

# Ordinance No. 854-2019

Council Members Johnson and Griffin

## AN ORDINANCE

Changing the Use, Height and Area Districts of parcels of land south of Woodhill Avenue between East 90th Street and Martin Luther King Jr. Drive as well as adding an Urban Form Overlay along the major corridors of Shaker Boulevard, Buckeye Road, and Woodhill Road (Map Change 2591).

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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:

Beginning at the intersection of Crestwood Avenue S.E. and the southerly prolongation of the easterly line of parcel of land conveyed by Sheriff's Deed to the City of Cleveland Land Reutilization Program on December 20, 1995 and known as being a subplot east of Sublot No. 172 in Chas. A. Bingham's Luna Heights Subdivision as part of the Original 100 Acre Lot No. 418 also known as Permanent Parcel Number (PPN) 128-02-030 as shown by recorded plat in Volume 42, Page 19 of the Cuyahoga County Map Records;

Thence, easterly along the centerline of Crestwood Avenue S.E. to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed by deed to James Reynolds on March 30, 1977 and known as being Sublot No. 126 in said subdivision, as shown by the recorded plat in Volume 42 of Maps, Page 19 of Cuyahoga County Map Records and being the same property conveyed by deed recorded in Volume 14452, Page 961 of Cuyahoga County Records (PPN: 128-02-070);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Grandview Avenue S.E.;

Thence, westerly along the centerline of Grandview Avenue S.E. to its intersection with the northerly prolongation of the easterly line of a parcel of land known as Sublot No. 40 in the Luna Heights Subdivision of part of the Original One Hundred Acre Lot Nos. 417 & 418 as shown by the recorded plat in Volume 42 of Maps, Page 19 of Cuyahoga County Map Records;

Thence, southerly along said easterly line and its southerly prolongation through the intersection of the centerline of Hulda Avenue and continuing southerly to its intersection with the northerly line of a parcel of land conveyed from Clara Velotta to Clyde W. Adams, Jr by deed on February 16, 1977 (PPN: 128-02-171);

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Shale Avenue S.E.;

Thence, westerly along the centerline of Shale Avenue S.E. to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed to Allen Christian by deed on July 12, 2011 as recorded by Cuyahoga County's AFN: 201107120175 (PPN: 128-07-005);

Thence, southerly along said northerly prolongation to its intersection with the southerly line of said parcel;

Thence, easterly along said southerly line to its intersection with the easterly line of Sublot 190 also known as a parcel of land conveyed to King Hou Lam recorded on September 22, 2014 (PPN: 128-07-031) in Cuyahoga County Records;

Thence, southerly along said easterly line and its southerly prolongation to its' intersection with the centerline of Rosehill Avenue;

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Thence, slightly southerly and westerly along the centerline of Rosehill Avenue to its intersection with the northerly prolongation of a parcel of land conveyed by deed to the Cuyahoga County Reutilization Program on March 10, 2015 and known as being Sublot No. 123 in the Van Sweringen Company's Re-Subdivision of the Weybridge Land Company's Subdivision of part of Original One Hundred Acre Lot Nos. 425 and 426, as shown by the recorded plat in Volume 49 of Maps, page 16 of Cuyahoga County Records (PPN: 128-06-050);

Thence, southerly along said northerly prolongation to its intersection with the southerly line thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 103<sup>rd</sup> Street;

Thence, southerly along said centerline to its intersection with the easterly prolongation of the northerly line of a parcel of land conveyed to the East End Neighborhood House Association by deed on July 3, 2008 and recorded by Cuyahoga County AFN: 200807030510 (PPN: 128-06-056);

Thence, westerly along said easterly prolongation of said northerly line and continuing westerly to its' intersection with the middle point of a parcel of land conveyed by a Deed of Survivorship to Jacob & Millie R. Thompson on November 23, 1984 and known as being Sublot No. 145 of said Subdivision of part of the Original One Hundred Acre Lot Nos. 425 & 426 (PPN: 128-05-026);

Thence, northwesterly from said point along said southerly line and its northwesterly prolongation to its intersection with the westerly line of Sublot No. 147 of said Subdivision;

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Rosehill Avenue S.E. (PPN: 128-05-024);

Thence, northeasterly along the southwesterly prolongation of the westerly line of Sublot No. 157 in the Van Sweringen Co.'s Resubdivision of the Weybridge Land Co.'s Subdivision No. 1 of part of Original One Hundred Acre Lot Nos. 425 and 426 as shown by the recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN: 128-05-040) to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land known as Sublot No. 1 in the Holmes and Everett Marshall's Resubdivision of Sublots Nos. 52, 54, 55, 58 and part of letter lots "A" and "B" of Z and S Bigelow's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 22 of Maps, Page 15 of Cuyahoga County Records (PPN: 128-05-041);

Thence, northeasterly along said westerly line to its intersection with the centerline of Shale Avenue S.E.;

Thence, northeasterly along the southwesterly prolongation of the westerly line of a parcel of land conveyed to Edward Perdue by deed dated November 17, 1983 and recorded as AFN: 00961270 in Cuyahoga County Records Book 31618, Page 25 (PPN: 128-01-018) to its' intersection with the northerly line thereof;

Thence, easterly along said northerly line to its intersection with the westerly line of a parcel of land conveyed to Cleveland New Homes L.P by Quit Claim Deed on January 31, 2017 as recorded in AFN: 201701310558 (PPN: 128-01-050);

Thence, northerly along said westerly line continuing through the intersection of the centerline of Hulda Avenue and continuing northerly to its' intersection with the centerline of Grandview Avenue;

Thence, easterly along said centerline to its' intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Lutheran Housing to Le-Arthur Lilly and Valeria D. Lilly, husband and wife, by deed on November 10, 1983 (PPN: 128-01-092);

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Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Crestwood Avenue;

Thence, easterly along the centerline of Crestwood Avenue to its intersection with the southerly prolongation of the westerly line of Sublot No. 136 in The Luna Heights Subdivision of part of Original One Hundred Acre Lot Nos. 417 and 418 as shown by recorded plat in Volume 42 of Maps, Page 19 of Cuyahoga County Records (PPN: 128-01-126);

Thence, northerly along said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land conveyed to William & Ethel Scott by deed from Geneva Scott on September 5, 1978 as recorded by AFN: 00314189 in Book 14844, Page 453 of Cuyahoga County Records also referred to as Sublot No. 172 in said Subdivision (PPN: 128-02-031);

Thence, northerly along said easterly line to its intersection with the northerly line of a parcel of land conveyed by Sheriff's Deed to the City of Cleveland Land Reutilization Program on December 20, 1994 and known as being the subplot east of Sublot No. 172 in the Chas A. Bingham's Luna Heights Subdivision as part of the Original One Hundred Acre Lot No. 418 as shown by recorded plat in Cuyahoga County Map Records (PPN:128-02-030);

