

# Map Change 2666

Development, Planning & Sustainability

March 7, 2023





# Proposal

Changing the Use, Area & Height Districts of parcels of land north of University Road between I-90 East and West 3rd Street. (MC 2666)

## Purpose

- To remove legacy industrial zoning.
- To correct a split-zoning occurrence.
- To promote a variety of uses – multi-family, townhomes, single family, makers spaces, and neighborhood retail.
- To align with the Vision for the Valley plan and Connecting Cleveland 2020.



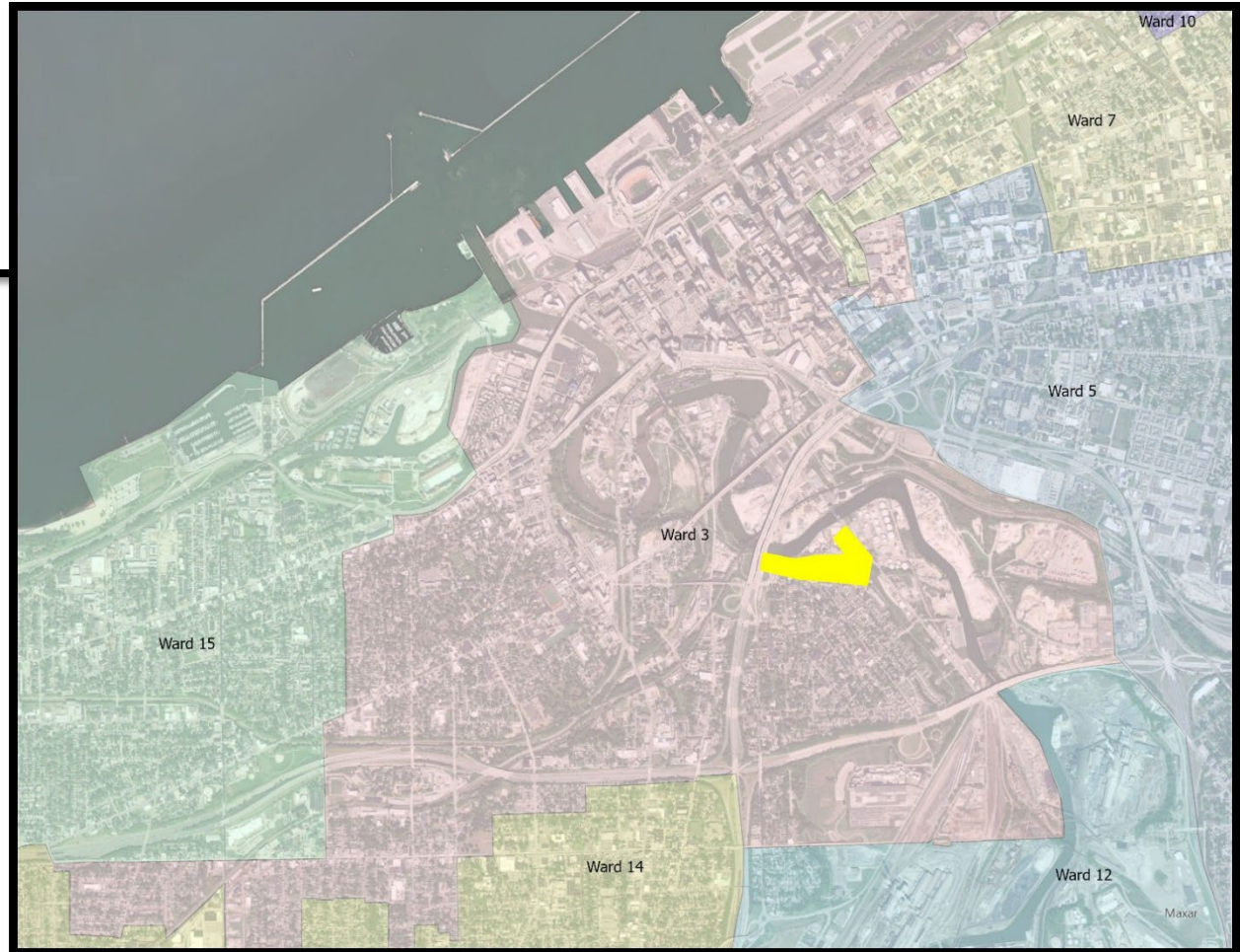
# Cleveland Context + Council Support

Matt/Director Huang, please accept this email as my support for moving forward with his rezoning. Thank you for your effort and support here.

