

# Hough Bakery Map Change 2626

DP&S



# Purpose of Rezoning

- ❖ To promote sustainable adaptive reuse of the history Hough Bakery Headquarters site that enhances the character of the neighborhood
- ❖ To ensure that future development is comprehensive and meets the community's needs
  - ❖ To promote diversity of housing types
- ❖ To maintain and enhance the historic commercial nodes to enhance the neighborhood and promote equity/safety by encouraging a vibrant pedestrian experience

# Rezoning Background

❖ Discussions began in 2019

❖ Analysis of “MyGlenville Neighborhood Master Plan” & “2020 Connecting Cleveland Comp Plan”

❖ Collaboration between Councilman Conwell, Famicos, CPC Neighborhood Planning, Community Development, Residents & Community stakeholders



# myGlenville Neighborhood Plan

## myGlenville Neighborhood Revitalization Master Plan

FINAL  
MAY 9, 2017

NeighborWorks  
CHARTERED MEMBER

famicos  
FOUNDATION

URBAN  
PARTNERS

Community & Economic Development

Member of the Urban Institute

City  
Architecture

V. Lamar Wilson  
Associates, Inc.

myGLENVILLE  
Neighborhood Revitalization Master Plan (Final)

famicos  
FOUNDATION

Figure 42  
Concentrated Investment District  
Mary M. Bethune School Focus Area



Lakeview Avenue Looking North Towards Mark K. Bethune School & Superior Avenue

### 8. CONCENTRATED INVESTMENT DISTRICT

- **Infill Housing**
- **Learning Village**
- **Market-Rate Townhomes**
- **Mixed-Uses**
- **Neighborhood Retail**
- **Intergenerational Housing**

# 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)

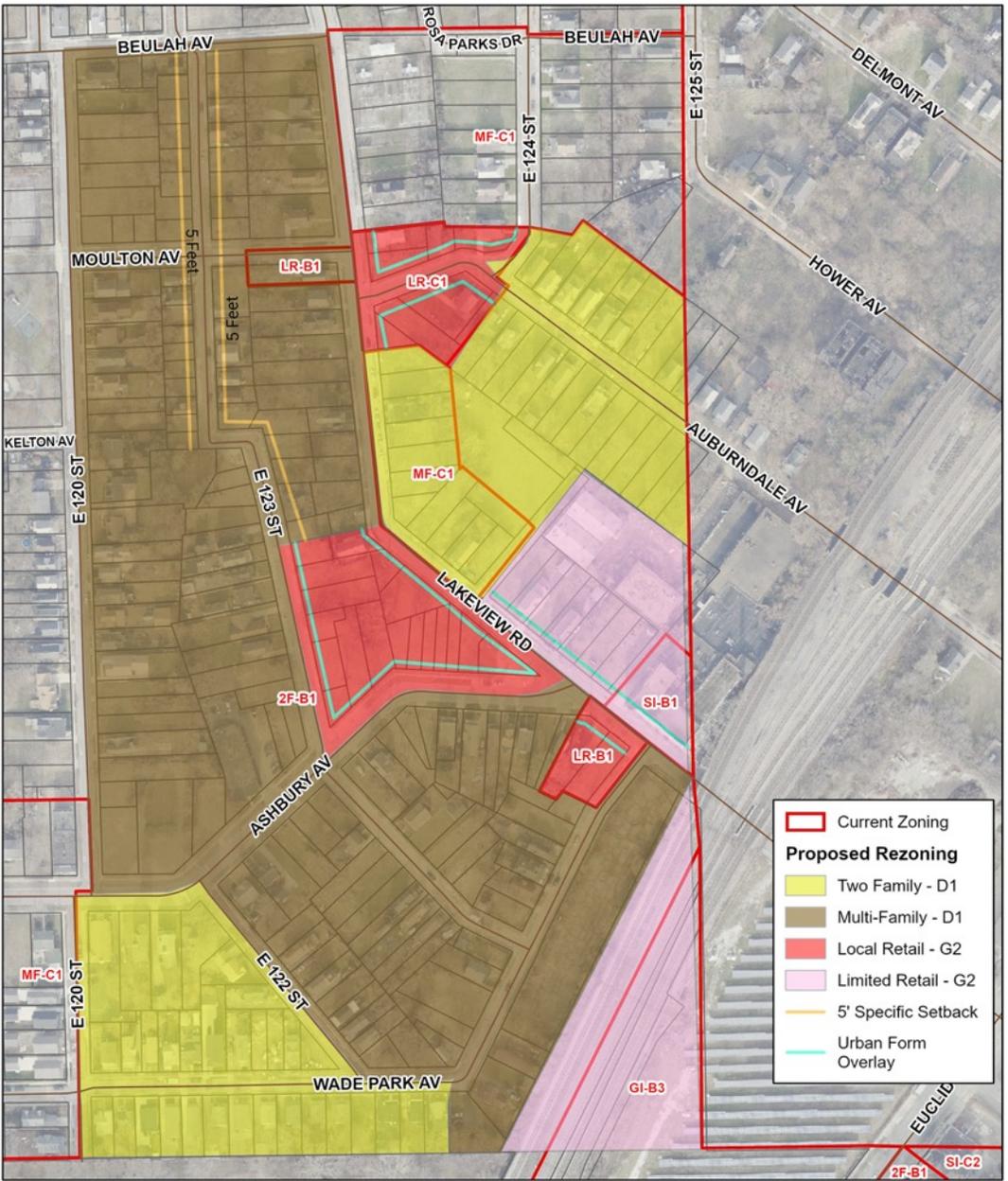
**Semi-Industry Use Districts:** Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses (§345.03)

**General Industry Use Districts:** All uses permitted in Semi-Industry district, plus open yard storage of second-hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling motor vehicles, or the storage of motor vehicles.

