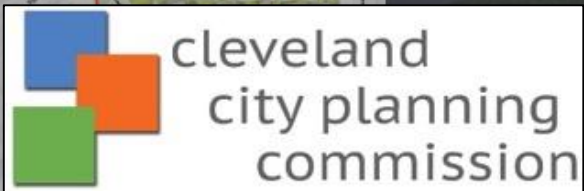


# Map Change 2650

Development, Planning & Sustainability Committee  
August 9, 2022



# Proposal

Changing the Area & Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arey Road and adding an eight (8) foot Specific mapped Setback from the property line fronting Murray Hill Rd (Map Change 2650)

# Purpose

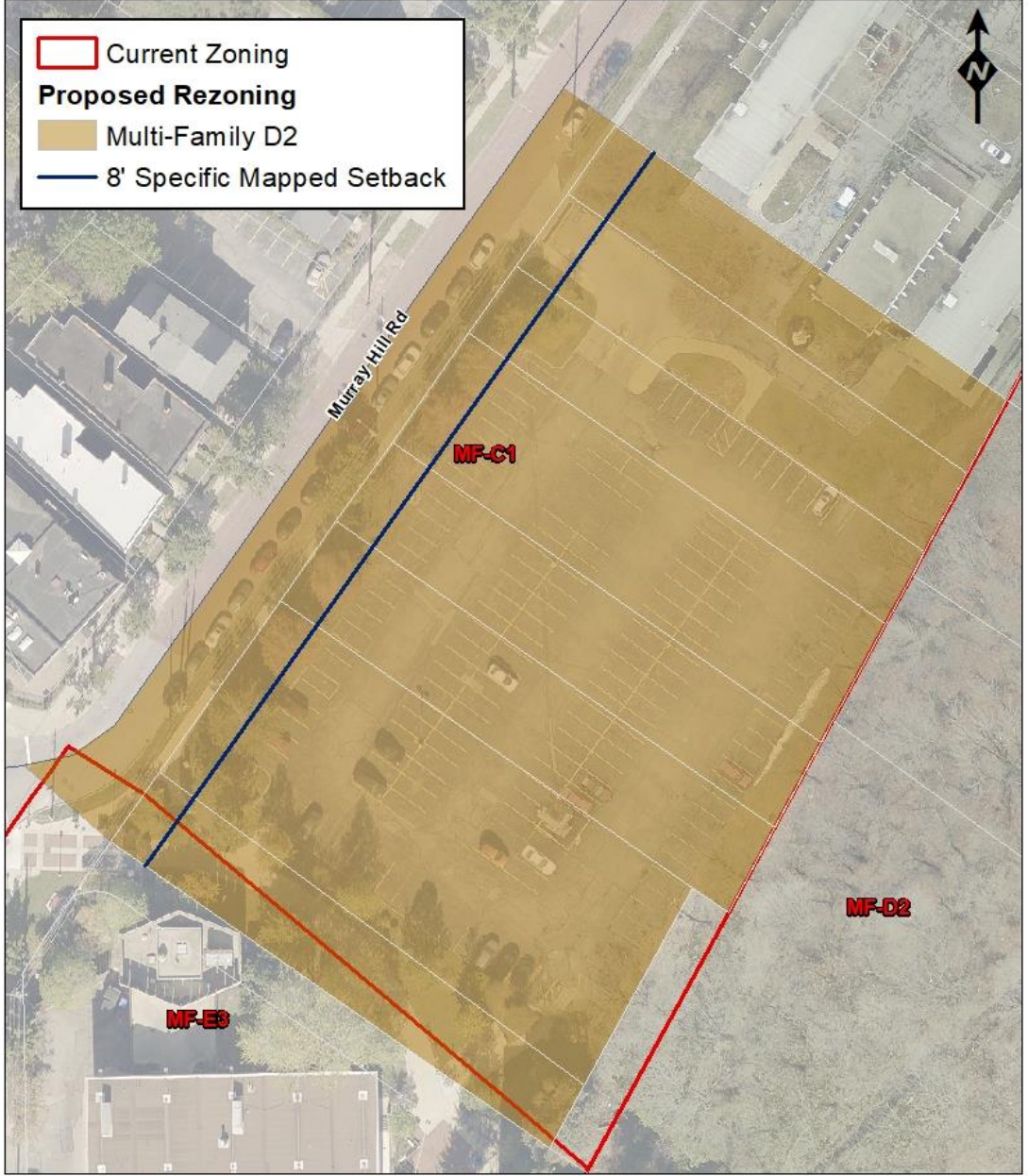
- Facilitate the development of new Case Western Reserve University Student Housing – South Residential Village - that was approved by local neighborhood, CDC and Landmarks Commission
- Align existing and future land uses with zoning to enhance the character of the neighborhood
  - Bring split jurisdiction parcels into zoning alignment