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Crestwood Avenue S.E. and the point of origin;

**And as identified on the attached map shall be changed to a 'Two Family Residential District', a 'D' Area District and a '1' Height District;**

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

Beginning at the intersection of the centerline of Steinway Avenue (formerly Oakfield Avenue S.E.) and the centerline of Wamelink Avenue;

Thence, westerly along the centerline of Steinway Avenue to its intersection with the southwesterly prolongation of the easterly line of a parcel of land conveyed by deed to James (Jimmie) Walls dated June 27, 1997 as recorded in Auditor's File Number (AFN): 00518743 in Book 6198, Page 24 of Cuyahoga County Map Records and also known as part of Sublot Nos. 19, 20, 21, and 22 in Reuben Yeakel Subdivision of part of Original One Hundred Acre Lot Nos. 417, 424 and 425, as shown by the recorded plat in Volume 5 of Maps, Page 16 of Cuyahoga County Records, and also part of that certain strip of land formerly used as an alley running southerly from Yeakel Avenue to Steinway Avenue and the rear of Sublots Nos. 19 to 24, both inclusive in said Subdivision (PPN: 126-15-079);

Thence, northeasterly along said southwesterly prolongation to its intersection with the southerly line of PPN: 126-15-080 which has been consolidated by the Appraisal Department as PPN: 126-15-013 and deeded to New York Central Lines as recorded in Book 126, Page 15 of Cuyahoga County Map Records;

Thence, easterly along said southerly line to its intersection with the easterly line thereof;

Thence, northeasterly and then northerly along said easterly line to its intersection with the northerly line of a parcel of land conveyed by deed to James (Jimmie) Walls (PPN: 126-18-079) as recorded in Book 126, Page 15 of Cuyahoga County Map Records;

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Thence, westerly along said northerly line to its intersection with the most westerly line of a parcel of land (PPN: 126-15-061) deeded to New York Central Lines and also consolidated into PPN: 126-15-013;

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Yeakel Avenue N.E.;

Thence, westerly along the centerline of Yeakel Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Sheriff's Deed to the City of Cleveland Land Reutilization Program dated June 7, 1995 as recorded in AFN: 00031008 of Book 4392, Page 28 of Cuyahoga County Map Records (PPN: 126-15-057);

Thence, northerly along said southerly prolongation of said westerly line and its northerly prolongation to its intersection with the centerline of Cumberland Avenue (Formerly Charles Road);

Thence, easterly along the centerline of Cumberland Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as Sublot No. 109 in Yeakel and Orwig's Allotment of part of Original One Hundred Acre Lot Nos. 417 and 418 as shown by the recorded plat in Volume 5 of Maps, Page 17 of Cuyahoga County Records (PPN: 126-15-040);

Thence, northerly along said southerly prolongation of the westerly line and its northerly prolongation to its intersection with the centerline of Kennedy Court Southeast (SE);

Thence, easterly along the centerline of Kennedy Court to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed by deed to Melvin Walker dated November 9, 2012 as recorded in AFN: 201211090389 of Cuyahoga County Map Records (PPN: 126-16-054);

Thence, southerly along said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed by deed to Bernice Johns on June 1, 2001 (PPN: 126-16-052);

Thence, southerly along the northerly prolongation of the westerly line of said parcel to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of parcel of land conveyed by deed to Ebony Burks dated August 9, 2018 as recorded in Book 126, Page 16 of Cuyahoga County Fiscal Records (PPN: 126-16-051);

Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the centerline of Kennedy Avenue;

Thence, westerly along the centerline of Kennedy Avenue to its intersection with the northerly prolongation of easterly line of Sublot No. 10 in Richard Morrow's proposed Subdivision of part of Original One Hundred Acre Lots Nos. 417 and 418 (PPN: 126-16-085);

Thence, southerly along said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line to its intersection with the easterly line of a parcel of land conveyed by deed to Thomas and Jerdine King dated February 16, 1977 as recorded in AFN: 00070669 in Book 14439, Page 961 of Cuyahoga County Map Records (PPN: 126-16-037);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Cumberland Avenue S.E.;

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Thence, westerly along the centerline of Cumberland Avenue S.E. to its intersection with the northerly prolongation of the easterly line a parcel of land conveyed by deed to Joan Clarke dated February 1, 1990 as recorded in AFN: 00855670 of Book 640, Page 51 of Cuyahoga County Fiscal Records (PPN: 126-17-005);

Thence, southerly along said northerly prolongation of the easterly line and its southerly prolongation to its intersection with the centerline of Yeakel Avenue S.E.;

Thence, westerly along the centerline of Yeakel Avenue S.E. to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed by deed to Charles Brown dated February 21, 2001 and known as being part of Sublots Nos. 92 and 93 in Reuben Yeakel's Subdivision of part of Original One Hundred Acre Lots Nos. 417 and 425, as shown by the recorded plat of said Subdivision in Volume 10 of Maps, page 25 of Cuyahoga County Records (PPN: 126-17-037);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with Yeakel Court S.E.;

Thence, westerly along the centerline of Yeakel Court S.E. to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed by deed to Brian Priesler dated January 21, 1986 as recorded in AFN: 00144436 of Book 60282, Page 59 of Cuyahoga County Records (PPN: 126-17-008);

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Steinway Avenue;

Thence, westerly along the centerline of Steinway Avenue to its intersection with the northeasterly prolongation of the easterly line of Sublot No. 44 in J.T. Wamelink's Re-Subdivision of part of Original One Hundred Acre Lots Nos. 424 and 425, as shown by recorded plat in Volume 23 of Maps, Page 13 of Cuyahoga County Records (PPN: 126-18-052);

Thence, southwestward along said northeasterly prolongation of the easterly line and its southwestward prolongation to its intersection with the centerline of Wamelink Avenue;

Thence, northwesterly along the centerline of Wamelink Avenue S.E. to its intersection with the centerline of Steinway Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of East 110<sup>th</sup> Street and the westerly prolongation of the northerly line of a parcel of land conveyed by deed to Henry Banks, dated January 21, 2002 as recorded in Auditor's File Number (AFN): 200201310108 of Cuyahoga County Records (PPN: 128-02-023);

Thence, southerly along the centerline of East 110<sup>th</sup> Street to its intersection with the centerline of Shaker Boulevard;

Thence, southwestward along the centerline of Shaker Boulevard to its intersection with the centerline of Rosehill Avenue S.E.;

Thence, north and northwesterly along the centerline of Rosehill Avenue to its intersection with the southerly prolongation of the easterly line of a parcel of land known as Sublot No. 190 in Van Sweringen Company's Subdivision No. 1 of part of Original One Hundred Acre Lot Nos. 425 and 426, as shown by the recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN: 128-07-031);

