

# Map Change 2692

## Development, Planning, & Sustainability

### July 08, 2025



CITY OF CLEVELAND  
Mayor Justin M. Bibb

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CITY PLANNING COMMISSION

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## Proposal

Changing the Use, Area, and Height districts of parcels of land north and south of Payne Ave between East 32nd Street and East 38th Street.

(Map Change 2692)

## Purpose

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

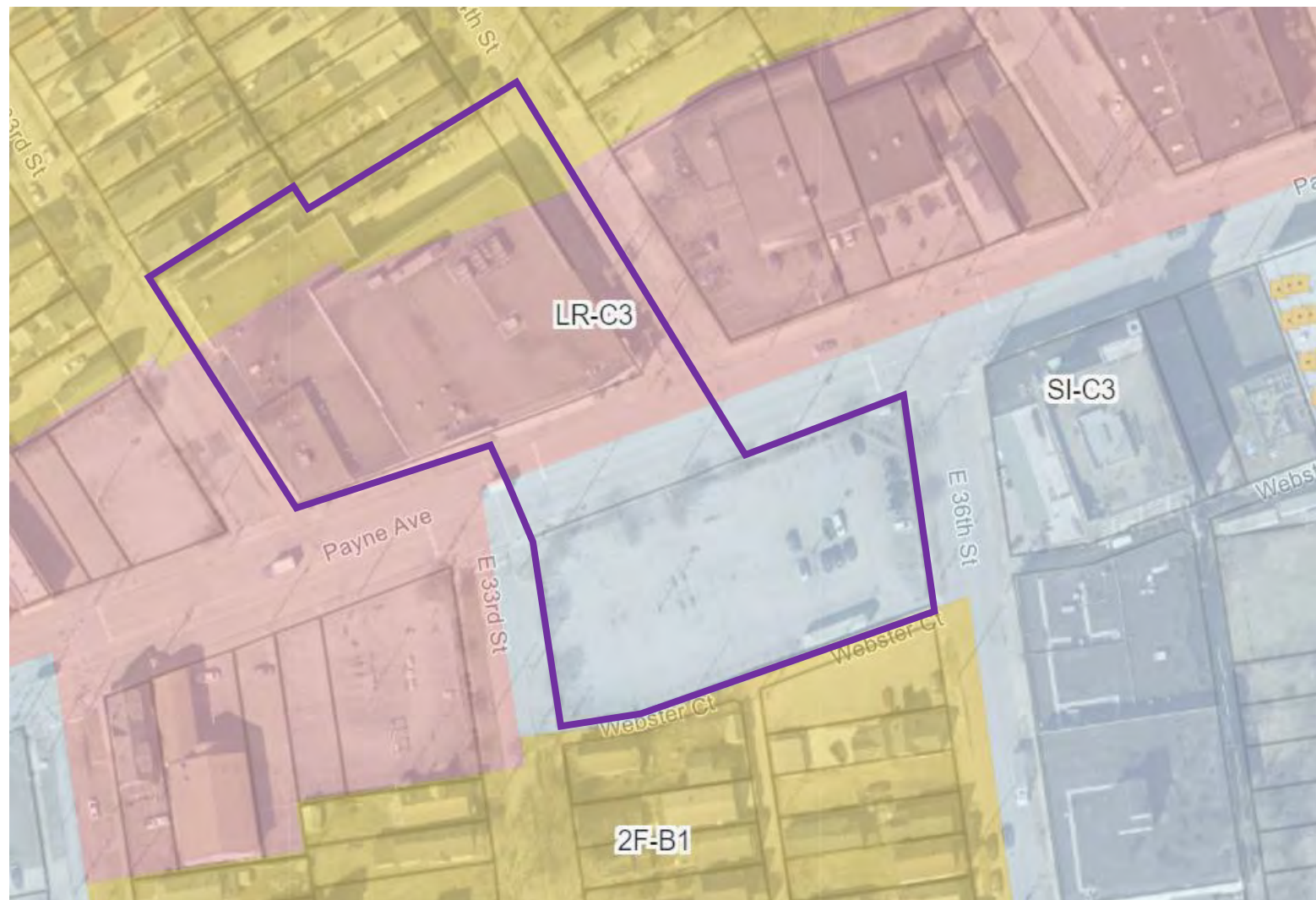
To replace the long-vacant Dave's Grocery Store with 65 units of affordable housing.

