

Ordinance No. 21-2021

By Council Member: Mooney

An ordinance changing the Use, Area and Height Districts of parcels of land along West 117th Street south of Lorain Avenue to north of Milan Avenue (Map Change 2619).

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 District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Fidelity (formerly Electa) Avenue and the centerline of West 117th (formerly Highland) Street;

Thence, southerly along the centerline of West 117th Street to the easterly prolongation of the southerly line of a parcel of land known as Sublot No. 364 in the Crawford Land Company's Subdivision No. 1 of part of Original Rockport Township Section No. 11 as shown by the recorded plat in Volume 60 of Maps, Page 8 of Cuyahoga County Records and more commonly known as Permanent Parcel Number (PPN) 018-05-025;

Thence, westerly along said southerly line to its intersection with the westerly line thereof;

Thence, southerly along the southerly prolongation of said westerly line to its intersection with the northerly line of a parcel of land known as Sublots Nos. 4, 5, 6, 7 and 8 in Crawford Land Company's Subdivision No. 1 of part of Original Rockport Township Lot No. 1 as shown by the recorded plat in Volume 60 of Maps, Page 8 of Cuyahoga County Records (PPN 018-05-027);

Thence, westerly along 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 northerly line of a parcel of land known as Sublot No. 9 in the aforementioned Crawford Land Company's Subdivision No. 1 and more commonly known as PPN 018-05-032;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 117th Street;

Thence, southerly along the centerline of West 117th Street to its intersection with the easterly prolongation of the southerly line of a parcel of land known as Sublot No. 22 in the Crawford Land Company's Subdivision No. 1 of part of Original Rockport Township

Section No. 11 as shown by the recorded plat in Volume 60 of Maps, Page 8 of Cuyahoga County Records (PPN 018-05-045);

Thence, westerly along 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 southerly line of Sublot No. 25 in the aforementioned Subdivision and known more commonly as PPN 018-04-180;

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of West 117th Street;

Thence, southerly along the centerline of West 117th Street to its intersection with the westerly prolongation of the southerly line of a parcel of land known as Sublot No. 358 in Dunham Heights Re-Subdivision of part of Original Brooklyn Township Lot No. 6, as shown by the recorded plat of said Re-Subdivision in Volume 47 of Maps, Page 26 of Cuyahoga County Records (PPN 018-15-007);

Thence, easterly along southerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line and its northerly prolongation continuing northerly to its intersection with the centerline of Fidelity (formerly Electa) Avenue;

Thence, westerly along the centerline of Fidelity Avenue to its intersection with the centerline of West 117th Street and the point of origin;

And;

Beginning at the intersection of the centerline of West 117th Street and the centerline of Thrush Avenue;

Thence, easterly along the centerline of Thrush Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as Sublot No. 165 in the Bosworth Heights Realty Company's Peony Gardens Subdivision of part of Original Brooklyn Township Lot No. 5, as shown by the recorded plat in Volume 92 of Maps, Page 24 of Cuyahoga County Records (PPN 019-03-063);

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the northwesterly line of a parcel of land conveyed to J.H. DeCumbe by deed date February 19, 1916, and rerecorded in Volume 1763, Page 127 of Cuyahoga County Records and more commonly known as PPN 019-03-076;

Thence, northwesterly along said line to its intersection with the easterly line of PPN 01903070;

Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the centerline of Highland Road;

Thence, westerly along the centerline of Highland Road to its intersection with the northerly prolongation of the easterly line of a parcel of land known as being Sublots Nos. 225 (now consolidated with Sublots Nos. 222, 223, & 224) in J.H. DeCumbe's Kensington Gardens Subdivision of part of Original Brooklyn Township Lots Nos. 4 & 5, as shown by the recorded plat in Volume 70 of Maps, Page 2 of Cuyahoga County Records (PPN 019-01-001);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the southerly line of a parcel of land known as Sublot No. 222 in the aforementioned Sublot and more commonly known as PPN 019-01-004;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of West 117th Street;

