

# Flats West Bank Rezoning – Proposed Amendment

Development, Planning & Sustainability

December 2, 2019



# Proposal

- To change the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River and adding the Urban Form Overlay District designation.

# Purpose

- To permit and promote the redevelopment of the area and through the use of the Urban Form Overlay designation to foster a high level of design quality that encourages walkability, reductions in parking requirements and neighborhood-friendly building design.
- The Urban Form Overlay WILL preserve and enhance the architectural character of new and existing buildings and protect public safety by minimizing conflicts between vehicles and pedestrians.

# Rezoning Process

Request to study and rezone area  
**Nov. 2017**

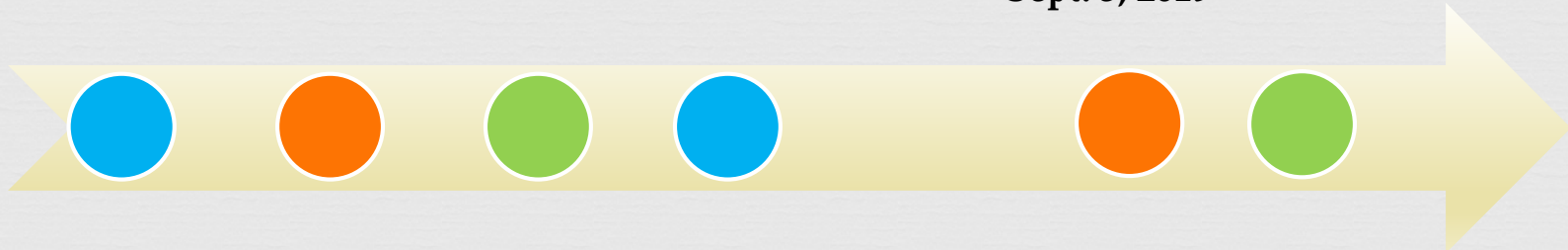
Sent out Public Notices / Introduced to Council:  
**January 22, 2018**

Request to be presented for approval as was approved by CPC in 2018 at DP&S by Council Secretary:  
**Sept. 3, 2019**

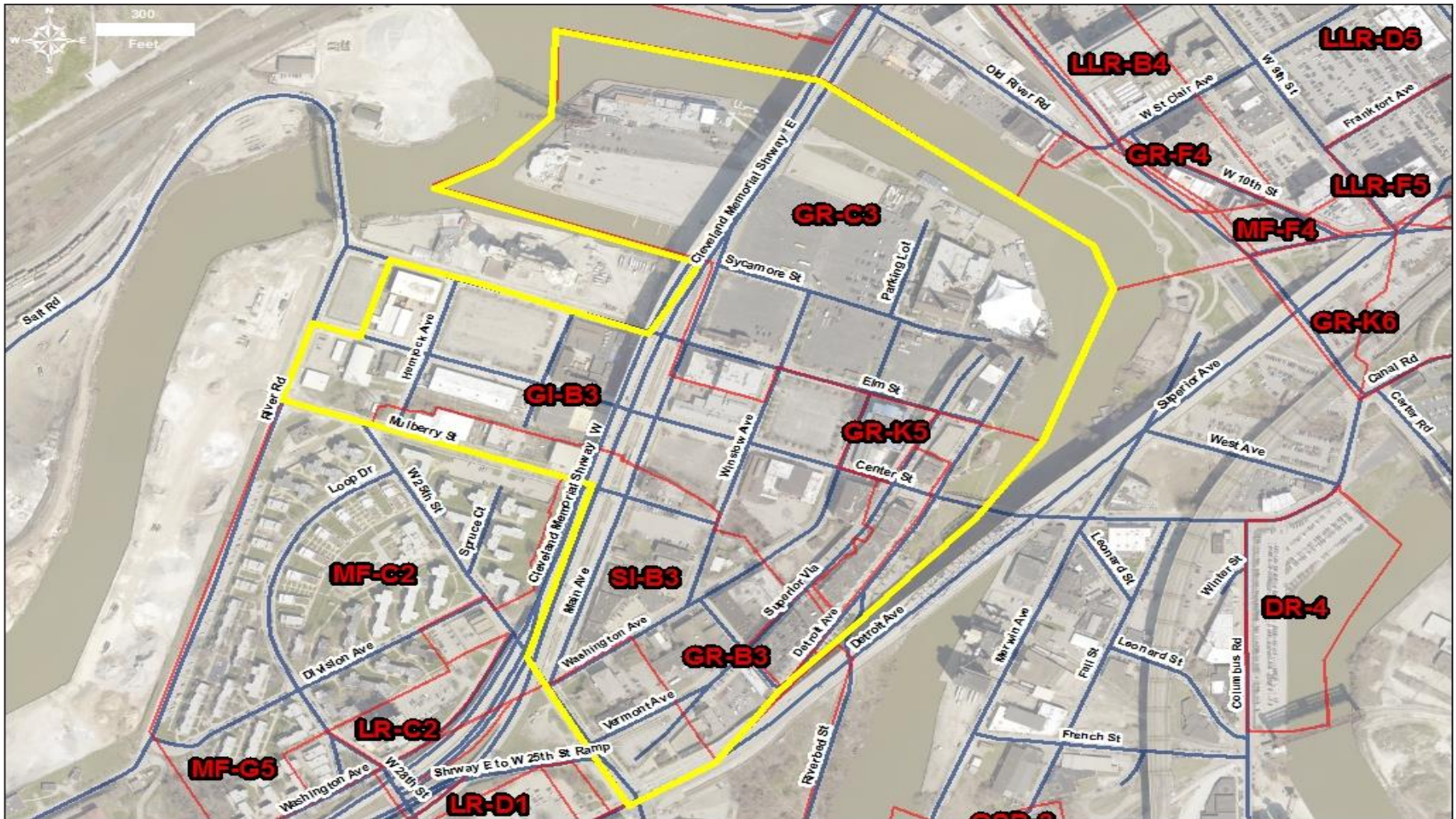
Public Stakeholder Meeting for proposal  
**Dec. 19, 2017**