To promote infill development with 55 units of affordable housing along the south side of Payne Ave.

To promote walkability by establishing mapped setbacks in context with existing building form and uses.

To revitalize Payne Ave and provide neighborhood amenities for new and existing residents.

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## Current Zoning:

- Two-Family-B1
- Local Retail-C3
- Semi-Industry-C3



## Proposed Land Use 2020

- RECREATION/OPEN SPACE
- SINGLE / TWO FAMILY
- MULTI-FAMILY
- RETAIL
- MIXED USE
- INSTITUTIONAL
- LIGHT INDUSTRY

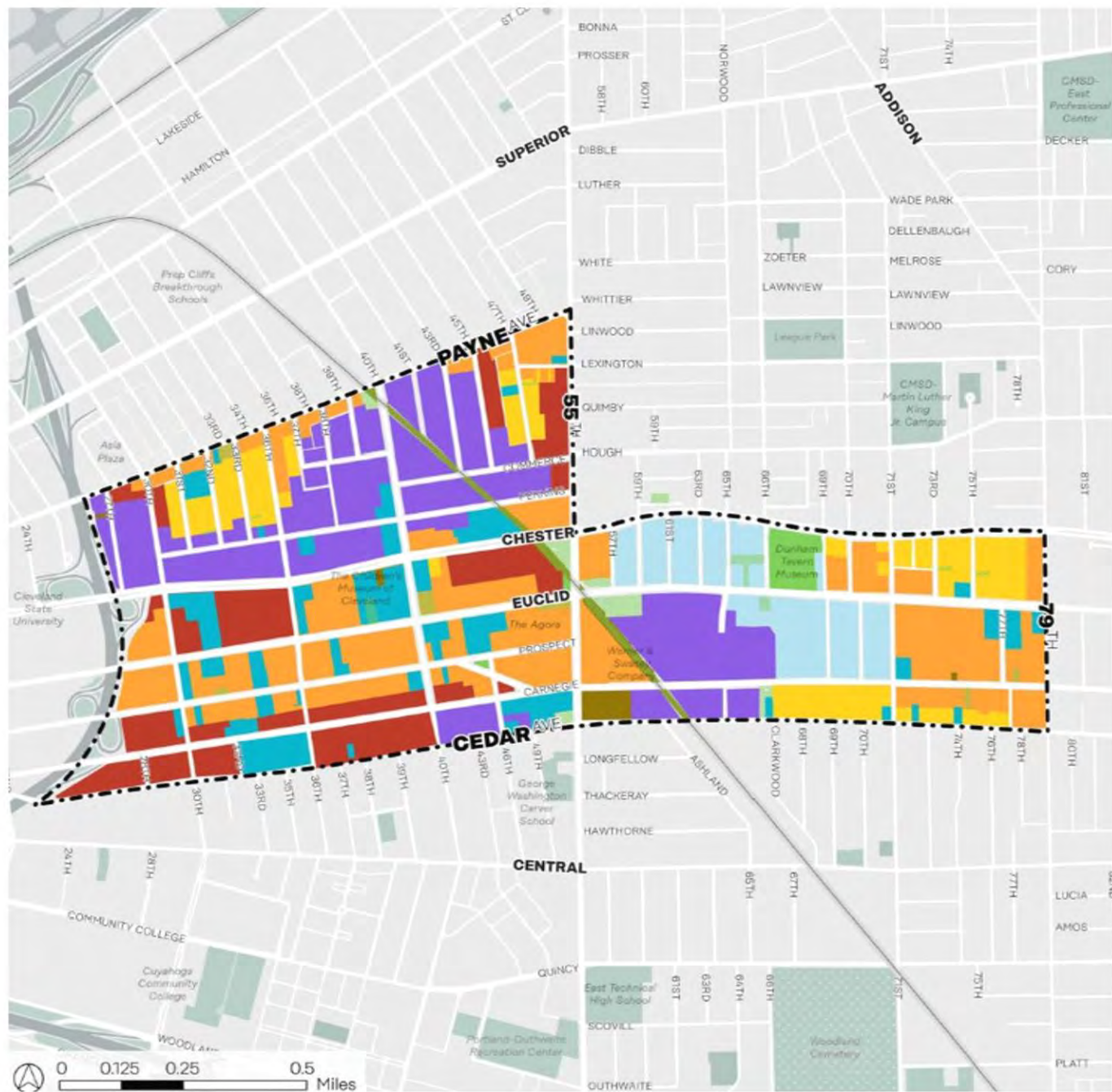


Connecting Cleveland 2020  
Proposed Land Use

200  
Feet







## PROPOSED LAND USE

- MIDTOWN BOUNDARY
- RAIL
- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- MIXED USE - IND / COM
- INSTITUTIONAL (Existing)
- INNOVATION DISTRICT
- OPEN SPACE - Potential
- OPEN SPACE - Existing
- UTILITIES

