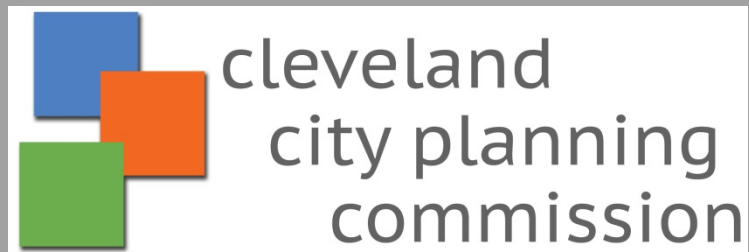


Harvard Avenue Rezoning: Part I

DPS

October 6, 2020



Purpose of Rezoning

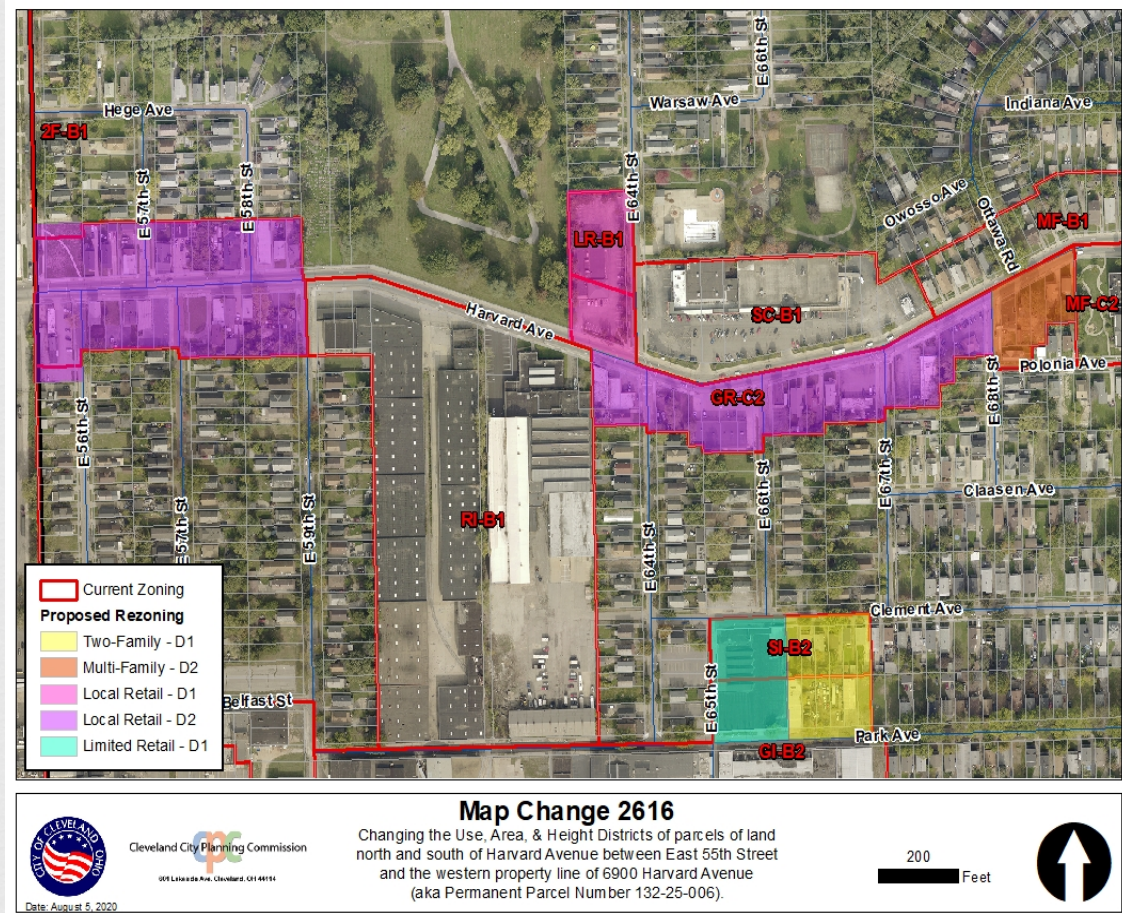
- ❖ To remove legacy industrial zoning and general retail designations to align more with the Citywide 2020 Plan & other neighborhood plans
- ❖ To consolidate hodgepodge of zoning districts (General & Semi Industry, Retail, Residential)
 - ❖ To ensure that future development is consistent with residential/retail nature of this area of Harvard Avenue and that infill development within the neighborhood core – is considerate of nearby residential uses