CPC Approval  
**February 2, 2018**

DP&S Meeting - Councilman McCormack Requests Amendment  
**Sept. 17, 2019**



# Current Zoning & Proposal Location







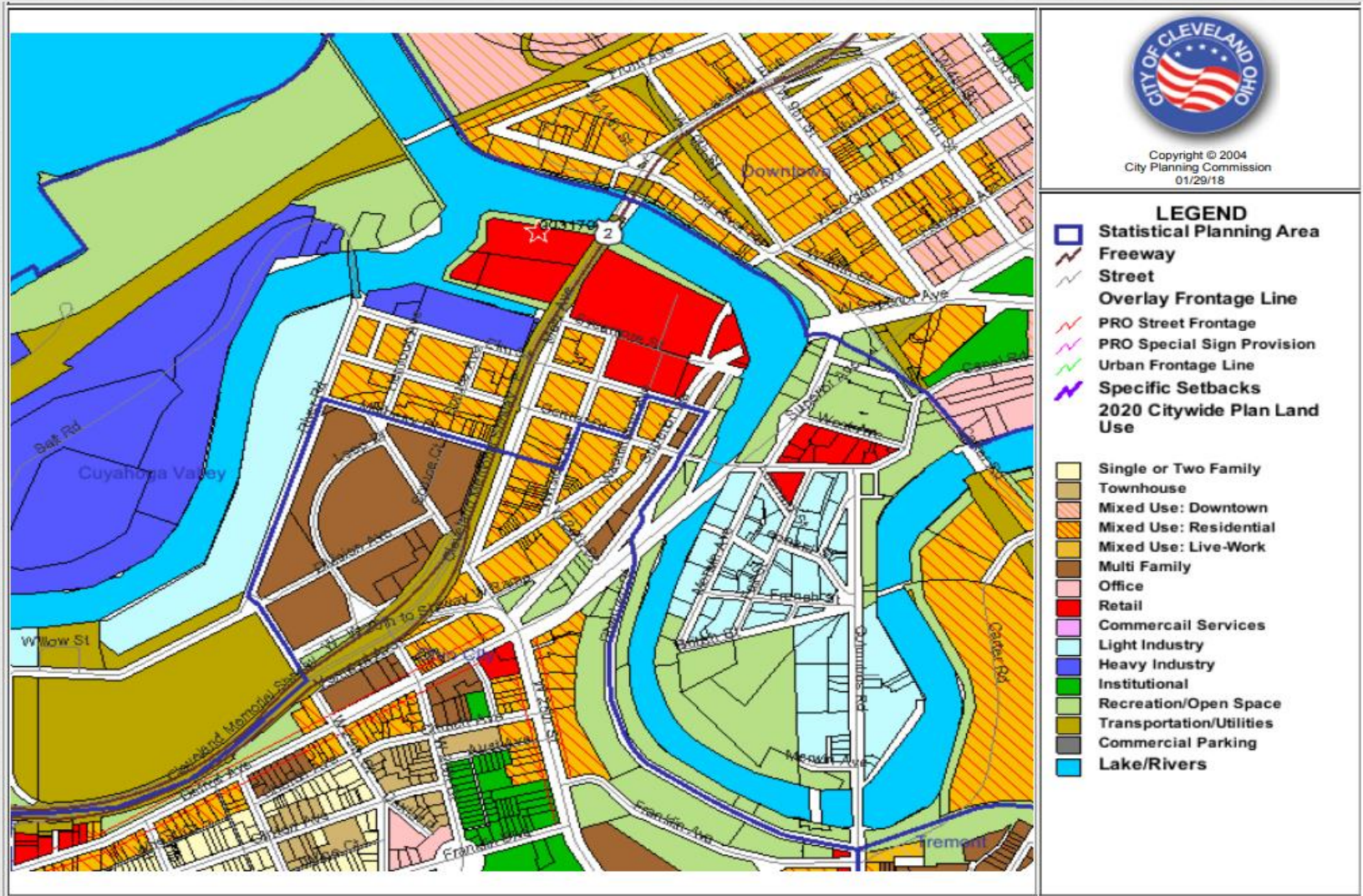
# Proposed Rezoning Location

Map Change 2578