Thence, north and slightly northwesterly along said southerly prolongation to its intersection with the southerly line of Sublot No. 24 in Zerniah M. Bigelow Subdivision of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 9 of Maps, Page 15 of Cuyahoga County Records (PPN: 128-07-006);

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Thence, westerly along said southerly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Shale Avenue S.E.;

Thence, easterly along said centerline of Shale Avenue to its intersection with the southerly prolongation of the easterly line of a parcel of land known as Sublot No. 5 in Zerniah M. Bigelow and Silas Bigelow's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 9 of Maps, Page 15 of Cuyahoga County Records (PPN: 128-02-171);

Thence, northerly along said southerly prolongation to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the westerly line of a parcel of land conveyed by Quit Claim Deed to Joseph Vascek dated December 23, 1991 as recorded by AFN: 00185554 in Book 18336, Page 28 of Cuyahoga County Records (PPN: 128-02-166);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Grandview Avenue;

Thence, easterly along the centerline of Grandview Avenue to its intersection with the southerly prolongation of the of the westerly line of Sublot No. 46 in The Luna Heights Subdivision of part of Original One Hundred Acre Lots Nos. 417 and 418, as shown by the recorded plat in Volume 42 of Maps, Page 19 of Cuyahoga County Records (PPN: 128-02-073);

Thence, northerly along said southerly prolongation and its northerly prolongation to its intersection with the centerline of Crestwood Avenue;

Thence, westerly along the centerline of Crestwood Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by deed to Peter Ford as dedicated in AFN: 00053281 in Book 14424, Page 419 of Cuyahoga County Records (PPN: 128-02-023);

Thence, northerly along said southerly prolongation to its intersection with the northerly line thereof;

Thence, easterly along said northerly line to its intersection with the centerline of East 110<sup>th</sup> Street and the point of origin;

And;

Beginning at the intersection of the centerline of East 104<sup>th</sup> (formerly Duffner) Street and the centerline of an alley formerly known as Albay Court S.E.;

Thence, southerly along the centerline of East 104<sup>th</sup> Street to its intersection with the centerline of Sophia Avenue;

Thence, westerly along the centerline of Sophia Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by deed to Randy Hill dated April 18, 1989 as recorded by AFN: 00725891 in Book 91840, Page 5 of Cuyahoga County Records (PPN: 128-12-093);

Thence, northerly along said southerly prolongation of westerly line to its intersection with the northerly line thereof;

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Thence, easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land known as being the northerly 38 feet of Sublots Nos. 25, 26, and 27 in Isaac H. Marshall's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 7 of Maps, Page 20 of Cuyahoga County Records (PPN: 128-12-123);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Stoughton Avenue;

Thence, easterly along the centerline of Stoughton Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by deed to Joseph & Ruby Hightower also known as being the Westerly 35 feet of the easterly 45 feet of Sublots 1 and 2 in Isaac H. Marshall Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 7 of Maps, page 20 of Cuyahoga County Records (PPN 128-12-110);

Thence, northerly along said the southerly prolongation of said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land conveyed by deed to Nathaniel Potis dated September 23, 2011 as recorded in AFN: 201109230368 of Cuyahoga County Records (PPN: 128-12-122);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Elwell Avenue;

Thence, easterly along the centerline of Elwell Avenue to its intersection with the centerline of East 97<sup>th</sup> (formerly Sperling) Street;

Thence, northerly along the centerline of East 97<sup>th</sup> Street to its intersection with the southerly line of a parcel of land conveyed by deed to Commonwealth Upscale Properties LLC dated July 14, 2017 as recorded in AFN: 201070140777 of Cuyahoga County Records (PPN:128-10-015);

Thence, easterly along said southerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line to its intersection with the northerly line of Sublot No. 67 in J.J. Ellwells Woodlands Hills Allotment of part of Original One Hundred Acre Lot Nos. 425 and 426, as shown by recorded plat in Volume 25 of Maps, Page 23 of Cuyahoga County Records (PPN 128-10-016);

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, northeasterly along the northeasterly prolongation of the easterly line of said parcel to its intersection with the northeasterly line of a parcel of land conveyed by deed to Stonecrest Investments LLC dated May 13, 2018 as recorded in AFN: 200805130899 of Cuyahoga County Records (PPN: 128-10-029);

Thence, southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the westerly line of Sublot No. 38 in The R. Edward Heirs Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 27 of Maps, Page 9 of Cuyahoga County Records (PPN 128-10-045);

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the northerly line of Sublot No. 36 in R. Edwards Heirs Subdivision of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 27 of Maps, Page 9 of Cuyahoga County Records (PPN 128-10-048);

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Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, southerly along the centerline of East 99<sup>th</sup> (formerly Beyer) Street to its intersection with the westerly prolongation of the northerly line of Sublot No. 43 in the aforementioned Subdivision and also known as a parcel of land conveyed to City of Cleveland Land Reutilization Program by Quit Claim Deed dated October 6 2016 as recorded by AFN: 201610060572 of Cuyahoga County Records (PPN: 128-11-047);

Thence, easterly along said prolongation of the northerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of Sublot No. 50 in said Allotment, as shown by the recorded plat in Volume 27 of Maps, Page 9 of Cuyahoga County Records (PPN 128-11-049);

Thence, southeasterly along said northerly line and its slightly southeasterly prolongation to its intersection with the centerline of East 102<sup>nd</sup> Street;

Thence, southerly along the centerline of East 102<sup>nd</sup> Street to its intersection with the centerline of an alley formerly known as Ariel Court;

Thence, easterly along the centerline of Ariel Court to its intersection with an alley formerly known as East 103rd Place;

Thence, southerly along the centerline of East 103rd Place to its intersection with the westerly prolongation of the northerly line of Sublot No. 84 in Prochaska and Polcar's South Woodland Avenue Subdivision of part of Original 100 Acre Lot No. 426 as shown by recorded plat in Volume 28 of Maps, Page 23 of Cuyahoga County Records (PPN 128-11-018);

Thence, easterly along the westerly prolongation of said northerly line and its easterly prolongation to its intersection with the centerline of East 104<sup>th</sup> Street;

Thence, southerly along the centerline of East 104<sup>th</sup> Street to its intersection with the centerline of the alley (formerly Albay Court) and the point of origin;

And;

Beginning at the intersection of the centerline of Sophia Avenue and the centerline of East 92<sup>nd</sup> Street;

Thence, northerly and northeasterly along the centerline of East 92<sup>nd</sup> Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to Kenneth B Jackson dated July 11, 2013 and known as being Sublot No. 1 in The Belt and Terminal Realty Company's Re-Subdivision No. 2 of part of Original One Hundred Acre Lot No. 424, as shown by the recorded plat in Volume 37 of Maps, Page 30 of Cuyahoga County Records (PPN 126-36-002);

