

Ordinance No. 1256-17

Council Member Kelley

AN ORDINANCE

Changing the Use, Height and Area Districts of parcels west of Pearl Road between Wildlife Way and Ardmore Avenue and adding an Urban Form Overlay and as identified on the attached map (Map Change No. 2570).

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

Section 1. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Wildlife Way and Pearl Road;
Thence westerly along the centerline of Wildlife Way to its intersection with the centerline of Fulton Parkway;
Thence southerly along said centerline to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to the Clevco LLC by deed dated August 2, 2017, and also known as Cuyahoga County PPN 014-07-75;
Thence easterly along said northerly line to its intersection with the easterly line of said parcel;
Thence southerly along said easterly line to its intersection with the southerly line of a parcel of land conveyed to the City of Cleveland by deed dated February 9, 1981, and also known as Cuyahoga County PPN 014-08-001;
Thence easterly along said southerly line to its intersection with the centerline of West 42nd Street;
Thence northerly along said centerline to its intersection with the centerline of Pensacola Avenue;
Thence easterly along said centerline to its intersection with the centerline of West 39th Street;
Thence northerly along said centerline to its intersection with the southerly line of a parcel of land known as Cuyahoga County PPN 014-23-001;
Thence easterly along said southerly line to its intersection with the easterly line of said parcel;
Thence northerly along said easterly line to its intersection with the centerline of Broadview Road;
Thence westerly along said centerline to its intersection with the southerly prolongation of the easterly line of a parcel of land known as Cuyahoga County PPN 014-11-031;
Thence northerly along said easterly line to its intersection with the northerly line of said parcel;
Thence westerly along said northerly line to its intersection with the westerly line of said parcel;
Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land known as Cuyahoga County PPN 014-23-002;
Thence westerly along said northerly line to its intersection with the easterly line of a parcel of land known as Cuyahoga County PPN 014-23-001;
Thence northerly along said easterly line to its intersection with the southerly line of said parcel;
Thence easterly along said southerly line to its intersection with the easterly line of said parcel;
Thence northerly and easterly along said easterly line to its intersection with the centerline of Pearl Road;
Thence northerly along said centerline to the point of origin.

And as identified on the attached map shall be changed to an 'Open Space Recreation' District, a 'B' Area District and a '1' Height District;

Section 2. That the Use District of lands bounded and described as follows:

Ordinance No. 1256-17

Beginning at the intersection of the centerline of Pear Road and the easterly prolongation of the northerly line of a parcel of land conveyed to Mathile Saad by deed dated October 24, 2008 and also known as Cuyahoga County PPN 014-12-055;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the centerline of Henninger Road;

Thence easterly along said centerline to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Carlana and Nunzio Marzano by deed dated July 27, 2017, also known as Cuyahoga County PPN 014-12-007;

Thence southerly along said easterly line to its intersection with the northerly line of a parcel of land conveyed to Tires Outlet Place LLC by deed dated December 30, 2016, also known as Cuyahoga County PPN 014-12-050;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Carlana and Nunzio Marzano by deed dated November 9, 2015, also known as Cuyahoga County PPN 014-12-056;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the centerline of Krather Avenue;

Thence westerly along said centerline to its intersection with the northerly prolongation of the easterly line of subplot 26 in the Henry Krather Subdivision as recorded in the Cuyahoga County Map Records Book 2 Page 30;

Thence southerly along said easterly line to its intersection with the southerly line of said parcel;

Thence easterly along said southerly line to its intersection with the easterly line of a parcel of land conveyed to 3430 Broadview LLC by deed dated March 17, 2016, also known as Cuyahoga County PPN 014-12-044;

Thence southerly along said easterly line to its intersection with the centerline of Broadview Road;

Thence easterly along said centerline to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Cuyahoga County Land Reutilization Corporation by deed dated December 28, 2016 also known as Cuyahoga County PPN 014-10-016;

Thence southerly along said easterly line to its interaction with the southerly line of said parcel;

Thence westerly along said southerly line to its intersection with the easterly line of a parcel of land known as Cuyahoga County PPN 014-10-057;

Thence southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Memphis Avenue;

Thence easterly along said centerline to its intersection with the centerline of Pearl Road;

Thence northerly along said centerline to its place of origin.