Best,

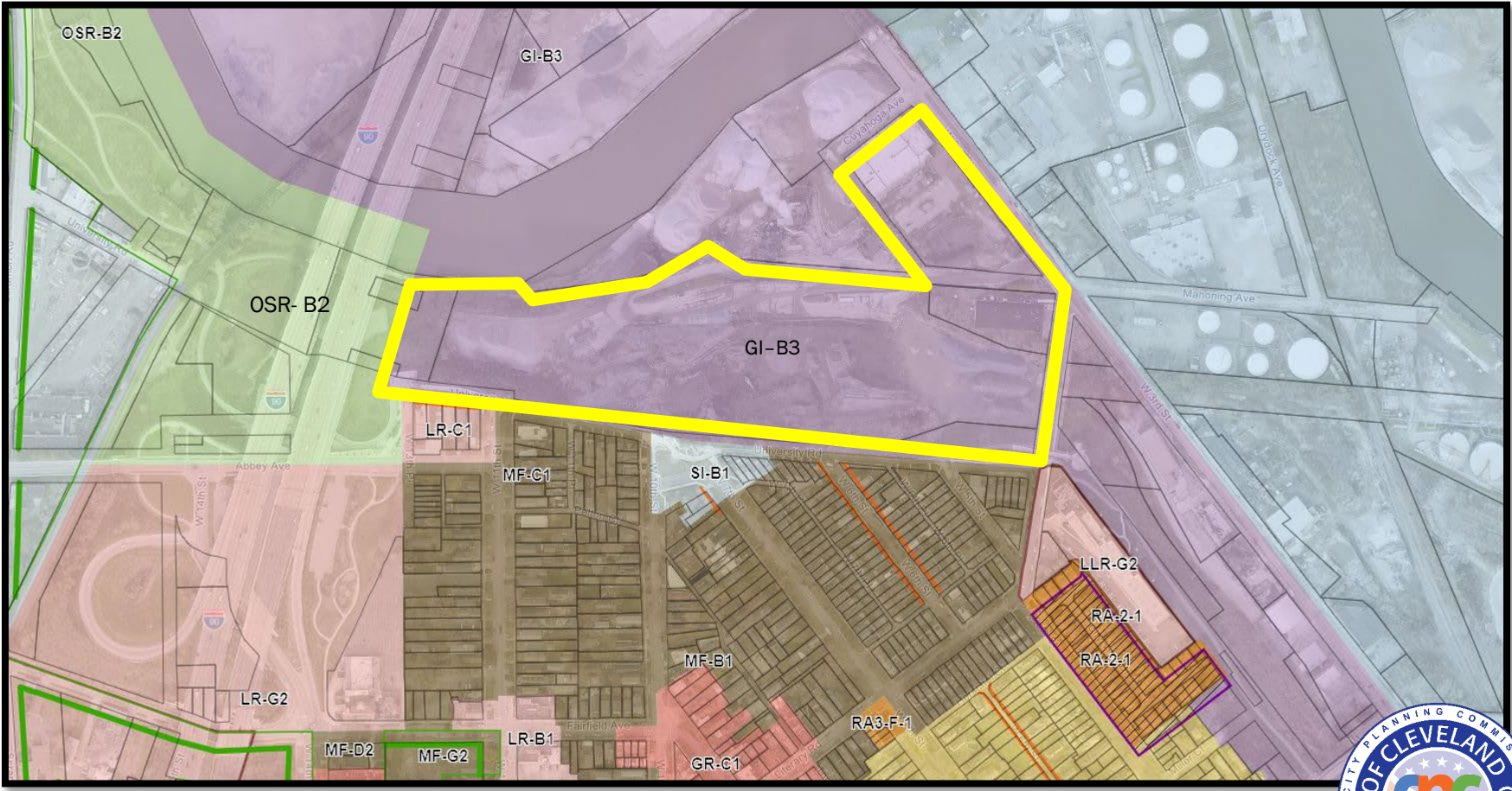
Kerry

Kerry McCormack  
Council Member, Ward 3  
Majority Leader  
Cleveland City Council  
(216) 664-2691



