

Map Change 2670

(Phase 1 of Lorain Strategic Rezoning)

Development, Planning, and Sustainability

May 13, 2025



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Changing the Use, Area, & Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road.
(Map Change 2670)

Purpose

To promote walkability and support a diversity of housing typologies which is in alignment with the Connecting Cleveland 2020 comprehensive citywide plan.

Council Support of MC 2670 (Phase 1)

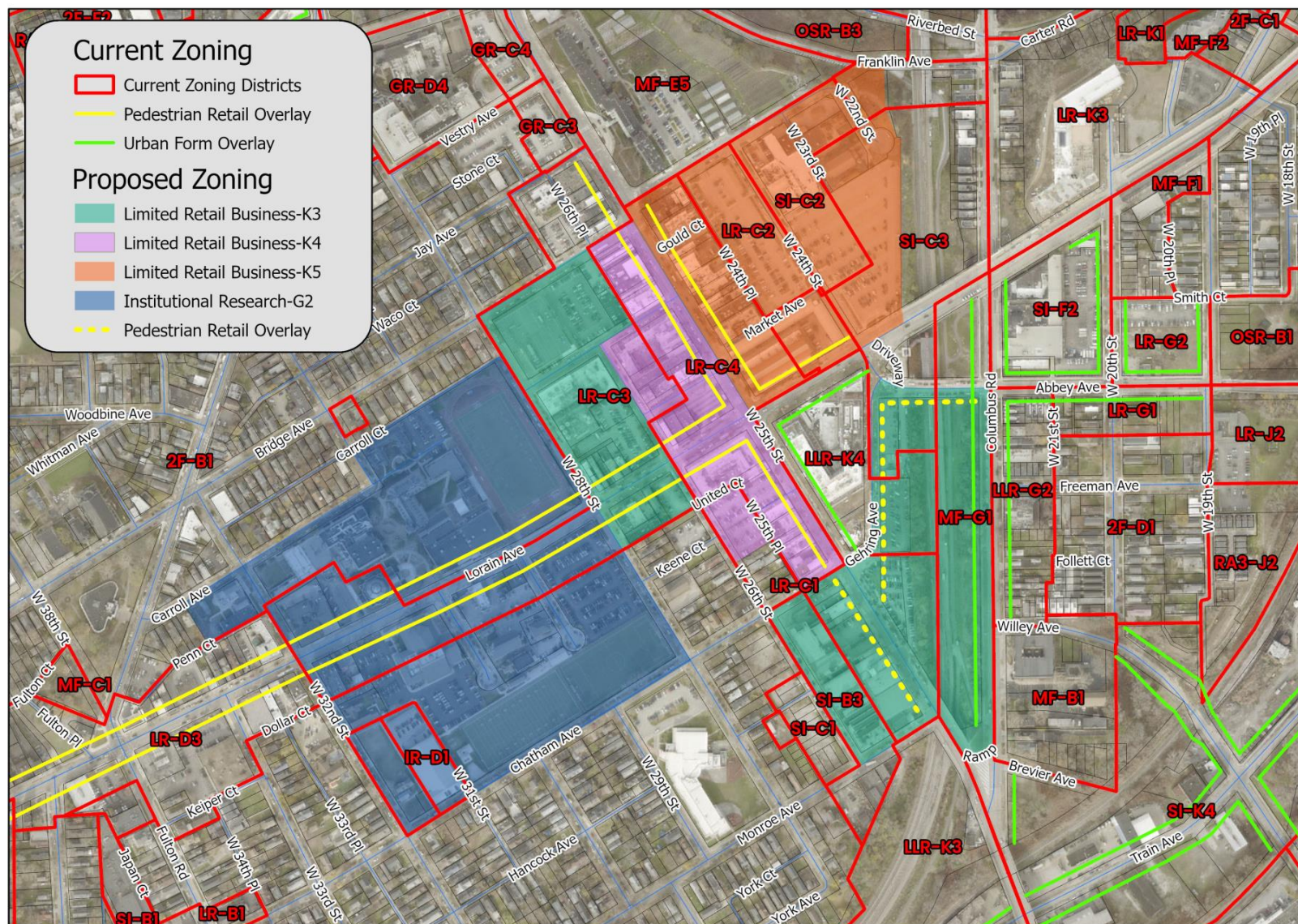
Good morning,

Please accept this email as my full support for this map change and rezoning. Let me know if you have any questions.