And as identified on the attached map shall be changed to a 'Local Retail' District, a 'G' Area District and a '2' Height District;

Section 3. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Pearl Road and Memphis Avenue

Thence westerly along the centerline of Memphis Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Better Realty LLC by deed dated November 4, 2014 also known as Cuyahoga County PPN 014-10-047;

Thence southerly along said easterly line to its intersection with the southerly line of said parcel;

Ordinance No. 1256-17

Thence westerly along said southerly line to its intersection with the easterly line of a parcel of land conveyed to Mary E. White by deed dated August 14, 1979 also known as Cuyahoga County PPN 014-10-045;

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

Thence westerly along said northerly line and its westerly prolongation to the intersection with the westerly line of a parcel of land conveyed to Cleveland Land Reutilization Program by deed dated July 28, 2017, also known as Cuyahoga County PPN 014-10-034;

Thence southerly along said westerly line to its intersection with the centerline of Stanford Avenue;

Thence easterly along said centerline to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Riteway Home Services LLC by deed dated February 17, 2011, also known as Cuyahoga County PPN 014-15-017;

Thence southerly along said westerly line to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Leeleila LLC by deed dated November 3, 2015, also known as Cuyahoga County PPN 014-15-021;

Thence southerly along said westerly line and its southerly prolongation to its intersection with the northerly line of a parcel of land conveyed to Nancy Sysack by deed dated June 7, 2001, also known as Cuyahoga County PPN 014-15-078;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence easterly along said centerline to its intersection with the centerline of Pearl Road;

Thence northerly along said centerline to its place of origin.

And as identified on the attached map shall be changed to a 'Limited Retail' District, a 'G' Area District and a '2' Height District;

Section 4. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Pearl Road and Spokane Avenue;

Thence westerly along the centerline of Spokane Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to 4316 Pearl, LLC by deed dated February 26, 2014, also known as Cuyahoga County PPN 014-15-076;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Busch Development Corp by deed dated July 8, 2014, also known as Cuyahoga County PPN 014-15-073;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the centerline of Brooklyn Avenue;

Thence westerly along said centerline to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Steve Antonaklas, et al by deed dated March 25, 2009, also known as Cuyahoga County PPN 014-15-072;

Thence southerly along said westerly line and its southerly prolongation to its intersection with the northerly line of a parcel of land conveyed to Keith K. Duffield by deed dated April 14, 2008, also known as Cuyahoga County PPN 014-15-070;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Igor Koval by deed dated December 5, 2001, also known as Cuyahoga County PPN 014-15-070;

Ordinance No. 1256-17

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence westerly along said centerline to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to James J. Berilla by deed dated November 18, 2002, also known as Cuyahoga County PPN 012-07-018;

Thence southerly along said westerly line and its southerly prolongation to its intersection with the northerly line of a parcel of land conveyed to Alan Kovalchik by deed dated March 25, 2015, also known as Cuyahoga County PPN 012-07-017;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the southerly line of said parcel;

Thence easterly along said southerly line to its intersection with the westerly line of a parcel of land conveyed to Helga Fullerman by deed dated March 14, 1996, also known as Cuyahoga County PPN 012-07-023;

Thence southerly along said westerly line to its intersection with the centerline of Bucyrus Avenue;

Thence westerly along said centerline to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Terence Szarka by deed dated August 26, 2016, also known as Cuyahoga County PPN 012-07-090;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Henry L. Flonnoy by deed dated December 8, 2014, also known as Cuyahoga County PPN 012-07-025;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Kevin J M Senich by deed dated July 20, 2001, also known as Cuyahoga County PPN 012-07-026;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence easterly along said centerline to its intersection with the centerline of Pearl Road;

Thence northerly along said centerline to its place of origin.

