

# Ordinance No. 77-18 (As Amended )

Council Member McCormack

## AN ORDINANCE

Changing the Use, Area and Height Districts of parcels in the Flats along the west bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).

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

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

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio known as The Buffalo Company's Allotment and being part of the Original Brooklyn Township Lots 51 & 70 as shown by recorded plat Volume 3, Page 51 of the Cuyahoga County Map Records, bounded and described as follows:

Beginning at the intersection of the centerline of Detroit Avenue N.W. and the centerline of West 25<sup>th</sup> Street;

Thence, northwesterly along West 25<sup>th</sup> Street to its intersection with the centerline of the West 28<sup>th</sup> Street to Shoreway East and Main Avenue;

Thence, northeasterly along Main Avenue to its intersection with the centerline of Center Street;

Thence, northwesterly along the centerline of Center street to its intersection with the centerline of Hemlock Avenue (previously known as Cedar Street);

Thence, northeasterly along the centerline of Hemlock Avenue to its intersection with the centerline of Elm Street;

Thence, southeasterly along the centerline of Elm Street to its intersection with the centerline of Main Avenue (previously Main Street);

Thence, northeasterly along Main Street to its intersection with the centerline of Sycamore Avenue;

Thence, northwesterly along the centerline of the Cuyahoga River Shipping Slip, south of a parcel of land conveyed to the United States Steel Corporation by Deed of the Baltimore and Ohio Railroad Company dated June 3, 1965 and recorded in the Cuyahoga County Records in Volume 11623, Page 833 also known as Permanent Parcel Number 00317012 to its intersection with the centerline of the Cuyahoga River Shipping Channel;

Thence, northeasterly and northwesterly along said shipping channel to its intersection with the centerline of the Cuyahoga River;

Thence, easterly and southerly along the centerline of the Cuyahoga River to its intersection with the centerline of Riverbed Street near the intersection of the old Erie Railroad Tracks;

Thence, southwesterly along said tracks to its intersection with the centerline of Detroit Avenue and the centerline of West 24<sup>th</sup> Street, and also southwesterly along the northwesterly prolongation of Detroit Avenue to its intersection with the centerline of West 25<sup>th</sup> Street and the point of origin;

***And as identified on the attached map shall be changed to a 'Limited Retail Business District, a 'K' Area District and a '5' Height District;***

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

Beginning at the intersection of the centerline of Elm Street and the northerly prolongation of the Westerly line of a parcel of land conveyed to Bardons & Oliver Inc. that is a part of the Original Brooklyn Township Lots 51 & 70 and further known as sub lots 405 to 425 & 427 thru 436 of the Buffalo Company Allotment as appears on a Plat recorded in Volume 3 of Maps, Page 51 of Cuyahoga County Records;

Thence, southeasterly along the centerline of Elm Street to its intersection with the centerline of Hemlock Avenue;

Thence, southwesterly along the centerline of Hemlock Avenue to its intersection with the centerline of Center Street;

Thence, southeasterly along the centerline of Center Street to its intersection with the centerline of Main Street;

Thence, southwesterly along Main Street to its intersection with the centerline of Mulberry Avenue;

Thence, northwesterly along the centerline of Mulberry Avenue to its intersection with the centerline of Old River Street;

Thence, northeasterly along said centerline to its intersection with the centerline of Center Street;

Thence, southeasterly along said centerline to the southerly prolongation of the westerly line of the above mentioned parcel;

Thence, northeasterly along said westerly line of said parcel to the place of origin;

**And as identified on the attached map shall be changed to a 'Semi-Industry' District, a 'K' Area District and a '5' Height District;**

~~**Section 3.** That the street frontages be described as follows:~~

~~The north and south side of Sycamore Street between Main Avenue (formerly Main Street) and Winslow Avenue (formerly Second Winslow Street);~~

~~And;~~

~~The easterly side of Main Avenue (formerly Street) between West 25<sup>th</sup> Street and River Street by the former Proposed Canal along the west bank of the Cuyahoga River;~~

~~———— The north side of Elm Street between Main Street (Avenue) and Riverbed Street;~~

~~———— And;~~

~~The south side of Elm Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);~~

~~And;~~

~~———— The north side and south side of Center Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);~~