(Source: 2019 Parcel data provided by MidTown, Inc., Interface Studio)

## MIDTOWN NEIGHBORHOOD VISION PLAN

# Encourage new housing developments



The approximately 1,300 units of housing that exist in MidTown are scattered across the area with few units available for sale or rent. The relatively low population density brings challenges in attracting retail and services to MidTown. To better connect employers to potential employees and provide more customers for area businesses, MidTown needs to grow its residential base. MidTown should encourage mixed-income housing to serve residents and families of all shapes and sizes, set clear expectations for new developments under the influence or friendly ownership, and smooth the pathway for new private development that meets the typological needs and expectations of the neighborhood.

### ACTIONS

- ☐ Play a more active role in attracting housing development that meets neighborhood needs
  - ☐ Double housing units to 2,600 over next five years with at least 50% affordable at rents below 80% AMI.
- ☐ Pursue new housing that works for working families
- ☐ Ease the pathway for new residential development
- ☐ Reuse empty buildings for new apartments

### RELATED MTC INITIATIVES:

- Equitable Housing Study
- Warner-Swasey Redevelopment
- Historic District Designation
- TCF Land Banking



## MIDTOWN NEIGHBORHOOD VISION PLAN

# Reduce housing stress



Explore a range of options to promote paths to purchase and homeownership and permanent affordability for local residents. Keep people in their homes, and improve those structures. Stable, affordable housing is a key social determinant of health. MidTown must continue to be a home for residents and families of all backgrounds. Financing, programming, and assistance are needed to reduce the stress often felt by local families in trying to maintain their homes or remain in the community as real estate prices fluctuate.

