

Map Change 2651

Development, Planning, & Sustainability Committee
October 18, 2022



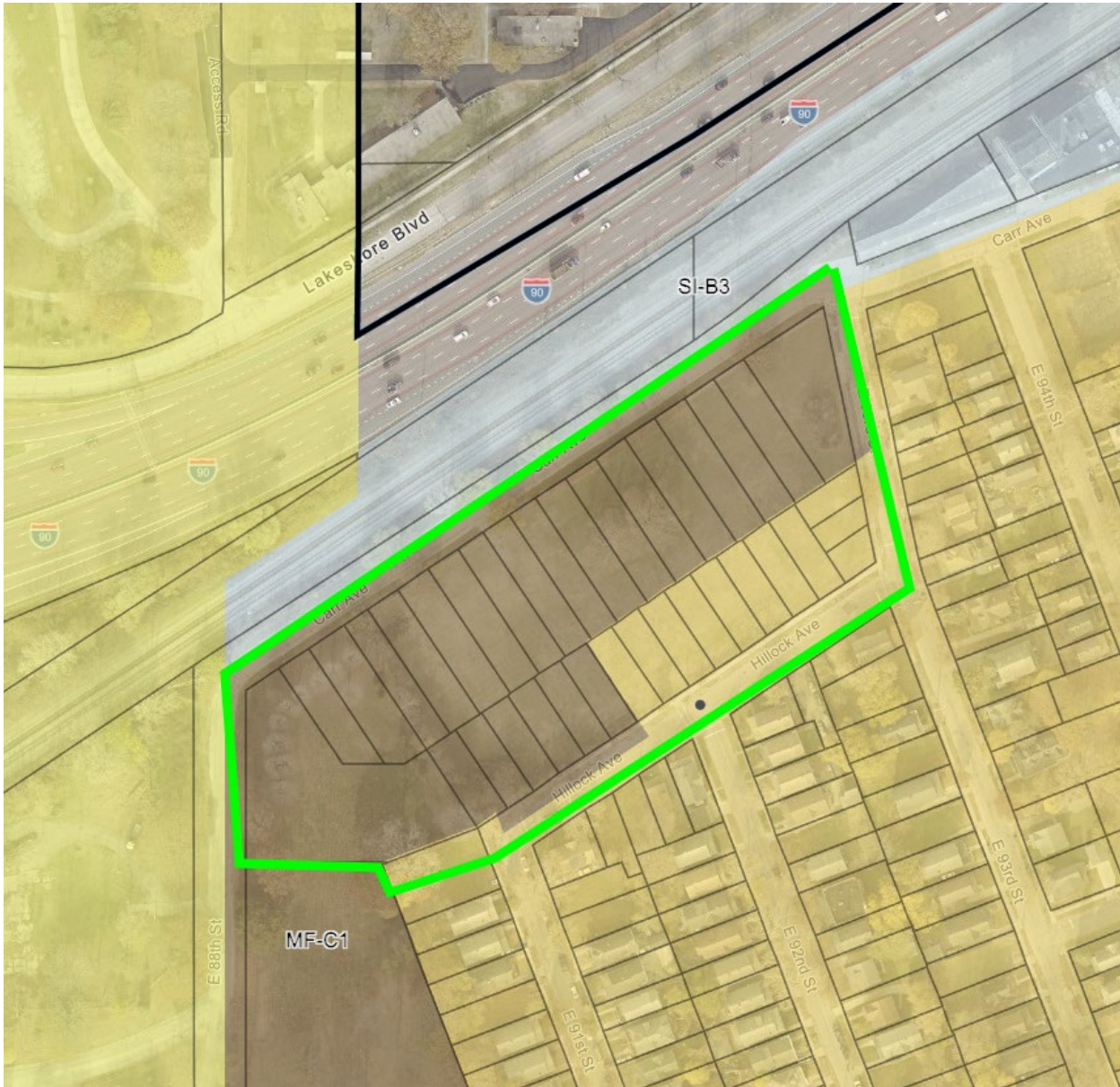
Proposal

Changing the Use, Area & Height Districts of parcels of land south of Carr Avenue between East 88th and East 93rd Street and adding an Eight Foot Specific Mapped Setback (Map Change 2651).