Current Zoning & Permitted Uses

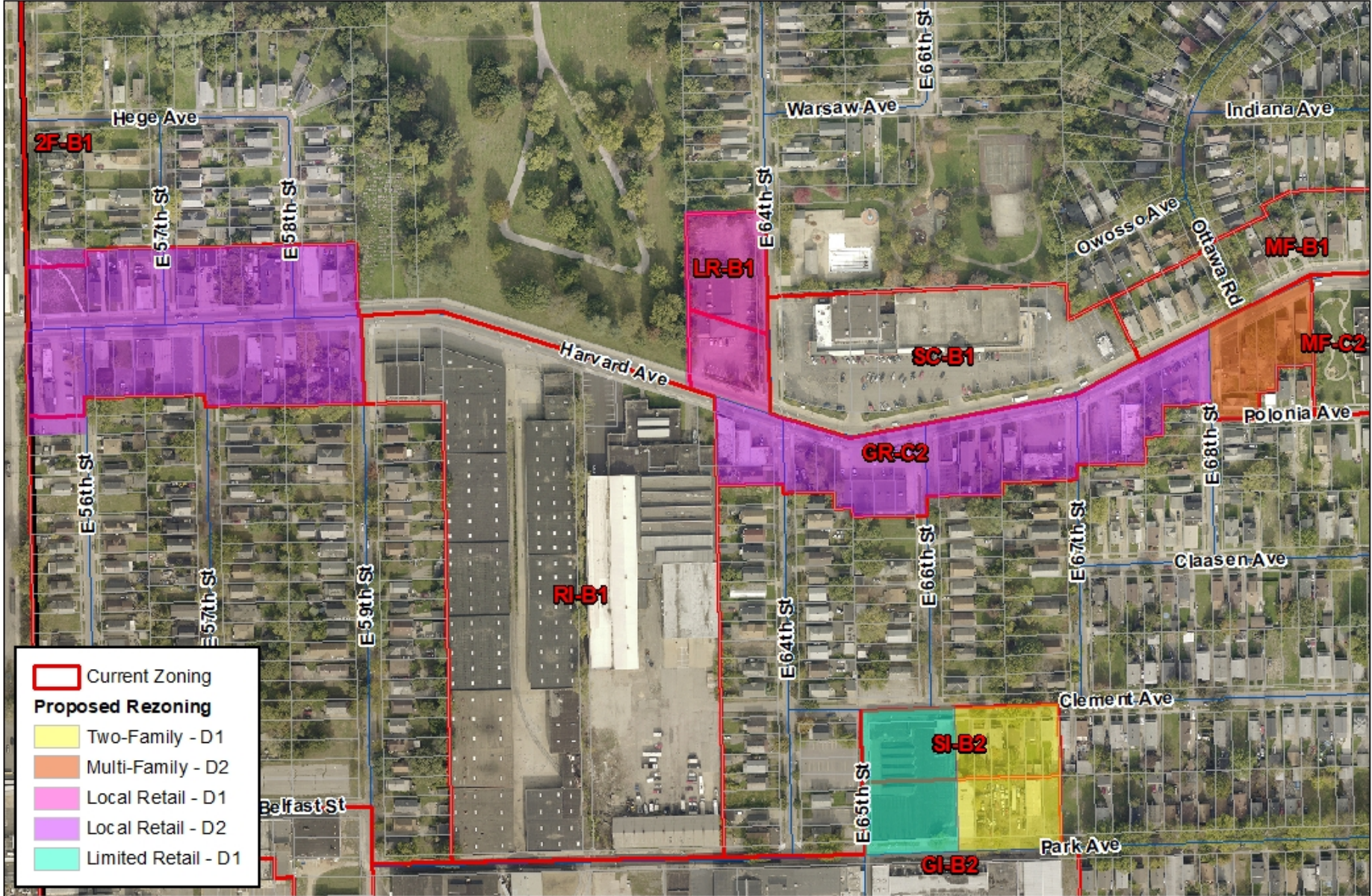
Local Retail Business: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail uses that serve the neighborhood (§343.01)

General Retail Business: Residential uses, retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and other similar uses (§343.11)

General Industry Use Districts: All uses permitted in Semi-Industry district, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling motor vehicles, or the storage of motor vehicles. Accessory uses permitted included asphalt or tar, carbon, coke, coal, gas creosote, oil cloth or linonleum, rubber, etc. manufacturing (§345.04)



Semi-Industry Use Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses (§345.03)



Map Change 2616

Changing the Use, Area, & Height Districts of parcels of land north and south of Harvard Avenue between East 55th Street and the western property line of 6900 Harvard Avenue (aka Permanent Parcel Number 132-25-006).