Thence, easterly along said prolongation of northerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of a parcel of land conveyed to the City of Cleveland by Sheriff's Deed dated June 21, 1993 as recorded in AFN: 00530804 of Book 6280, Page 27 of Cuyahoga County Records (PPN:126-36-070);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land conveyed to the City of Cleveland Land Reutilization Program dated February 28, 2015 and known as being Sublot No. 3 in Frank Kysela's Re-Allotment of part of Original One Hundred Acre Lot No. 426, as shown by the recorded plat in Volume 26 of Maps, Page 14 of Cuyahoga County Records (PPN: 126-37-085);



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Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the southerly line of a parcel of land known conveyed to Bertha Robinson dated April 21, 1998 as recorded by AFN: 00728920 in Book 4610, Page 26 of Cuyahoga County Records (PPN: 126-37-081);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the easterly line of Sublot No. 151 in W. H. Osborn's et. Al. Re-allotment of part of Original One Hundred Acre Lots, Nos. 424 and 425, as shown by the recorded plat in Volume 5 of Maps, Page 25 of Cuyahoga County Records (PPN: 126-37-071);

Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the centerline of Woodhill Court;

Thence, easterly along the centerline of Woodhill Court to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed by deed to Martin & Victoria Goldsborough dated December 29, 1995 as recorded by AFN: 00163173 in Book 11175, Page 14 of Cuyahoga County Records and known as being Sublot No. 7 in The Stewart and Crowell's Subdivision of part of Original One Hundred Acre Lots Nos. 424 and 425, as shown by the recorded plat in Volume 7 of Maps, Page 21 of Cuyahoga County Records (PPN: 126-37-055);

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Sophia Avenue;

Thence, westerly along the centerline of Sophia Avenue to its intersection with the centerline of East 92<sup>nd</sup> Street and the point of origin;

**And as identified on the attached map shall be changed to a 'Multi-Family Residential' District, a 'G' Area District and a '2' Height District;**

**Section 3.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Martin Luther King Jr. Drive and the centerline of Buckeye Road;

Thence, westerly along the centerline of Buckeye Road to its intersection with the centerline of East 108<sup>th</sup> Street;

Thence, northerly along the centerline of East 108<sup>th</sup> Street to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being part of Parcel 2 in the John R. Edward Heirs' Subdivision of part of Original One Hundred Acre Lot No. 426, as shown by the recorded plat in Volume 27 of Maps, Page 7 of Cuyahoga County Records (PPN: 128-07-064);

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Larry & Wilda Jones dated June 23, 1978 as recorded in AFN: 00277739 of Book 14814, Page 275 of Cuyahoga County Records (PPN: 128-07-052);

Thence, southerly along said easterly line to its intersection with the southerly line of thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 106<sup>th</sup> Street (formerly East 107<sup>th</sup> Street);

Thence, southerly along the centerline of East 106<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of Sublot No. 1 in Rhoda S. Roberts Subdivision of part of Original One Hundred Acre Lot No. 426, as shown by the recorded plat in Volume 64 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-07-053);

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Thence, slightly northwesterly along said southerly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Morning Star Baptist Church dated October 9, 1998 and known as Sublot No. 5 (PPN: 128-07-056);

Thence, northerly along said easterly line to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of East 103<sup>rd</sup> Street (formerly Pioneer Street);

Thence, southerly along the centerline of East 103<sup>rd</sup> Street to its intersection with the centerline of Buckeye Road;

Thence, northwesterly along the centerline of Buckeye Road to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, southerly along the centerline of East 99<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of a parcel of land known as Sublot No. 35 in said Allotment as shown by the recorded plat in Volume 27 of Maps, Page 9 of Cuyahoga County Records (PPN: 128-10-049);

Thence, westerly along said southerly line to its intersection with the westerly line of Sublot No. 36 (PPN: 128-10-048);

Thence, southwestwesterly along said westerly line and its southwestwesterly prolongation to its intersection with the southwestwesterly line of a parcel of land conveyed to The Cleveland Electric Illuminating Company by deed dated December 11, 2002 and known as part of Original One Hundred Acre Lot 425 as recorded in Volume 5222, Page 482 in Cuyahoga County Records (PPN: 128-10-003);

Thence, northwesterly along said southwestwesterly line to its intersection with the northwesterly line of a parcel of land conveyed to Stonecrest Investments, LLC dated May 13, 2008 as recorded by AFN: 200805130899 (PPN: 128-10-029);

Thence, southwestwesterly along said line and its southwestwesterly prolongation to its intersection with the southerly line of a parcel of land conveyed by deed to Commonwealth Upscale Properties LLC dated July 14, 2017 as recorded by AFN: 201707140777 of Cuyahoga County Records (PPN: 128-10-004);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of Woodhill (formerly Newburgh) Road;

Thence, northeasterly along the centerline of Woodhill Road to its intersection with the centerline of Buckeye Road;

Thence, northwesterly along the centerline of Buckeye Road to its intersection with the centerline of Ambler Avenue (formerly Highland Street S.E.);

Thence, southwestwesterly and southerly along the centerline of Ambler Avenue to its intersection with the centerline of Holton Avenue S.E.;

Thence, westerly along the centerline of Holton (formerly Morton) Avenue to its intersection with the centerline of McCurdy Street;

Thence, northerly along the centerline of McCurdy Street and continuing northeasterly to its intersection with the centerline of Buckeye (formerly Edwards) Road;

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Thence, northwesterly along the centerline of Buckeye Road to its intersection with the centerline of East 93<sup>rd</sup> Street;

Thence, northeasterly along the centerline of East 93<sup>rd</sup> Street to its intersection with the centerline of Steinway Avenue;

Thence, easterly along the centerline of Steinway Avenue to its intersection with the centerline of Wamelink Avenue;

Thence, southeasterly along the centerline of Wamelink Avenue to its intersection with the centerline of Woodhill Road;

Thence, northeasterly along the centerline of Woodhill Road to its intersection with the northwesterly prolongation of the southerly line of Sublot No. 152 in The Van Sweringen Company's ReSubdivision of the Weybridge Land Company's Subdivision No. 1 of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN 128-05-005);

Thence, southeasterly along said line to its intersection with the southeasterly line thereof;

Thence, northerly along said line to its intersection with the southerly line of Sublot No. 147 in the Van Sweringen Company's Resubdivision of Weybridge Land Company's Subdivision of part of Original One Hundred Acre Lot Nos. 425, and 426, as shown by the recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN: 128-05-024);

Thence, southeasterly along said southerly line and its southeasterly prolongation to its intersection with the southerly line of Sublot 145 or a parcel of land conveyed by deed to Millie Thompson dated November 23, 1984 as recorded by AFN: 01110300 in Book 45579, Page 56 of Cuyahoga County Records (PPN: 128-05-026);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of East 103<sup>rd</sup> Street;