# Existing Zoning: MF – C1

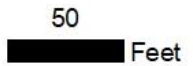




### Map Change 2650



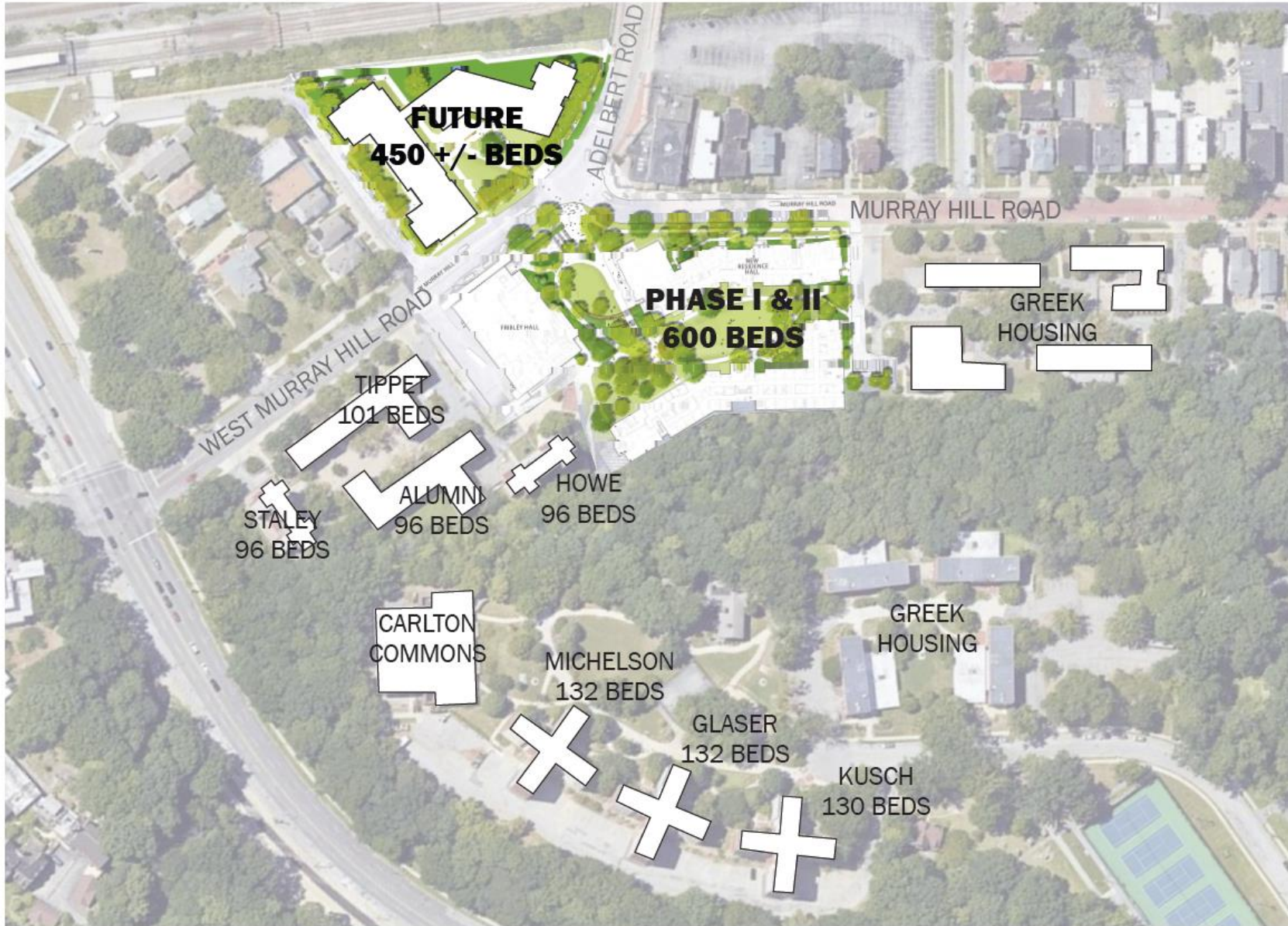
Changing the Area & Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arey Road and adding an eight (8) foot Specific Mapped Setback from the property line fronting Murray Hill.