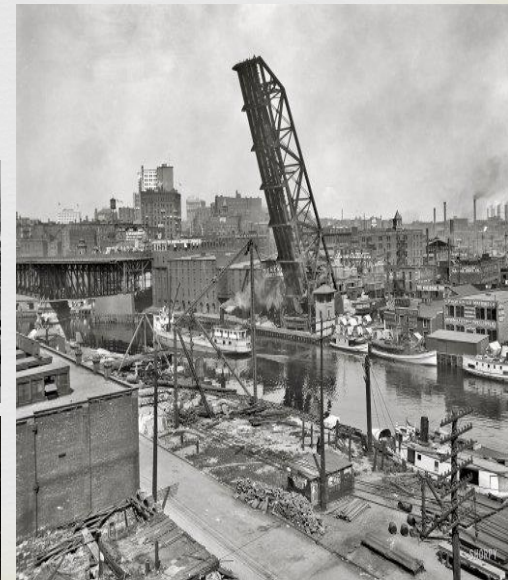
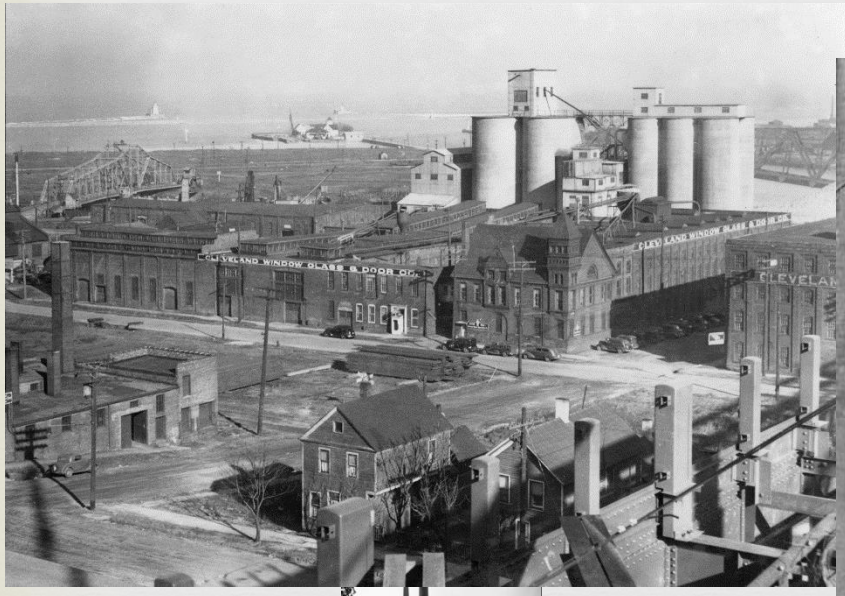
10/15/19

# Connecting Cleveland 2020 Citywide Plan

*The rezoning is aligned with the goals of the Connecting Cleveland 2020 Citywide Plan and better reflects the current land use.*