Best,

Kerry

Kerry McCormack
Ward 3 Councilman
Cleveland City Council



Current Zoning:

- Two-Family-B1
- Multi-Family-G1
- Local Retail-C1, C2, C3, C4
- Limited Retail-K4
- Institutional Research-D1
- Semi-Industry-B3, C2, C3
- Pedestrian Retail Overlay (PRO)



Map Change 2670

Changing the Use, Area, & Height districts of parcels of land
north and south of Lorain Avenue between West 32nd Street and Columbus Road.

0 150 300
Feet



Pedestrian Retail Overlay

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

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The Pedestrian Retail Overlay (PRO) District is established to **maintain the economic viability of older neighborhood shopping districts** by preserving the pedestrian-oriented character of those districts and to protect public safety by **minimizing conflicts between vehicles and pedestrians** in neighborhood shopping districts.



CITY PLANNING COMMISSION



Phase 1

Phase 2

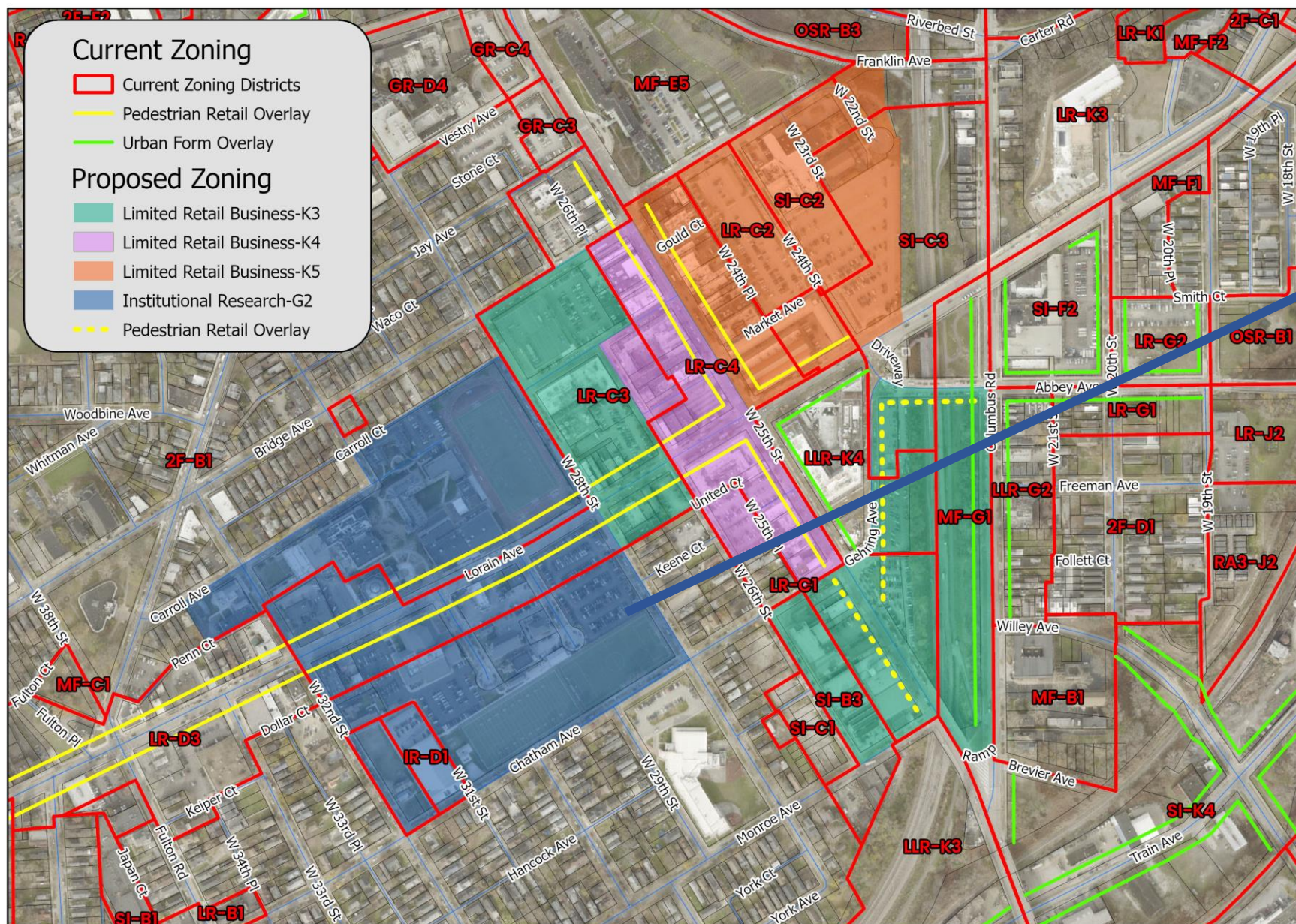
Institutional Research-G2

General Permitted Uses:

