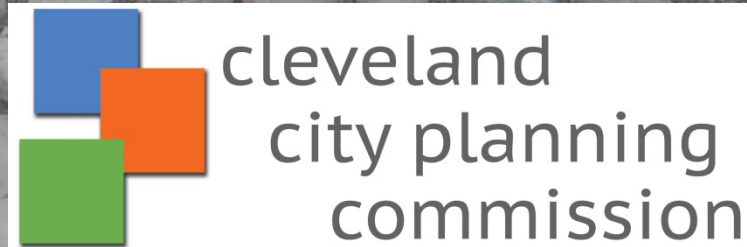


# Franciscan Village Rezoning

DPS

October 6, 2020

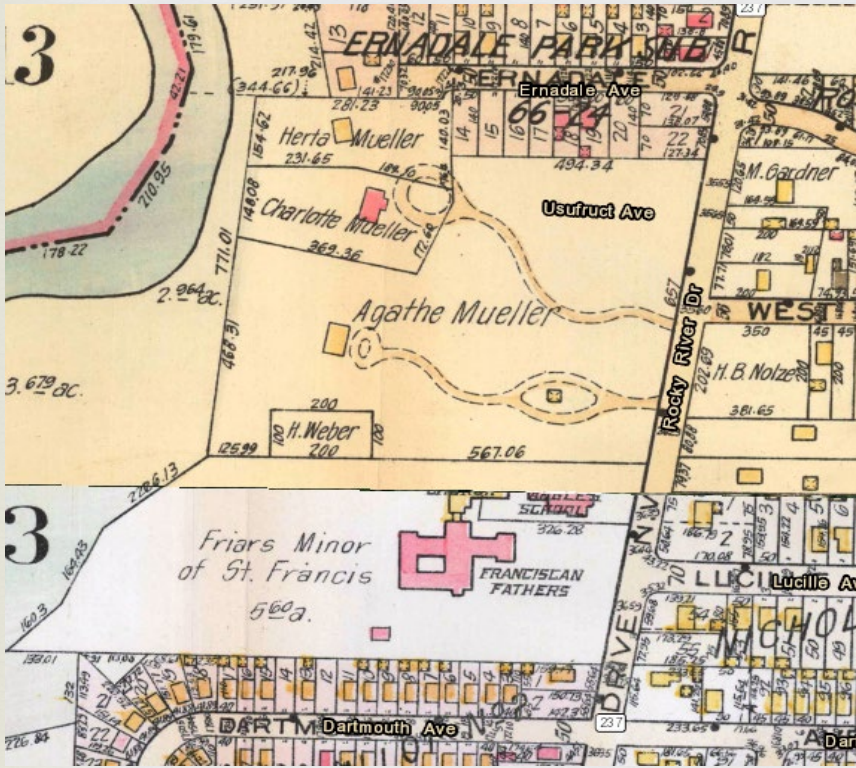




# Purpose of Rezoning

- ❖ To correct a split-zoning issue of One-Family & Multi-Family to align with the current and proposed uses on site
- ❖ Our Lady of Angels Inc – nonprofit owner purchasing Rectory Building from Our Lady of Angels Parrish for common spaces amenities
- ❖ To permit by right the planned renovation of 176 units at historic Franciscan Village + new addition courtyard for new community room, lounge, lobby, and staff space

# Current Zoning & Permitted Uses



**One Family Residential:** Dwelling houses, each occupied by not more than two roomers or boarders, playgrounds, parks, etc. (§337.01)