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And;

~~The westerly and easterly side of West 24<sup>th</sup> Street between Winslow Avenue and Riverbed Street;~~

And;

~~The easterly side of West 25<sup>th</sup> Street between Washington Avenue and River Street;~~

And;

~~The easterly side of Hemlock Avenue (formerly Cedar Street) between Center Street and Elm Street;~~

And;

~~The westerly and easterly side of Spruce Avenue (formerly Street) between Center Street and Elm Street;~~

And;

~~The westerly and easterly side of Winslow Avenue (formerly Second Winslow Street) between Washington Avenue (formerly Street) and Sycamore Street;~~

And;

~~The westerly and easterly side of Washington Avenue between West 25<sup>th</sup> Street and Elm Street;~~

And;

~~The westerly side of Detroit Avenue/Riverbed (formerly River) Street between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;~~

And;

~~The westerly side of Vermont Avenue between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;~~

**~~And as identified on the attached map shall be established as 'Urban Form Overlay Districts'.~~**

**"Section 3. That the street frontages be described as follows:**

The easterly side of Main Avenue (formerly Street) between West 25<sup>th</sup> Street and River Street by the former Proposed Canal along the west bank of the Cuyahoga River;

The north side of Elm Street between Main Street (Avenue) and Riverbed Street;

And;

The south side of Elm Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);

And;

The north side and south side of Center Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);

And;

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The westerly and easterly side of West 24<sup>th</sup> Street between Winslow Avenue and Riverbed Street;

And;

The easterly side of West 25<sup>th</sup> Street between Washington Avenue and River Street;

And;

The easterly side of Hemlock Avenue (Formerly Cedar Street) between Center Street and Elm Street;

And;

The westerly and easterly side of Spruce Avenue (formerly Street) between Center Street and Elm Street;

And;

The westerly and easterly side of Winslow Avenue (formerly Second Winslow Street) between Washington Avenue (formerly Street) and Elm Street;

And;

The westerly and easterly side of Washington Avenue between West 25<sup>th</sup> Street and Elm Street;

And;

The westerly side of Detroit Avenue/Riverbed (formerly River) Street between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;

And;

The westerly side of Vermont Avenue between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;

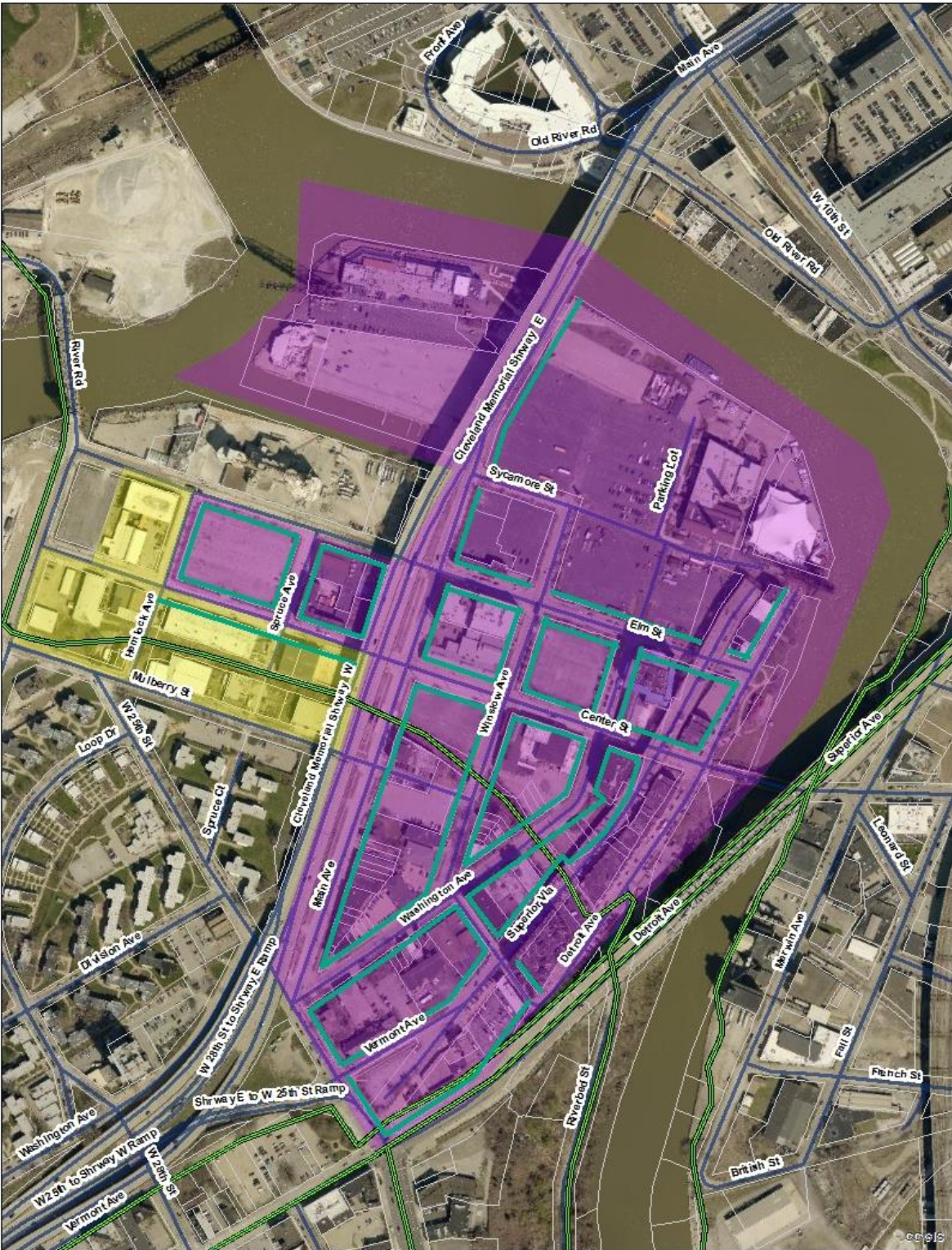
**And as identified on the attached map shall be established as 'Urban Form Overlay Districts'**

