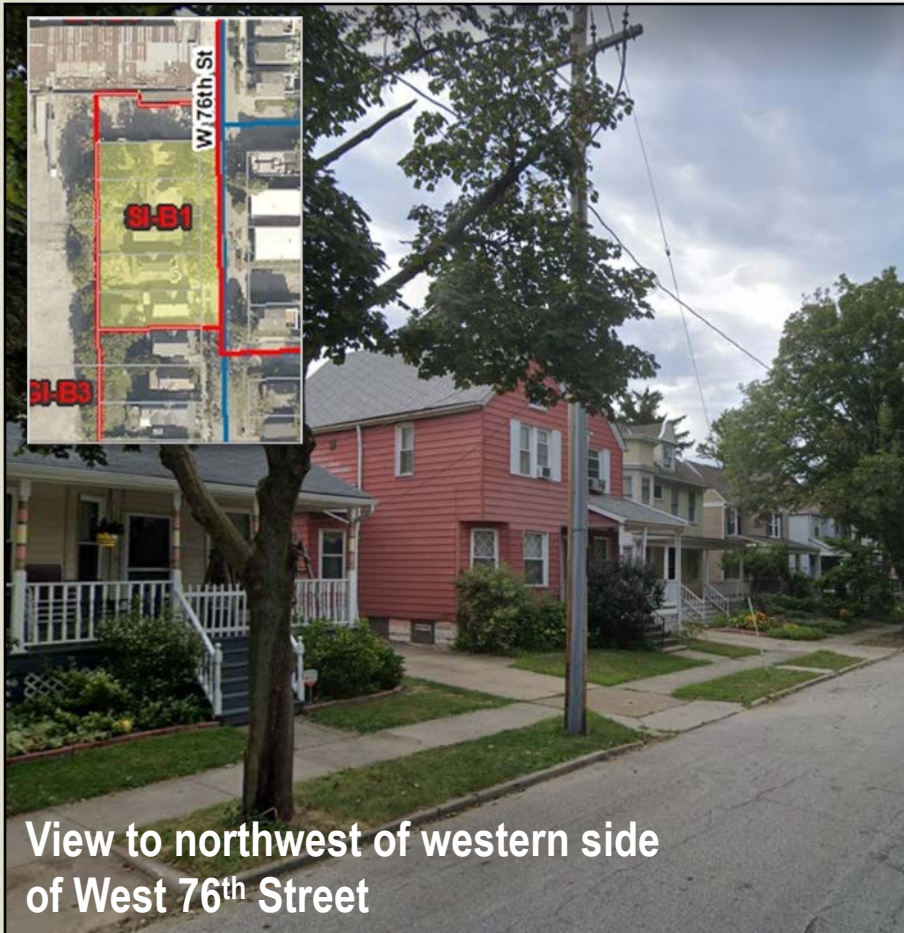
Proposal

Two-Family Residential – D1: To ensure future development is infill housing and to increase the Area to fit today's housing demand and costs



Proposal

Two-Family Residential – D1: To ensure future development is infill housing and to increase the Area to fit today's housing demand and costs



Proposal

Multi-Family Residential – G1: To replace Residence Industry to align more with neighborhood desires to promote appropriate infill house with diversity in typology