### ACTIONS

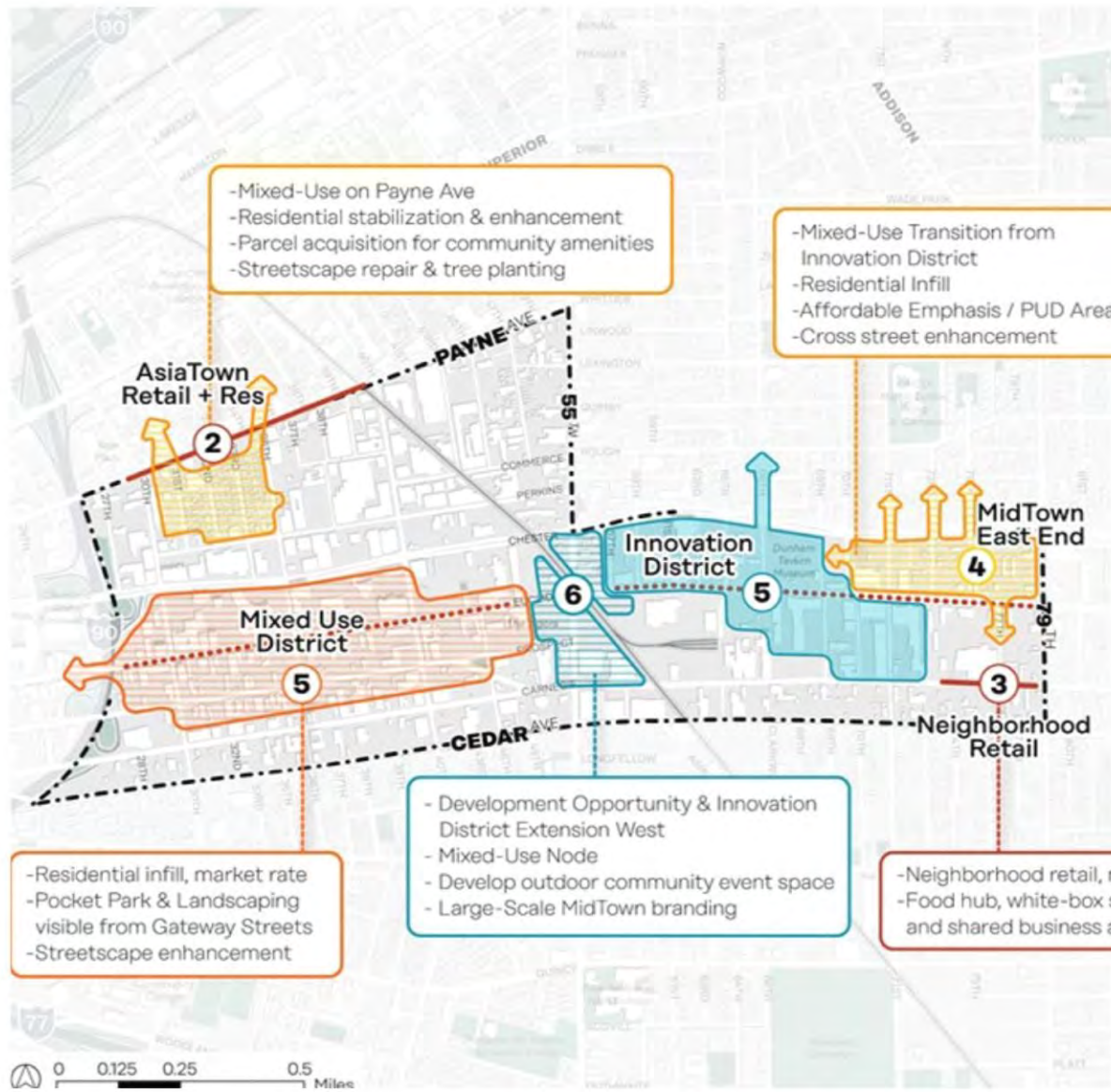
- ☐ Retain and maintain existing naturally occurring affordable housing (NOAH)
- ☐ Allow and encourage a variety of models to promote homeownership
  - ☐ Community-controlled land or development - Community Land Trust or Limited-Equity Housing Co-ops (LEHCs); Rent-to-Own Models; Limited Equity Co-ops
- ☐ Homeownership and Education Counseling; Real estate training for all
- ☐ Encourage innovative approaches that link housing and social conditions
- ☐ Be an advocate for Citywide reform of property tax system to protect longtime residents

### RELATED MTC INITIATIVES:

- MTC Equitable Housing Assessment
- MTC Equitable Economic Development Plan
- MTC's RE 101 Online Course
- Participation in City's Tax Abatement Study







