

# Ordinance No. 567-2025

By Council Member McCormack

## AN ORDINANCE

Changing the Use, Area, and Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road as shown on the attached map (Map change 2670).

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### BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Chatham Avenue and the centerline of West 26<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 26<sup>th</sup> Street to its intersection with the centerline of Monroe Avenue;

Thence, northeasterly along the centerline of Monroe Avenue to its intersection with the centerline of West 25<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 25<sup>th</sup> Street to its intersection with the centerline of the Columbus Road ramp;

Thence, southeasterly and northeasterly along the centerline thereof, to its intersection with the centerline of Columbus Road;

Thence, northerly along the centerline of Columbus Road to its intersection with the centerline of Abbey Avenue;

Thence, westerly along the centerline of Abbey Road to its intersection with the centerline of Gehring Avenue;

Thence, southerly along the centerline of Gehring Avenue, continuing southwesterly along Chatham Avenue to its intersection with the centerline of West 26<sup>th</sup> Street, and the point of origin;

And;

Beginning at the intersection of the centerline of Bridge Avenue and the centerline of West 28<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 28<sup>th</sup> Street to its intersection with the southwesterly prolongation of the southerly line of a parcel of land known as being the Easterly 34 feet of the Northerly 100 feet of Sublot No. 88 in Barber and Lord's Subdivision of part of Original Brooklyn Township Lots Nos. 51, 52, 69 and 70, as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga County Records and more commonly known as permanent parcel number PPN 007-10-147;

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

Thence, southerly along said northeasterly line and its southwesterly prolongation to its intersection with the northerly line of a parcel of land known as being the northerly one-half of Sublot No. 779, in Barber & Lord's Allotment of part of Original Brooklyn Township Lot Nos. 51, 52, 69, and 70, as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga County records and more commonly known as PPN 007-10-043;

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Thence, northeasterly along said northerly line and its northeasterly prolongation to its intersection with the centerline of West 26<sup>th</sup> Street;

Thence, northwesterly along the centerline of West 26<sup>th</sup> Street to its intersection with Carroll Avenue;

Thence, northeasterly along the centerline of Carroll Avenue to its intersection with the southeasterly prolongation of the easterly line of a parcel of land known as being Sublot No. 455 and the east half of Sublot No. 456 in Barber and Lord's Subdivision of part of Original Brooklyn Township Lots Nos. 51, 52, 69 & 70 as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga County Records and more commonly known as PPN 003-38-057;

Thence, northwesterly along the southeasterly prolongation of said line to its intersection with the centerline Bridge Avenue;

Thence, southwesterly along the centerline of Bridge Avenue to its intersection with the centerline of West 28<sup>th</sup> Street and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'K' Area District and a '3' Height District

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

Beginning at the intersection of the centerline of Carroll Avenue and the centerline of West 26<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 26<sup>th</sup> Street to its intersection with the southwesterly prolongation of the northerly line of a parcel known as being the Southeasterly 32 feet of the Southwesterly 111.5 feet of Sublot No. 96 in Barber and Lord's Subdivision of part of Original Brooklyn Township Lots Nos. 51, 52, 69 & 70, as shown by the recorded plat in Volume 11 of Maps, Page 26 of Cuyahoga county Records and more commonly known as PPN 007-10-038;

Thence, northeasterly along said northerly line to its intersection with the centerline of West 25<sup>th</sup> Place;

Thence southeasterly along the centerline of West 25<sup>th</sup> Place to its intersection with the centerline of Chatham Avenue;

Thence, northeasterly along the centerline of Chatham Avenue to its intersection with the centerline of West 25<sup>th</sup> Street;

Thence, northwesterly along the centerline of West 25<sup>th</sup> Street to its intersection with the centerline of Bridge Avenue;

Thence, southwesterly along the centerline of Bridge Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being part of West 26<sup>th</sup> Place in Barber & Lord's Subdivision of part of Original Brooklyn Township Lots 51, 52, 69, and 70, as shown by the recorded plat in Volume 11, Page 26 of Cuyahoga County Records, and further known as being part of the easterly 1/2 of vacated West 26<sup>th</sup> Place as vacated by Ordinance No. 654-96, and more commonly known as PPN 003-38-012;