Purpose

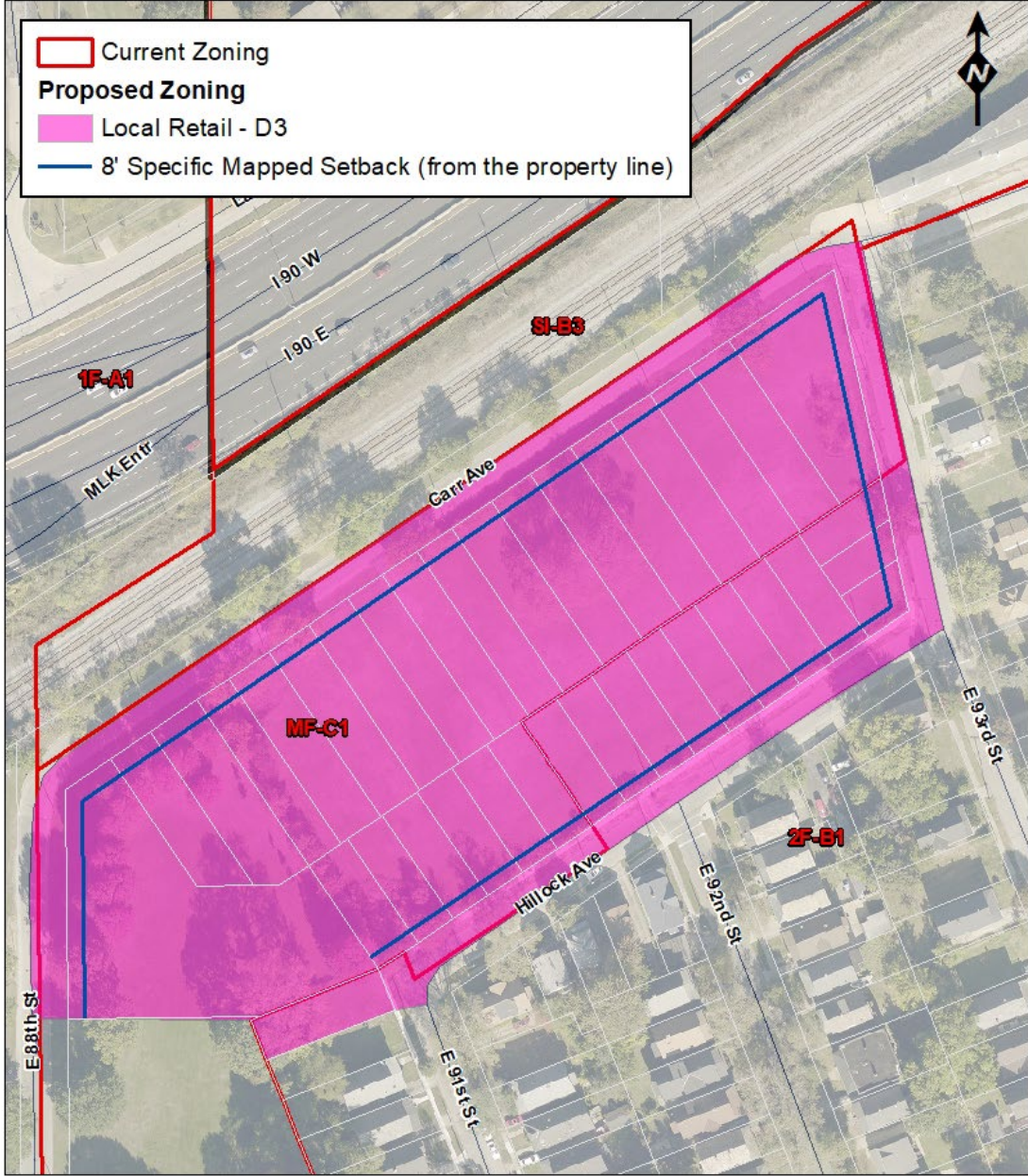
- To permit the redevelopment by right of the now vacant Charles H Lake School Site as per selected by CMSD/City of Cleveland (2021)
- To provide a variety of housing typologies and neighborhood retail (coffee shop) while also preserving and activating neighborhood green space
- Align existing and future land uses with zoning to enhance the character of the neighborhood