### Payne Avenue near E 33rd Street VISIONARY ELEMENTS

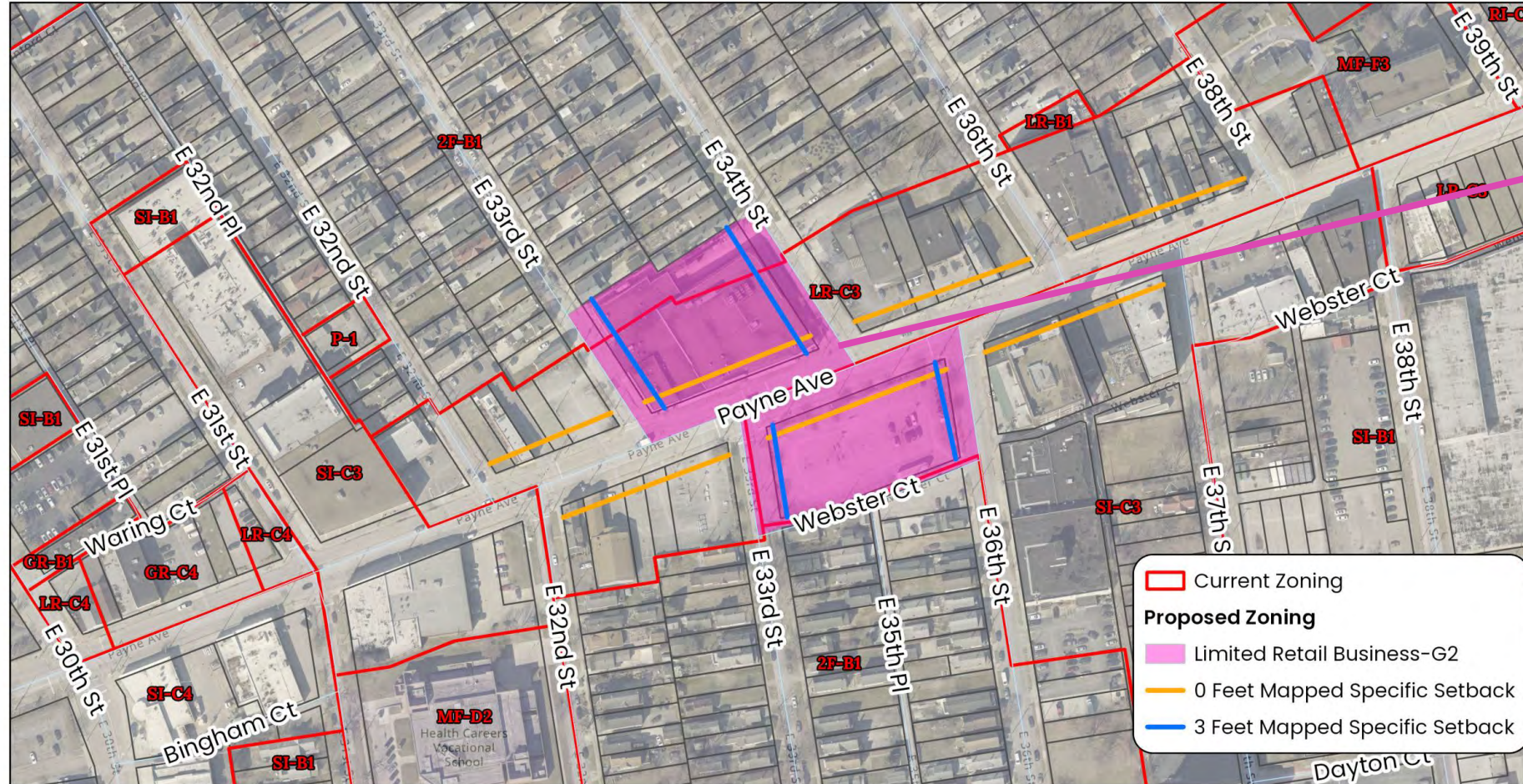




## Limited Retail Business- G2

### General Permitted Uses:

- Retail stores, drugstores, & food stores
- Professional offices & banks
- All residential uses
- Restaurants
- Mixed-use development





