

Map Change 2613: 2258 Literary

DP&S: October 6, 2020






Purpose of Rezoning

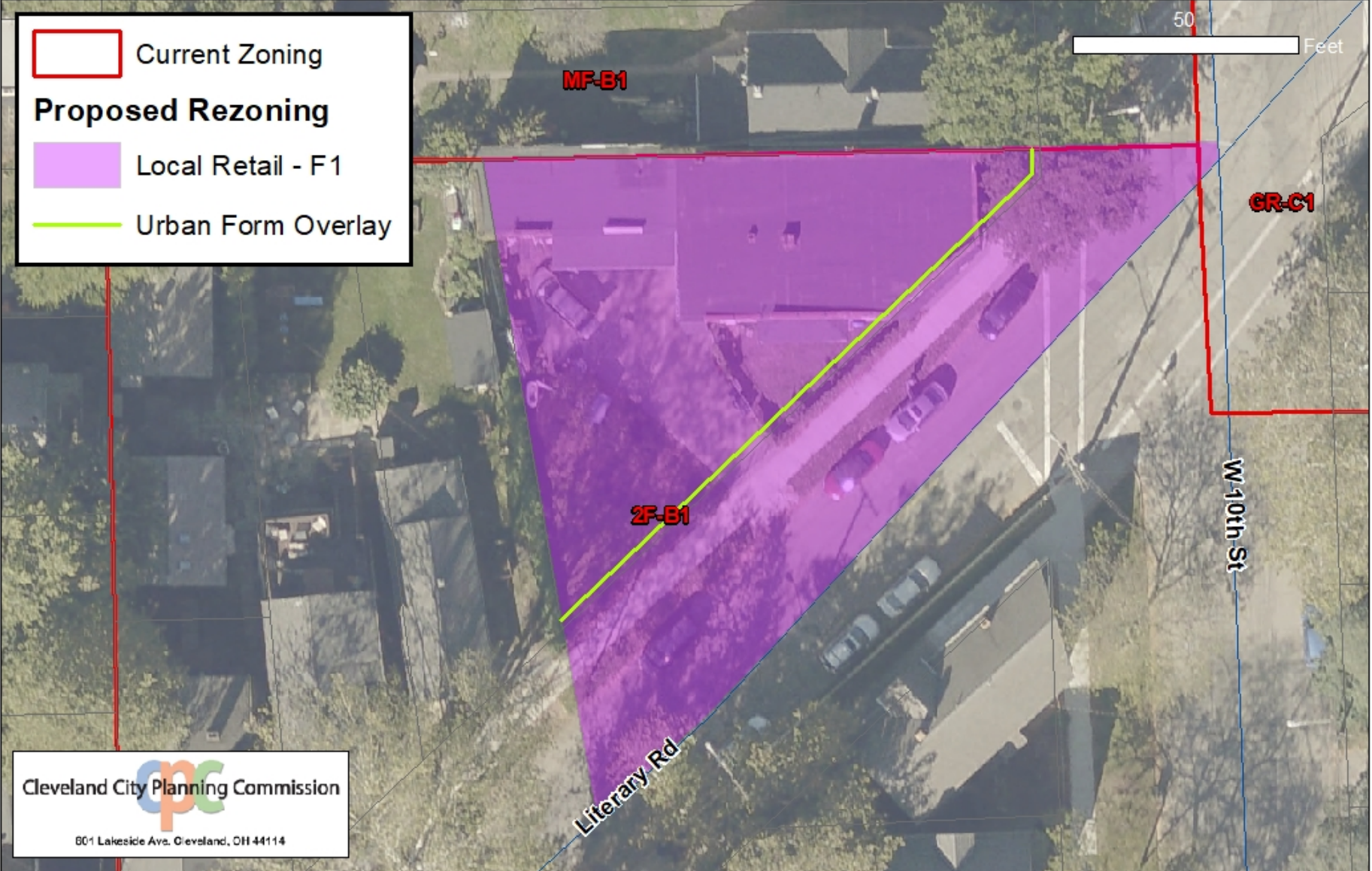
- To rehab and develop a mixed use building with a storefront with upstairs apartments & carriage house
- In process to split lot to allow for new mixed use building on other side of driveway
- To develop this important mixed use node at this intersection to contribute to character of neighborhood