Date: June 7, 2022



# CWRU SOUTH CAMPUS MASTERPLAN



Map Change 2650





# EXISTING CONTEXT



Corner of Murray Hill Road



Parking Lot from Pathway



Parking Lot @ Base of Hill



Parking Lot Entry @ NE Corner



Terrace @ Fribley



Murray Hill Road Looking South



# LITTLE ITALY: SCALE AND CONTEXT



View of Murray Hill Road Looking Toward Fribley



View of Murray Hill Road Looking North



View Across Murray Hill Road from Site



View of Murray Hill Road Looking Toward Greek Houses



View of Murray Hill Road Looking South



View of Murray Hill Road Looking Toward Greek Houses



## LITTLE ITALY: RECENT & UNDER CONSTRUCTION PROJECTS



## OTHER NOTABLE BUILDINGS IN AREA





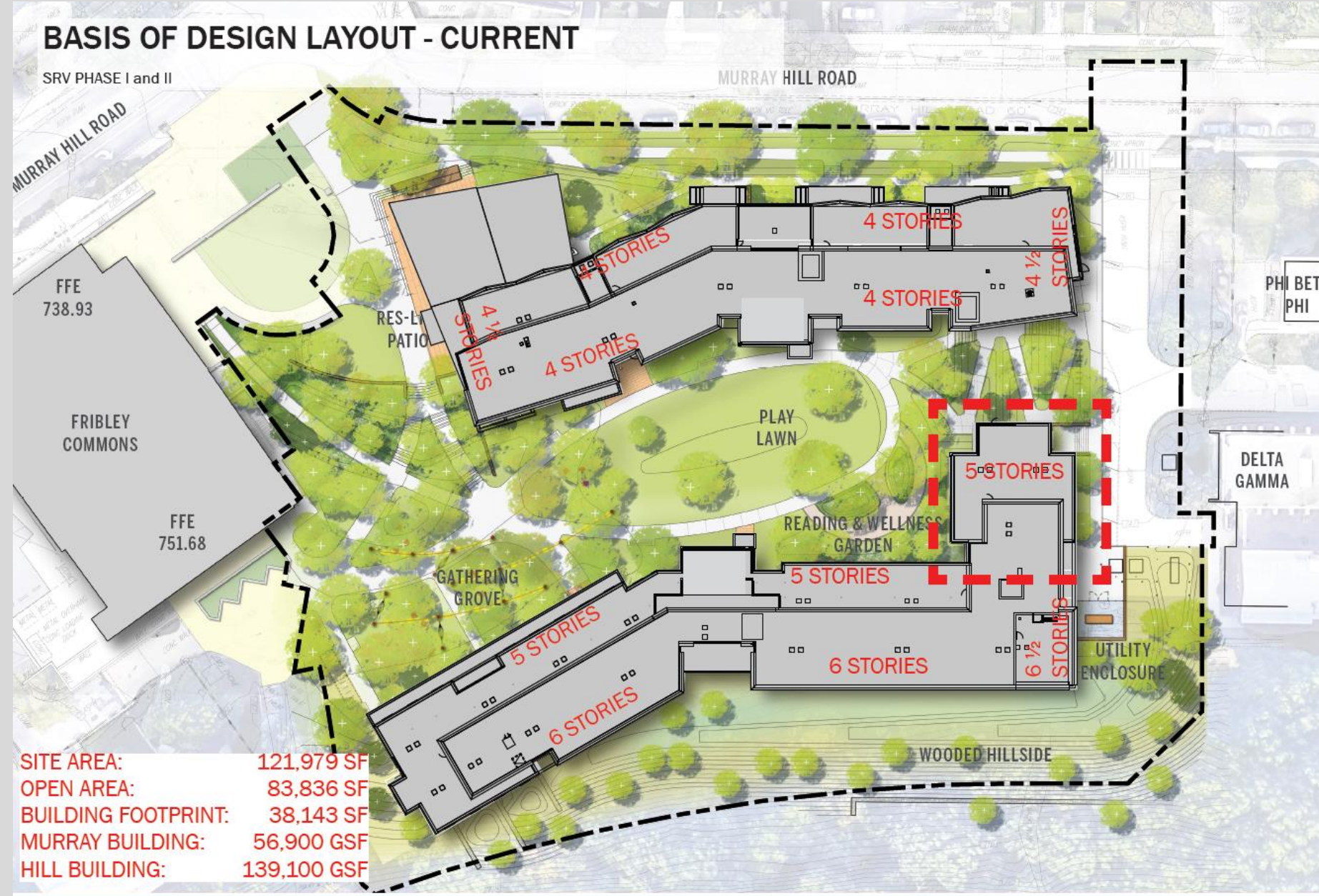
# FRIBLEY COMMONS RENOVATION





# BASIS OF DESIGN LAYOUT - CURRENT

SRV PHASE I and II

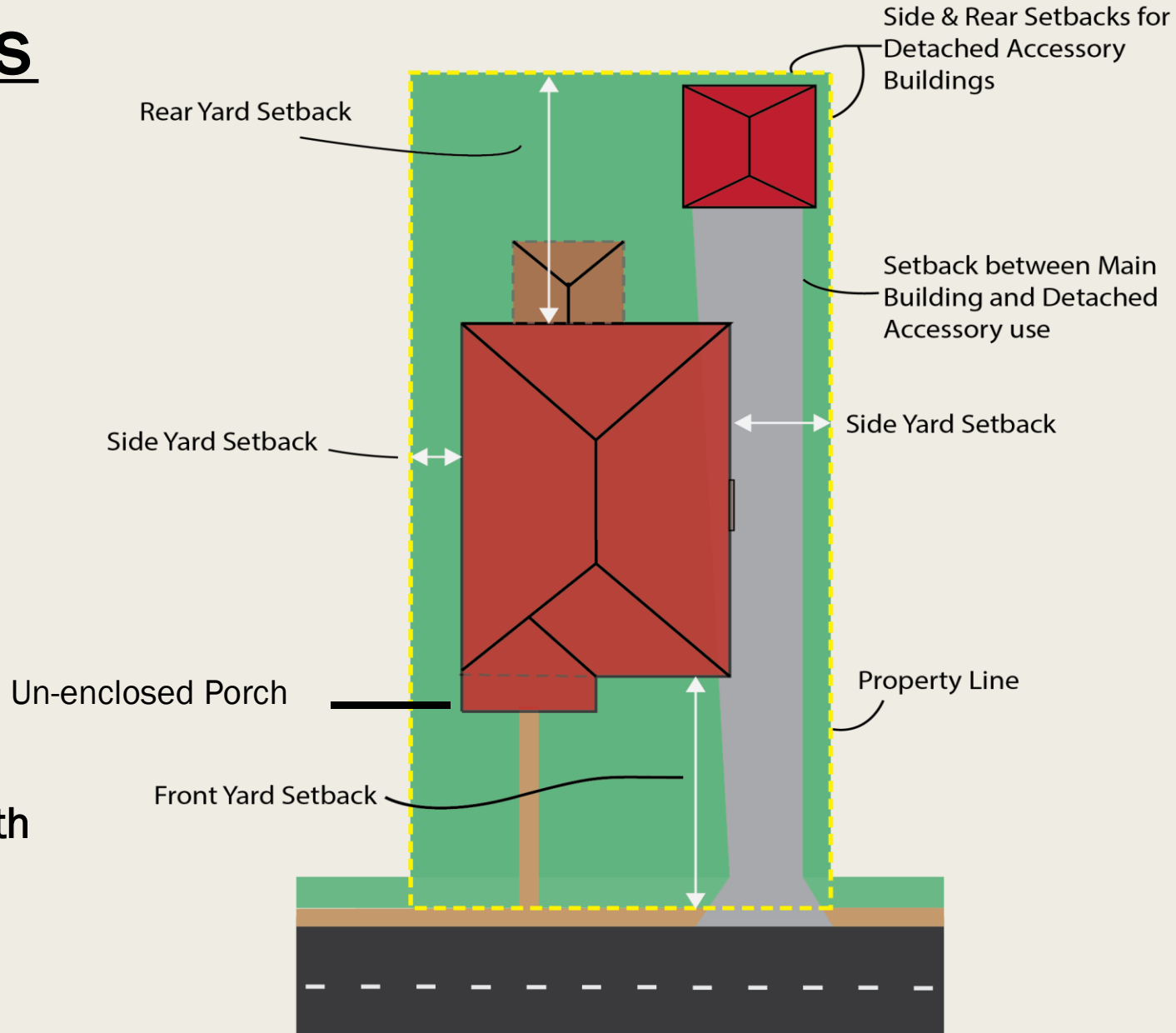


SITE AREA:	121,979 SF
OPEN AREA:	83,836 SF
BUILDING FOOTPRINT:	38,143 SF
MURRAY BUILDING:	56,900 GSF
HILL BUILDING:	139,100 GSF





# Residential Setbacks



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

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



# Mapped Setbacks

A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation





**ASSUMPTIONS:**

CLEVELAND OH CODE OF ORDINANCES  
PART 3: LAND USE CODE

SITE IS MULTI-FAMILY DISTRICT (MF-D2)

MULTIPLE DWELLINGS CLASS B -  
DORMITORIES (325.51)

**BUILDING HEIGHT: 60'**

**FRONT YARD SETBACKS [357.04 A]:**  
15% OF THE LOT (NOT TO EXCEED 30')

**FRONT YARD SETBACK [357.06]**  
EXCEPTION (A):  
ALIGNMENT TO EXISTING BUILDINGS  
(FRIBLEY, GREEK HOUSES, OPP. SIDE  
MURRAY HILL)

**REAR YARD SETBACKS [357.08]:**  
15% OF THE LOT OR 1/2 THE BUILDING  
HEIGHT

**SIDE YARD SETBACKS [357.09]:**  
7' MINIMUM

**MURRAY BUILDING  
HEIGHT:**

Street Side:  
LEVEL 00 - LOWER ROOF: 48'-10"  
LEVEL 00 - UPPER ROOF: 62'-10"