- Large-scale educational and medical developments
- Research facilities
- Professional offices
- Hotels & residential uses
- Mental health centers
- Assisted living residences

Current Zoning:

- Two-Family-B1
- Local Retail-C3
- Institutional Research-D1
- Pedestrian Retail Overlay (PRO)



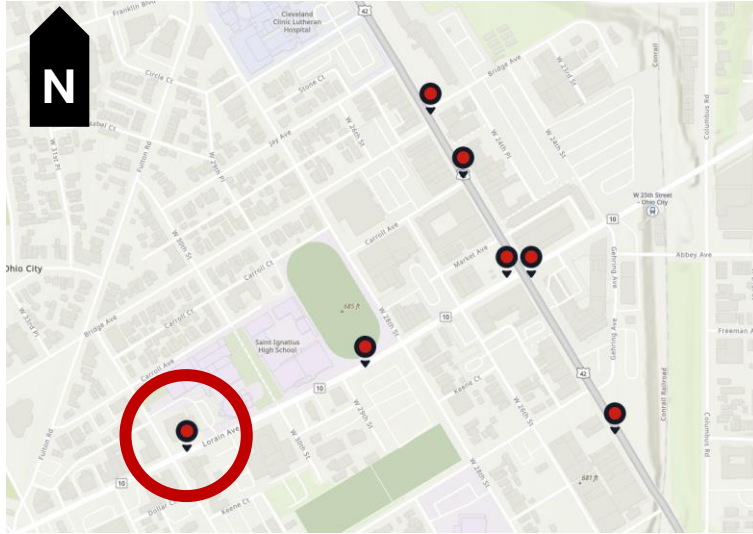
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0 150 300
Feet