And as identified on the attached map shall be changed to a 'Local Retail' District, a 'G' Area District and a '2' Height District;

Section 5. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Bucyrus Avenue and the southerly prolongation of the easterly line of a parcel of land conveyed to Hsing Yeh Wu by deed dated July 7, 2014, also known as Cuyahoga County PPN 012-07-075;

Thence northerly along said easterly line to its intersection with the northerly line of said parcel;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence easterly along said centerline to the place of origin.

And as identified on the attached map shall be changed to a 'Two-Family' District, a 'B' Area District and a '1' Height District;

Section 6. That the Use District of lands bounded and described as follows:

Ordinance No. 1256-17

Beginning at the intersection of Memphis Avenue and West 37th Street;
Thence southerly along the centerline of West 37th Street to its intersection with the centerline of Stanford Avenue;
Thence easterly along said centerline to its intersection with the southerly prolongation of the easterly line of a parcel of land conveyed to Robert A. Yalanty by deed dated February 19, 2009, also known as Cuyahoga County PPN 014-10-039;
Thence northerly along said easterly line to its intersection with the centerline of Memphis Avenue;
Thence westerly along said centerline to the place of origin.

And as identified on the attached map shall be changed to a 'Limited Retail' District, a 'E' Area District and a '1' Height District;

Section 7. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Memphis Avenue and West 38th Street;
Thence northerly along the centerline of West 38th Street to its intersection with the centerline of Muriel Avenue;
Thence westerly along the centerline of Muriel Avenue to its intersection with the southerly prolongation of the easterly line of a parcel of land conveyed to Charles G. Pigoni, by deed dated October 26, 2015, also known as Cuyahoga County PPN 014-09-106;
Thence northerly along said easterly line to its intersection with the northerly line of said parcel;
Thence westerly along said northerly line to its intersection with the easterly line of a parcel of land conveyed to Daria and Nicola Piro by deed dated November 13, 2013, also known as Cuyahoga County PPN 014-09-008;
Thence northerly along said easterly line to its intersection with the northerly line of said parcel;
Thence easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land conveyed to Kellie M. Dailey by deed dated August 25, 2015, also known as Cuyahoga County PPN 014-009-089;
Thence northerly along the northerly prolongation of said westerly line to its intersection with the centerline of Broadview Avenue;
Thence westerly along said centerline to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed to Elanor Jane-TRS Roscoe by deed dated December 1, 2011, also known as Cuyahoga County PPN 014-11-030;
Thence northerly along the northerly prolongation of said westerly line to its intersection with the southerly line of a parcel of land conveyed to Carol Ann Bassett by deed dated July 21, 1978, also known as Cuyahoga County PPN 014-11-042;
Thence westerly along said southerly line and its westerly prolongation to its intersection with the easterly line of a parcel of land conveyed to Ryan Ross by deed dated June 15, 2009, also known as Cuyahoga County PPN 014-11-037;
Thence southerly along said easterly line to its intersection with the southerly line of said parcel;
Thence westerly along the westerly prolongation of said southerly line to its intersection with the southerly line of a parcel of land conveyed to Susan M. Haywood by deed dated June 1, 2007, also known as Cuyahoga County PPN 014-11-054;
Thence westerly along said southerly line to its intersection with the westerly line of said parcel;
Thence northerly along the northerly prolongation of said westerly line to its intersection with the southerly line of a parcel of land conveyed to Januska and Angela Balbo by deed dated November 24, 2014, also known as Cuyahoga County PPN 014-11-001;
Thence westerly along said southerly line to its intersection with the westerly line of said parcel;
Thence northerly along said westerly line to its intersection with the northerly line of said parcel;
Thence easterly along said northerly line and its easterly prolongation to the intersection with the northerly line of a parcel of land conveyed to Board of Park Commissioners by deed dated March 1, 1984, also known as Cuyahoga County PPN 014-11-014;

Ordinance No. 1256-17

Thence southerly along said northerly line to its intersection with the southerly line of a parcel of land known as Cuyahoga County PPN 014-23-001;