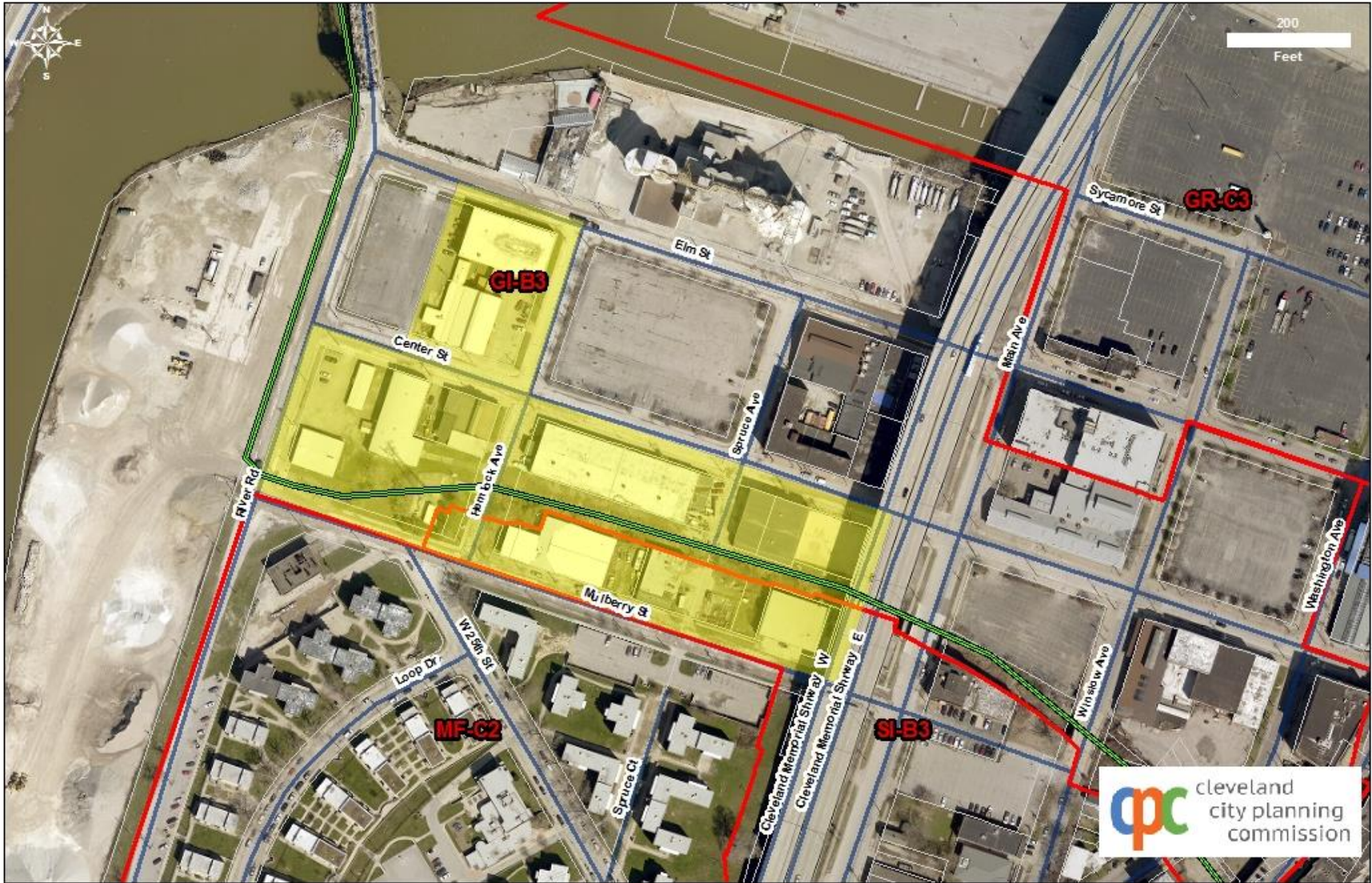
# Historical Context





# **Modifications to Industrial District Zoning**

*Changing from General Industry – B3 to Semi-Industry- K5*



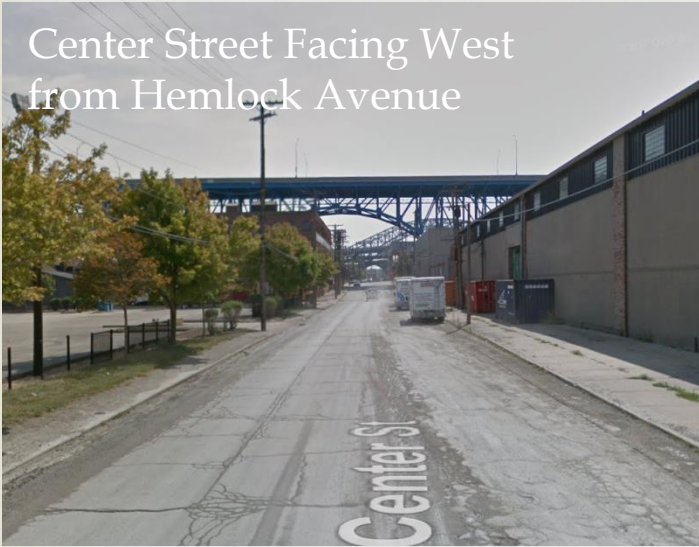
- Current Zoning
- Lake Link Trail
- Parcel

# Map Change 2578

01/02/2018