Current Context

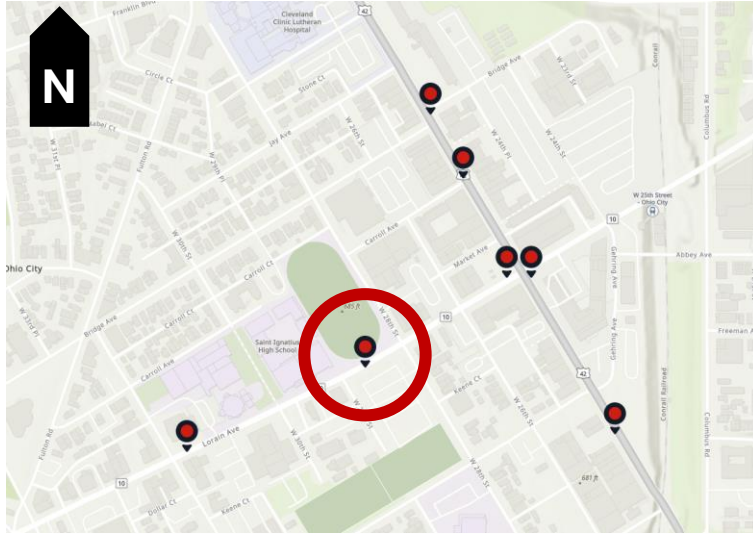


Lorain Ave, looking east



Lorain Ave, looking east

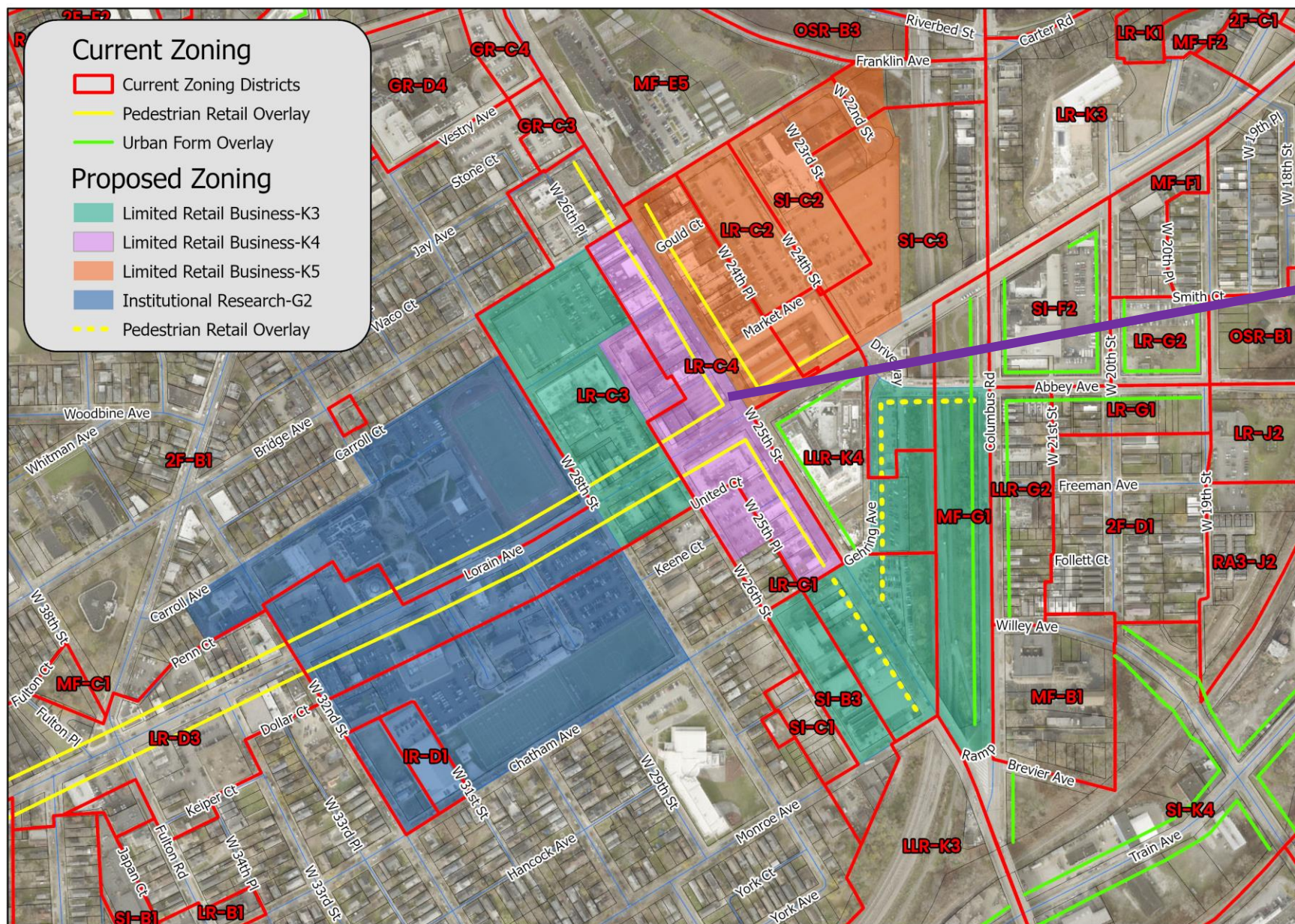
Current Context



Lorain Ave, looking east



Lorain Ave, looking west



Limited Retail Business- K4, K5

General Permitted Uses:

- Hotels & residential uses
- Retail & food stores
- Restaurants
- Professional offices
- Banks

Current Zoning:

- Local Retail- C2, C3, C4
- Semi-Industry C2, C3
- Pedestrian Retail Overlay (PRO)



