

# Ordinance No.860-2025

## AS AMENDD

### AN ORDINANCE

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue west of Rocky River Drive (Map Change 2679).

By Council Member Slife

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

**Section 1.** Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use Districts of lands bounded and described as follows:

Beginning at the intersection the centerline of Lorain Avenue and the centerline of West 179<sup>th</sup> Street;

Thence, southeasterly along the centerline of Lorain Avenue to its intersection with the centerline of Riveredge Road;

Thence, southwestly along the centerline of Riveredge Road to its intersection with Old Lorain Road;

Thence, westerly and northwestly along the street centerline of Old Lorain Road to its intersection with the southerly prolongation of the northwestly line of a parcel of land conveyed by deed to the Board of Park Commissioners of the Cleveland Metropolitan Park District as recorded by the Auditor's File Number 119901110164 dated January 11, 1999, known more commonly as Permanent Parcel Number (PPN) 026-01-001;

Thence, northeasterly along the aforementioned northwestly line and its northeasterly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, southeasterly along the centerline of Lorain Avenue to its intersection with the southwestly prolongation of the westerly line of a parcel of land known as being Sublot No. 16 in the Handy Park Subdivision of part of Original Rockport Township Section No. 13 as shown by the recorded plat in Volume 108 of Maps, Page 36 of Cuyahoga County Records and more commonly known as being PPN 025-02-012;

Thence, northeasterly along the southwestly prolongation of said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 179<sup>th</sup> Street;

Thence, southerly along the centerline of West 179<sup>th</sup> Street to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being Sublot No. 8 in the Handy Park Subdivision of part of Original Rockport Township Section No. 13, as shown by the recorded plat in Volume 108 of Maps, Page 36 of Cuyahoga County Records also more commonly known as PPN 025-02-043;

Thence, westerly along the easterly prolongation of said northerly line to its intersection with the westerly line thereof;

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, southeasterly along the centerline of Lorain Avenue to its intersection with the centerline of West 179<sup>th</sup> Street and the point of origin.

**And as identified on the attached map shall be changed to a 'Institutional Research' District, a 'D' Area District and a '3' Height District**

**Section 2.** Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use, Area, and Height Districts of lands bounded and described as follows:

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Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 179<sup>th</sup> Street;

Thence, northerly along the street centerline of West 179<sup>th</sup> Street to its intersection with the westerly prolongation of the southerly line of a parcel of land known as being Sub-Lot No. 53 in the Handy Park Subdivision of Part of Original Rockport Township Section No. 13, as shown by the recorded plat in Volume 108 of Maps, Page 36 of Cuyahoga County Records also more commonly known as being Permanent Parcel Number (PPN) 025-02-020;

Thence, easterly along the southerly line of said parcel to its intersection with the southerly line of a parcel of land known as being part of Burt Court, N.W., (15 feet wide and turnouts) as dedicated in Handy Park Subdivision of part of Original Rockport Township Section Number 13 as shown by the recorded plat in Volume 108 of Maps, Page 36 of Cuyahoga County Records known more commonly as PPN 025-02-038;

Thence, easterly along said westerly prolongation of the southerly line and its easterly prolongation to its intersection with the centerline of West 178<sup>th</sup> Street;

Thence, southerly along the centerline of West 178<sup>th</sup> Street to its intersection with the westerly prolongation of the northerly line of a parcel of land known as being Sublot Nos. 1,2 and 3 in The Handy Park Subdivision of part of Original Rockport Township Section No. 13 as shown by the recorded Plat Volume 108, Page 36 of Cuyahoga County Records also more commonly known as being Permeant Parcel Number (PPN) 025-03-058;

Thence, easterly along the westerly prolongation of the northerly line of said parcel to its intersection with the easterly line thereof;

Thence, southerly along the easterly line of said parcel to its intersection with the northerly line of a parcel of land conveyed by deed to Brian Miller as recorded by Auditor's File Number 00922074 dated January 07,1976 known more commonly as PPN 025-03-004;

Thence, easterly along the northerly line of said parcel and its easterly prolongation to its intersection with the street centerline of West 176<sup>th</sup> Street;