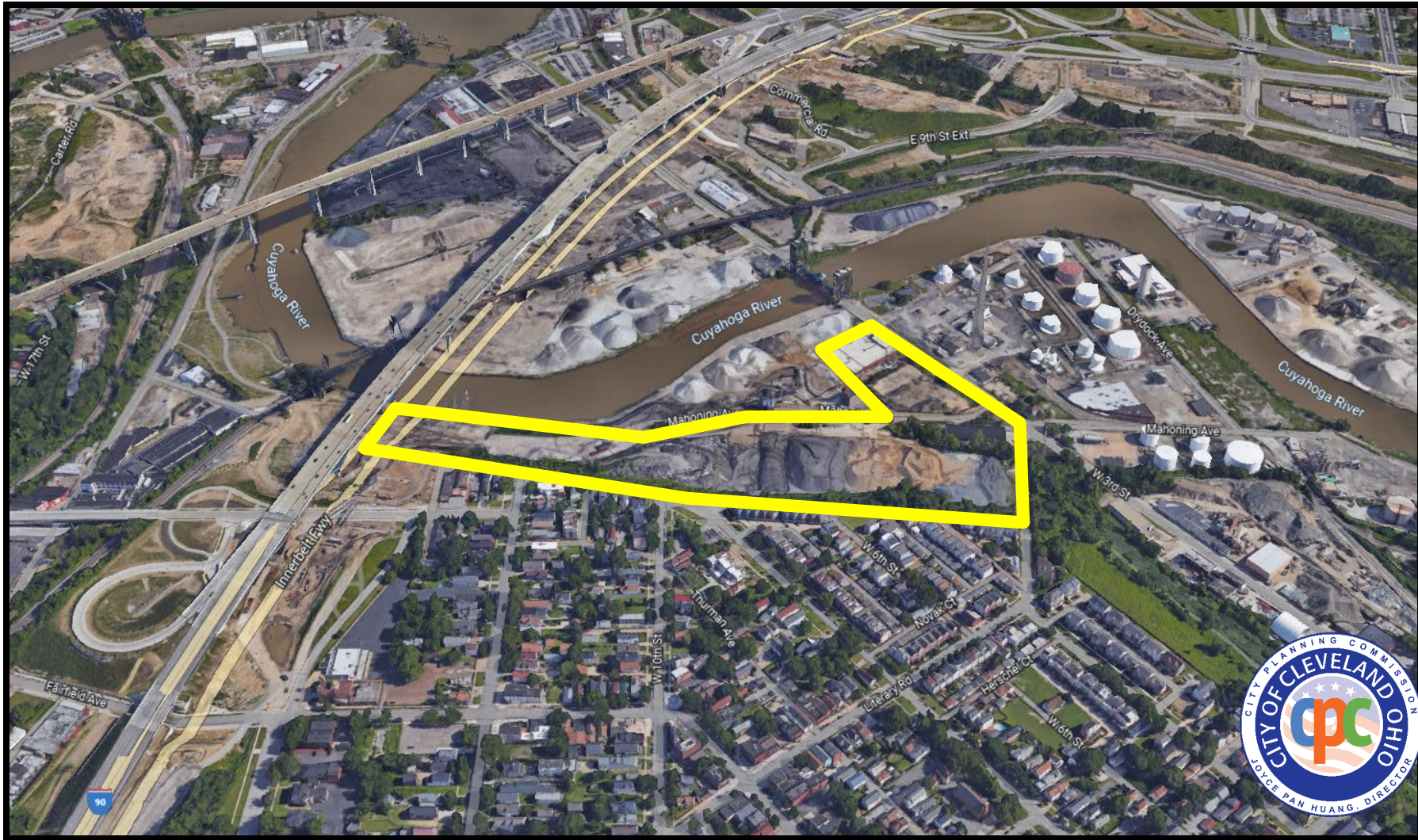
# Current Zoning

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# Existing Context

Map Change 2666



SW View

# Existing Context



SE View



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SW View  
Literary Rd

# Context



SW View  
Literary Rd & W 3rd