Accessory uses permitted included asphalt or tar, carbon, coke, coal, gas creosote, oil cloth or linoleum, rubber, etc. manufacturing (§345.04)



# Proposed Rezoning

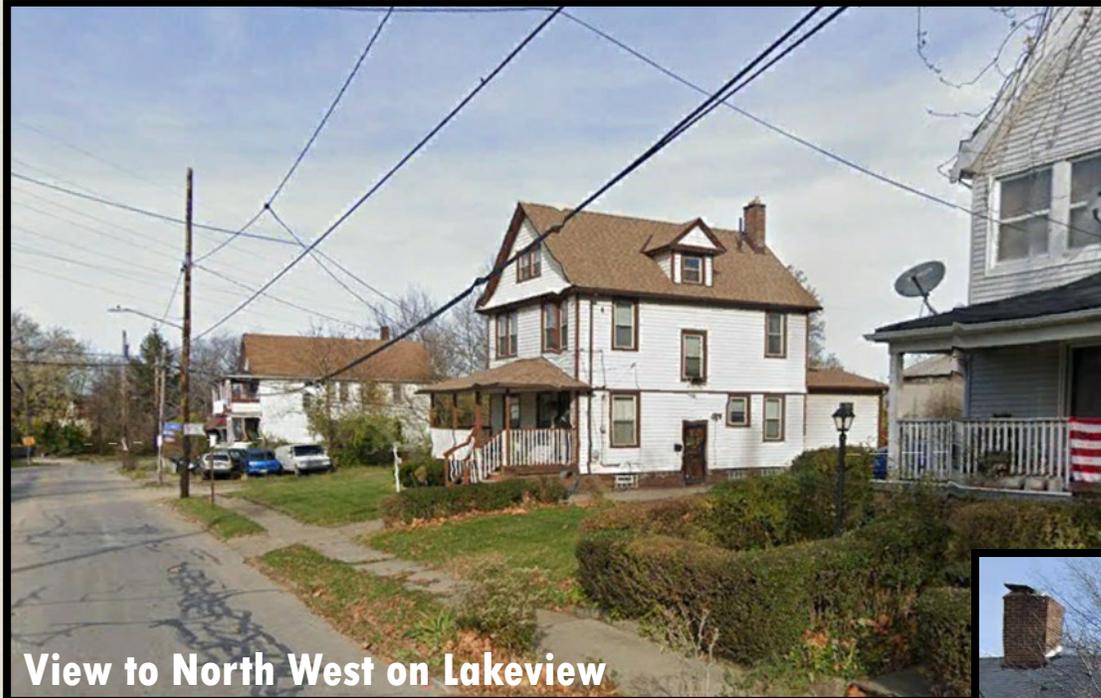


**Map Change 2626**  
 Changing the Use, Area & Height Districts of parcels of land northeast and southwest of Lakeview Road south of Beulah Avenue to the East Cleveland City Line