Thence southeasterly along said westerly line and its southeasterly prolongation to its intersection with the centerline of Carroll Avenue;

Thence, southwesterly along the centerline of Carroll Avenue to its intersection with the centerline of West 26<sup>th</sup> Street and the point of origin;

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And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'K' Area District and a '4' Height District

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

Beginning at the intersection of the centerline of Bridge Avenue and the centerline of West 25<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 25<sup>th</sup> Street to its intersection with the centerline of Lorain Avenue;

Thence, northeasterly along the centerline of Lorain Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being part of the Willeyville Allotment of part of Original Brooklyn Township Lots 60 and 70; and also being part of Sublots 101 and 102, and part of a 16.5 foot vacated alley as shown by the recorded plat in Volume 2, Page 16 of Cuyahoga County Records and more commonly known as PPN 003-23-023;

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

Thence, westerly along said northerly line to its intersection with the easterly line of a parcel of land known as being Sublots Nos. 111, 112 and 113 in the Willeyville Allotment of part of Original Brooklyn Township Lots Nos. 69 and 70, as shown by the recorded plat in Volume 2 of Maps, Page 16, of Cuyahoga County Records and more commonly known as PPN 003-23-084;

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

Thence, westerly along the centerline of Franklin Avenue to its intersection with the northeasterly prolongation of the centerline of Bridge Avenue;

Thence, southwesterly along the centerline of Bridge Avenue to its intersection with the centerline of West 25<sup>th</sup> Street and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'K' Area District and a '5' Height District

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

Beginning at the intersection of the centerline of Carroll Avenue and the centerline of West 32<sup>nd</sup> Street;

Thence, southwesterly along the centerline of Carroll street to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being Consolidated Lot "A" in the West 32 Street and Carroll Avenue consolidation Survey for Saint Ignatius High School, Inc., being all of the Sublot Nos. 300, 301 and 302 in the Barber and Lord Subdivision as recorded in Map volume 11, Page 26 of Cuyahoga County Records and more commonly known as PPN 003-36-103;

Thence, southeasterly along said westerly line and its southeasterly prolongation to its intersection with the centerline of Penn Court;

Thence, northeasterly along the centerline of Penn Court to its intersection with the centerline of West 32<sup>nd</sup> Street;

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Thence southeasterly along the centerline of West 32<sup>nd</sup> Street to its intersection with the centerline of Chatham Avenue;

Thence, northeasterly along the centerline of Chatham Avenue to its intersection with the centerline of West 28<sup>th</sup> Street;

Thence, northwesterly along the centerline of West 28<sup>th</sup> Street to its intersection with the centerline of Carroll Court;

Thence, southwesterly along the centerline of Carroll Court to its intersection with the centerline of West 30<sup>th</sup> Street;

Thence, southeasterly along the centerline of West 30<sup>th</sup> Street to its intersection with the centerline of Carroll Avenue;

Thence, southwesterly along the centerline of Carroll Avenue to its intersection with the centerline of West 32<sup>nd</sup> Street and the point of origin;

And as identified on the attached map shall be changed to a 'Institutional Research' District, a 'G' Area District and a '2' Height District

Section 5. That the street frontages are described as follows:

The southerly side of Abbey Avenue between Columbus Road and Gehring Avenue;

And;

The easterly side of Gehring Avenue between Abbey Avenue and West 25<sup>th</sup> Street;

And;

The westerly side of West 25<sup>th</sup> Street between Chatham Avenue and Monroe Avenue;