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0 150 300
Feet





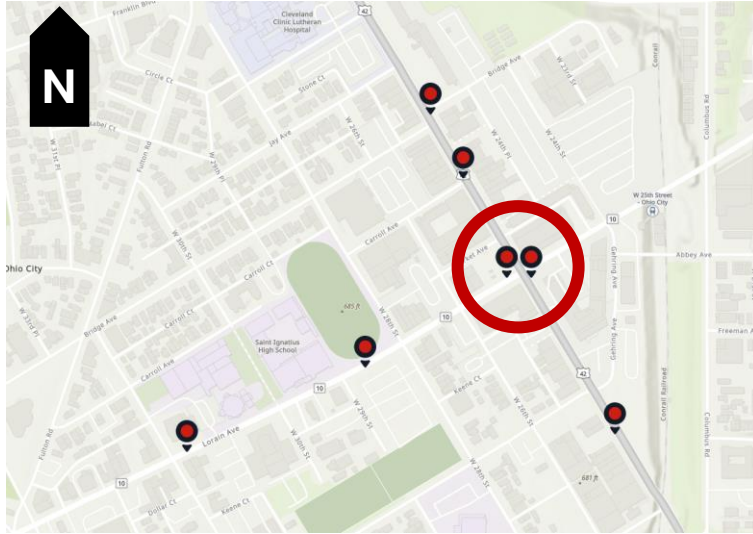
W 25th St

Lorain Ave

W 25th St & Lorain Ave Building Heights



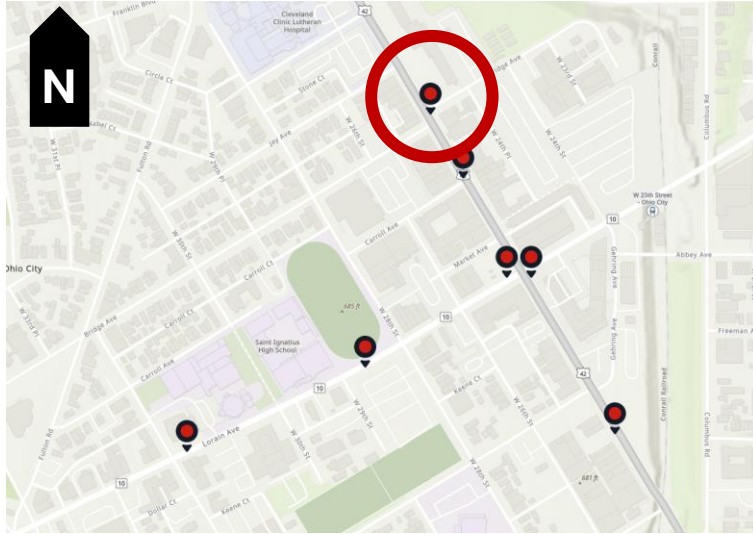
Current Context



W. 25th St, looking west

W. 25th St, looking north

Current Context

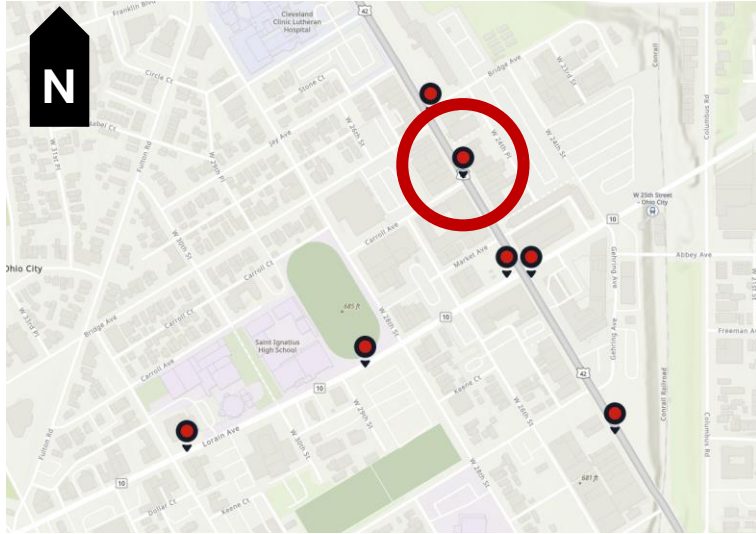


W. 25th St, looking south



W. 25th St, looking west
down Bridge Ave

Current Context



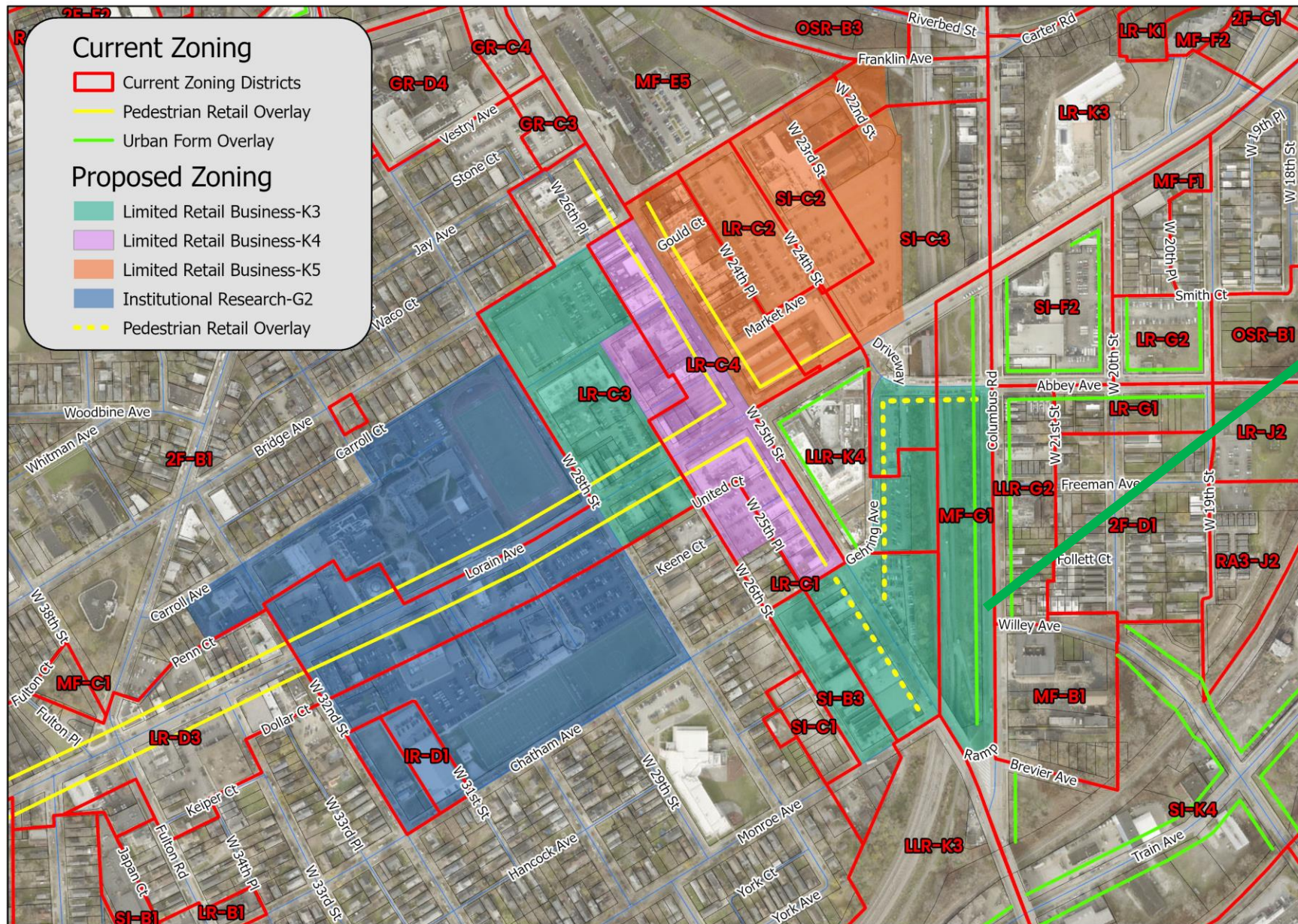
*W. 25th St, looking west
down Carroll Ave*

Current Zoning

- ▬ Current Zoning Districts
- ▬ Pedestrian Retail Overlay
- ▬ Urban Form Overlay

Proposed Zoning

- ▬ Limited Retail Business-K3
- ▬ Limited Retail Business-K4
- ▬ Limited Retail Business-K5
- ▬ Institutional Research-G2
- ▬ Pedestrian Retail Overlay



Limited Retail Business K3 & Pedestrian Retail Overlay

General Permitted Uses:

- Hotels & residential uses
- Retail & food stores
- Restaurants
- Professional offices
- Banks

Current Zoning:

- Multi-Family-G1
- Local Retail-C3
- Limited Retail-K4
- Semi-Industry-B3, C3
- Pedestrian Retail Overlay (PRO)



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W 25th St

Gehring St

Abbey Ave

[illegible]

A photograph of a brick building with a large mural on its side. The mural features the text "EVIT'S" in large blue letters and "ALL BORN & NO BODY CONTROL" in smaller white letters. A tree is in the foreground, and a utility pole is visible on the right.

W. 25th St, looking east