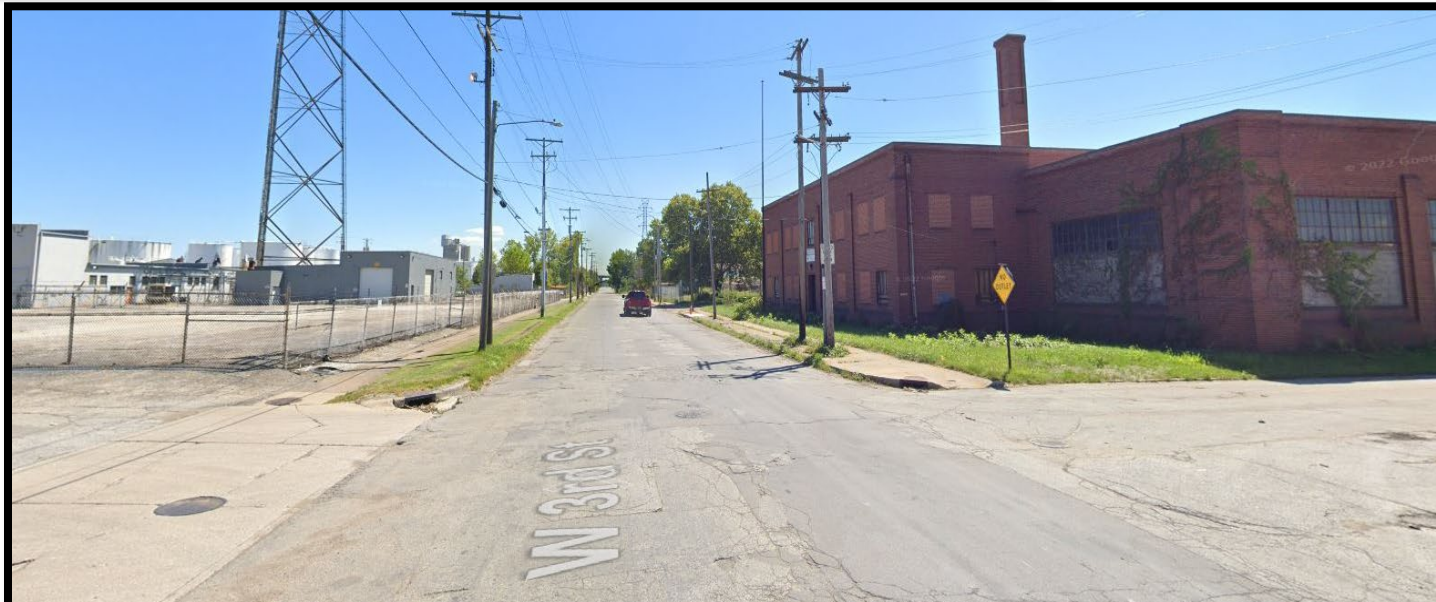


# Existing Context

NW View  
W 3rd



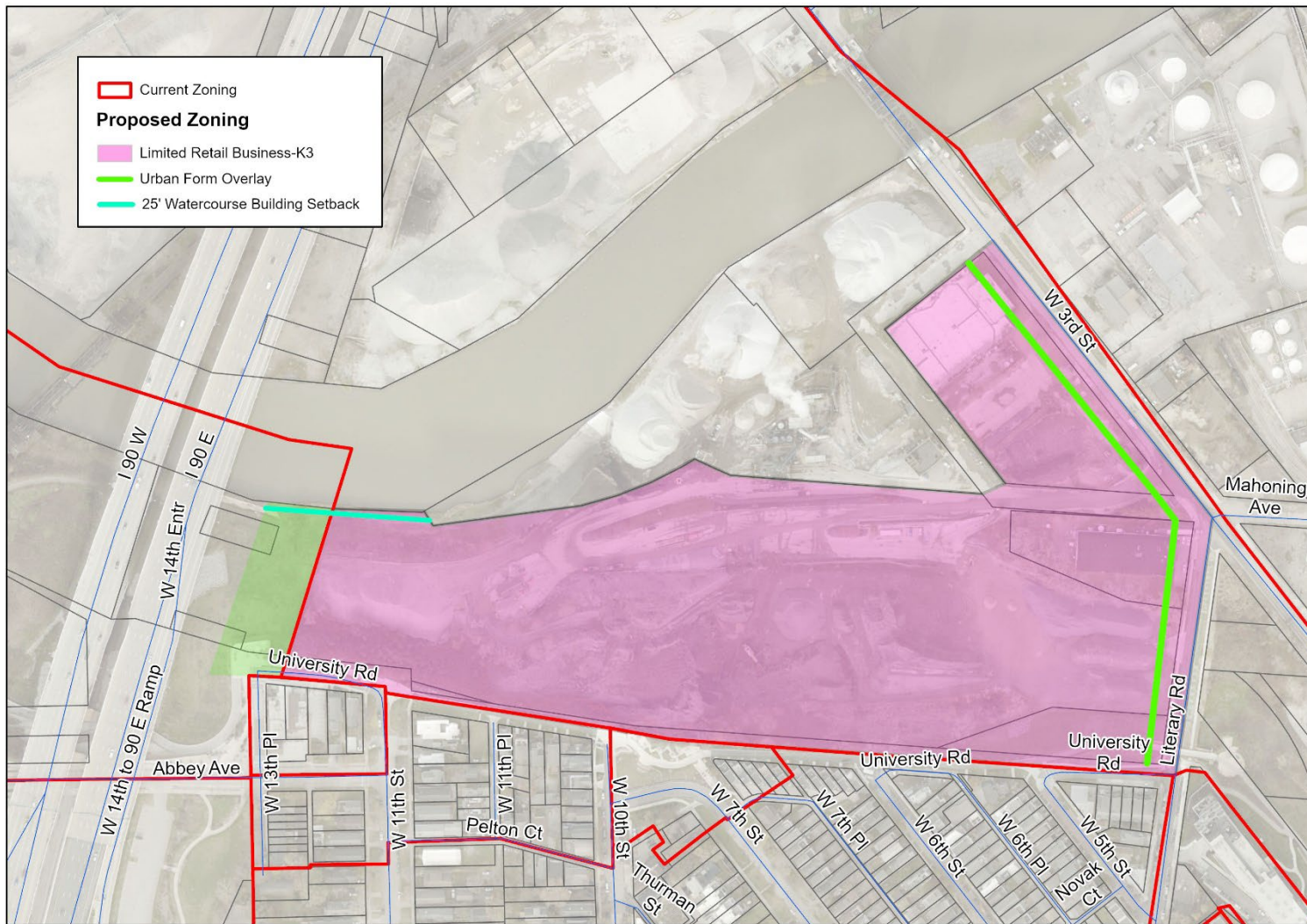
SE View  
W 3rd







# Proposed Zoning (K5 -> K3) Currently B3; No change in Height



Current Zoning  
**Proposed Zoning**  
 Limited Retail Business-K3  
 Urban Form Overlay  
 25' Watercourse Building Setback