View to north along W. 73rd

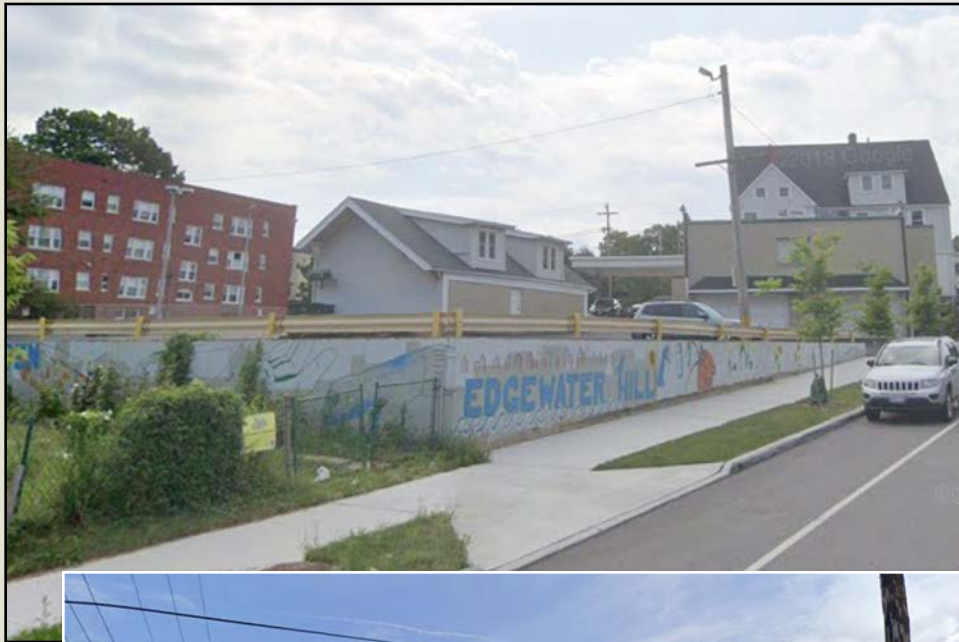
Proposal

Multi-Family Residential – G2: To bring the zoning in line with the current land uses and to bring the height district down from 115' to match the Local Retail district to the north and to address neighborhood concerns about height of new structures.