**ZONING -
SITE A**
ZONE CODE:
MF-C1, 2F-B1

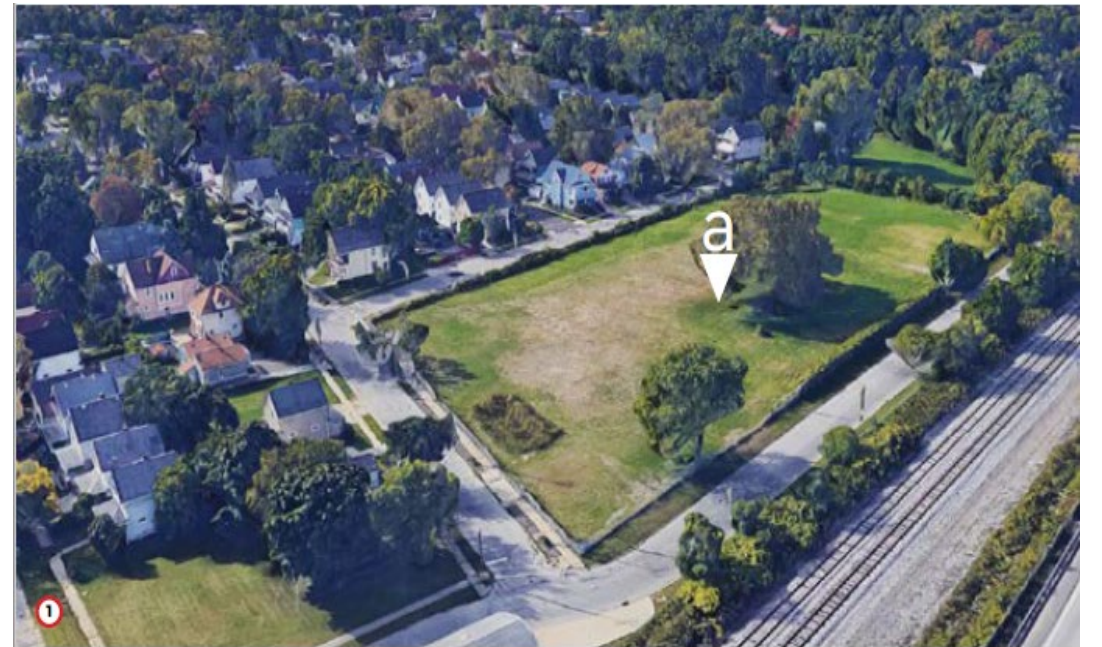
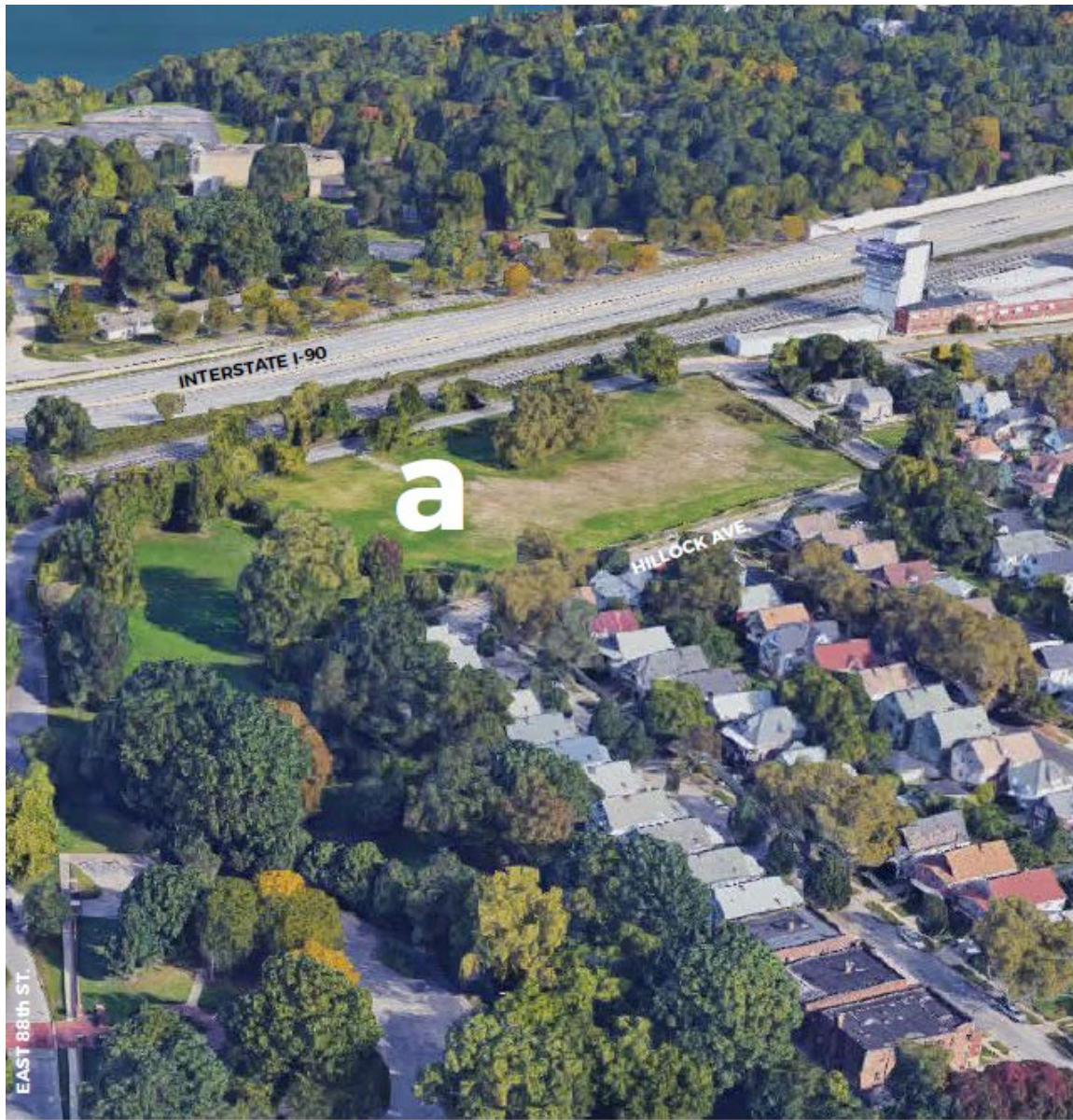
**USE
DISTRICT:**
Multi-Family,
Two Family