Thence, northerly along the centerline of West 117th Street to its intersection with the centerline of Cooley Avenue;

Thence, westerly along the centerline of Cooley Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as Sublot Nos. 1285, 1286, and 1287 in The Crawford Land Company's Re-Subdivision of part of The Crawford Land Company's Subdivision No. 3 of part of Original Rockport Township Section No. 11, as shown in the recorded plat in Volume 90 of Maps, Page 14 of Cuyahoga County records (PPN 018-21-039);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the southerly line of a parcel of land conveyed to Halloran View LTD by deed dated November 8, 2020 as recorded by Auditor's File Number (AFN) 20201108005, and previously recorded as 201808010227 and more commonly known as PPN 018-21-042;

Thence, westerly along said southerly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the northerly line of a parcel of land known as being all of Sublot No. 1284, and the Westerly part of Sublot No. 1283 in The Crawford Land Company's Re-subdivision of part of Original Rockport Township Section No. 11, as shown by the recorded plat in Volume 90 of Maps, Page 14 of Cuyahoga County Records and more commonly known as PPN 018-21-043;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 117th Street;

Thence, northerly along the centerline of West 117th Street to its intersection with the centerline of Thrush Avenue 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 '1' Height District;

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

Beginning at the intersection of the centerline of West 117th Street and the easterly prolongation of the northerly line of a parcel of land known as being all of Sublots Nos. 39 through 46 in the Crawford Land Company's Subdivision No. 1, being part of Original Rockport Township Section No. 11, as shown by the recorded plat in Volume 60 of Maps, Page 8 of Cuyahoga County Map Records and more commonly known as PPN 018-04-194;

Thence, westerly along 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 Linnet Avenue S.W.;

Thence, easterly along the centerline of Linnet Avenue S.W. to its intersection with the centerline of West 117th Street;

Thence, northerly along the centerline of West 117th Street to its intersection with the easterly prolongation of the northerly line of the aforementioned PPN 018-04-194 and the point of origin;

And;

Beginning at the intersection of the centerline of West 117th Street and the westerly prolongation of the southerly line of a parcel of land known as being Sublot No. 1709 in Dunham Heights Re-Subdivision of part of Original Brooklyn Township Lot No. 6, as shown by the recorded plat in Volume 47 of Maps, Page 26 of Cuyahoga County Records (PPN 018-15-013);

Thence, easterly along said southerly line to its intersection with the easterly line thereof;

Thence, southerly along the southerly prolongation of the easterly line thereof to its intersection with the centerline of Thrush Avenue;

Thence, westerly along the centerline of Thrush Avenue to its intersection with the centerline of West 117th Street;

Thence, northerly along the centerline of West 117th Street to its intersection with the westerly prolongation of the southerly line of the aforementioned PPN 018-15-013 and the point of origin;

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

Section 3. That a Specific Mapped Building Setback of zero (0) feet from the property line shall be established on the eastern frontages of parcels of land along the western side of West 117th Street between Lorain Avenue and the northerly line of a parcel of land known as Sublot No. 9 in the Crawford Land Company's Subdivision No. 1, of part of Original Rockport Township Section No. 11, as shown by the recorded plat in Volume 60 of Maps, Page 8 of Cuyahoga County Records (PPN 018-05-032);

And;