- Proposed Zoning**
- Semi-Industry - K5
  - Limited Retail - K5

Center Street Facing West  
from Hemlock Avenue



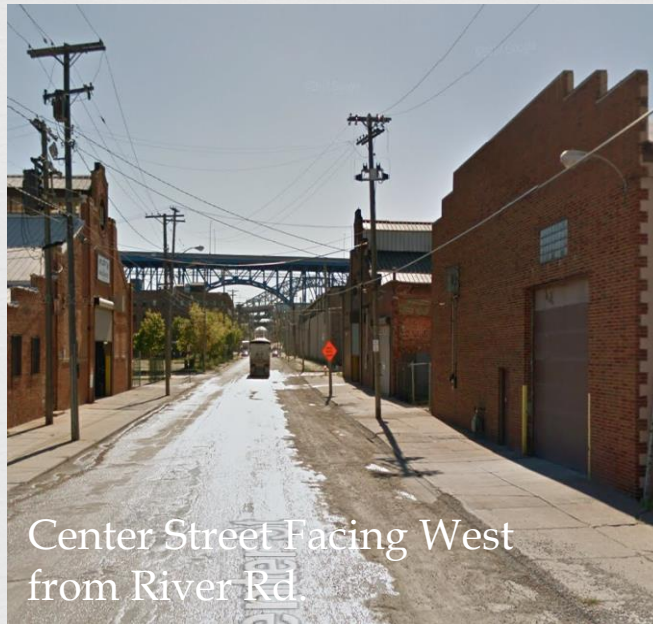
Facing East on Elm  
from River Rd



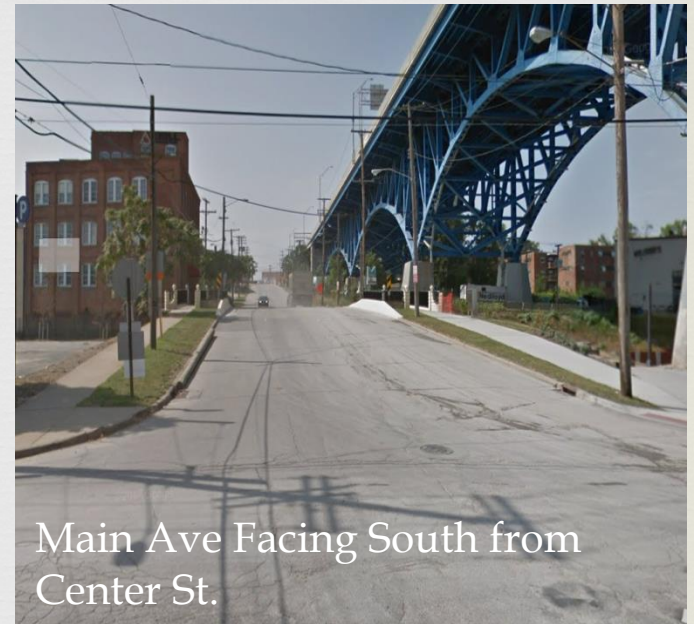
Mulberry Ave &  
River Rd



Facing South on Hemlock Ave  
toward Center St.