**Section 4.** That the change of zoning of lands described in Section 1 through 3 shall be identified as Map Change No. 2578, 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.

# Ordinance No. 77-18 (As Amended)

Council Member McCormack



MR:nl  
1-22-18

FOR: Councilmember McCormack

## **Amendments to Ord. No. 77-18**

THE CITY PLANNING COMMISSION RECOMMENDS AND APPROVES THE FOLLOWING AMENDMENTS:

# Ordinance No. 77-18

## (As Amended )

Council Member McCormack

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1. Strike Section 3 in its entirety and insert the following:

**Section 3.** That the street frontages be described as follows:

The easterly side of Main Avenue (formerly Street) between West 25<sup>th</sup> Street and River Street by the former Proposed Canal along the west bank of the Cuyahoga River;

The north side of Elm Street between Main Street (Avenue) and Riverbed Street;

And;

The south side of Elm Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);

And;

The north side and south side of Center Street between Hemlock Avenue (formerly Cedar Street) and Riverbed Street (formerly River Street);

And;

The westerly and easterly side of West 24<sup>th</sup> Street between Winslow Avenue and Riverbed Street;

And;

The easterly side of West 25<sup>th</sup> Street between Washington Avenue and River Street;

And;

The easterly side of Hemlock Avenue (Formerly Cedar Street) between Center Street and Elm Street;

And;

The westerly and easterly side of Spruce Avenue (formerly Street) between Center Street and Elm Street;

And;

The westerly and easterly side of Winslow Avenue (formerly Second Winslow Street) between Washington Avenue (formerly Street) and Elm Street;

And;

The westerly and easterly side of Washington Avenue between West 25<sup>th</sup> Street and Elm Street;

And;

The westerly side of Detroit Avenue/Riverbed (formerly River) Street between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;

And;