Thence, northerly along the centerline of East 103<sup>rd</sup> Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed by deed to AEP Charter Shaker LLC dated January 12, 2015 as recorded in AFN: 201501120217 and known as Sublot No. 101 in the aforementioned Subdivision (PPN: 128-06-055);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of Sublot No. 122 in the Van Sweringen Company's Re-Subdivision of the Weybridge Land Company's Subdivision No. 1 part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN: 128-06-051);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Rosehill Avenue;

Thence, easterly and southeasterly along Rosehill Avenue S.E. to its intersection with the centerline of Shaker Boulevard (north of the Cleveland Interurban R.R. Co.);

Thence, northeasterly along the centerline of Shaker Boulevard to its intersection with the centerline of Martin Luther King Jr. Drive;

Thence, southerly and southwesterly along said centerline to its intersection with the centerline of Buckeye Road and the point of origin;

**And as identified on the attached map shall be changed to a 'Residence Office' District, a 'E' Area District and a '3' Height District;**

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## **Section. 4. That the Use District of lands bounded and described as follows:**

Beginning at the intersection of the centerline of Buckeye Road and the centerline of Ambler (formerly Highland Street S.E.) Avenue;

Thence, southeasterly along the centerline of Buckeye Road to its intersection with the centerline of Woodhill Road;

Thence, southwestery along the centerline of Woodhill Road to its intersection with the centerline of Holton Avenue S.E.;

Thence, westerly along the centerline of Holton Avenue to its intersection with the centerline of Ambler Avenue;

Thence, northerly along the centerline of Ambler Avenue and northeasterly to its intersection with the centerline of Buckeye Road and the point of origin;

***And as identified on the attached map shall be changed to 'Residence-Industry' District, a 'E' Area District and a '3' Height District;***

## **Section 5. That the Use District of lands bounded and described as follows:**

Beginning at the intersection of the centerline of East 92<sup>nd</sup> Street and the centerline of Holton (formerly Morton) Avenue;

Thence, easterly along the centerline of Holton (Morton) Avenue to its intersection with the centerline of Woodhill (Newburgh) Road;

Thence, southwestery along the centerline of Woodhill Road to its intersection with the easterly prolongation of the southerly line of Sublot No. 4 in Winslow and Sharp's Subdivision of parts of Original One Hundred Acre Lots Nos. 424 and 425 as shown by the recorded plat in Volume 5 of Maps, Page 47 of Cuyahoga County Records (PPN: 126-37-014);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the easterly prolongation of the southerly line of Sublot No. 13 in said allotment as shown by recorded plat in Volume 5 of Maps, Page 47 of Cuyahoga County Records (PPN: 126-36-125);

Thence, westerly along said easterly prolongation of the southerly line and its westerly prolongation to its intersection with the westerly line of a parcel of land conveyed to Steve McCreary & Loretta Davis dated April 3, 1985 as recorded by AFN: 00011093 in Book 51997, Page 42 in Cuyahoga County Records (Sublot No. 96 or PPN: 126-36-070);

Thence, southerly along said westerly line to its intersection with the southerly line of Sublot No. 29 in A.P. Winslow and C.O. Sharp's Allotment of part of Original One Hundred Acre Lots Nos. 424 and 425, as shown by the recorded plat in Volume 5 of Maps, Page 47 of Cuyahoga County Records and a small part of Sublot No. 1 in the Belt and Terminal Realty Company's Re-Subdivision No. 2 of part of Original One Hundred Acre Lot No. 424, as shown by the recorded plat in Volume 37 of Maps, Page 30 of Cuyahoga County Records (PPN 126-36-001);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 92<sup>nd</sup> Street;

Thence, northeasterly along the centerline of East 92<sup>nd</sup> Street to its intersection with the centerline of Holton Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of Buckeye Road and centerline of East 99<sup>th</sup> (formerly Beyer) Street;

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Thence, southeasterly along the centerline of Buckeye Road S.E. to its intersection with the centerline of East 103<sup>rd</sup> Street;

Thence, northerly along the centerline of East 103<sup>rd</sup> Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed by deed to Michael & Linda Craig dated September 7, 2016 as recorded in AFN: 201609070239 of Cuyahoga County Records (PPN: 128-06-063);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of Sublot No. 5 in The Rhoda S. Roberts Subdivision of part of Original One Hundred Acre Lot No. 426, as shown by recorded plat in Volume 64 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-07-056);

Thence, southerly along said easterly line to its intersection with the westerly prolongation of the northerly line of Sublot No. 4 in aforementioned Subdivision 4 (PPN: 128-07-057);

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line to its intersection with the northerly line of Sublot No.3 and part of Sublot No. 2 in The Rhoda S. Roberts Subdivision of part of Original One Hundred Acre Lot No. 426, as shown by recorded plat in Volume 64 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-07-058);

Thence, southeasterly along said northerly line and its southeasterly prolongation to its intersection with the centerline of East 106<sup>th</sup> (formerly East 107<sup>th</sup>) Street;

Thence, northerly along the centerline of East 106<sup>th</sup> Street to its intersection with the westerly prolongation of the northerly line of Parcel No. 2 in Edward Heir's Subdivision of part of Original One Hundred Acre Lot No. 426, as shown by recorded plat in Volume 27 of Maps, Page 7 of Cuyahoga County Records (PPN: 128-07-060);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land conveyed to Dorothy Bolla by Quit Claim deed dated June 11, 1993 as recorded in AFN: 00525128 of Book 5963, Page 37 of Cuyahoga County Records (PPN: 128-07-062);

Thence, northerly along said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of East 108<sup>th</sup> Street;

Thence, southerly along the centerline of East 108<sup>th</sup> Street to its intersection with the centerline of Buckeye Road;

Thence, northwesterly along the centerline of Buckeye Road to its intersection with the northerly prolongation of the easterly line of Sublot No. 11 in Prochaska and Polcar's "South Woodland Avenue Allotment" of part of Original One Hundred Acre Lot No. 426, as shown by the recorded plat in Volume 28 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-15-003);

Thence, southerly along said northerly prolongation to its intersection with the southerly line thereof;

Thence, slight northwesterly along said southerly line and its northwesterly prolongation to its intersection with the centerline of East 104<sup>th</sup> Street;

Thence, northerly along said East 104<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of Sublot No. 8 in the aforementioned allotment (PPN: 128-11-017);

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Thence, westerly along said southerly line and its westerly prolongation to its intersection with the alley also known as the centerline of East 103<sup>rd</sup> Place;

Thence, northerly and westerly along said centerline to its intersection with the centerline of East 102<sup>nd</sup> Street;

Thence, northerly along the centerline of East 102<sup>nd</sup> Street to its intersection with the southeasterly prolongation of the southerly line of Sublot No. 62 in R. Edwards Subdivision of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 27 of Maps, Page 8 of Cuyahoga County Records (PPN: 128-11-009);