Cleveland City Planning Commission

905 Lakeside Ave, Cleveland, OH 44114

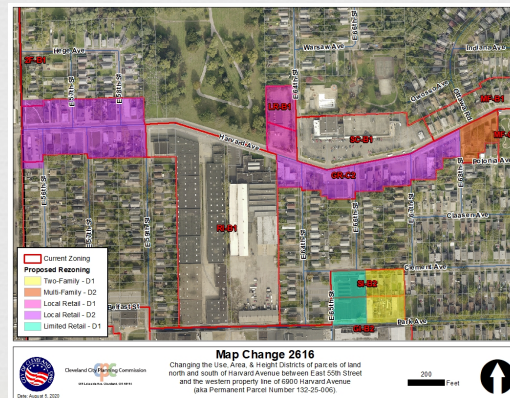
Date: August 5, 2020

200 Feet



Proposal

Multi-Family Residential – D2: To replace General Retail to align more with neighborhood desires to promote appropriate infill housing with diversity in typology congruent to neighboring properties.



Proposal



Aerial of SI District to be 2F



View looking West on Clement

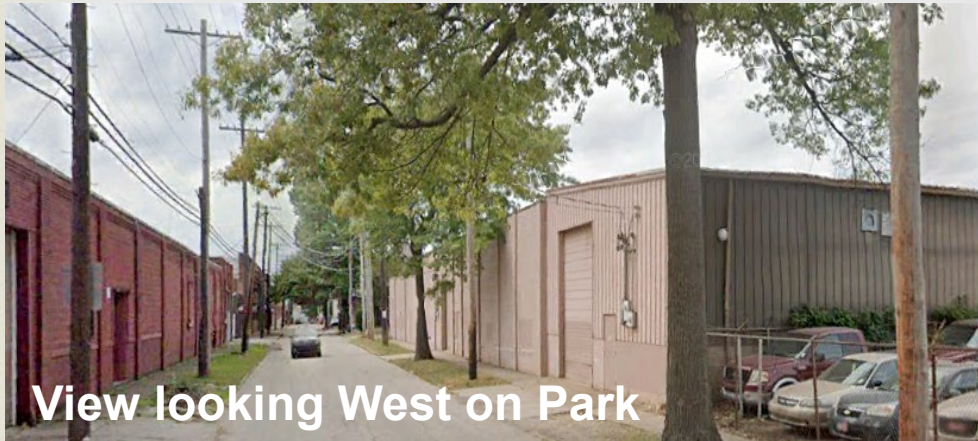


View looking West on Park



Two-Family Residential – D1: To align with existing land use, secure property owners' assets and to ensure future development is infill housing.

Proposal



View looking West on Park



View looking East on Clement

Limited Retail Business – D1 : To correct a split-zoning issue, and to allow for the existing business to continue as usual, while preparing for the future to potentially be adapted into a neighborhood makers space

Proposal

Local Retail – D1: To correct a split-zoning issue, and to allow the existing business to continue serving neighborhood retail business needs.