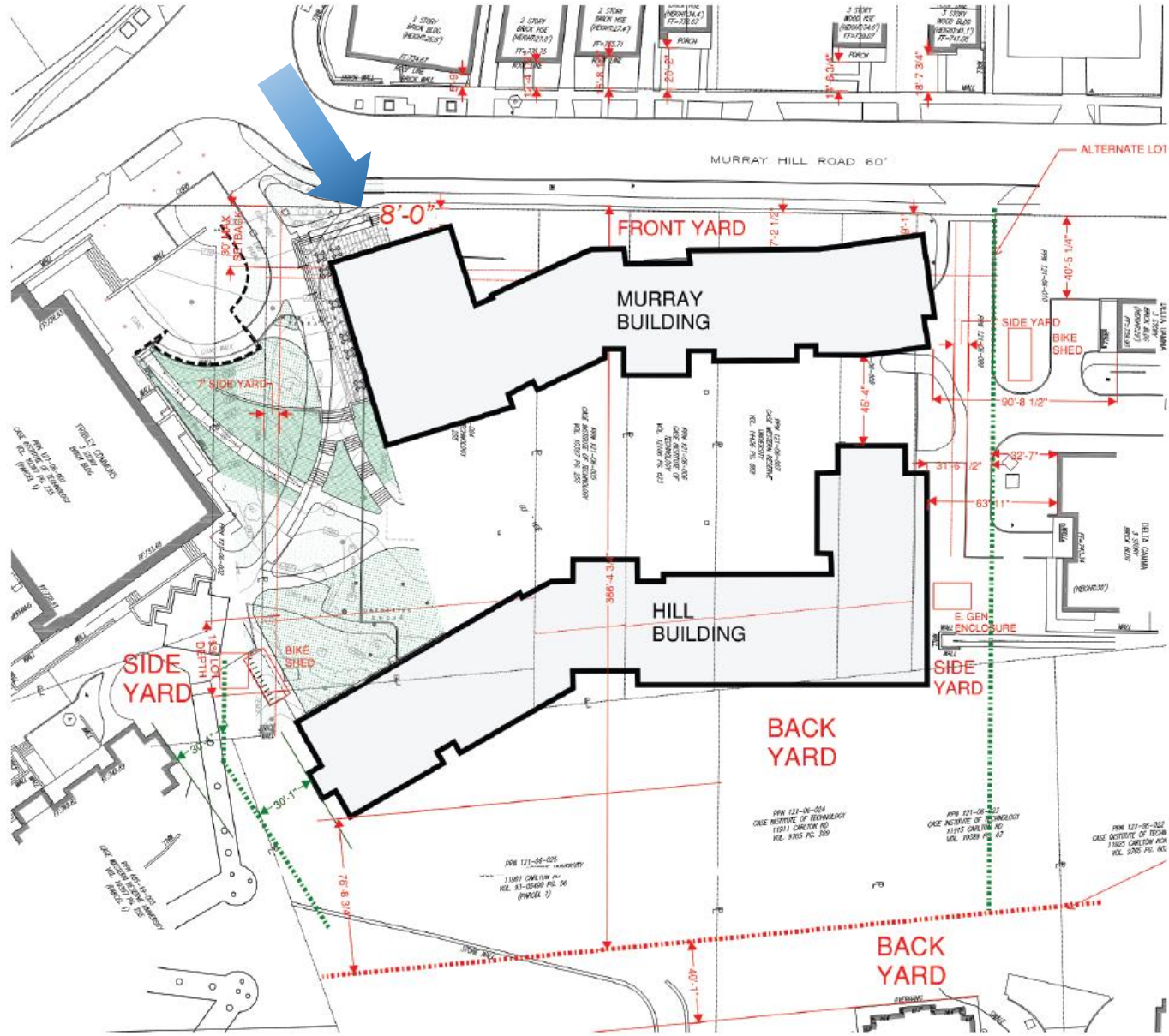
Quad Side:  
LEVEL 01 - ROOF: 49'-8"

**HILL BUILDING HEIGHT:**

Greek Housing Side:  
MECH EGRESS-ROOF: 77'-2"

Quad Side:  
Level 00 - Lower Roof: 57'-0"  
Level 00 - Upper Roof: 77'-6"

Hill Side:  
LEVEL 01 - ROOF: 69'-10"