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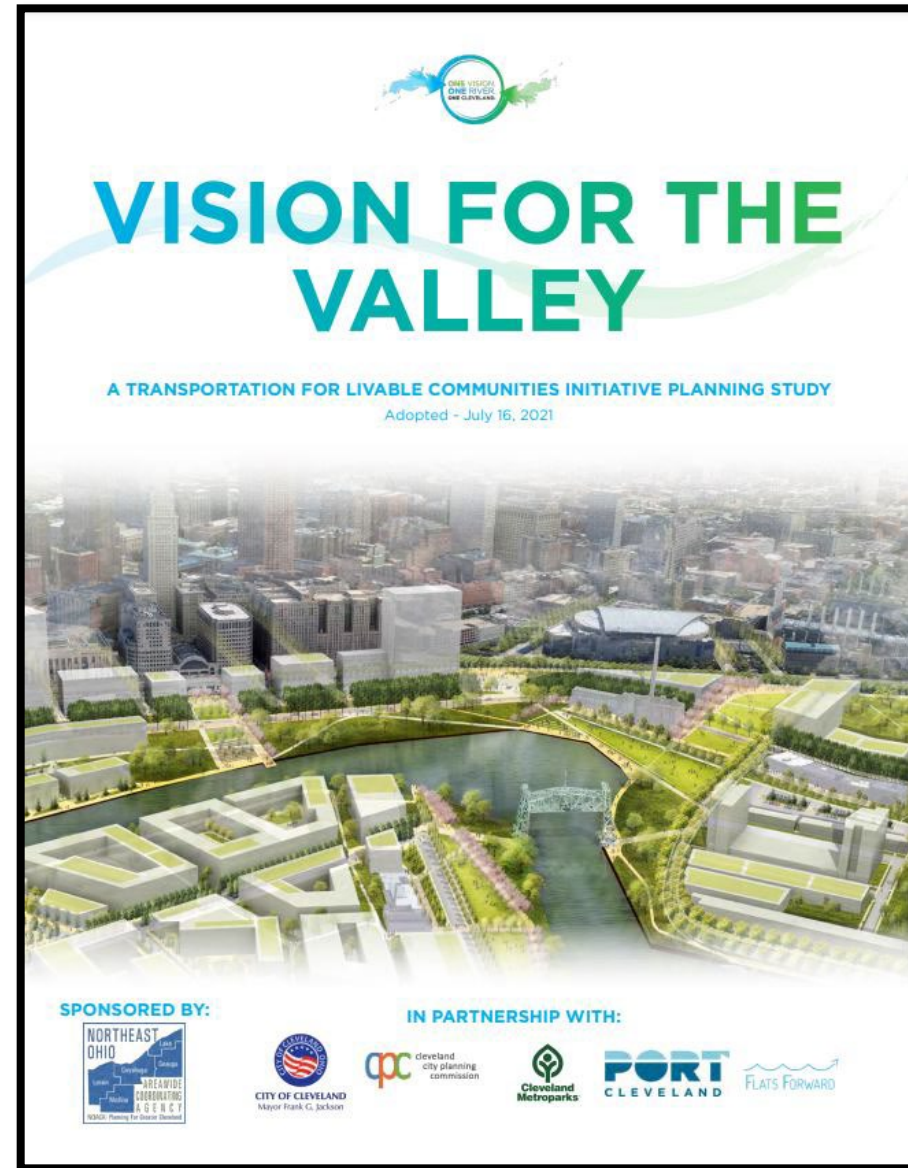
## Map Change 2666

Changing the Use, Area & Height Districts of parcels of land north of University Road between I-90 East and West 3rd street.