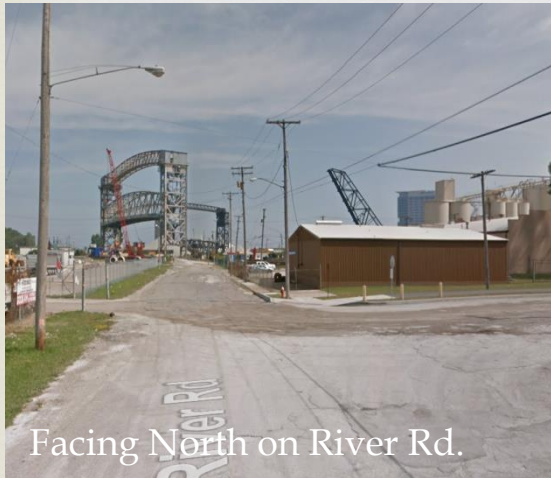


Center Street Facing West  
from River Rd.



Main Ave Facing South from  
Center St.

# Existing General Industry Not Negatively Impacted by Rezoning



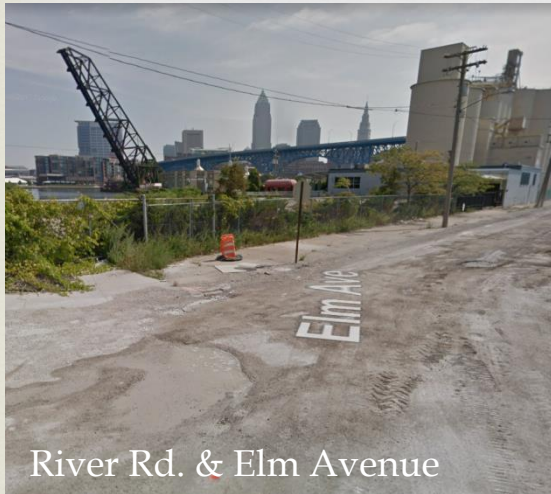
Facing North on River Rd.



Ontario Stone from River Rd.



Ontario Stone from River Rd.



River Rd. & Elm Avenue



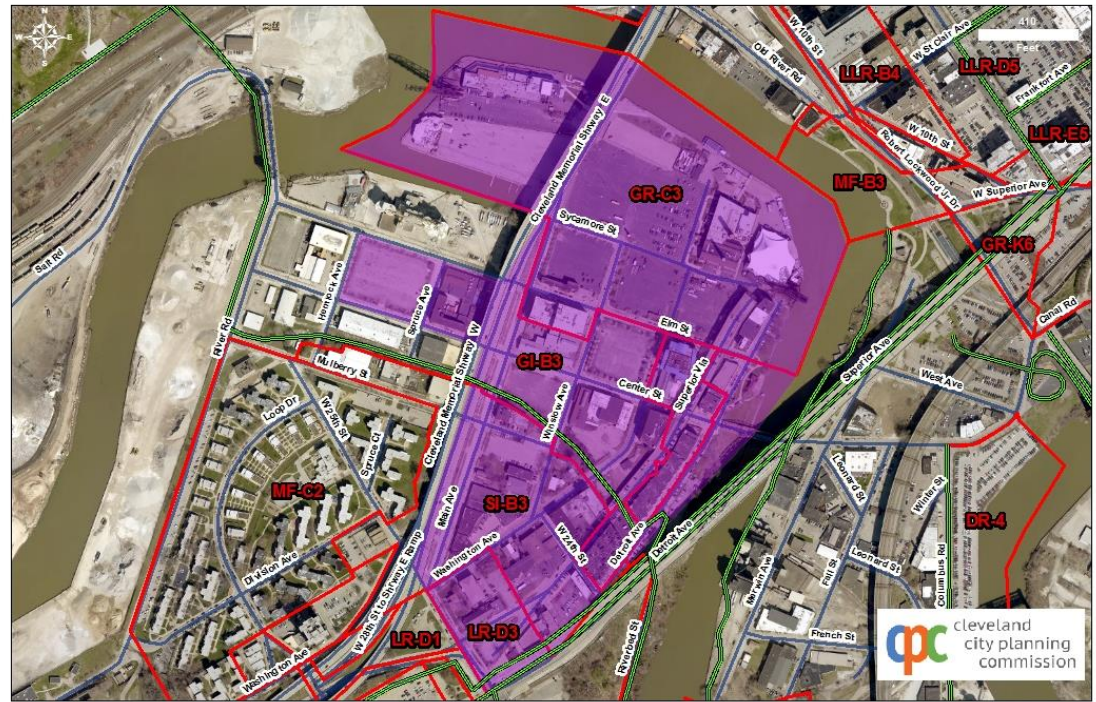
Lafarge N.A.