Date: January 27, 2021

200 Feet

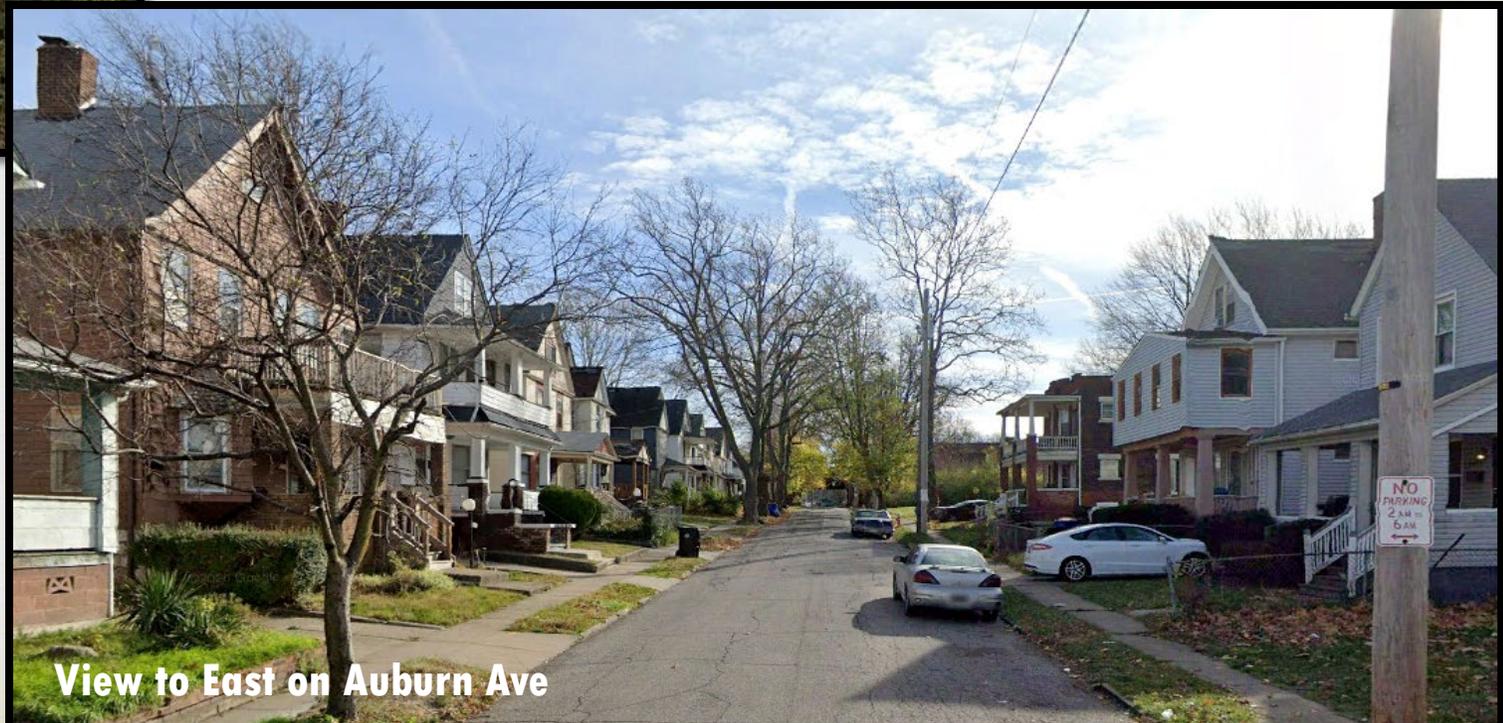
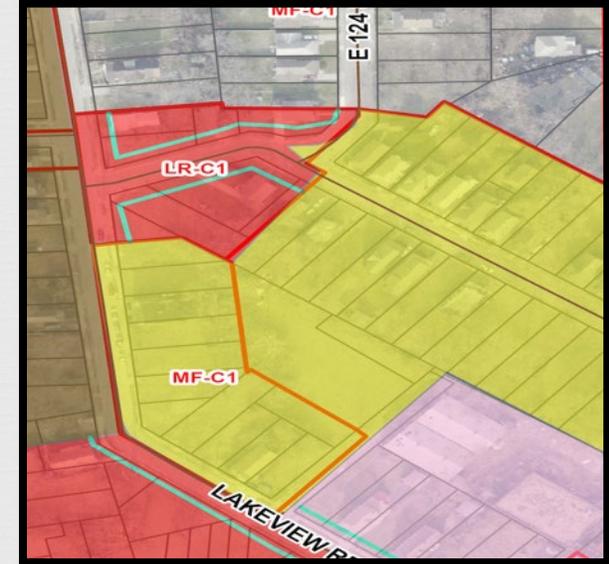
# Proposal



View to North West on Lakeview

## Two-Family Residential – D1:

To align with existing land use, secure property owners' assets and to ensure future development is infill housing.