**Multi-Family Residential District:** One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. (§337.08)

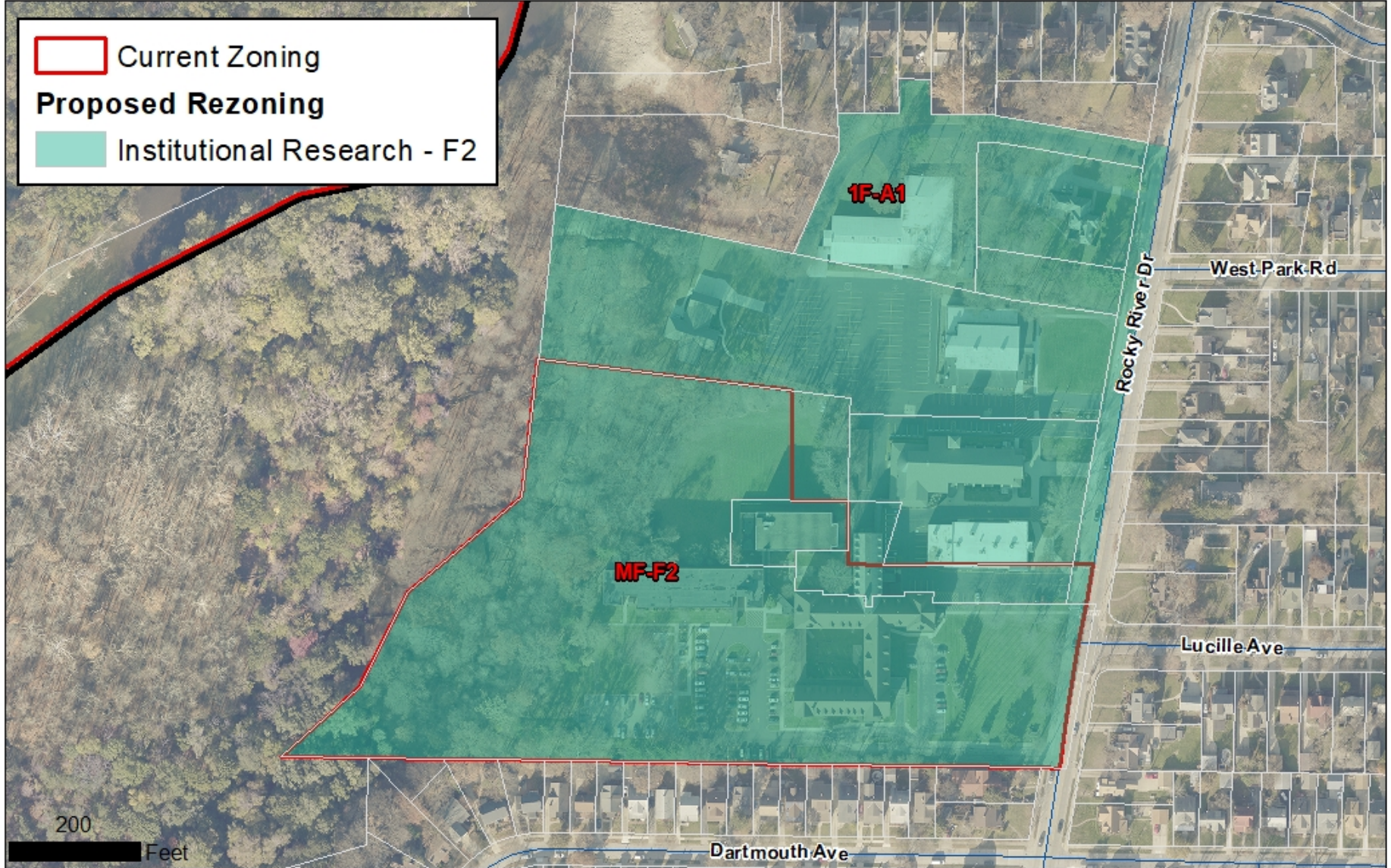
## Height Districts Currently Permitted

1 = 35 feet

2 = 60 feet



 Current Zoning  
**Proposed Rezoning**  
 Institutional Research - F2



## Map Change 2610

Changing the Use, Area & Height Districts of parcels  
of land west of Rocky River Drive between Dartmouth  
Avenue & Usufruct Avenue (Map Change 2610).