Lafarge N.A.

# **Modifications to Commercial District Zoning**

*Changing from General Retail – B3 & C3 to Limited Retail – K5*



- Current Zoning
- Lake Link Trail
- Parcel

# Map Change 2578

01/02/2018

- Proposed Zoning**
- Limited Retail - K5
  - Semi-Industry - K5



## Proposed Rezoning Location Map Change 2578

10/15/19

- Proposed Rezoning Boundary



# Proposed Permitted Uses – LLR – K5

## Limited Retail Business District

**Limited Retail Business Districts:** Residential Uses, retail stores, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, office buildings, hotels, banks, and other retail business uses. (§343.22)

- Best for 'makers spaces' such as old warehouses or building where entrepreneurs can produce but also have retail
- Gives max. flexibility in uses to property owners while ***prohibiting undesired uses***

### Prohibited Uses:

- Adult Entertainment**
- Auto Car Wash/Auto Laundry**
- House Trailers/Trailer Parks**
- New or Used Car/Trailer Sales Lots**
- Mortuary/Undertaking Establishments**
- Retail Poultry Business**
- Service Garages**

(§343.22)

# Existing Conditions

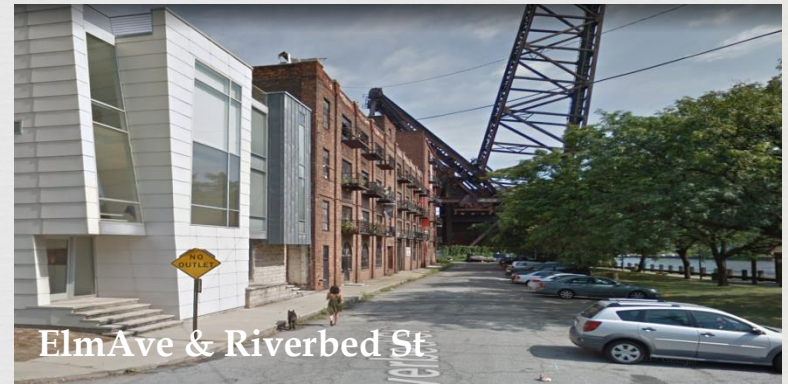




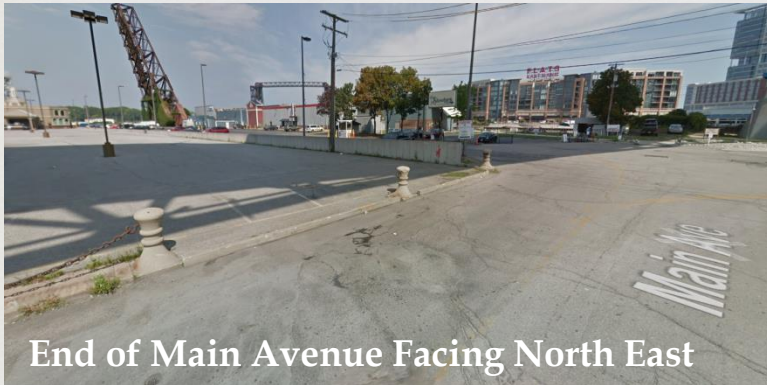
# Existing Conditions



Facing West on Center St from  
Superior Viaduct



Elm Ave & Riverbed St



End of Main Avenue Facing North East



Elm Ave Facing West from Cuyahoga  
River



Main Ave & Sycamore St  
Facing Aquarium



Elm Ave & Winslow

# Urban Form Overlay

## Goals

- Established to preserve and enhance the architectural character of existing and new buildings
- To protect public safety through minimizing vehicular/pedestrian conflicts
- Encourage adaptive reuse of buildings without a variance (\*Residential conversions of commercial buildings often require setback variances)

## Building Design

- Designed to Improve the walkable characteristics of all building types (residential to industrial)
- Safety through environmental design – ‘defines the public/private space’
- Promotes interaction between interior/ exterior realms

## Parking

- The right amount of parking in the right place to support walkable neighborhoods
- Encourages shared parking solutions
- Requires active uses to screen parking structures

## Common building forms without the Urban Overlay



## Common Building forms with the Urban Overlay