View to East on Auburn Ave

# Proposal

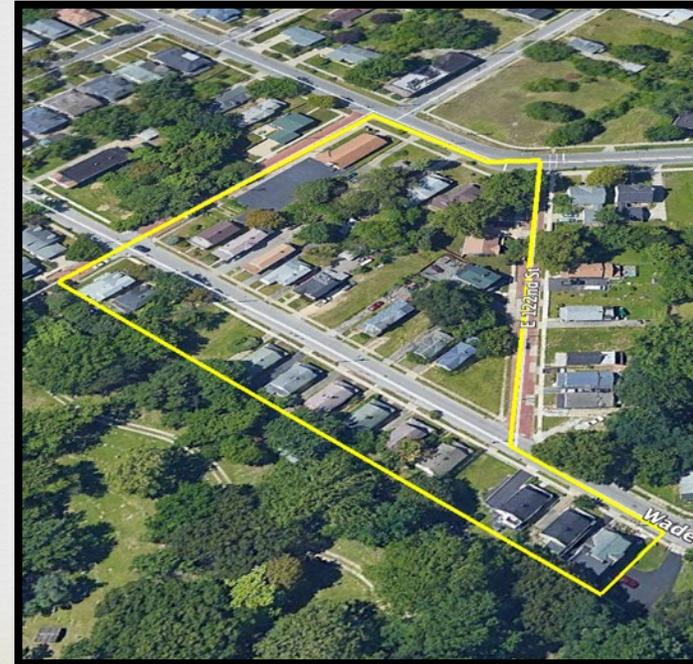


View to West on Wade Park Ave

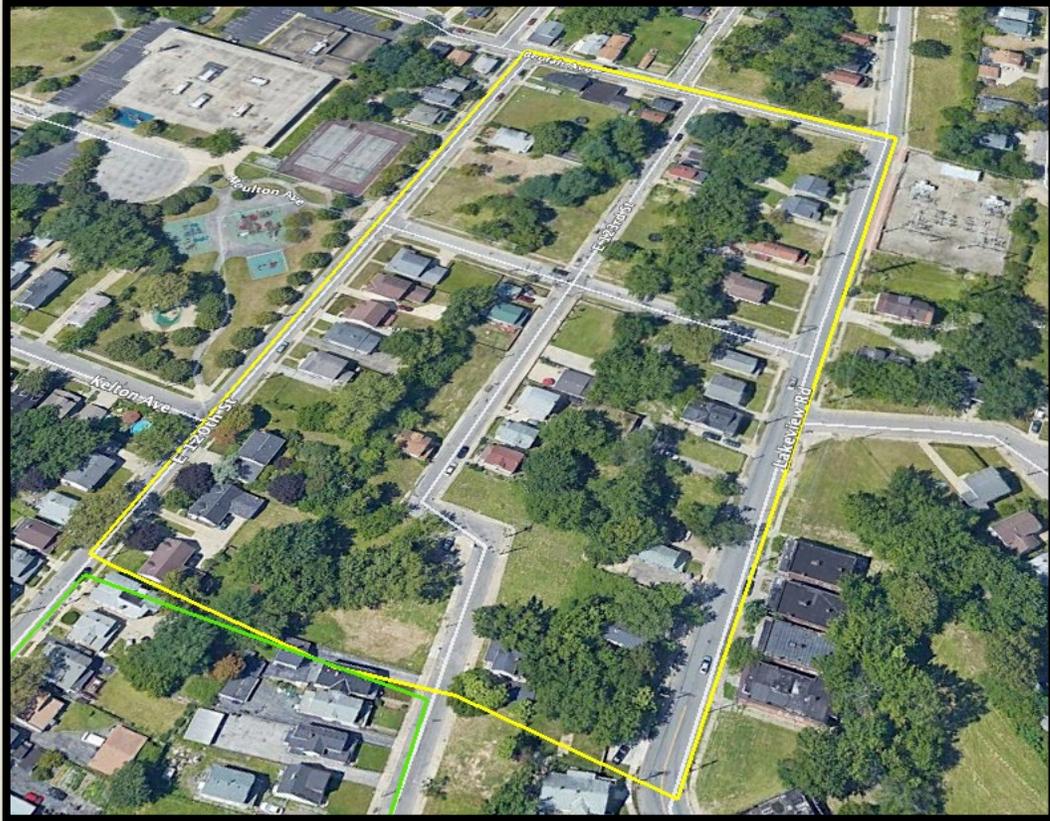


View to Southeast on E. 122

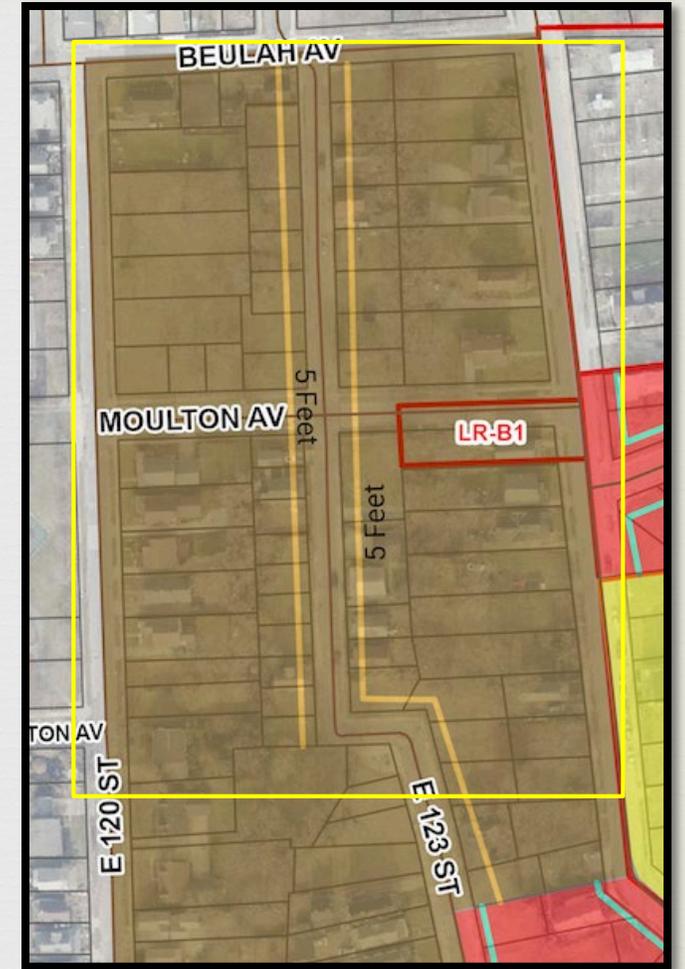
**Two-Family Residential – D1:** To align with existing land use, secure property owners' assets and to ensure future development is infill housing.