# Proposal

**Institutional Research – F2:** To consolidate the one-family and multi-family zoning districts to be consistent across all parcels and to align with the current and future land use

Aerial of Area to be Rezoned





# Purpose of Institutional Research

★ Stand-alone Zoning District

★ Provides locations and design standards for large-scale developments for:

**Educational Uses**

**Medical Uses**

**Residential Uses**

★ and accessory retail uses that support them



## Permitted Institutional Research Main Uses

Hospitals, medical clinics, medical office buildings, or similar

Nursing homes, assisted living residences, and mental health centers

Primary and secondary schools, colleges, universities, trade schools, and similar educational institutions

Museums & Libraries

Places of worship and associated office and classroom space

Parks, playgrounds, and playfields

Arenas, stadiums, and indoor recreation facilities if public or associated with permitted institutional use

Professional Offices and Offices of community and civic organizations

Research laboratories

Multi-Family residential buildings, live-work units

Correctional halfway houses

## Permitted Accessory Uses

Pharmacies, optical stores, medical supply stores, and similar uses if located in a hospital, medical clinic or medical office buildings as an accessory use

Restaurants, coffee shops and other eating establishments, grocery stores, gift shops, newsstands, book stores, barber shops, beauty parlors, and similar uses accessory to a permitted main use and located within a building occupied by the main use

Dormitories and other student housing accessory to a permitted educational institution

Child day care centers and adult day care centers accessory to permitted main uses

Theaters and performing arts centers accessory to educational institution

Parking lots and parking garages accessory to permitted main uses



# Existing Conditions

**Institutional Research – F2:** To consolidate the one-family and multi-family zoning districts to be consistent across all parcels and to align with the current and future land use





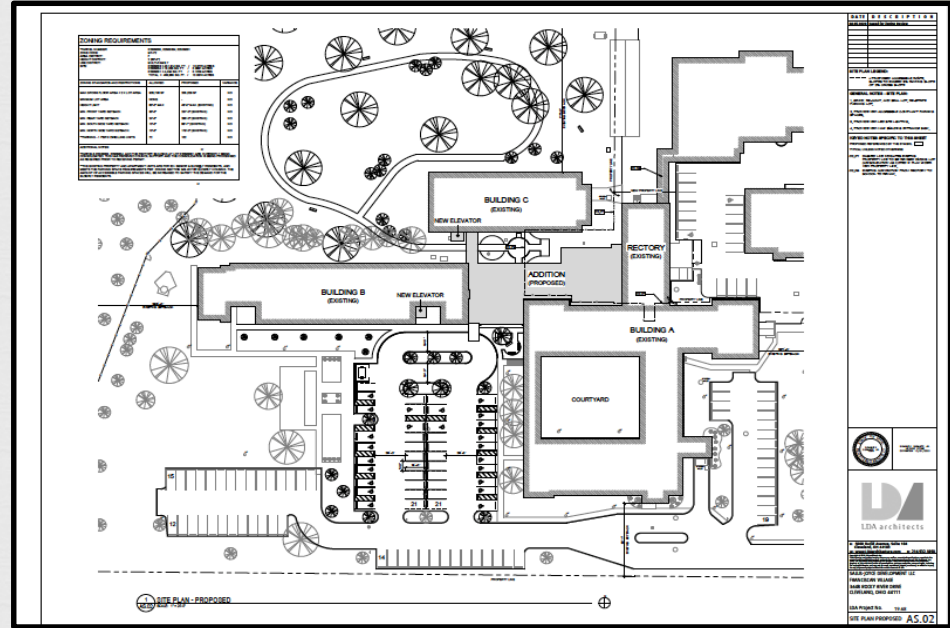
# Proposal



06.12.20  
 Scale:  
 www.ldaarchitects.com  
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NEW ADDITION - RENDERING 1