200 Feet  
 Date: 01/24/2023

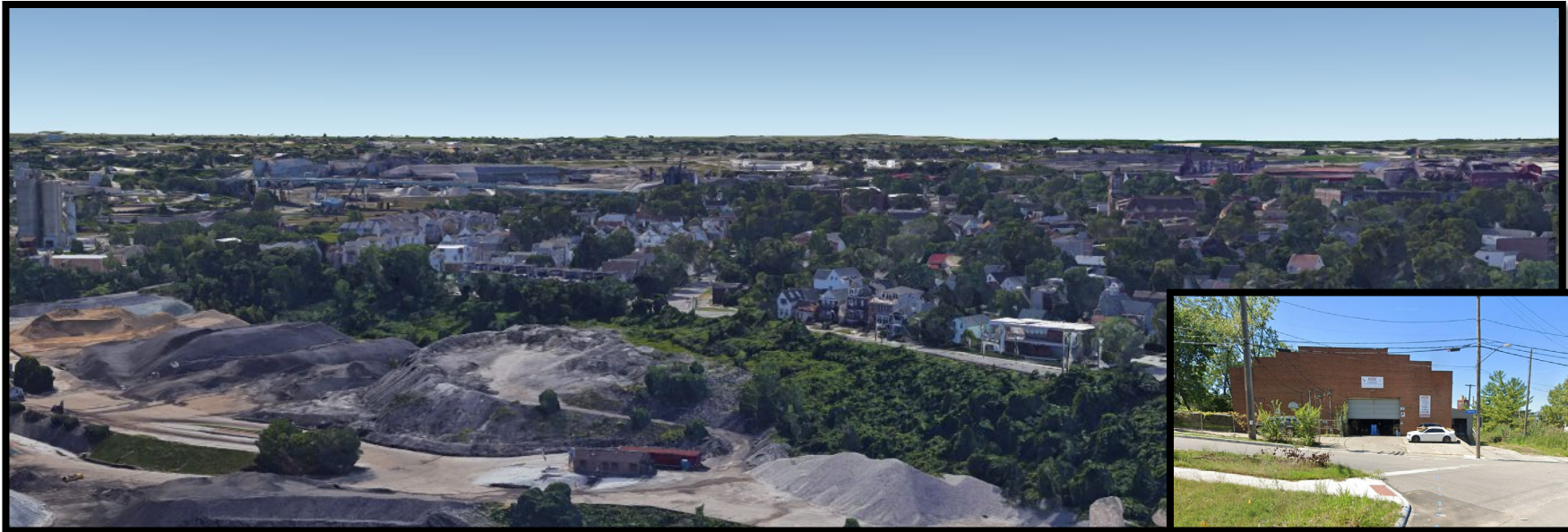


- Connecting the Tremont Neighborhood to the waterfront.
- Clean up legacy environmental issues within the river valley (this is an industrial site we can remediate as a part of the development process).
- Restore native riparian landscapes along the riverfront to manage stormwater runoff, improve water quality, and improve the aesthetic quality of the River Valley.