# Proposal

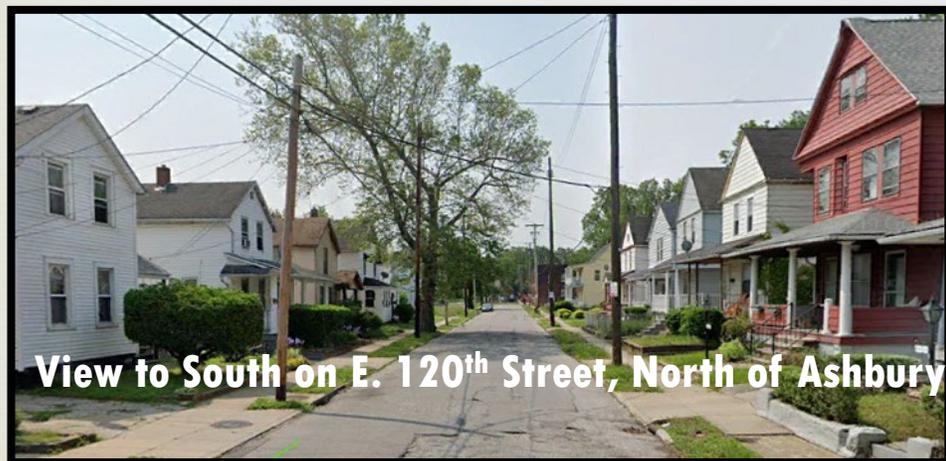
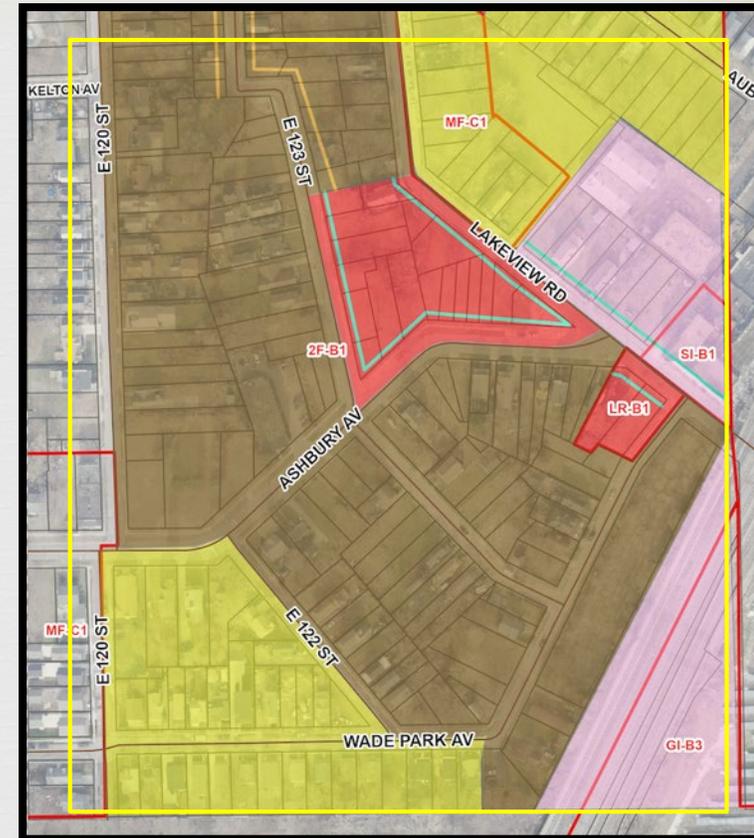


**Multi-Family Residential – D1:** To align with existing land use, to ensure future development is diverse infill housing in character & affordability