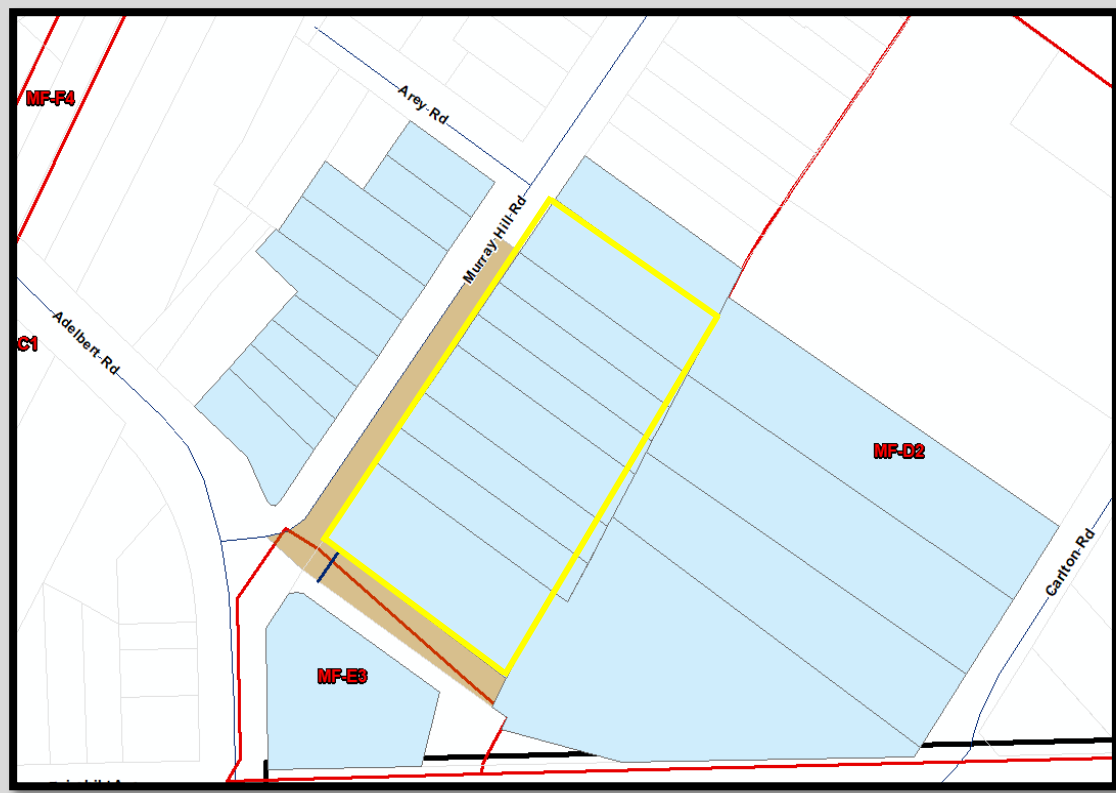








# Public Notices



# Council Support

From: [Blaine Griffin](#)  
 To: [Scott, Kim](#)  
 Cc: [Parker, Laveta](#); [Ruelens, Maurice](#); [Leonard, Shannan](#)  
 Subject: Re: CWRU  
 Date: Friday, June 10, 2022 11:37:30 AM  
 Attachments: [image005.png](#)  
[image006.png](#)  
[image005.png](#)  
[image006.png](#)

I've just seen this. I support it. They had a community meeting. There was not a tremendous amount of opposition.

Sent from my iPhone

On Jun 8, 2022, at 1:44 PM, Scott, Kim <KScott@clevelandohio.gov> wrote:

Good afternoon Councilman –

The map attached is for the rezoning of property for CWRU that is in the process of developing the South Residential Village student housing. In order for this to be placed on the Planning Commission meeting agenda for next week, we need for you to provide a simple statement of support for this change.