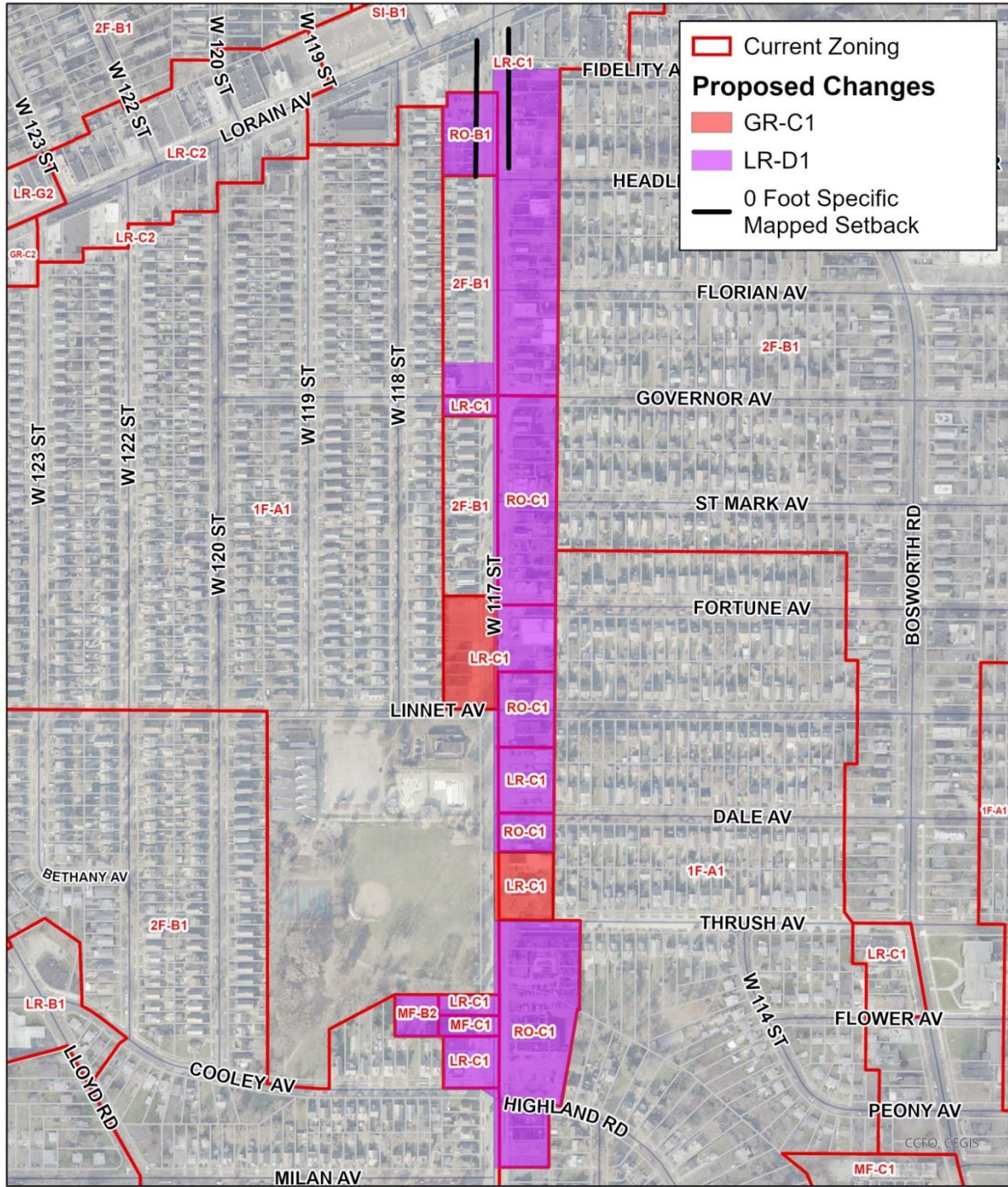
That a Specific Mapped Building Setback of zero (0) feet from the property line shall be established on the western frontages of parcels of land along the eastern side of West 117th Street between Lorain Avenue and the centerline of Headley Avenue;

And as identified on the attached map, the zero (0) foot Specific Mapped Building Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland;

Section 4. That the change of zoning of lands described in Section 1 through 3 shall be identified as Map Change No. 2619, 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 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Referred to the Directors of City Planning Commission; and Law; Committee on Development, Planning and Sustainability.



Map Change 2619
Changing the Use, Area, and Height Districts of parcels of land along West 117th Street south of Lorain Avenue to Milan Avenue