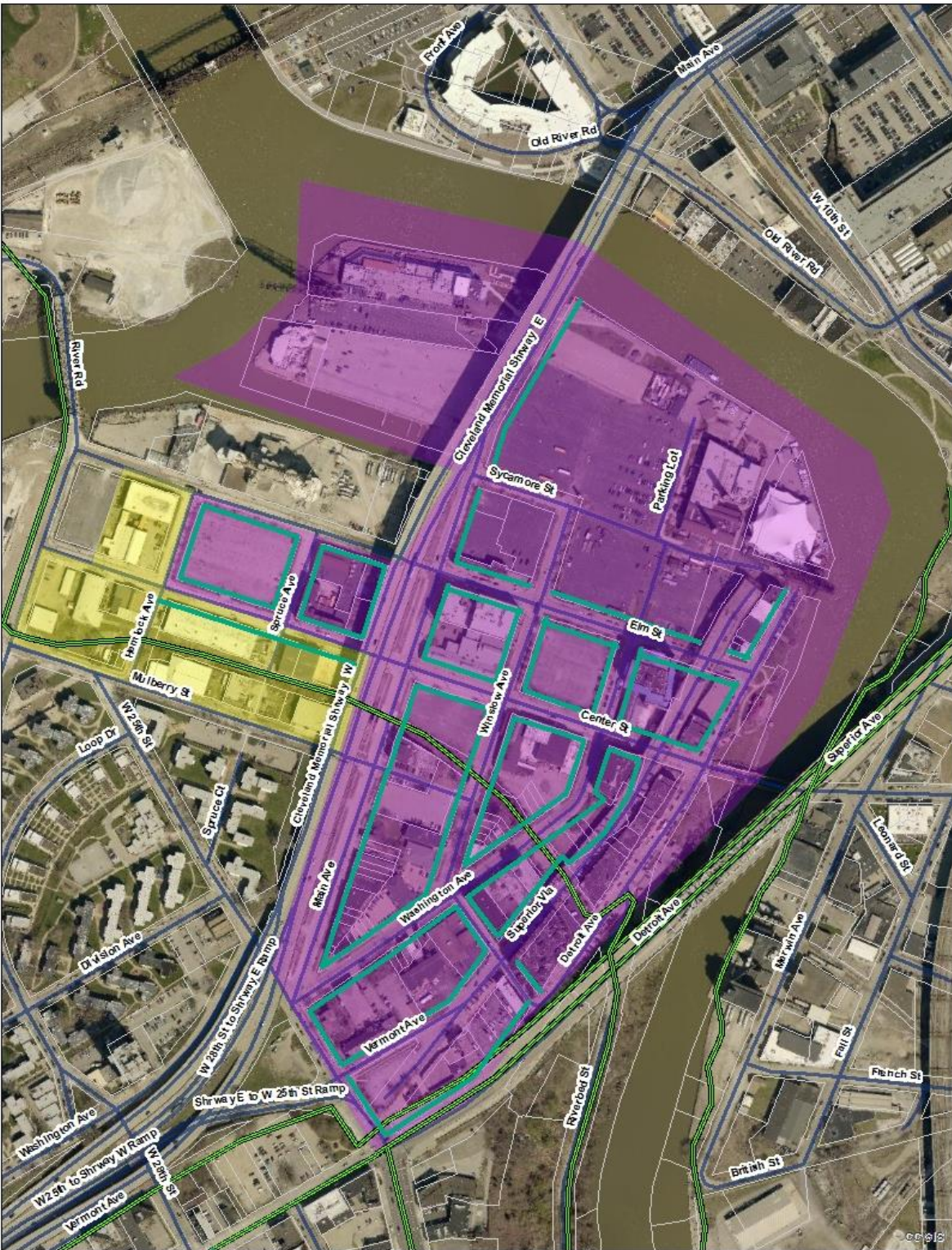
The westerly side of Vermont Avenue between West 25<sup>th</sup> Street and West 24<sup>th</sup> Street;

**And as identified on the attached map shall be established as 'Urban Form Overlay Districts'**

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2. Strike the existing map and replace it with the following:



Date: \_\_\_\_\_ (Signed): \_\_\_\_\_  
Stephanie K. Melnyk

# **Ordinance No. 77-18**

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Council Member McCormack

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Chief Assistant Director of Law

Ordinance No. 77-18



**Ord. No. 77-18**

**Council Member McCormack**

**AN ORDINANCE**

Changing the Use, Area and Height Districts of parcels in the Flats along the West bank of the Cuyahoga River as identified on the attached map (Map Change No. 2578).

**READ FIRST TIME on JANUARY 22, 2018**  
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. **105** Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

**REPORT**  
after second Reading

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

FILED WITH COMMITTEE

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