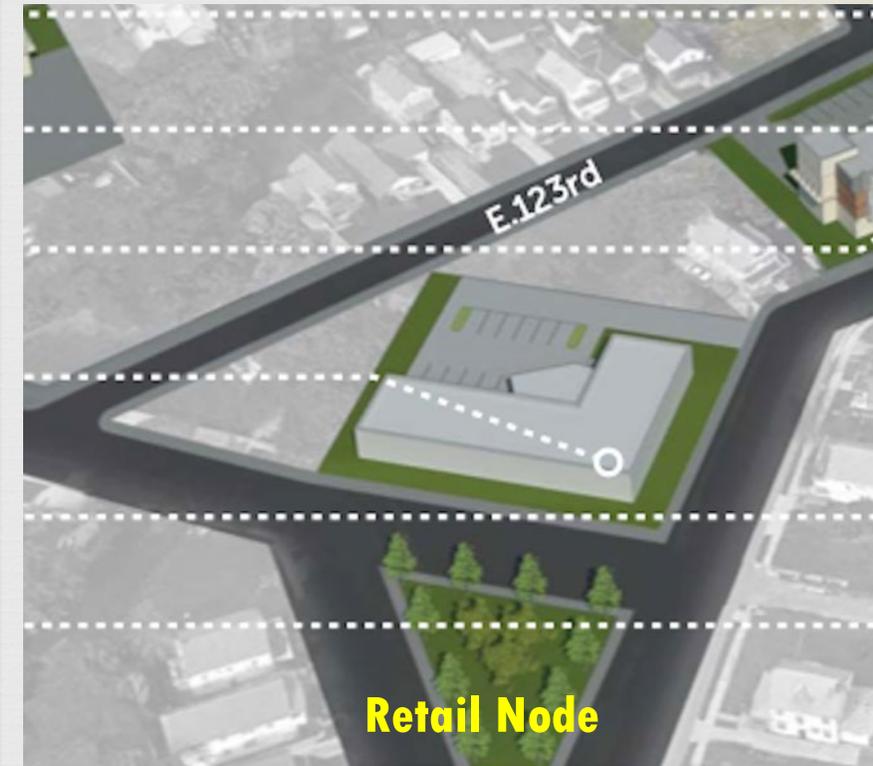
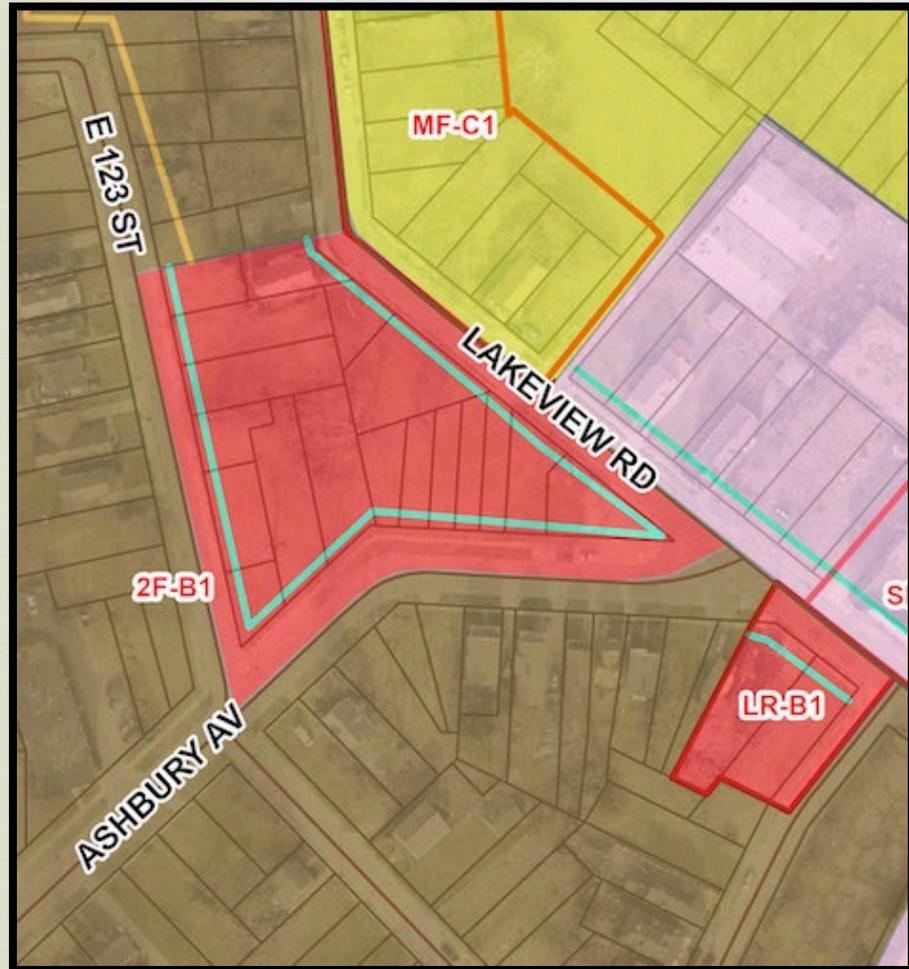
# Proposal

**Multi-Family Residential – D1:** To align with existing land use, to ensure future development is diverse infill housing in character & affordability



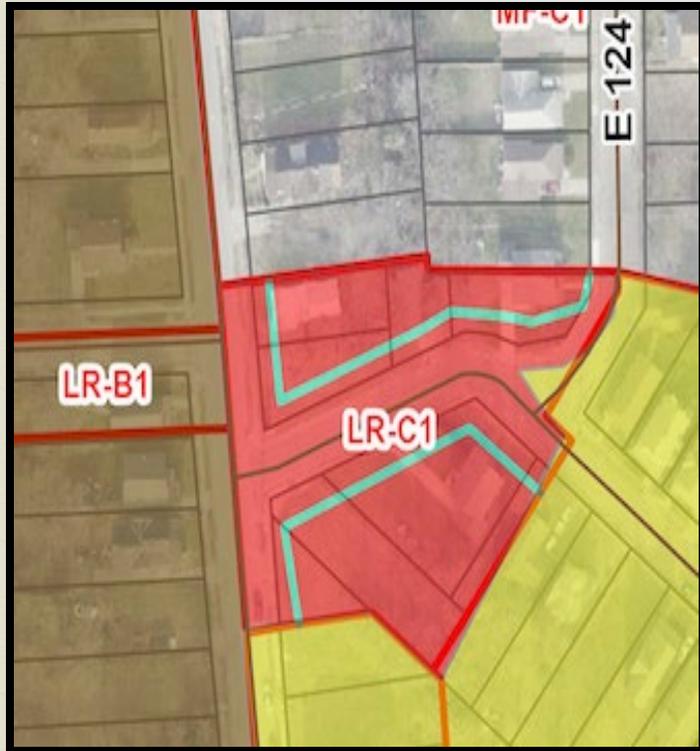
# Proposal

**Local Retail – G2:** To align existing uses & businesses with neighborhood plan , while promoting more neighborhood-oriented infill businesses