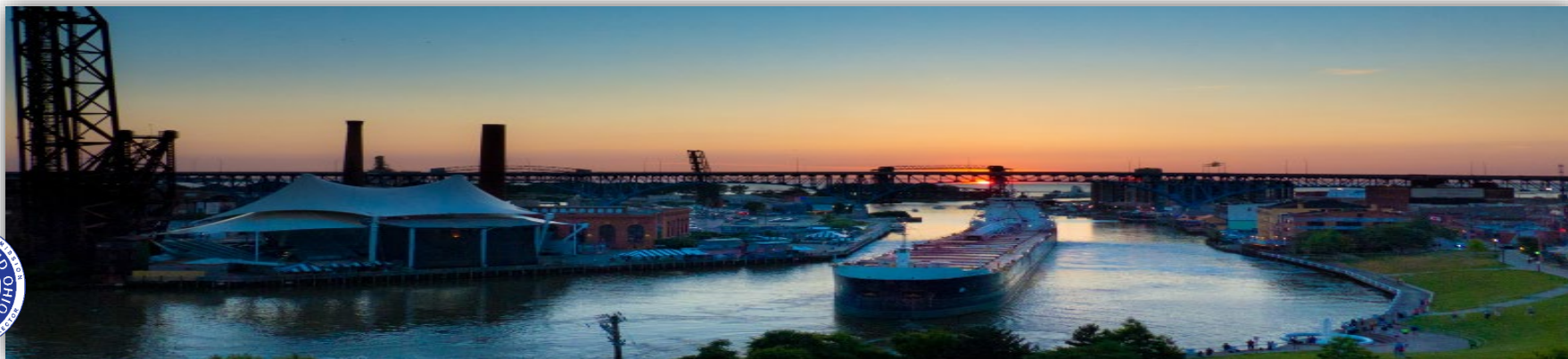
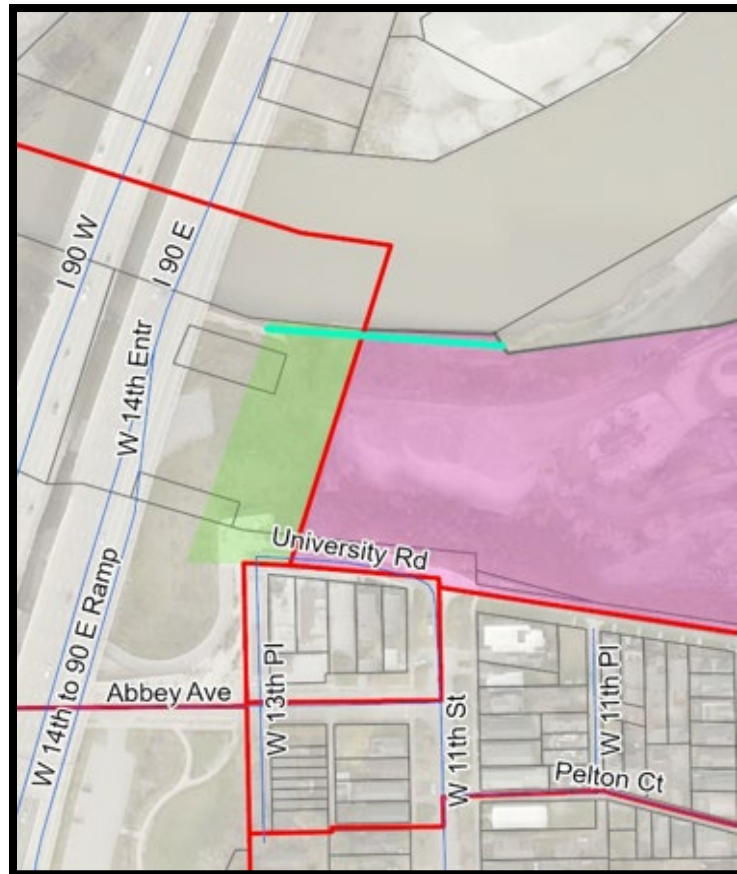
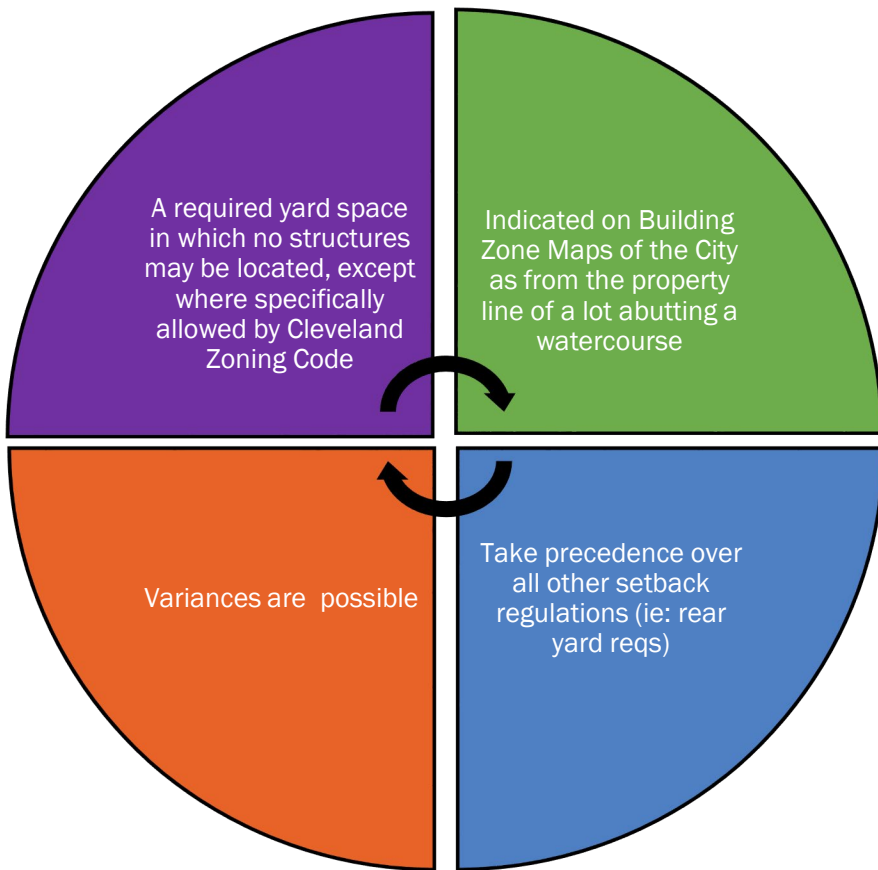
# Proposed Zoning: Limited Retail Business- K5

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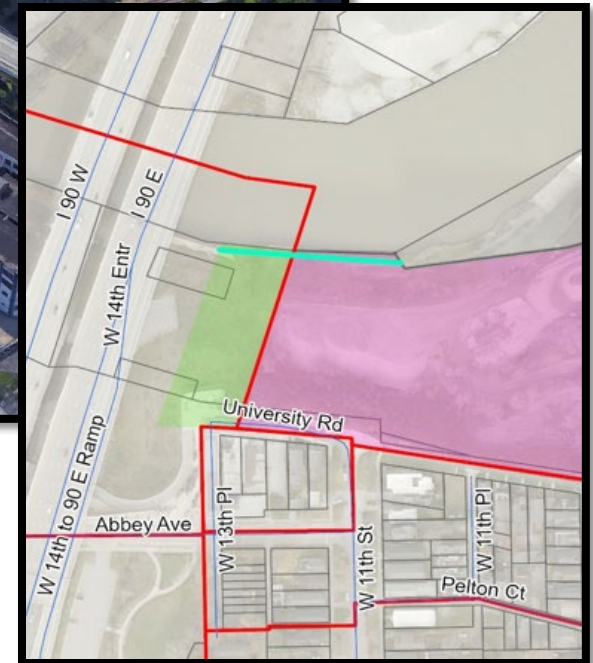
# Proposed Zoning: 25 Ft Watercourse Setback

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# Proposed Zoning: Watercourse Setback

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# Proposed Zoning

## Urban Form Overlay:

To promote equity/safety by encouraging a vibrant pedestrian experience



SetBacks:

- A. Front yard depth; principal street frontage  
Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.
- All other building types: 0 ft. min., 8 ft. max.