Thence, southerly along the street centerline of West 176<sup>th</sup> Street to its intersection with the street centerline of Lorain Avenue;

Thence, easterly along the street centerline of Lorain Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as being Sublots Nos. 13, 14 and Westerly part of Sublot No. 15 in Henry Barthelman's Subdivision of part of Original Rockport Township Sections Nos. 8 and 13, as shown by the recorded plat in Volume 67 of Maps, Page 2 of Cuyahoga County Records known more commonly as PPN 026-03-006;

Thence, southerly along the northerly prolongation of the easterly line of said parcel to its intersection with the southerly line thereof;

Thence, westerly along the westerly prolongation of the southerly line of said parcel to its intersection with the westerly line of a parcel of land known as being part of Sublot No. 8 in Henry Barthelman's Subdivision of part of Original Rockport Township Sections Nos. 8 and 13, as shown by the recorded plat in Volume 67 of Maps, Page 2 of Cuyahoga County Records known more commonly as PPN 026-02-016;

Thence, northerly along the northerly prolongation of the westerly line of said parcel to its intersection with the street centerline of Lorain Avenue;

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Thence, northwesterly along the street centerline of Lorain Avenue to its intersection with the street centerline of West 179<sup>th</sup> Street and the point of origin;

**And as identified on the attached map shall be changed to an Institutional Research District, a 'D' Area District and a '2' Height District.**

**Section 3.** Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use, Area, and Height Districts of lands bounded and described as follows:

Beginning at the intersection of the street centerline of Lorain Avenue and the northerly prolongation of the westerly line of a parcel of land known as being part of Sub lot No. 15 in the Henry Barthelman subdivision of part of Original Rockport Township Section Nos. 8 and 13, as shown by the recorded plat in Volume 67 of Maps, Page 2 of Cuyahoga County Records known more commonly as PPN 026-03-007;

Thence, southerly along the northerly prolongation of the westerly line of said parcel to its intersection with the southerly line there of;

Thence, easterly along the southerly line of said parcel and its easterly prolongation to its intersection with the westerly line of a parcel of land known as being part of Original Rockport Section Township No. 13 known more commonly as PPN 026-03-015;

Thence, northerly along the easterly line of said parcel and its northerly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, westerly along the centerline of Lorain Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as PPN 026-03-007 and the point of origin;

"And as identified on the attached map shall be changed to a Local Retail Business District, a 'D' Area District and a '2' Height District."

**Section 4.** That all existing mapped setbacks of five (5) feet from the property line along the westerly side of West 179<sup>th</sup> Street between Lorain Avenue and the northerly line of a parcel of land known as being 025-02-043;

And;

That all existing mapped setbacks of five (5) feet from the property line along the easterly side of West 179<sup>th</sup> Street between the northerly side of Lorain Avenue and the northerly line of the parcel;

And;

That all existing mapped setbacks five (5) feet from the property line along the westerly side of West 178<sup>th</sup> Street between the northerly side of Lorain Avenue and the northerly line of the aforementioned parcel;

And;

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That all existing mapped setbacks five (5) feet from the property line along the southerly side of Lorain Avenue between the easterly side of PPN 026-03-006 and the westerly side of PPN 026-02-016;  
And;

That all existing mapped setbacks five (5) feet from the property line along the northerly and southerly side as the previously known Groveland Avenue between Lorain Avenue and PPN 026-01-001;

**And as identified on the attached map are hereby removed from the Building Zone Maps.**

**Section 5.** That all existing Mapped Building Setbacks of fifteen (15) feet from the property line along the northerly side of Lorain Avenue between the westerly side of a parcel of land known as being 025-02-012 and the centerline of West 178<sup>th</sup> Street;  
And;

That all existing Mapped Building Setbacks of fifteen (15) feet from the property line along the southerly side of Lorain Avenue between the westerly side of PPN 0-026-01-001 and the centerline of Old Lorain Road S.W.;

And;

That all existing Mapped Building Setbacks of fifteen (15) feet from the property line along the northerly side of Old Lorain Road between Lorain Avenue and Fernshaw Street;