Map Change 2651
 Changing the Use, Area, & Height Districts of parcels of land south of Carr Avenue between East 88th and East 93rd and adding an Eight (8) Foot Specific Mapped Setback (Map Change 2651).

cpc cleveland city planning commission
 Date: June 21, 2022

100 Feet



McCORMACK
BARON
SALAZAR



RDL
ARCHITECTS



SINGLE FAMILY - SUMMARY

UNIT COUNT: 13

TOWNHOUSE- SUMMARY

UNIT COUNT: 19

PARKING:
 COVERED: 64 SPACES
 SURFACE: 6 SPACES
 TOTAL: 70 SPACES

APARTMENT - SUMMARY

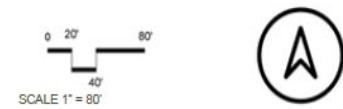
UNIT COUNT: 73

PARKING:
 COVERED: 14 SPACES
 SURFACE: 70 SPACES
 TOTAL: 84 SPACES

TOTALS - SUMMARY

UNIT COUNT: 105

PARKING:
 COVERED: 78 SPACES
 SURFACE: 64 SPACES
 TOTAL: 142 SPACES



- Building Massing of site is respectful of existing context of neighborhood
- 2 story brownstones line Hillock with ground floor garden terraces to ensure street level activity
- 3 story units facing Carr Avenue with stoops to create pedestrian scale on street
- 3rd floor allows visual connection to the best asset in neighborhood – Lake Erie
- Rooftop deck of apartment building also allows visual connectivity to Lake but also the slightly larger Massing of apartment building serves as buffer from travel paths and engages ground floor units with community terrace and garden fronting park.