# Mapped Setbacks

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# Current Context

CITY of CLEVELAND


MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION

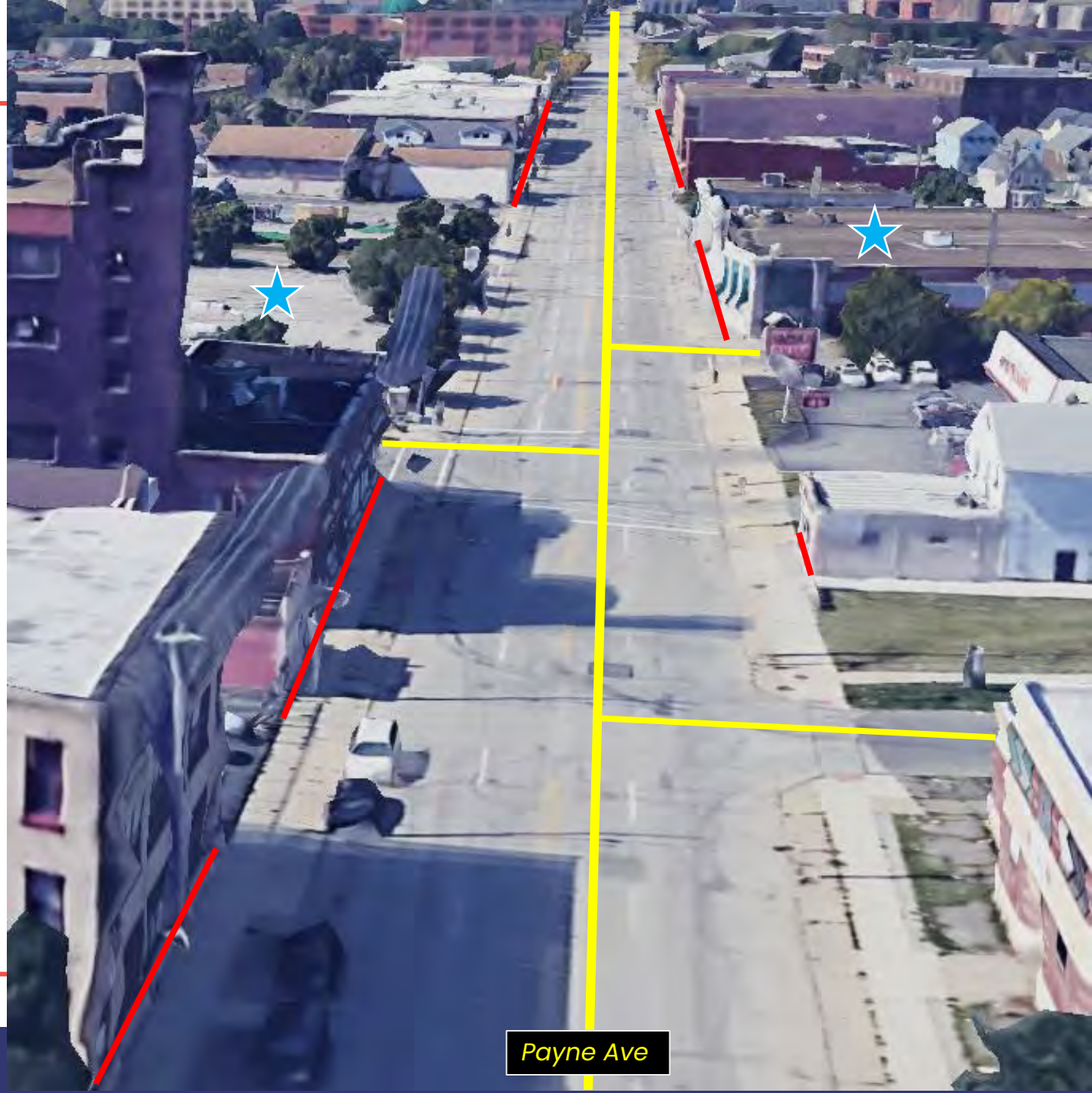




# Current Context

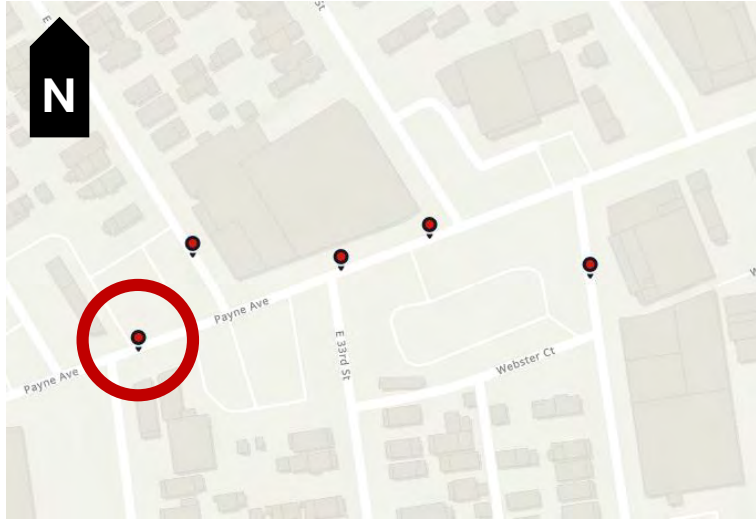
 = existing 0' setback along Payne Ave

 = site of interest