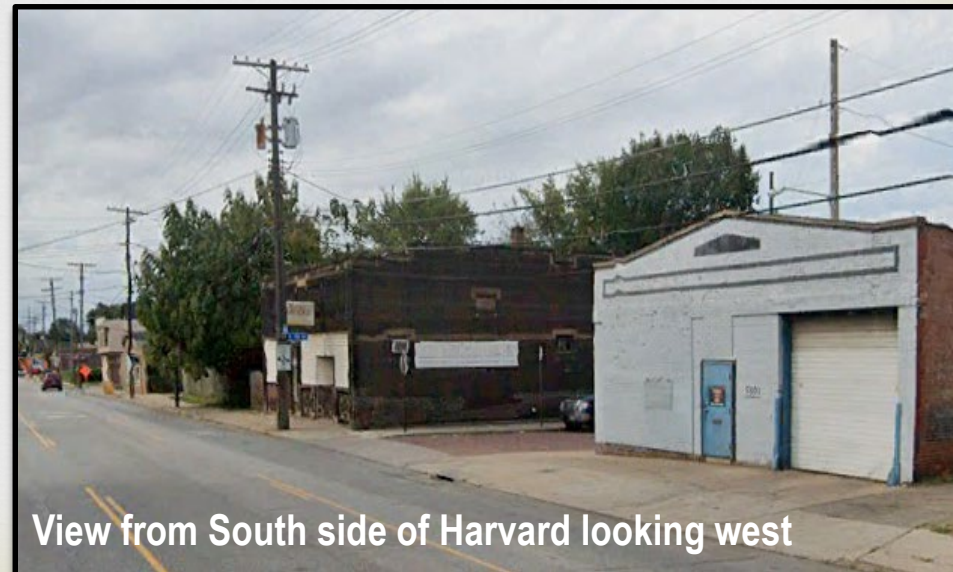


Proposal

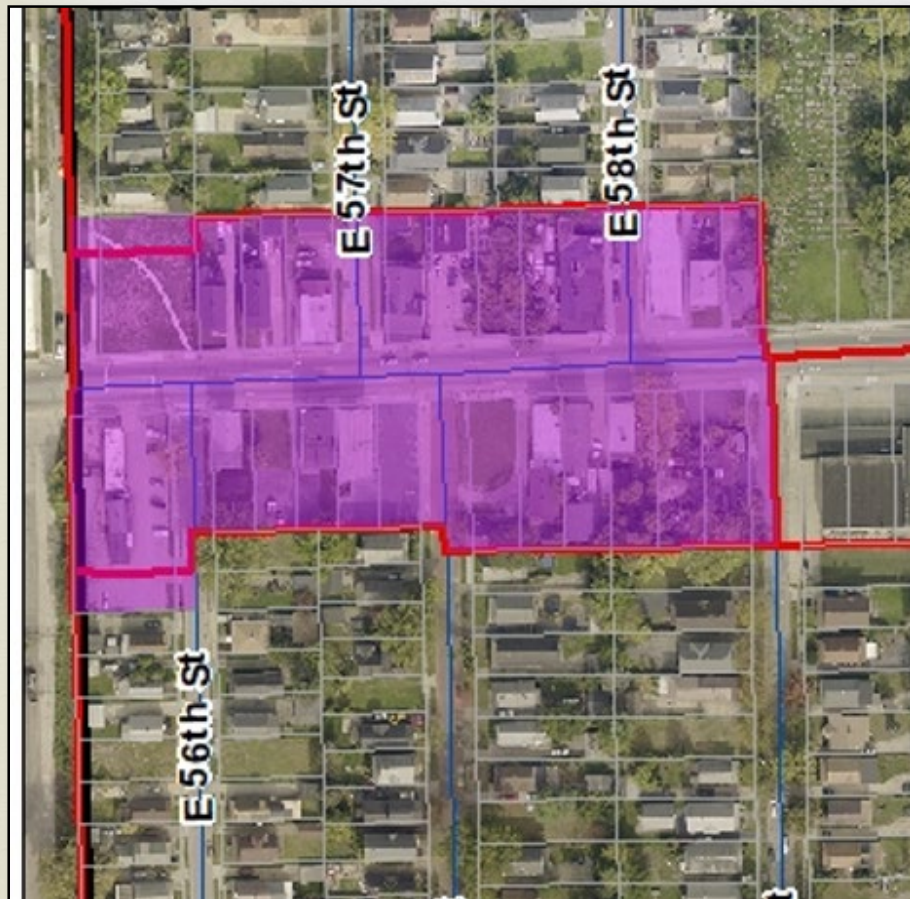
Local Retail – D2: To align the zoning with current structures and land uses and to ensure future development is consistent with neighborhood character.



View looking East on Harvard from Newburgh Heights



View from South side of Harvard looking west



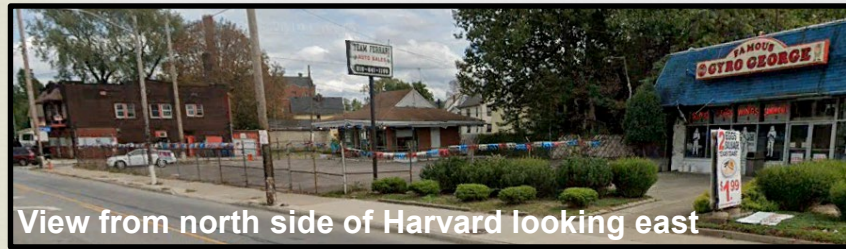


Local Retail Business – D2 : To ensure that future infill development and new uses are pedestrian friendly and are considerate of the proximity to residential neighborhoods