Process

- Comprehensive project development with City Planning Staff & other stakeholders
- Planning Commission
 - City Council
 - Adoption
- To ensure that new uses & development will promote quality, pedestrian friendly, & sustainable development

 Current Zoning
Proposed Rezoning
 Local Retail - F1
 Urban Form Overlay

50 Feet




 Cleveland City Planning Commission
 601 Lakeside Ave. Cleveland, OH 44114



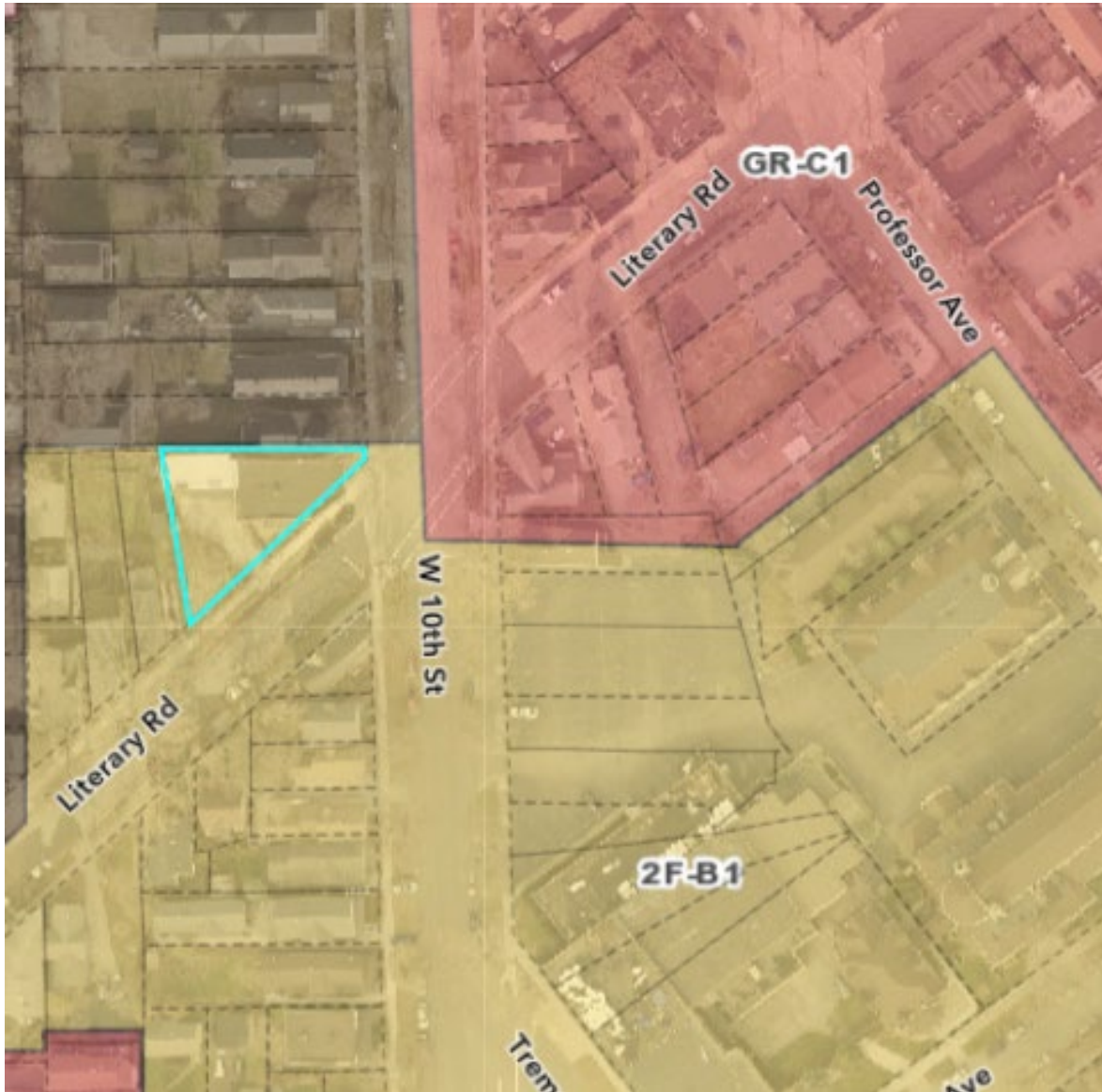