# Current Context



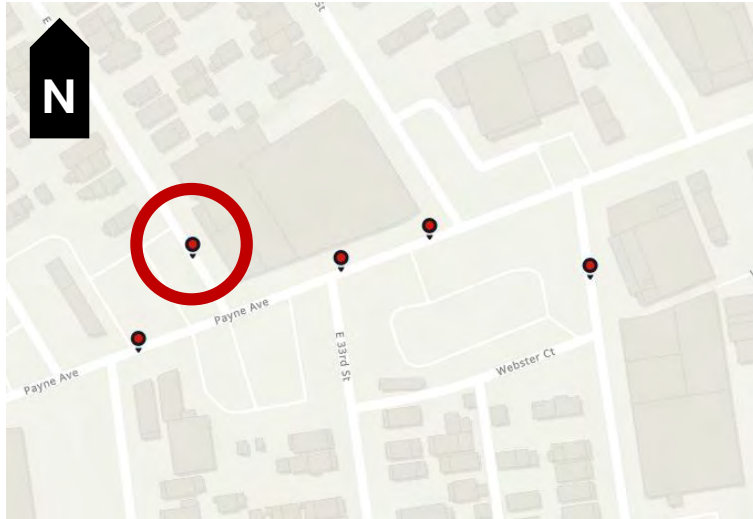
*Payne Ave, looking east*



*Payne Ave, looking east*

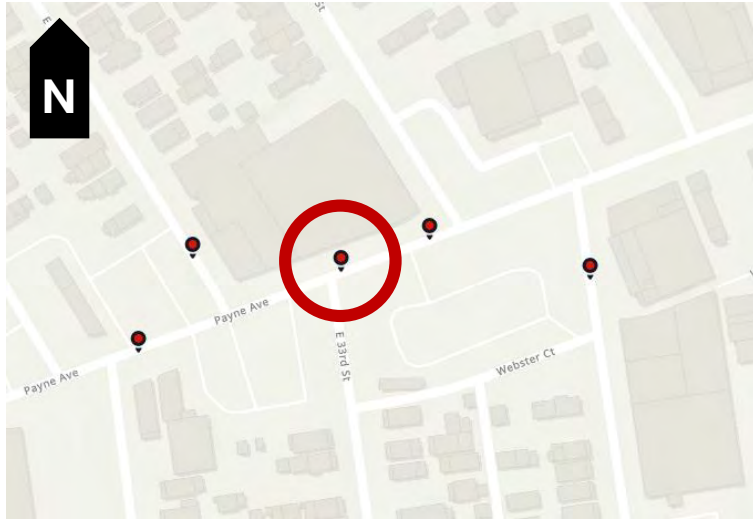


# Current Context



*E 33<sup>rd</sup> St, looking north*

# Current Context



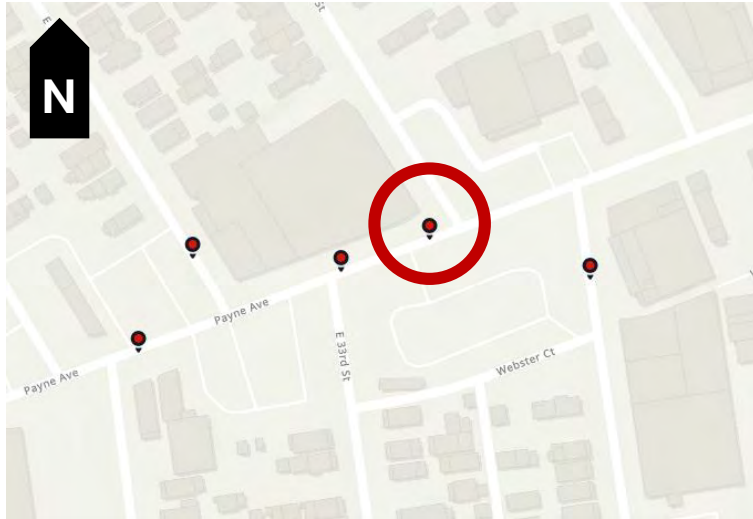
*Payne Ave, looking south*



*Payne Ave, looking east*