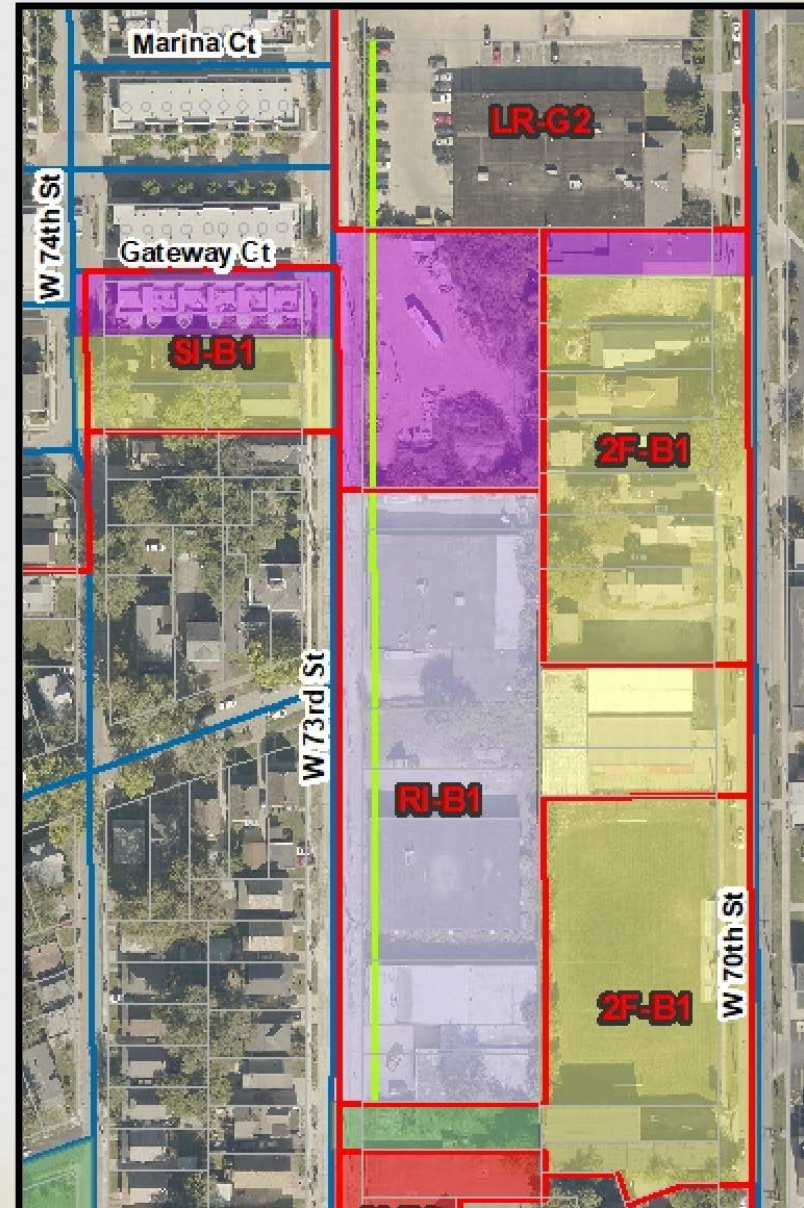
Proposal

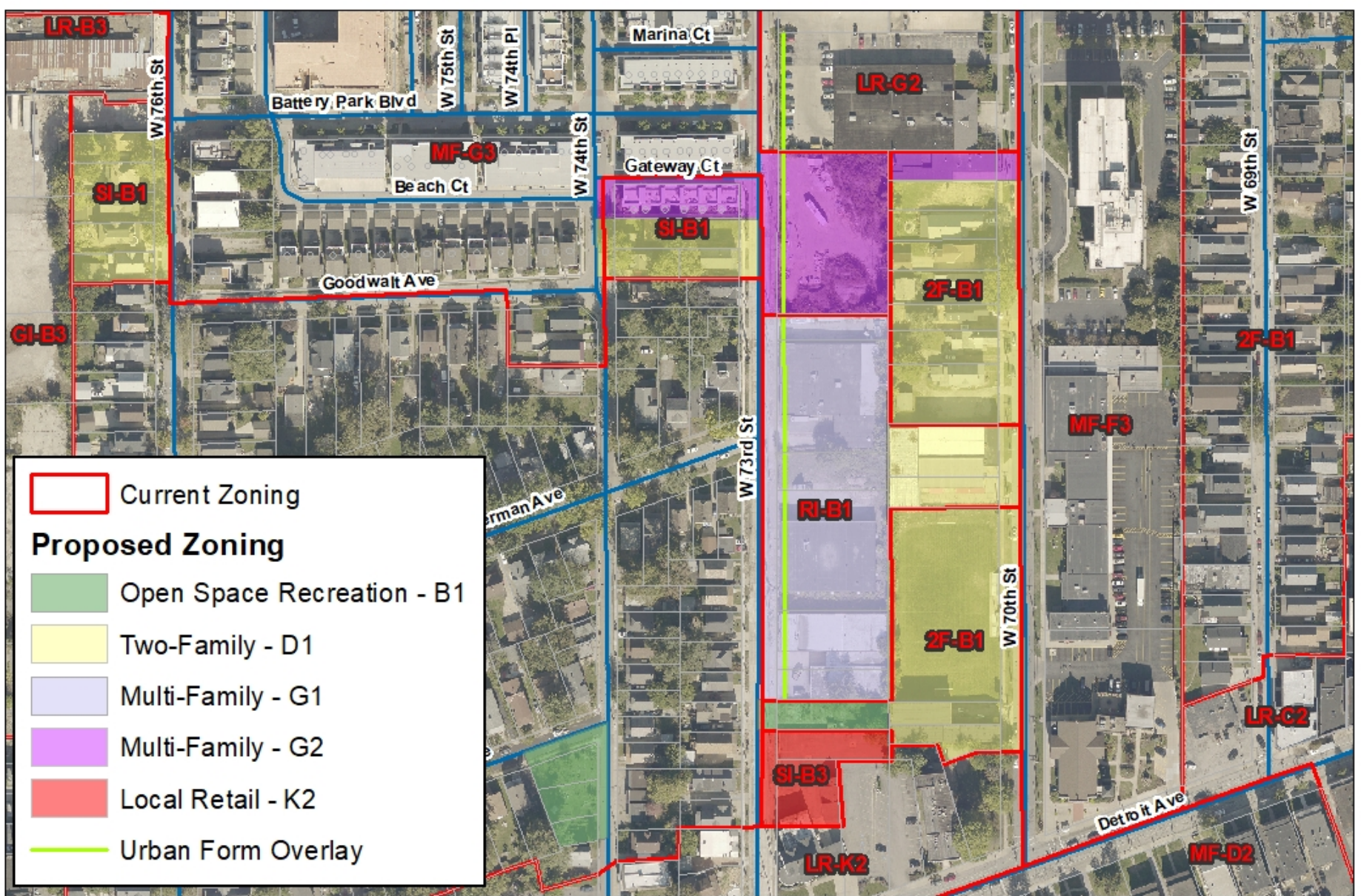
Local Retail – K2: Replacing Semi-Industry District to match current land use along Detroit while also allowing current business to continue, but also provide as buffer to residential uses



Proposal

Urban Form Overlay: To ensure that any new infill development matches the current setback along West 73rd Street and create a high degree of walkability, requiring pedestrian oriented building features and enhancing public safety by minimizing conflicts between vehicles and pedestrians





Map Change 2609

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