Thence, northwesterly along said southeasterly prolongation of said southerly line to its intersection with the easterly line of Sublot 44 and part of Sublots No. 45 and 46 in R. Edwards Heir's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in in Volume 27 of Maps, Page 9 of Cuyahoga County Records (PPN 128-11-048);

Thence, southerly along said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, northerly along the centerline of East 99<sup>th</sup> Street to its intersection with the centerline of Buckeye Road and the point of origin;

***And as identified on the attached map shall be changed to 'Local-Retail Business' District, an 'F' Area District and a '2' Height District;***

## **Section 6. That the Use District of lands bounded and described as follows:**

Beginning at the intersection of the centerline of Yeakel Avenue and the centerline of East 93<sup>rd</sup> (formerly Oakdale) Street;

Thence, easterly along the centerline of Yeakel Avenue to its intersection with the northeasterly prolongation of the easterly line of Sublot No. 66 in Reuben Yeakel's Subdivision of part of Original One Hundred Acre Lots Nos. 417, 424, and 425 as shown by the recorded plat in Volume 5 of Maps, Page 16 of Cuyahoga County Records (PPN: 126-15-059);

Thence, southwestwesterly along said easterly line and its southwestwesterly prolongation to its intersection with the northerly line of a parcel of land conveyed by deed to NGP Inc. dated September 28, 1988 as recorded by AFN: 00638874 in Book 85055, Page 62 of Cuyahoga County Fiscal Records (PPN: 126-15-079);

Thence, easterly along said northerly line to its intersection with the easterly line of a the aforementioned parcel of land that has been consolidated by New York Lines into PPN: 126-15-080 and is also better known as PPN: 126-15-013;

Thence, southerly along said easterly line to its intersection with the southeasterly line thereof;

Thence, southwestwesterly along said line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line to its intersection with the easterly line of a parcel of land known as being parts of Sub Lots Nos. 19, 20, 21 and 22 in Reuben Yeakel's Subdivision of part of Original 100 Acre Lots Nos. 417, 424, and 425 as shown by the recorded plat in Volume 5 of Maps, Page 16 of Cuyahoga County Records and also part of that certain strip of land formerly used as an alley running Southerly from Yeakel Avenue, S.E. to Steinway Avenue, S.E., along the rear of Sublots Nos. 19 to 25 both inclusive in said Subdivision (PPN 126-15-079);

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Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the centerline of Steinway Avenue;

Thence, westerly and southwesterly along the centerline of Steinway Avenue to its intersection with the centerline of Buckeye (formerly Woodland) Road;

Thence, northwesterly along the centerline of Buckeye Road to its intersection with the southwesterly prolongation of the northwesterly line of Sublot No. 10 in Reuben Yeakel's Allotment of part of Original One Hundred Acre Lot Nos. 417, 424 and 425 as recorded in Volume 5 of Maps, Page 16 of Cuyahoga County Records (PPN: 126-14-032);

Thence, northeasterly along said southwesterly prolongation to its intersection with the northerly line thereof;

Thence, easterly along said northerly line to its intersection with the centerline of Tanto Court S.E.;

Thence, easterly along Tanto Court S.E. to its intersection with the centerline of East 93<sup>rd</sup> Street;

Thence, northerly along the centerline of E. 93<sup>rd</sup> Street to its intersection with the centerline of Yeakel Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of Woodhill Road and the westerly prolongation of the northerly line of Sublot No. 132 of the Luna Heights Subdivision of part of Original One Hundred Acre Lot Nos. 417 and 418, as shown by the recorded plat in Volume 42 of Maps, Page 19 of Cuyahoga County Records (PPN: 128-01-002);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Gary & Victoria Smith Cooper dated April 8, 1997 as recorded by AFN: 0043008 in Book 3067, Page 59 of Cuyahoga County Fiscal Records (PPN: 128-01-125);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Crestwood Avenue;

Thence, westerly along the centerline of Crestwood Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed by Quit Claim Deed to Willie Jones dated September 11, 1991 recorded by AFN: 00136582 in Book 15830, Page 24 of Cuyahoga County Records and also known as Sublot No. 88 in Charles A. Bingham's Luna Heights Subdivision of part of Original 100 Acre Lots Nos. 417 and 418 (PPN: 128-01-005);

Thence, southerly along said easterly and its southerly prolongation to its intersection with the centerline of Grandview Avenue;

Thence, westerly along the centerline of Grandview Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land conveyed by Sheriff's Deed to the City of Cleveland Land Reutilization Program dated February 28, 2008 as recorded by AFN: 200802280193 in Cuyahoga County Fiscal Records (PPN: 128-01-013);

Thence, southerly along said northerly prolongation of said easterly line and its southerly prolongation to its intersection with the northerly prolongation of the easterly line of Sublot No. 4 and 5 in The H.H. Subdivision of part of Original One Hundred Acre Lot Nos. 417, 418, 425 and 426 as shown on Lot Consolidation for Buckeye Homes II Limited Partnership, as recorded in Volume 284 of Maps, Page 18 of Cuyahoga County Records (PPN: 128-01-051);

Thence, southerly along said easterly line and its southerly and southwesterly prolongation to its intersection with the centerline of Shale Avenue;

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Thence, southwesterly along the northeasterly prolongation of the southeasterly line of a parcel of land that was deeded to the Cuyahoga Metropolitan Housing Authority dated January 1, 1975 and formerly known as the Retreat of the YMCA Girls Home (PPN: 128-05-001) to its intersection with the southerly line thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Robert Seuferer dated September 11, 2013 as recorded in AFN: 201309110047 of Cuyahoga County Fiscal Records (PPN: 128-05-002);

Thence, southerly and southwesterly along said easterly line and its southwesterly prolongation to its intersection with the southerly line of Sublot No. 152 in The Van Sweringen Company's ReSubdivision of the Weybridge Land Company's Subdivision No. 1 of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by recorded plat in Volume 49 of Maps, Page 16 of Cuyahoga County Records (PPN 128-05-005);

Thence, westerly along said southerly line and its slight northwesterly prolongation to its intersection with the centerline of Woodhill Road;

Thence, southwesterly along the centerline of Woodhill Road to its intersection with the centerline of Wamelink Avenue;

Thence, northwesterly along the centerline of Wamelink Avenue to its intersection with the southwesterly prolongation of the westerly line of a parcel of land conveyed by deed to Shaker Woodhill Corp dated August 3, 1965 as recorded by AFN: 00911211 in Book 11635, Page 863 of Cuyahoga County Fiscal Records (PPN: 126-18-007);

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Steinway (formerly Oakfield) Avenue S.E.;

Thence, easterly along the centerline of Steinway Avenue S.E. to its intersection with the southerly prolongation of the westerly line of Sublot No. 90 in R. Yeakel's Allotment of part of Original One Hundred Acre Lots Nos. 417 and 425, as shown by the recorded plat in Volume 10 of Maps, Page 25 of Cuyahoga County Records (PPN 126-17-008);