# Current Context

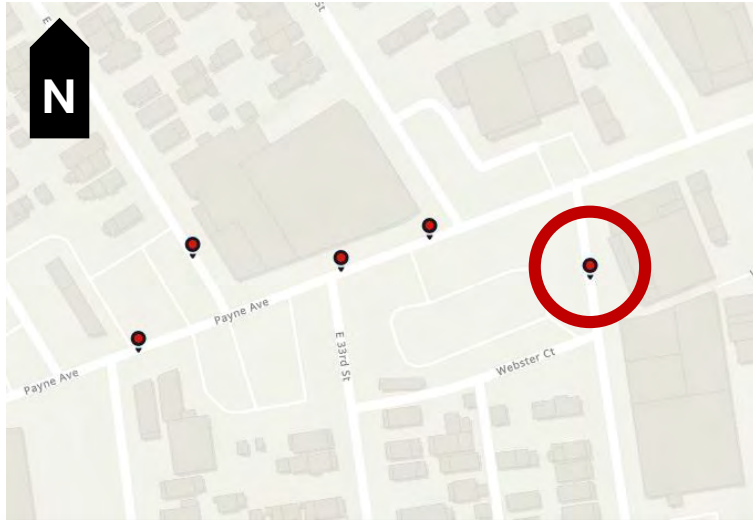


Corner of Payne Ave & E 33<sup>rd</sup> St

Payne Ave, looking west



# Current Context

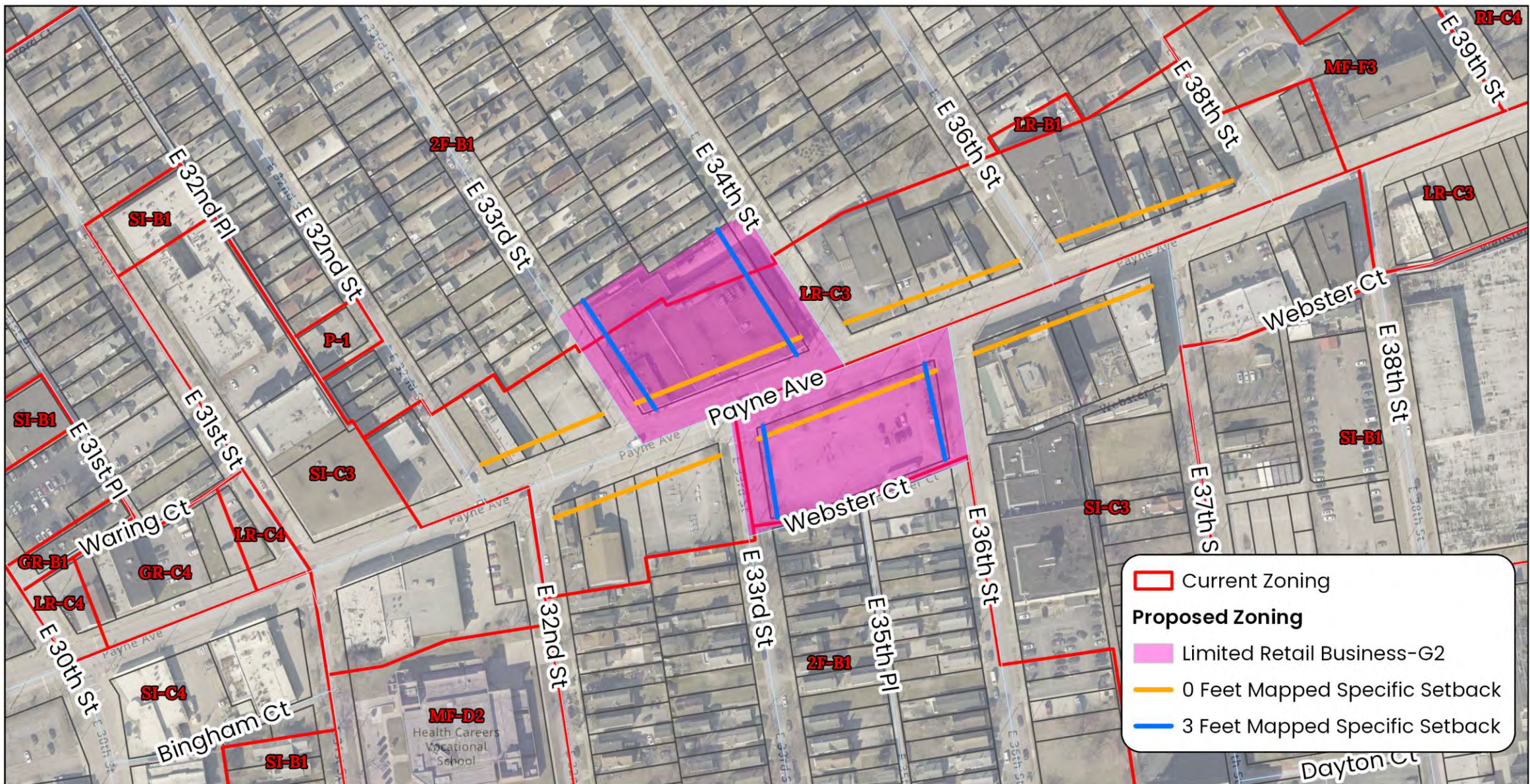


*E 36<sup>th</sup> St, looking west*



*E 36<sup>th</sup> St, looking north*





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