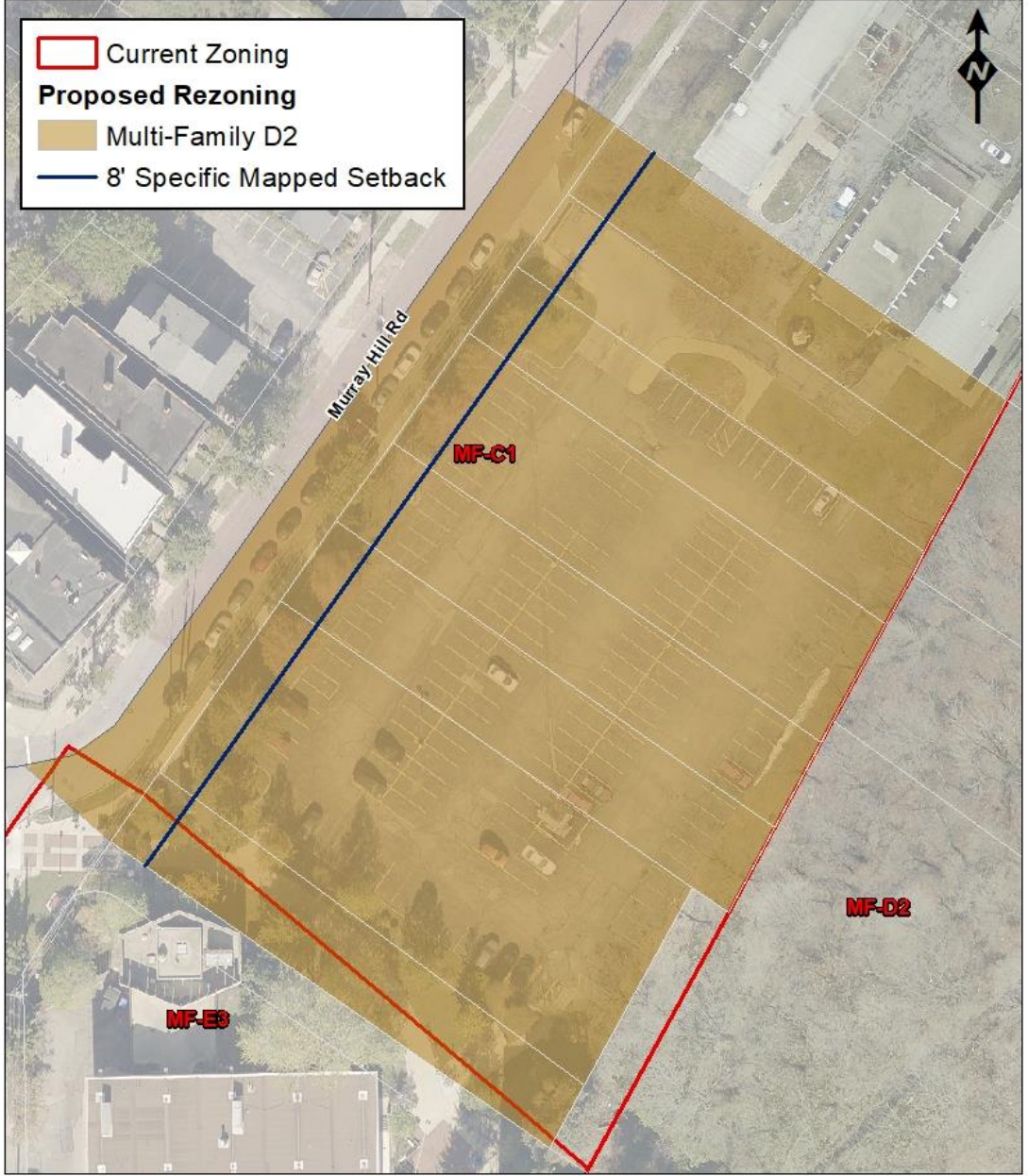
We are getting letters prepared to be sent out today notifying adjacent residents. This will also need to be placed on the July DP&S meeting agenda for approval.

Please confirm your support for this change by responding to this message, and don't hesitate to contact me with questions or concerns.

Thank you.

**Kim Scott**

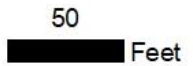




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Date: June 7, 2022