Thence, northerly along said southerly prolongation to its intersection with the northerly line thereof;

Thence, easterly along said northerly line to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Sheriff's Deed to Lois Lomazov dated August 4, 1978 as recorded in AFN: 00299020 of Book 14832, Page 65 of Cuyahoga County Fiscal Records (PPN: 126-17-007);

Thence, northerly along said southerly prolongation of said westerly line and its northerly prolongation to its intersection with the centerline of Yeakel Avenue S.E.;

Thence, easterly along the centerline of Yeakel Avenue S.E. to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being parts of Sublots Nos. 107 and 108 in R. Yeakel's Allotment of part of Original One Hundred Acre Lots Nos. 417 and 425, as shown by recorded plat in Volume 10 of Maps, Page 25 of Cuyahoga County Records (PPN: 126-17-006);

Thence, northerly along the southerly prolongation of said line and continuing along its northerly prolongation to its intersection with the centerline of Cumberland Avenue;

Thence, easterly along the centerline of Cumberland Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Deed to Jerdine King dated December 18, 1996 as recorded by AFN: 00397796 in Book 12363, Page 6 of Cuyahoga County Fiscal Records (PPN: 126-16-038);

Thence, northerly along said prolongation to its intersection with the northerly line thereof;



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Thence, easterly along said northerly line to its intersection with the westerly line of a parcel of land conveyed by deed to Rochelle Jones dated September 29, 2014 as recorded in AFN: 201709290571 of Cuyahoga County Fiscal Records (PPN: 126-16-086);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Kennedy Avenue S.E.;

Thence, easterly along the centerline of Kennedy Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Sheriff's Deed to the City of Cleveland Land Reutilization Program dated June 24, 1993 as recorded in AFN: 00534362 of Book 6461, Page 54 of Cuyahoga County Fiscal Records (PPN: 126-16-049);

Thence, northeasterly along the southerly prolongation of the westerly line of said parcel to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of Woodhill Road;

Thence, northeasterly along said centerline to its intersection with the westerly prolongation of the northerly line of Sublot No. 132 and the point of origin;

And;

Beginning at the intersection of the centerline of East 97<sup>th</sup> (formerly Sperling) Street and the centerline of Elwell Avenue;

Thence, westerly along the centerline of Elwell Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as Sublot No. 2 in J.J. Elwell's Woodland Hills Allotment of part of Original One Hundred Acre Lot No. 425, as shown by the recorded plat in Volume 25 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-12-002);

Thence, southerly along the northerly prolongation of said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line to its intersection with the easterly line of a parcel of land known as being Sublot No. 44 in Isaac H. Marshall's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat in Volume 7 of Maps, Page 20 of Cuyahoga County Records (PPN: 128-12-003);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Stoughton (formerly Stanley) Avenue;

Thence, westerly along the centerline of Stoughton Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as being Sublot No. 49 in the aforementioned Subdivision (PPN: 128-12-006);

Thence, southerly along the northerly prolongation of said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line to its intersection with the westerly line of a parcel of land known as being part of Sublot No. 28 in Josef Heina's Allotment of part of Original One Hundred Acre Lots Nos. 425 and 426, as shown by the recorded plat of said Allotment in Volume 13 of Maps, Page 42 of Cuyahoga County Records (PPN: 128-12-093);

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Sophia (formerly Heina) Avenue;

Thence, westerly along the centerline of Sophia Avenue S.E. to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by deed to Martin & Victoria Goldsborough dated December 29, 1995 as recorded by AFN: 00163173 in Book 1175, Page 14 of Cuyahoga County Fiscal Records (PPN: 126-37-055);

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Thence, northerly along said prolongation to its intersection with the centerline of Woodhill Court S.E.;

Thence, westerly along said centerline to its intersection with the westerly line of a parcel of land known as being the northerly ½ of Sublot No. 141 in W. H. Osborn and other's Re-Allotment of part of Original One Hundred Acre Lots Nos. 424 and 425, as shown by the recorded plat in Volume 5 of Maps, page 25 of Cuyahoga County Records (PPN: 126-37-029);

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the northerly line of a parcel of land known as being part of Sublot No. 148 and part of the vacated portion of East 94<sup>th</sup> Place in William H. Osborn and others Re-allotment of part of Original 100 Acre Lots Nos. 424 and 425, as shown by the recorded plat in Volume 5 of Maps, Page 25 of Cuyahoga County Records (PPN 126-37-020);

Thence, easterly along said northerly line to its intersection with the easterly line of Sublot No. 16 in Frank Kysela's Re-Allotment of part of Original One Hundred Acre Lot No. 425, as shown by the recorded plat in Volume 26 of Maps, Page 14 of Cuyahoga County Records (PPN: 126-37-081);

Thence, northeasterly along said easterly line and its northeasterly prolongation to its intersection with the northerly line of a parcel of land conveyed by deed to Sylvester Hall dated July 16, 1976 as recorded in AFN: 00990550 in Book 14268, Page 397 of Cuyahoga County Fiscal Records (PPN: 126-37-084);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of Woodhill (formerly Newburgh) Road;

Thence, southwestwesterly along the centerline of Woodhill (formerly Newburgh) Road to its intersection with the westerly prolongation of the southerly line of a parcel of land conveyed by deed (PPN 128-10-004);

Thence, westerly along said southerly line to its intersection with westerly line of a parcel of land known as the northerly thirty-nine (39) feet of Sublot No. 67 in J. J Elwell's Woodlands Hills Allotment of part of Original One Hundred Acre Lot Nos. 425 and 426, as shown by the recorded plat in Volume 25 of Maps, Page 23 of Cuyahoga County Records (PPN 128-10-016);

Thence, southerly along said westerly line to its intersection with the southerly line of a parcel of land conveyed by deed to Commonwealth Upscale properties LLC dated July 14, 2017 as recorded by AFN: 201707140777 in Cuyahoga County Records (PPN 128-10-015);

Thence, westerly along said southerly line to its intersection with the northerly prolongation of the centerline of East 97<sup>th</sup> (Sperling) Street;

Thence, southerly along said centerline to its intersection with the centerline of Elwell Avenue and the point of origin;

***And as identified on the attached map shall be changed to 'Limited Retail Business' District, an 'F' Area District and a '2' Height District;***

## **Section 7. That the Use District of lands bounded and described as follows:**

Beginning at the intersection of the centerline of Buckeye Road and the centerline of Martin Luther King Jr Drive;

Thence, southerly along the centerline of Martin Luther King Jr Drive to its intersection with the centerline of Lamontier Avenue;

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Thence, westerly along the centerline of Lamontier Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being Sublot No. 239 in The Johnson Realty Company's Subdivision of part of Original One Hundred Acre Lot No. 433 and 434 as shown by the recorded plat in Volume 46 of Maps, page 14 of Cuyahoga County Records (PPN: 128-14-043);