03.10.2022 RDL 21120R

CHARLES LAKE | GLENVILLE, CLEVELAND | COLOR RENDER

The drawings, specifications, plans, design and arrangements represented thereby are and shall remain the property of the architect. No part of said drawings, specifications or plans or any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. These drawings or specifications shall constitute complete evidence of acceptance of these conditions. Within dimensions on these drawings shall have precedence over verbal dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office shall be held of any variations from the dimensions and conditions shown by these drawings.



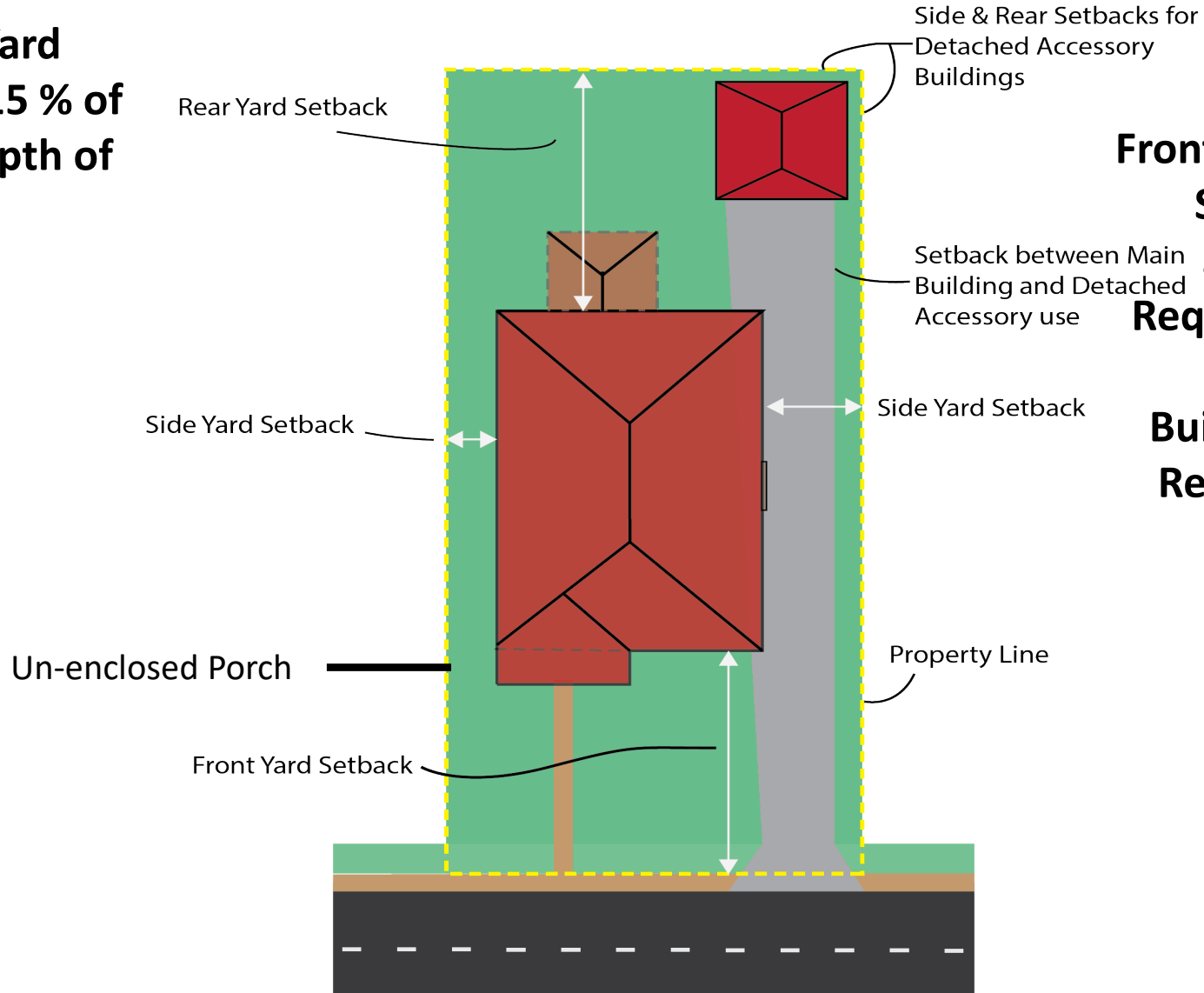
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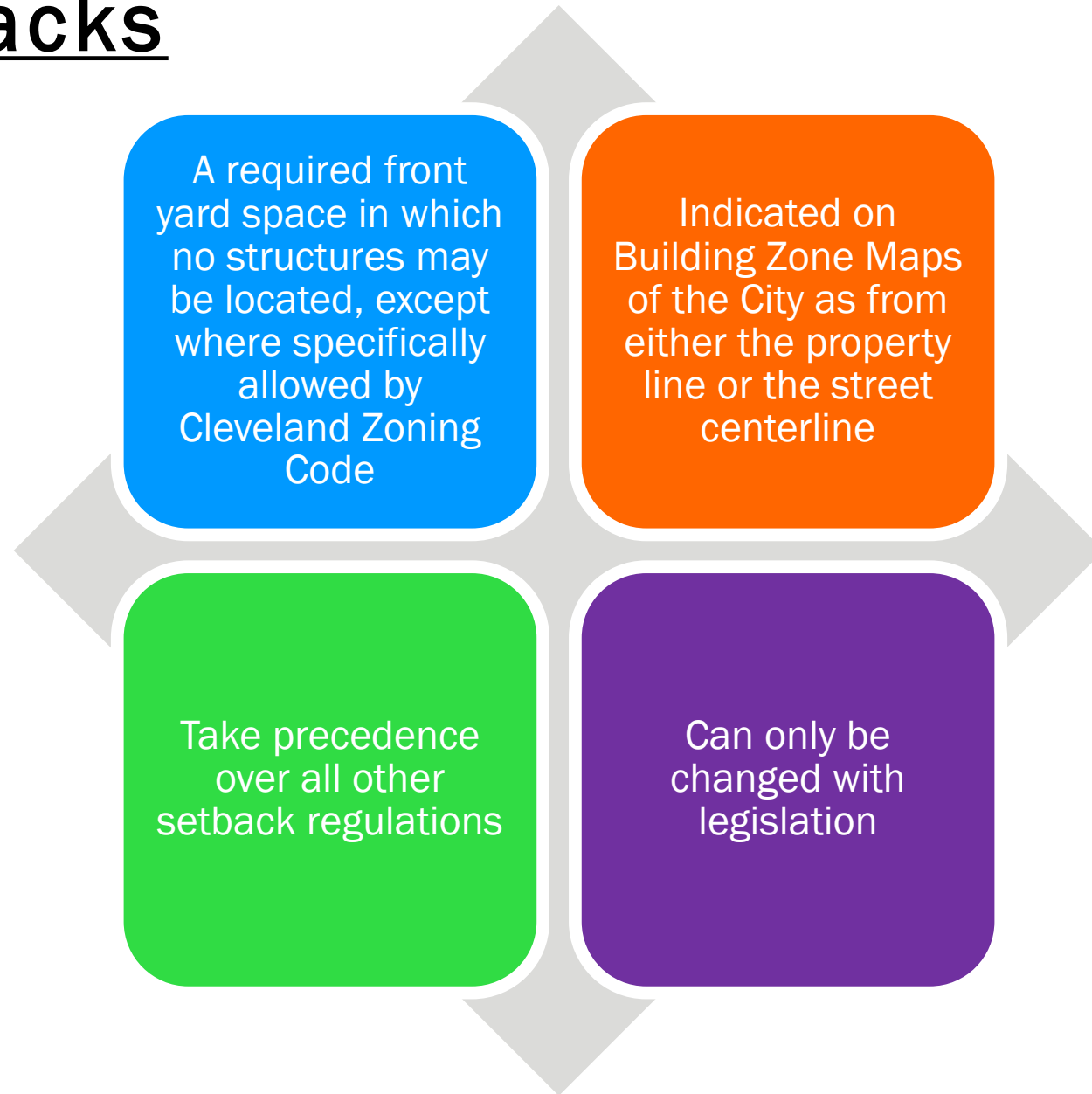
Residential Yard (Setback) Requirements