Map Change 2613

Changing the Use, Area & Height Districts of a parcel of land on
 the northwest side of Literary Road at the intersection of
 West 10th Street known as Permanent Parcel Number
 004-12-091 and adding an Urban Form Overlay along the Literary Road frontage.



Date: 07/07/2020

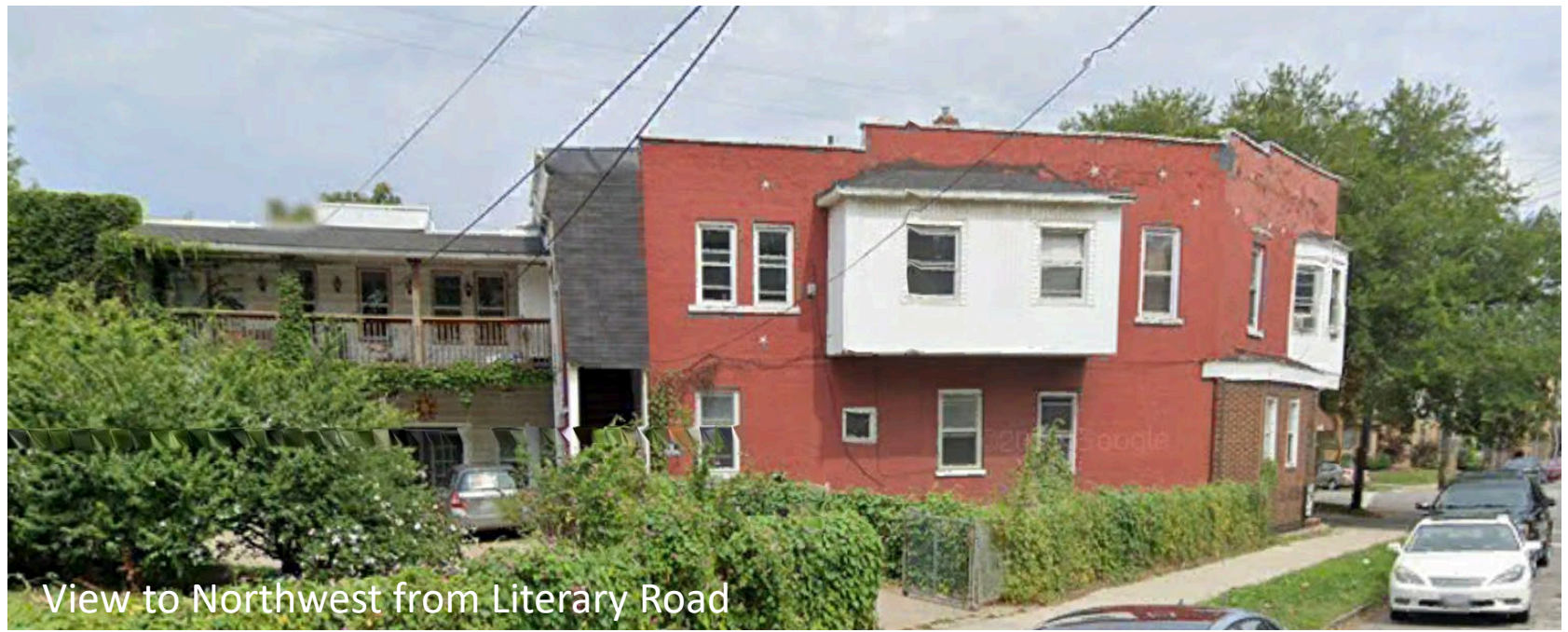
Current Zoning



Two Family Residential: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (§337.03)