Thence northerly along said southerly line to its intersection with the westerly line of a parcel of land conveyed to Igor Kmits by deed dated May 12, 2015, also known as Cuyahoga County PPN 014-02-001;

Thence northerly along said westerly line to its intersection with the northerly line of said parcel;

Thence easterly along said northerly line and its easterly prolongation to its intersection with the northerly line of a parcel of land conveyed to Mathile Saad by deed dated October 24, 2008, also known as Cuyahoga County PPN 014-12-006;

Thence easterly along said northerly line to its intersection with the easterly line of said parcel;

Thence southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Henninger Avenue;

Thence easterly along said centerline to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Tires Outlet Place LLC by deed dated December 30, 2016, also known as Cuyahoga County PPN 014-12-050;

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

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

Thence southerly along said westerly line to its intersection with the northerly line of a parcel of land conveyed to Carlena and Nunzio Marzano by deed dated November 9, 2015, also known as Cuyahoga County PPN 014-12-056;

Thence westerly along said northerly line to its intersection with the westerly line of said parcel;

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

Thence westerly along said centerline to its intersection with the northerly prolongation of the easterly line of subplot 26 in the Henry Krather Subdivision as recorded in the Cuyahoga County Map Records Book 2 Page 30;

Thence southerly along said easterly line to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to 3430 Broadview LLC by deed dated March 17, 2016, also known as Cuyahoga County PPN 014-12-044;

Thence easterly along said northerly line to its intersection with the easterly line of said parcel;

Thence southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Broadview Road;

Thence easterly along said centerline to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Cuyahoga County Land Reutilization Corporation by deed dated December 28, 2016, also known as Cuyahoga County PPN 014-10-016;

Thence southerly along said easterly line to its intersection with the southerly line of said parcel;

Thence westerly along said southerly line to its with the easterly line of a parcel of land known as Cuyahoga County PPN 014-10-057;

Thence southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Memphis Avenue;

Thence westerly along said centerline to the place of origin.

And as identified on the attached map shall be changed to a 'Two-Family' District, a 'D' Area District and a '1' Height District;

Section 8. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Stanford Avenue and the southerly prolongation of the easterly line of a parcel of land conveyed to Rhondi B. Guido by deed dated October 30, 2013, also known as Cuyahoga County PPN 014-10-035;

Ordinance No. 1256-17

Thence northerly along said easterly line and its prolongation to its intersection with the southerly line of a parcel of land conveyed to KCS Real Estate Holdings LLC by deed dated May 6, 2013, also known as Cuyahoga County PPN 014-10-042;

Thence easterly along said southerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land conveyed to Mary E White by deed dated August 14, 1979 and recorded in AFN V79150680231, also known as Cuyahoga County PPN 014-10-045;

Thence northerly and westerly along said easterly line to its intersection with the southerly line of a parcel of land conveyed to Better Realty LLC by deed dated November 4, 2014, also known as Cuyahoga County PPN 014-10-047;

Thence easterly along said southerly line to its intersection with easterly line of said parcel;

Thence northerly and westerly along said easterly line and its northerly and westerly prolongation to its intersection with the centerline of Memphis Ave;

Thence southerly and westerly along said centerline to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Robert A. Yalanty by deed dated February 19, 2009, also known as Cuyahoga County PPN 014-10-039;

Thence southerly along said easterly line and northerly prolongation to the centerline of Stanford Avenue;

Thence easterly along said centerline to the place of origin.

And as identified on the attached map shall be changed to a 'Multi-Family' District, a 'E' Area District and a '1' Height District;

Section 9. That the street frontages of lands bounded and described as follows:

Beginning at the intersection of the centerline of Pear Road and the easterly prolongation of the northerly line of a parcel of land conveyed to Mathile Saad by deed dated October 24, 2008 and also known as Cuyahoga County PPN 014-12-055 and extending south along the centerline of Pearl Road to its intersection with the centerline of Ardmore Avenue;

And as identified on the attached map shall be established as an Urban Form Overlay District and Frontage;