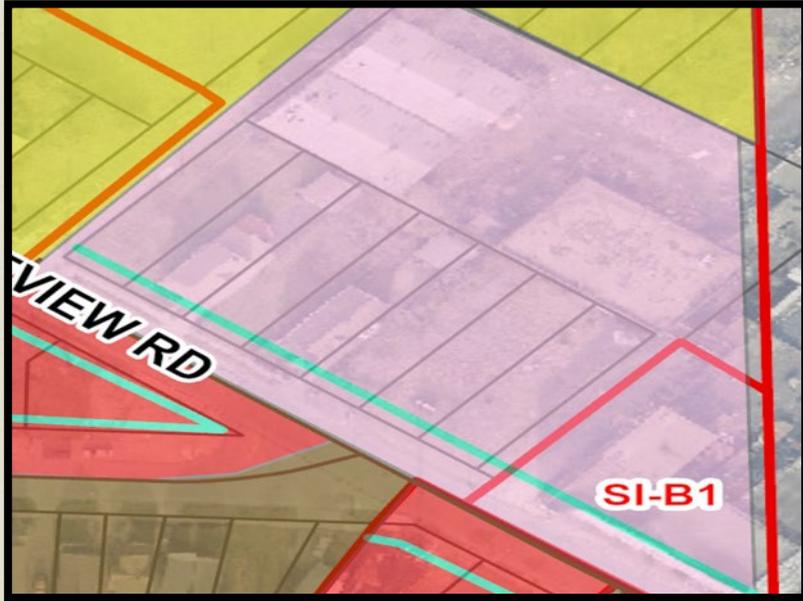
# Proposal

**Local Retail – G2:** To align existing uses & businesses with neighborhood plan , while promoting more neighborhood-oriented infill businesses



# Proposal

**Limited Retail – G2:** To promote sustainable adaptive reuse of the historic **Hough Bakery Headquarters** site that enhances the character of the neighborhood