**And as identified on the attached are hereby removed from the Building Zone Maps.**

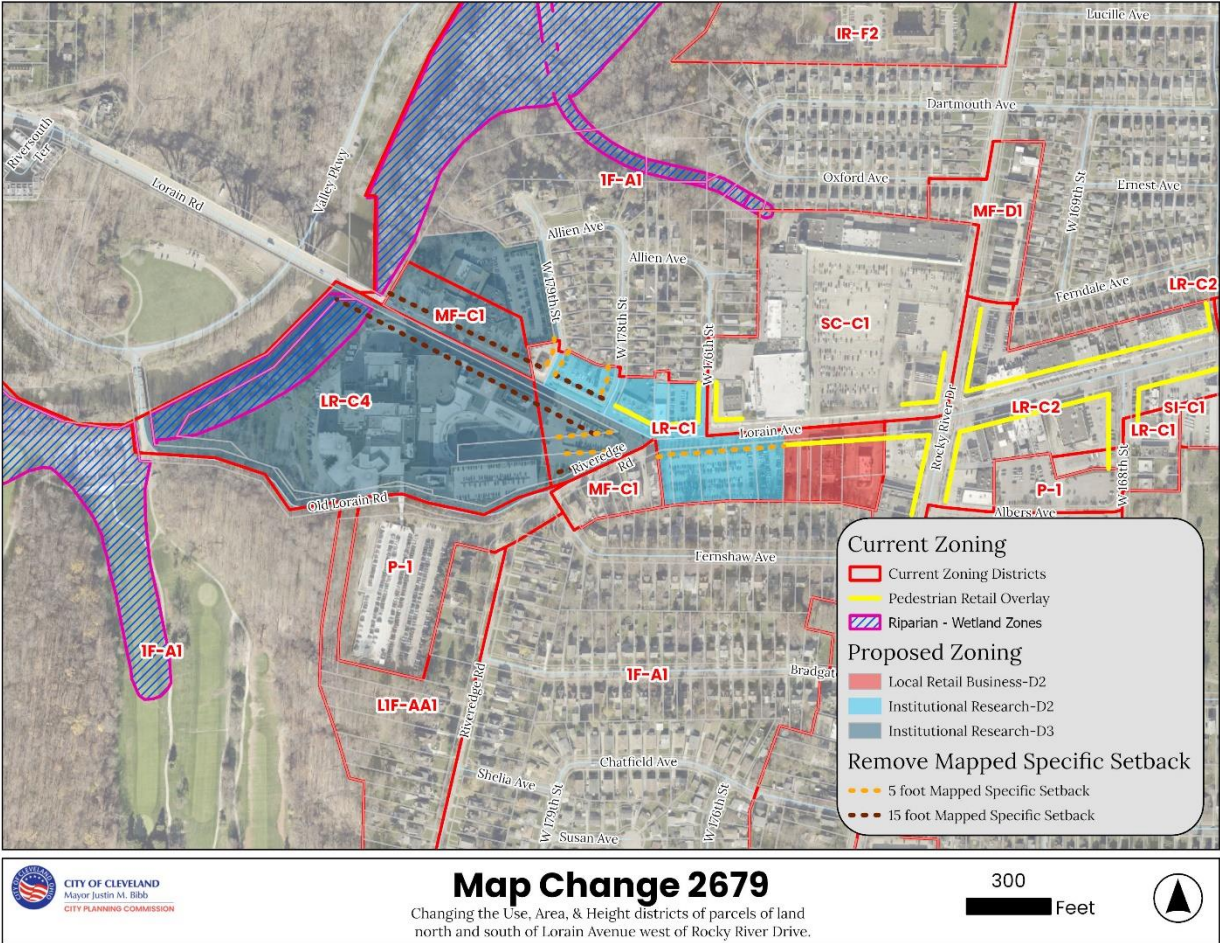
**Section 6.** That the change of zoning of lands described in Section 1 through 5 shall be identified as Map Change 2679, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

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

CS:sl  
7-9-2025  
FOR: Council Member Slife

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AS AMENDED

Zoning Change Map



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REPORT  
After second Reading

By Council Member Slife

**AN ORDINANCE**  
Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue west of Rocky River Drive (Map Change 2679).

And referred to

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By the council

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By the council

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By the council

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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