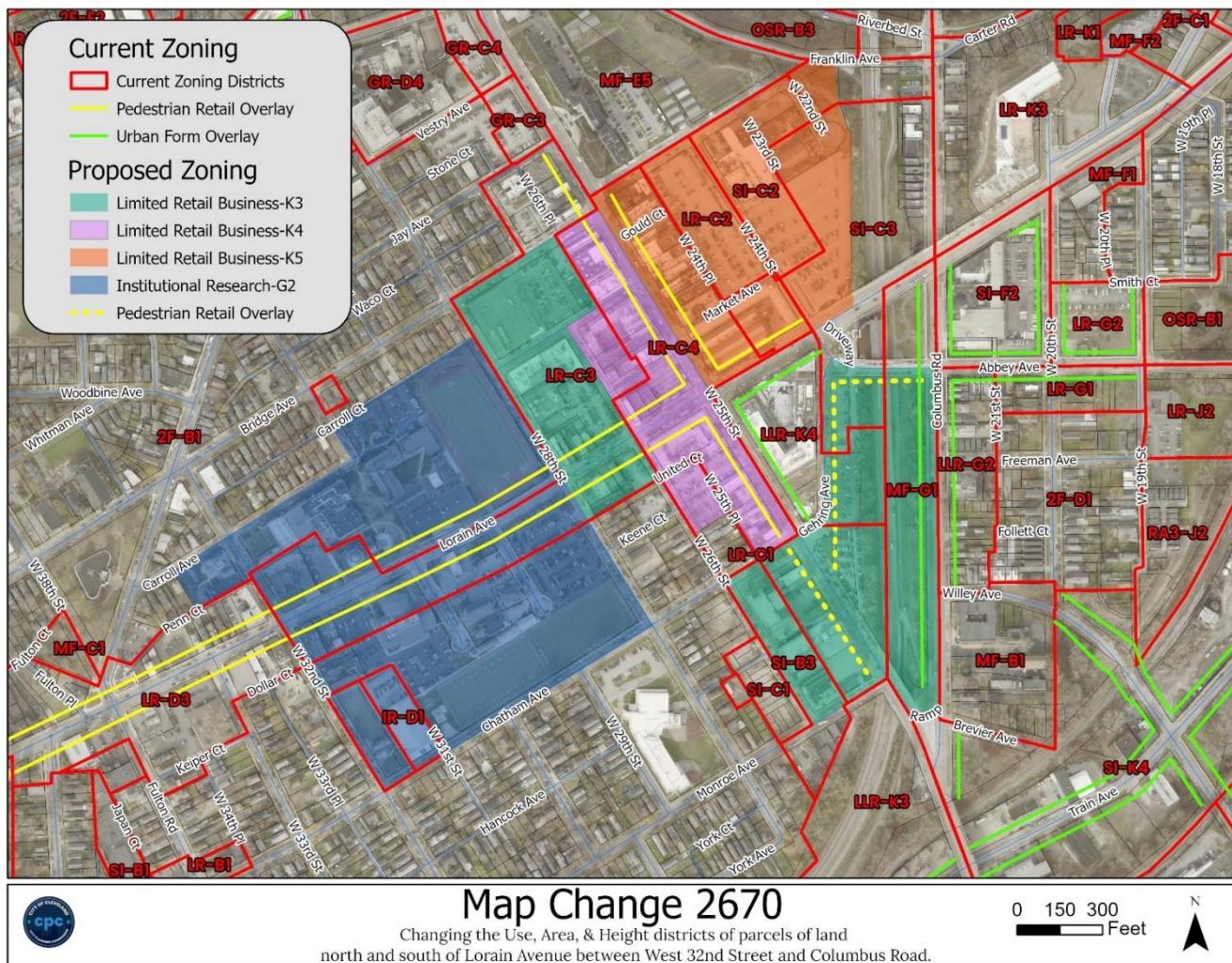
And, as identified on the attached map, shall be established as 'Pedestrian Retail Overlay District'

Section 6. That the change of zoning of lands described in Section 1 through 5 shall be identified as Map Change 2670, 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 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

KR:uo  
4-28-2025  
FOR: Councilmember McCormack

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By Council Member McCormack

AN ORDINANCE

Changing the Use, Area, and Height Districts of parcels of land north and south of Lorain Avenue between West 32nd Street and Columbus Road as shown on the attached map (Map change 2670).

READ FIRST TIME on APRIL 28, 2025  
and referred to DIRECTORS of City Planning Commission, Law;  
COMMITTEE on Development Planning and Sustainability

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

REPORT  
After second Reading

PASSAGE RECOMMENDED BY  
COMMITTEE ON  
DEVELOPMENT, PLANNING AND  
SUSTAINABILITY

FILED WITH COMMITTEE