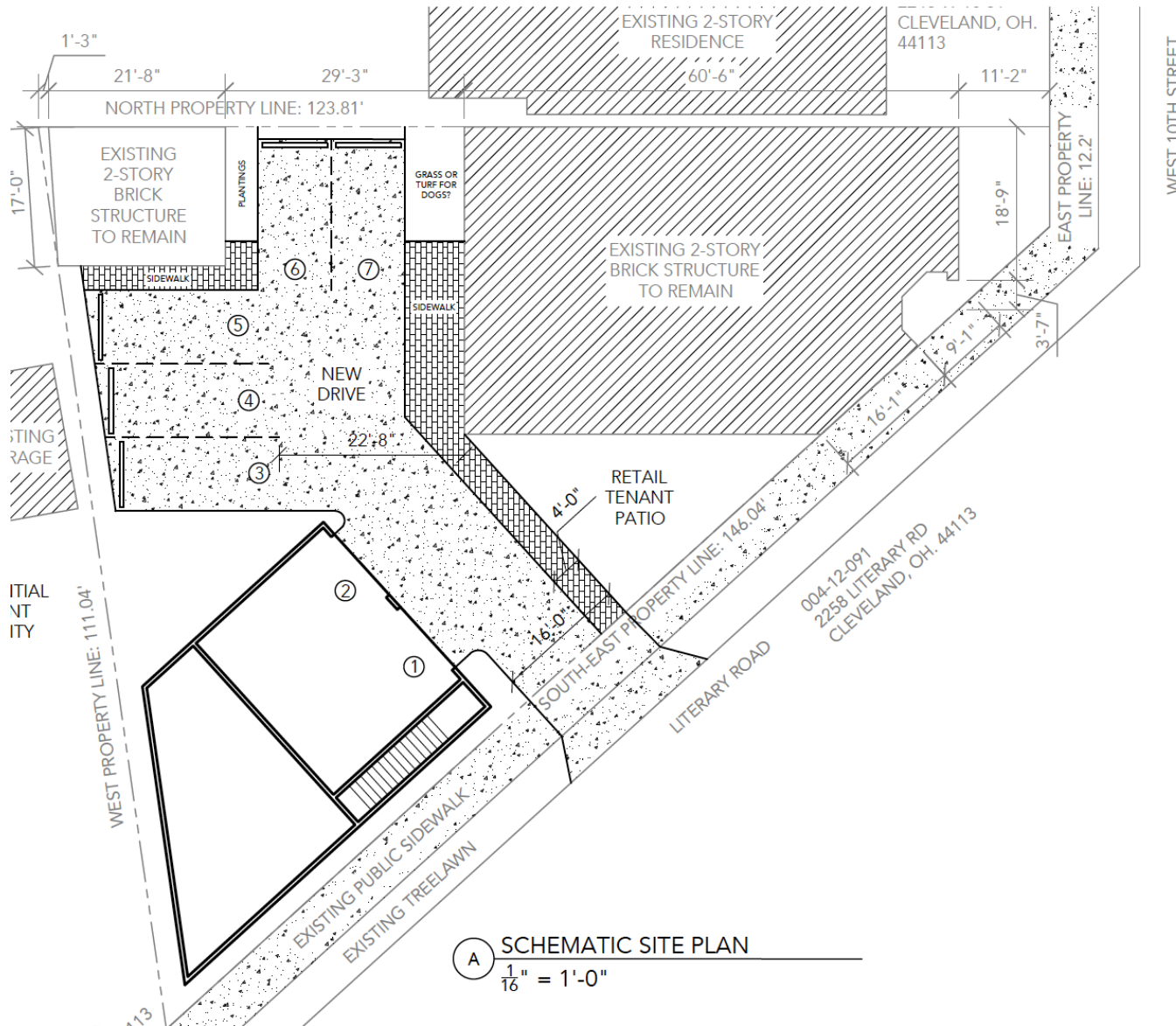


View Northeast from West 10th






View to Northwest from Literary Road

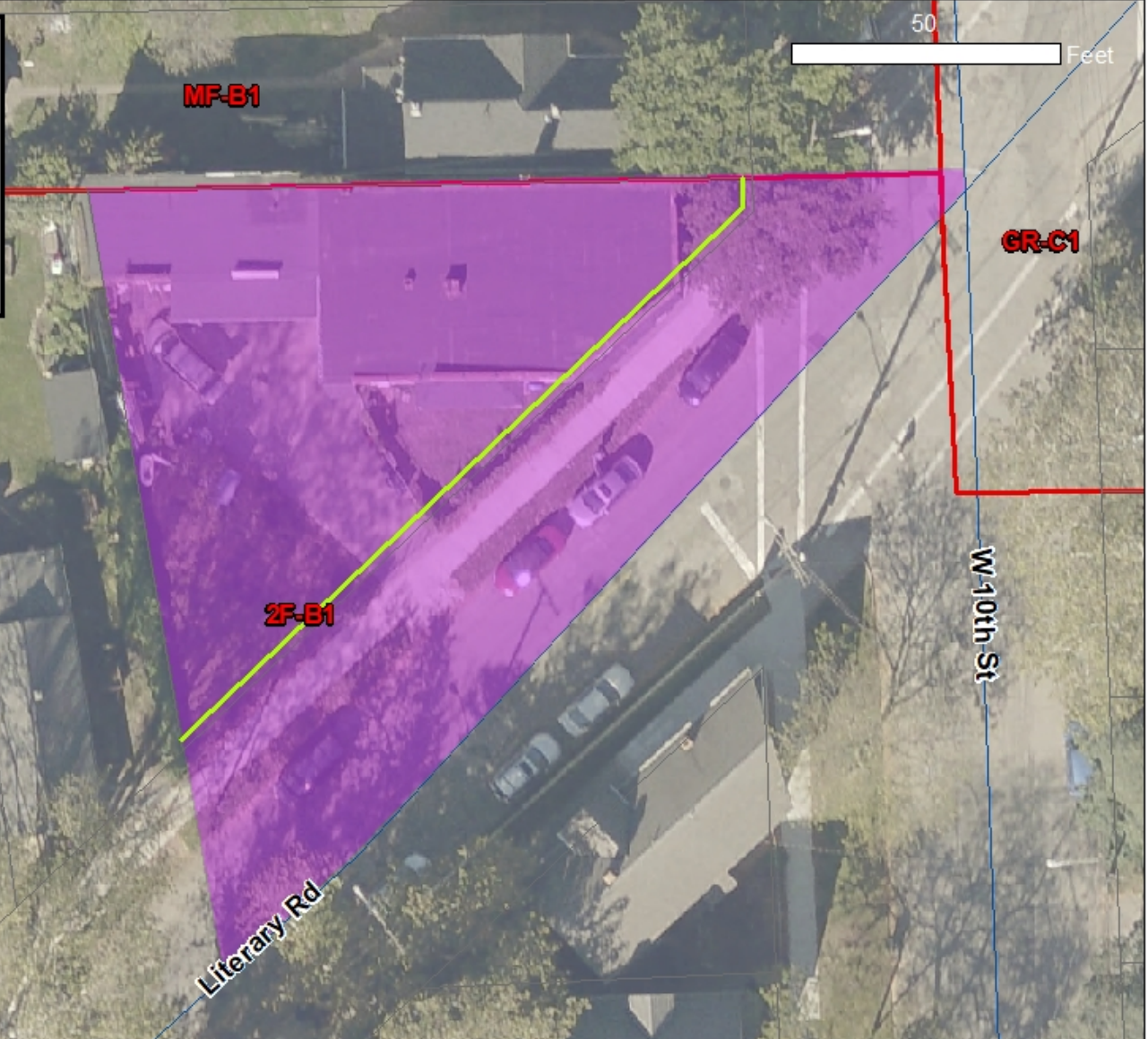
Development Proposal



A SCHEMATIC SITE PLAN
 $\frac{1}{16}'' = 1'-0''$

Site Plan Credit: Developer
 DR Proposal 2020

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