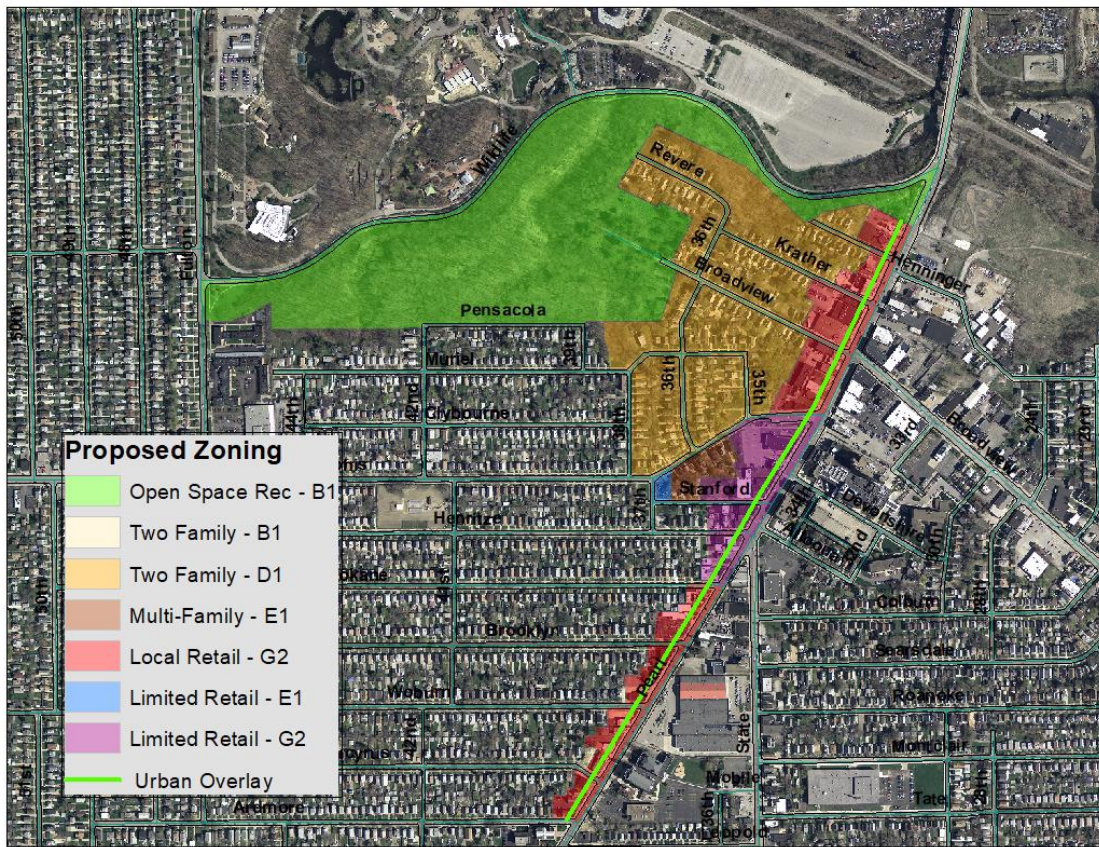
Section 10. That the change of zoning of lands described in Section 1 through 8 shall be identified as Map Change No. 2570, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 11. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

RC:nl
10-16-17

FOR: Council President Kelley

Ordinance No. 1256-17



*Proposing to change the Use, Area and Height Districts on the west side of Pearl Road Between Wildlikef Way and Ardmore Avenue. Also adding the Urban For Overlay.
Map Change 2570*

Ord. No. 1256-17

Council Member Kelley

AN ORDINANCE

Changing the Use, Height and Area Districts of parcels west of Pearl Road between Wildlife Way and Ardmore Ave and adding an Urban Form Overlay and as identified on the attached map (Map Change No. 2570).

READ FIRST TIME on OCTOBER 16, 2017

and referred to DIRECTORS of City Planning Commission, Law;
COMMITTEE on Development Planning and Sustainability

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. _____ Page _____

Published in the City Record _____

**REPORT
after second Reading**

**PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY**

FILED WITH COMMITTEE