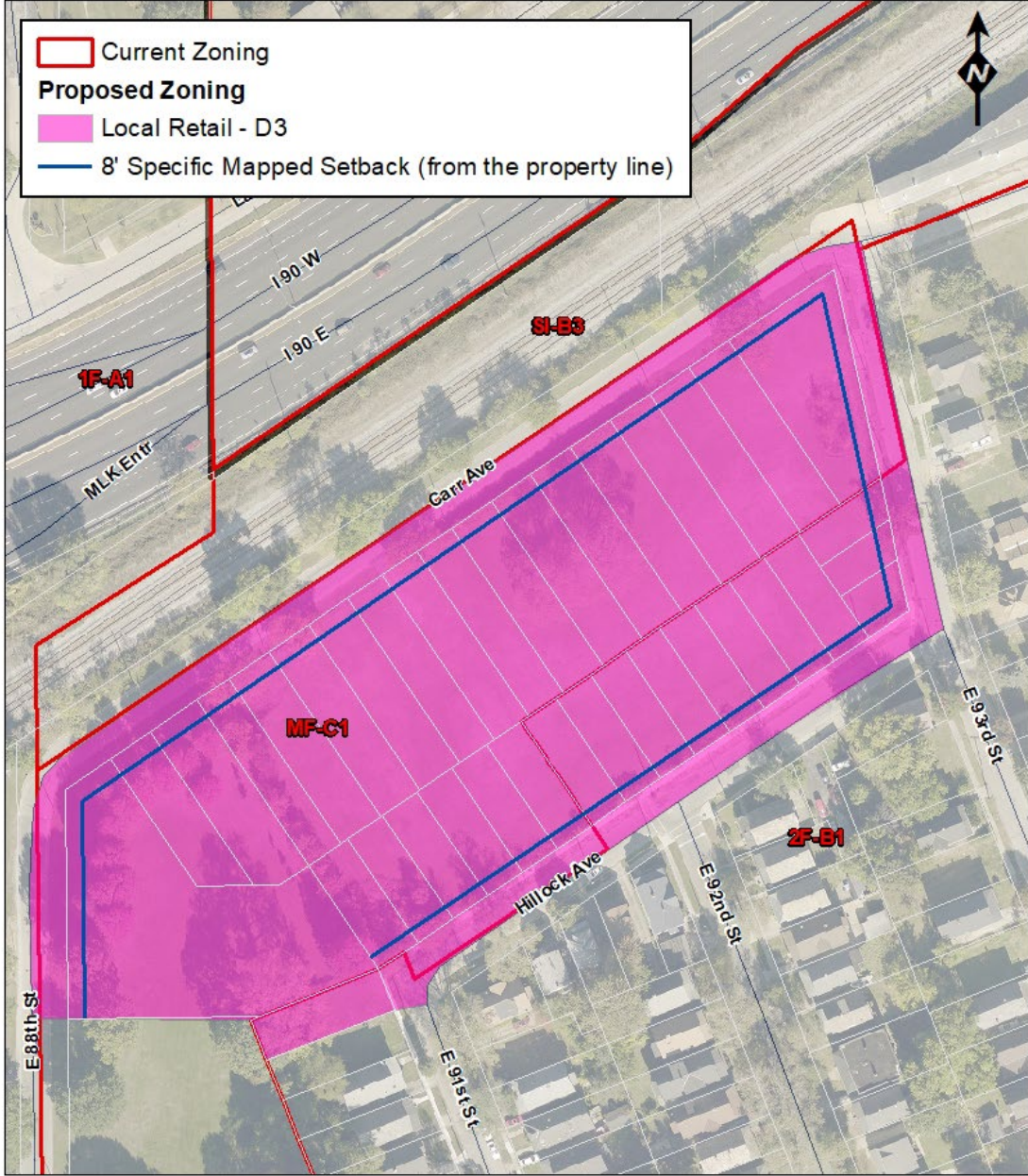
**Front Yard
Req = 15 % of
Avg Depth of
Lot**



**Front, Rear &
Side Yard
Setbacks
Required for
all Main
Buildings in
Residential
Districts**

Mapped Setbacks





Current Zoning
Proposed Zoning
 Local Retail - D3
 8' Specific Mapped Setback (from the property line)



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