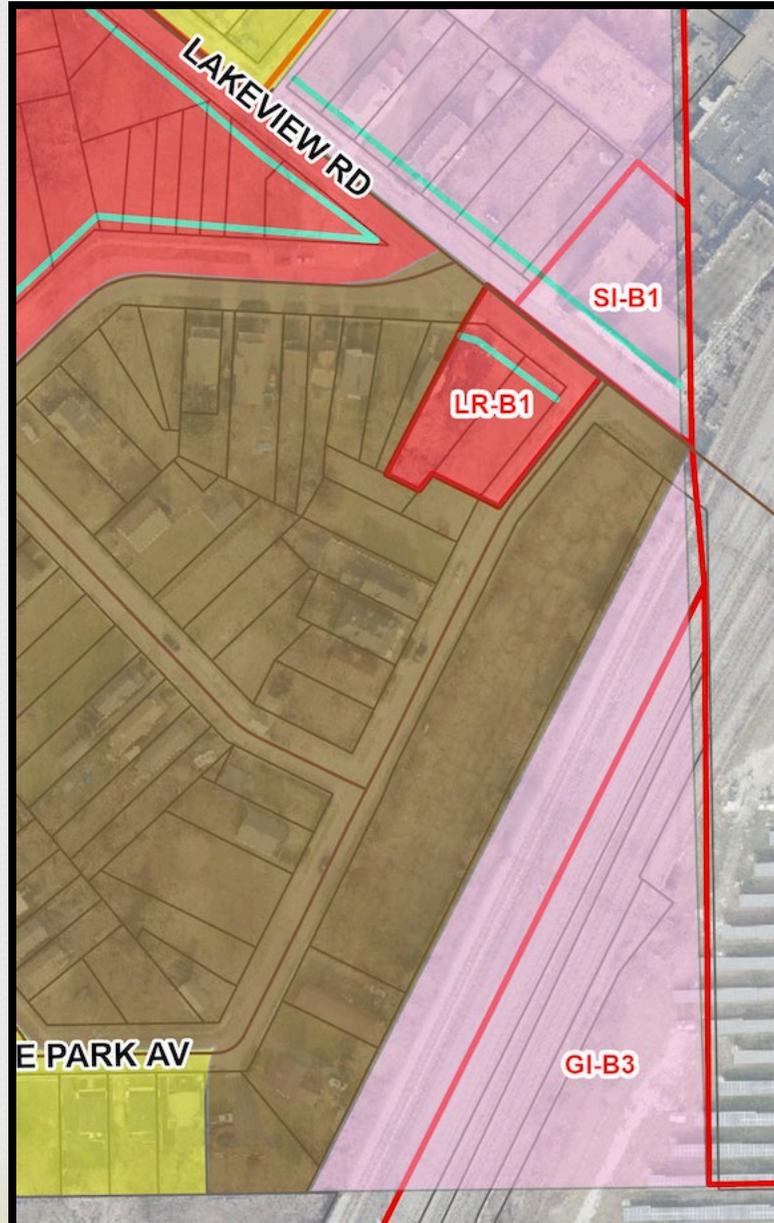


# Existing Conditions



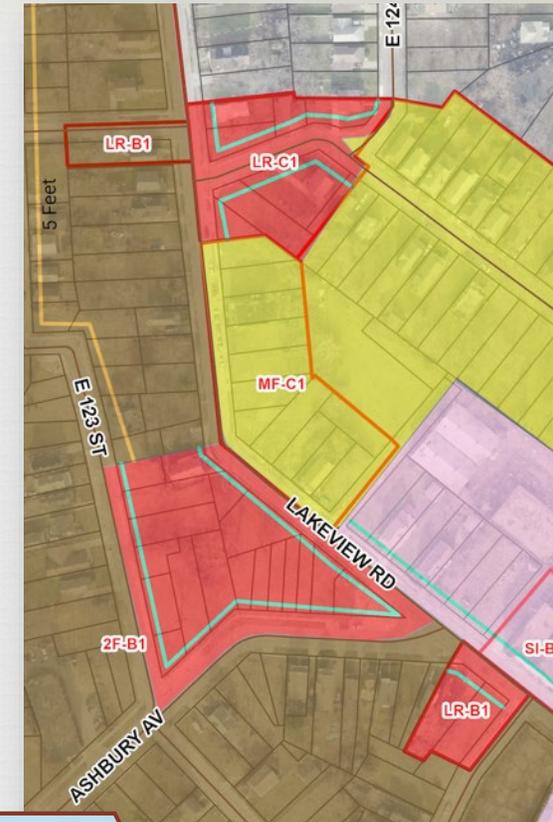
# Proposal

**Limited Retail – G2:** To ensure that future development is comprehensive and meets the community's needs



# Proposal

**Urban Form Overlay:** To promote equity/safety by encouraging a vibrant pedestrian experience



# Proposal

## 5' Specific Mapped Setbacks



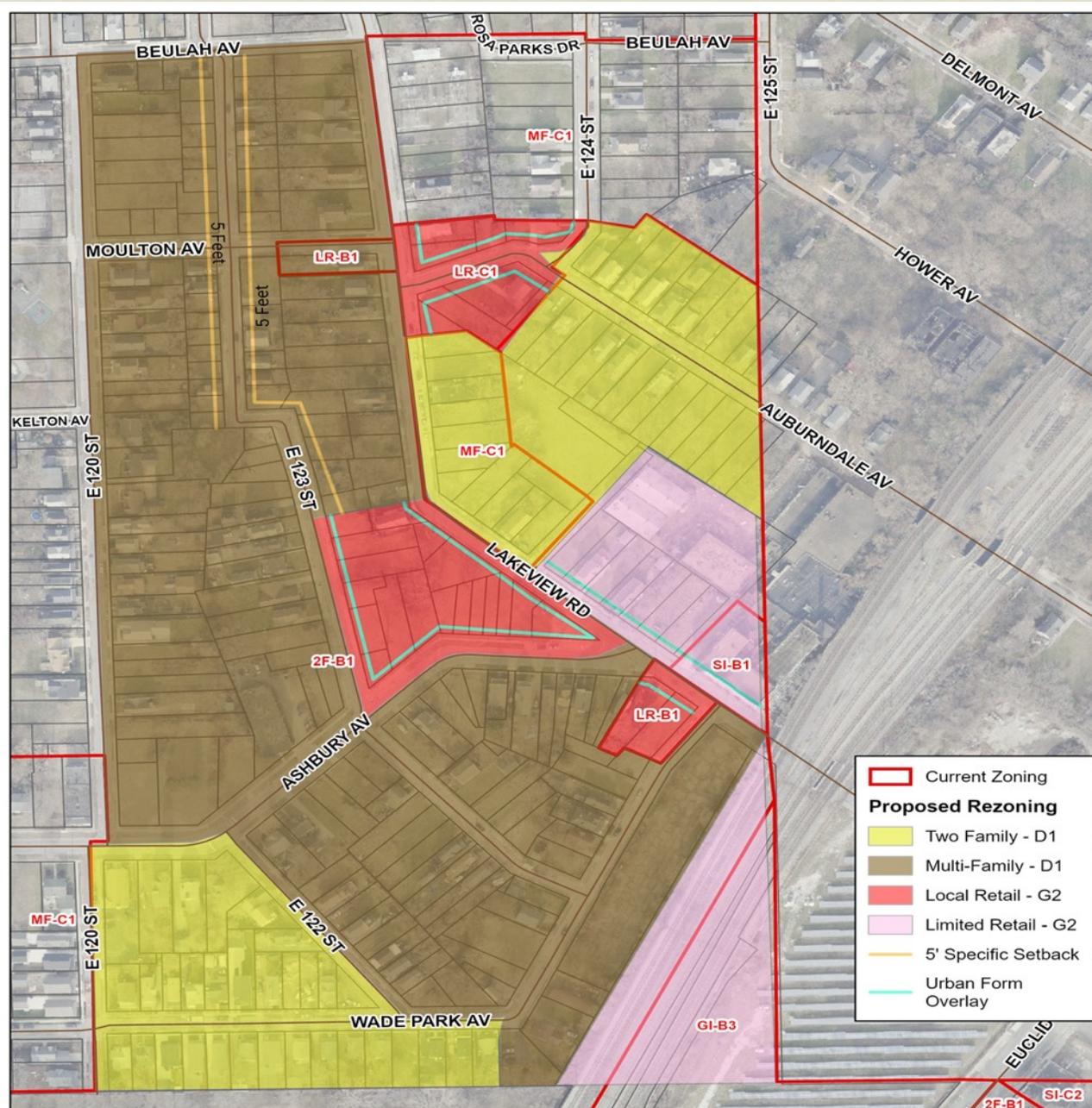
A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation

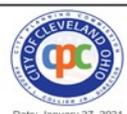




**Current Zoning**

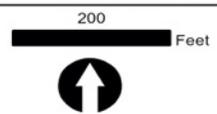
**Proposed Rezoning**

- Two Family - D1
- Multi-Family - D1
- Local Retail - G2
- Limited Retail - G2
- 5' Specific Setback
- Urban Form Overlay



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