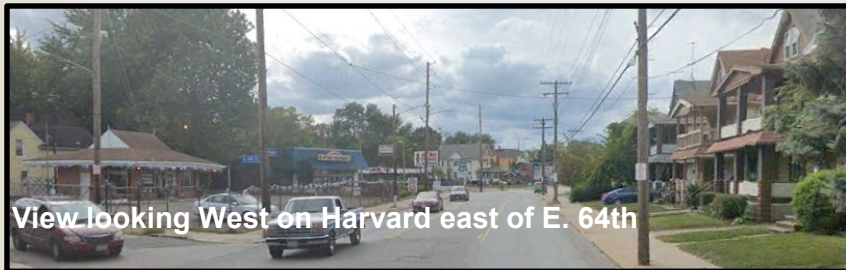
Proposal



View from north side of Harvard looking west



View from north side of Harvard looking east



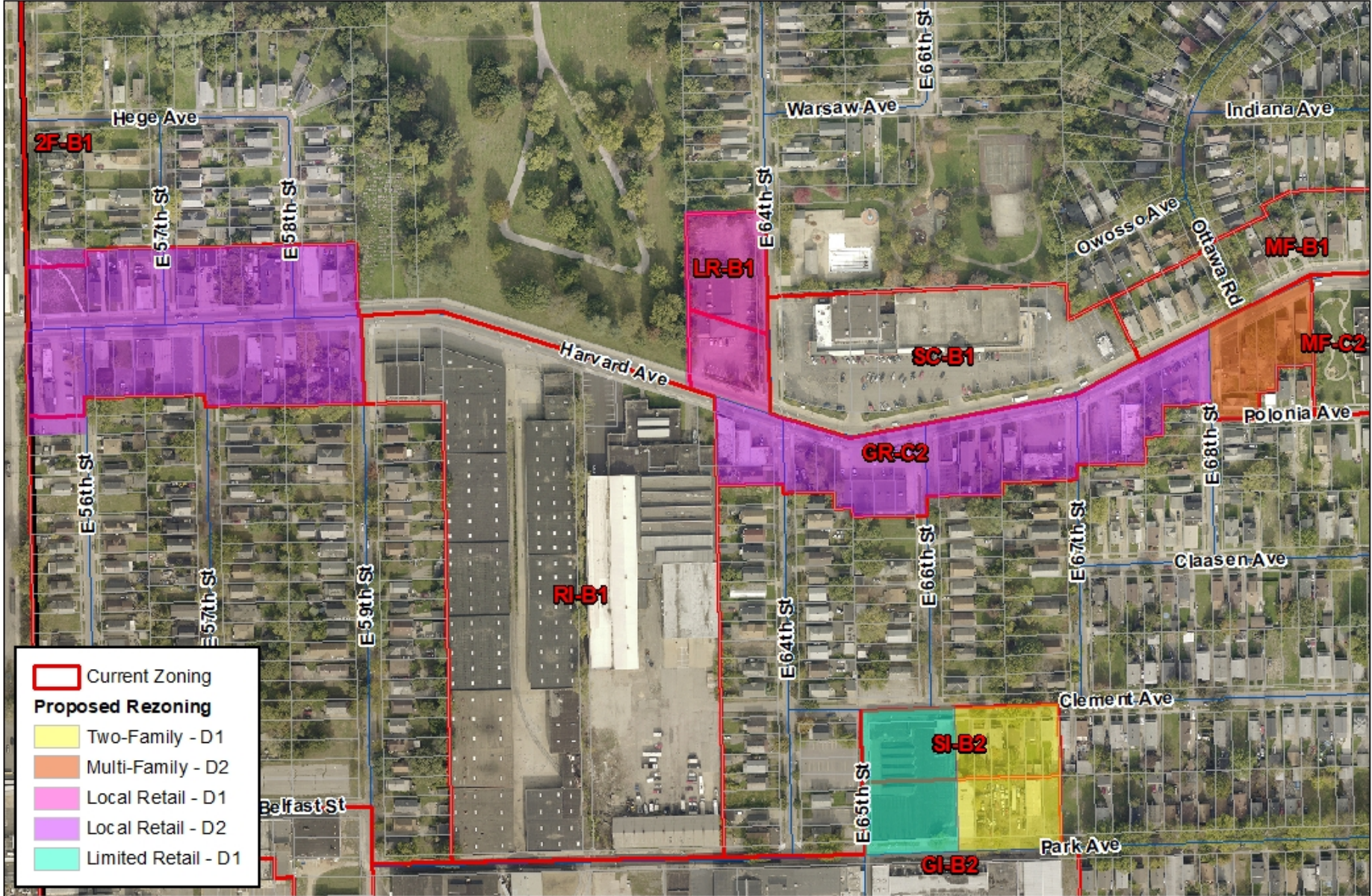
View looking West on Harvard east of E. 64th



Aerial of Area to be Rezoned



View looking East at Ted's on Harvard & E. 64th St



Map Change 2616

Changing the Use, Area, & Height Districts of parcels of land north and south of Harvard Avenue between East 55th Street and the western property line of 6900 Harvard Avenue (aka Permanent Parcel Number 132-25-006).



Cleveland City Planning Commission

905 Lakeside Ave, Cleveland, OH 44114

Date: August 5, 2020

200 Feet