*Purpose.* The Urban Form Overlay (UF) District is established to foster a high level of walkability and design quality for Cleveland's urban streets. The UF will do this by requiring pedestrian-oriented building features, preserving and enhancing the architectural character of new and existing buildings and protecting public safety by minimizing conflicts between vehicles and pedestrians.



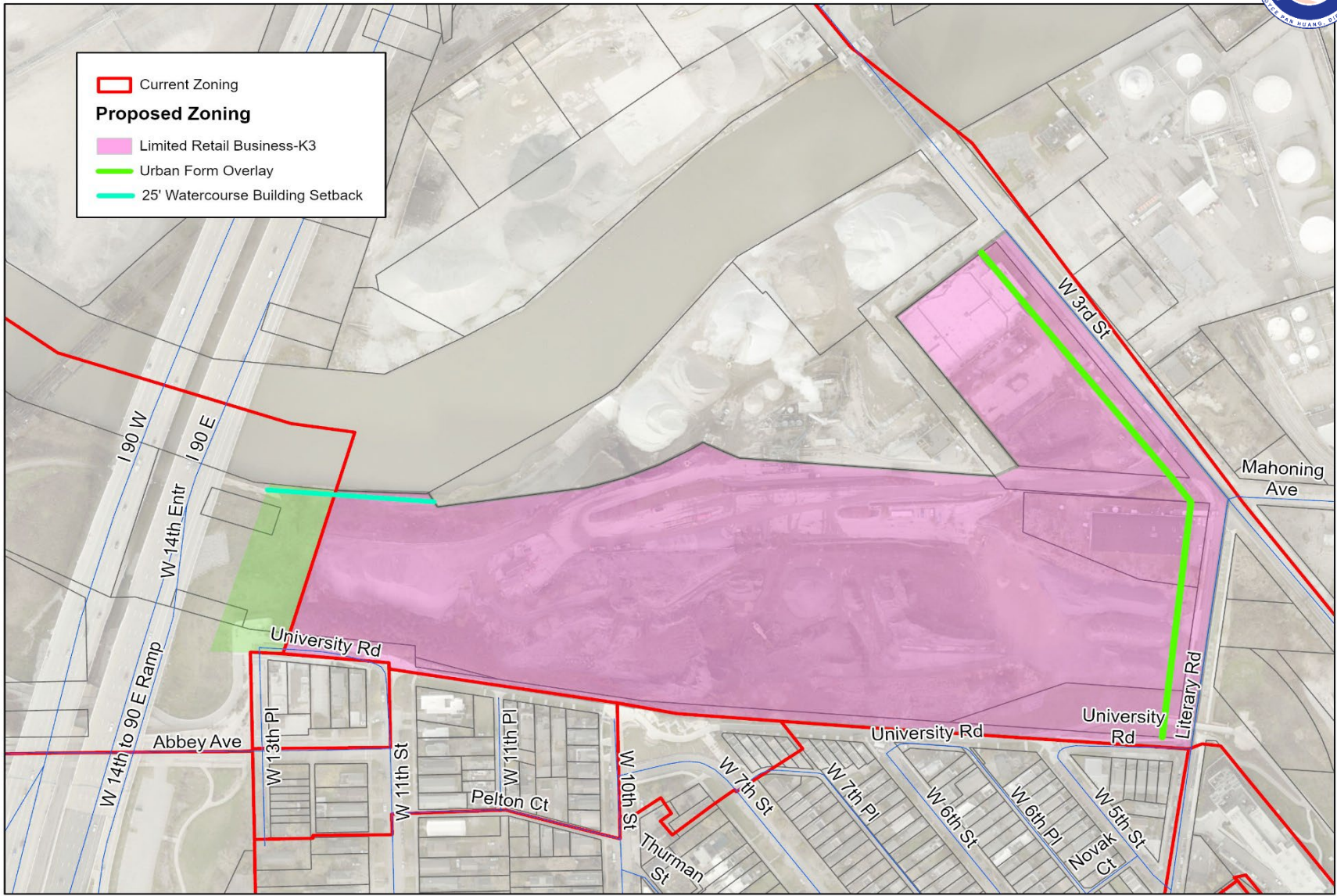
# Proposed Zoning



**Current Zoning**

**Proposed Zoning**

- Limited Retail Business-K3
- Urban Form Overlay
- 25' Watercourse Building Setback



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## Map Change 2666

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Date: 01/24/2023