Thence, northerly along said westerly line to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the easterly line of a parcel of land known as being Sublot No. 40 in Prochaska and Polcar's "South Woodland Avenue Allotment", of part of Original Lot No. 426 and a Re-allotment of Joseph Duffner's Allotment, of a part of said Original Lot No. 426, as shown by the recorded plat in Volume 28 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-14-039);

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Sophia Avenue;

Thence, westerly along the centerline of Sophia Avenue to its intersection with the centerline of East 104<sup>th</sup> (formerly Duffner) Street;

Thence, northerly along the centerline of East 104<sup>th</sup> Street to its intersection with the northwesterly prolongation of the northerly line of a parcel of land known as being Sublot No. 12 in the aforementioned Allotment, as shown by recorded plat in Volume 28 of Maps, Page 23 of Cuyahoga County Records (PPN: 128-15-041);

Thence, southeasterly along said prolongation to its intersection with the easterly line thereof;

Thence, northerly along the northerly prolongation of said easterly line to its intersection with the centerline of Buckeye Road;

Thence, southeasterly along the centerline of Buckeye Road to its intersection with the centerline of Martin Luther King Jr Drive and the point of origin;

***And as identified on the attached map shall be changed to 'Institutional Research' District, a 'K' Area District and a '3' Height District;***

## **Section 8. That the Use District of lands bounded and described as follows:**

Beginning at the intersection of the centerline of Woodhill Road and the centerline of Wamelink Avenue;

Thence, southwesterly along the centerline of Woodhill Road to its intersection with the centerline of Holton Avenue;

Thence, westerly along the centerline of Holton Avenue to its intersection with the centerline of McCurdy Street;

Thence, northerly and northeasterly along the centerline of McCurdy Street to its intersection with the centerline of Buckeye Road;

Thence, northwesterly along the centerline of Buckeye Road to its intersection with the centerline of East 93<sup>rd</sup> Street

Thence, northeasterly along the centerline of East 93<sup>rd</sup> Street and easterly along the centerline of Steinway Avenue to its intersection with the centerline of Wamelink Avenue;

Thence, southeasterly along the centerline of Wamelink Avenue to its intersection with the centerline of Woodhill Road and the point of origin;

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**And as identified on the attached map shall be established as 'Urban Core Overlay District'**

**Section 9.** That the street frontages described as follows:

The western side of Woodhill Road between the northerly line of a parcel of land conveyed by Quit Claim Deed to Mary Travels dated September 15, 1978 as recorded by AFN: 00319075 in Book 14848, Page 889 of Cuyahoga County Records (PPN: 126-16-049) and the centerline of Wamelink Avenue;

And;

The western side of Woodhill Road between Holton Avenue and Sophia Avenue;

And;

The northeastern side of Wamelink Avenue between Steinway Avenue and Woodhill Road;

And;

The southern side of Holton Avenue between East 93<sup>rd</sup> Street and Woodhill Road;

And;

The west side of East 93<sup>rd</sup> Street between Tanto Court and Steinway Avenue;

And;

The east side East 93<sup>rd</sup> Street between Yeakel Avenue and Steinway Avenue;

And;

The north side of Steinway Avenue between East 93<sup>rd</sup> Street and the easterly line of a parcel of land conveyed by deed to James (Jimmie) Walls dated June 27, 1997 as recorded in AFN: 00518743 in Book 6198, Page 24 of Cuyahoga County Fiscal Records (PPN: 126-15-079);

And;

The north side Buckeye Road between East 93<sup>rd</sup> Street and the northwesterly line of a parcel of land known as Sublot No. 10 in Rueben Yeakel's Alotment of part of Original One Hundred Acre Lot Nos. 417, 424 and 425 (PPN: 126-14-032);

And;

The north side of Steinway Avenue between East 93<sup>rd</sup> Street and the easterly line of PPN 126-15-079;

And;

The eastern side of Woodhill Road between the northerly line of a parcel of land conveyed by deed to Buckeye Area Development Corporation dated October 1, 1996 and recorded by AFN: 00348076 in Book 9743, Page 14 of Cuyahoga County Records (PPN 128-01-002) and Sophia Avenue;

And;

The northern and southern side of Shaker Boulevard between Woodhill Road and Martin Luther King Jr. Drive;

And;

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The northern and southern sides of Buckeye Road between Woodhill Road and Martin Luther King Jr. Drive;

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

**Section 10.** That the existing Mapped Building Setback of five (5) feet from the property line shall be removed from easterly frontage of East 93<sup>rd</sup> Street between Yeakel Avenue and Steinway Avenue;

And;

That the existing Mapped Building Setback of five (5) feet from the property line shall be removed from the westerly frontage of East 93<sup>rd</sup> Street between the northerly line of a parcel of land known as being Sublot No. 13 in Reuben Yeakel's Subdivision of part of Original One Hundred Acre Lot No. 417, 424, and 425 as shown by the recorded plat in Volume 5 of Maps, Page 16 of Cuyahoga County Records (PPN: 126-14-029) and Steinway Avenue;

And;

That the existing Mapped Building Setback of five (5) feet from the property line shall be removed from the northeasterly side of Buckeye Road between the northwesterly line of a parcel of land conveyed to the City of Cleveland Land Reutilization Program by deed dated September 16, 1996 as recorded by AFN: 00335856 in Book 9082, Page 10 of Cuyahoga County Fiscal Records (PPN 126-18-032) and the northwesterly line of a parcel of land known as Sublot No. 9 in the J.T. Wamelink Re-Subdivision of part of the Original One Hundred Acre Lots Nos. 424 and 425 as shown by the recorded plat in Volume 23 of Maps, Page 13 of Cuyahoga County Records (PPN: 126-18-026);

And;

That the existing Mapped Building Setback of ten (10) feet from the property line shall be removed from the northeasterly side of Buckeye Road between the northwesterly line of the aforementioned PPN: 126-18-026 and the southeasterly line of a parcel of land conveyed to Conrad & Ernestine Wilson by deed dated May 6, 1977 as recorded in Volume 14465, Page 707 of Cuyahoga County Records (PPN: 126-18-017);

And;

That the existing Mapped Building Setback of twenty-one (21) feet from the property line shall be removed from the northwesterly and southeasterly frontages of Shaker Boulevard between Woodhill Road and Martin Luther King Jr Boulevard;

And;

That the existing Mapped Building Setback of ten (10) feet from the property line shall be removed from the northerly and southerly frontage of Buckeye Road between Woodhill Road and Martin Luther King Jr. Boulevard;

***And, as outlined on the attached map are hereby removed from the Building Zone Maps of the City of Cleveland.***

**Section 11.** That the change of zoning of lands described in Section 1 through 10 shall be identified as Map Change No. 2591, 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 12.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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