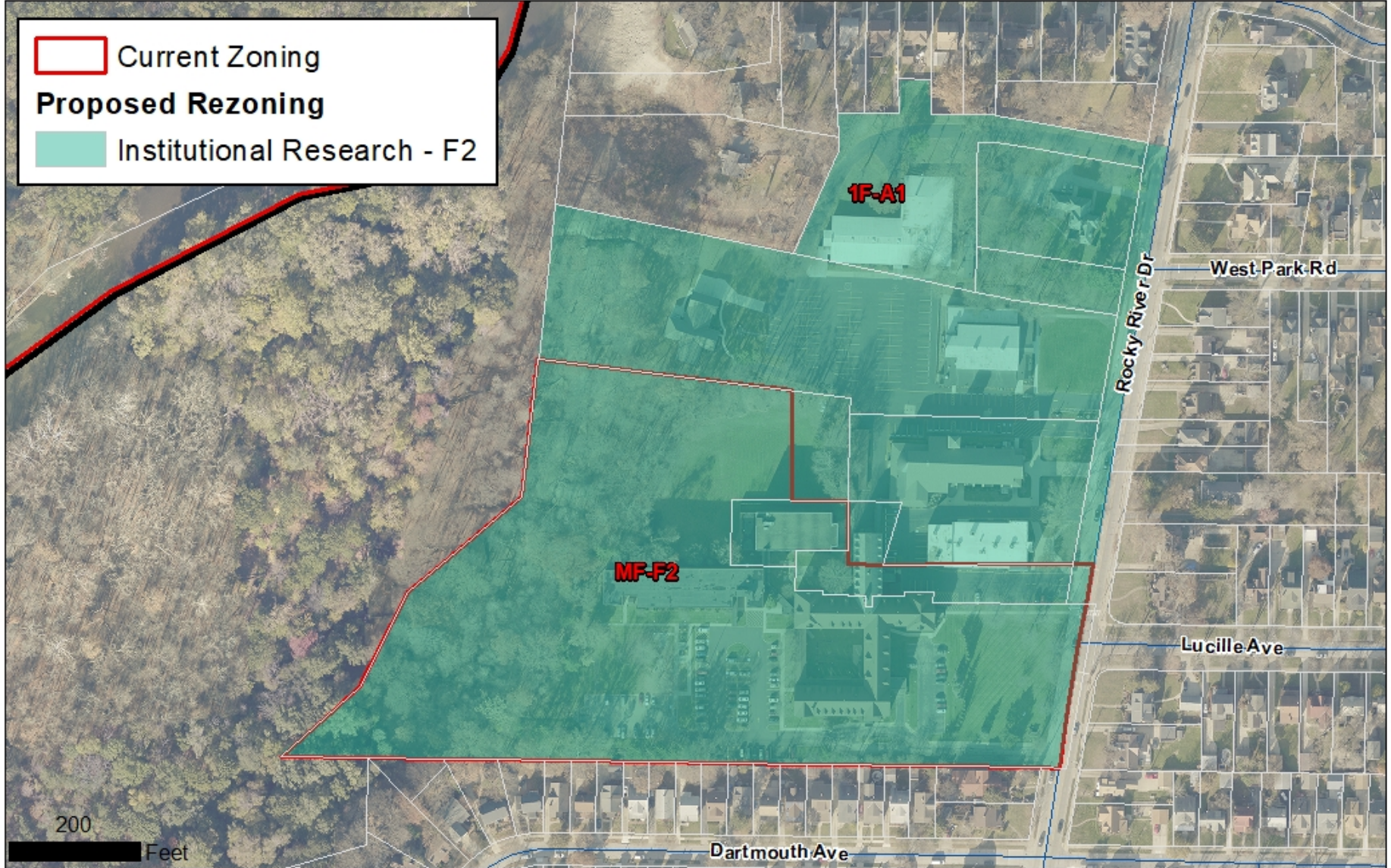
**FRANCISCAN VILLAGE APTS. - PHASE I**  
 3648 ROCKY RIVER DRIVE  
 CLEVELAND, OHIO 44111



Photos from LDA/Salus Development



 Current Zoning  
**Proposed Rezoning**  
 Institutional Research - F2



## Map Change 2610

Changing the Use, Area & Height Districts of parcels of land west of Rocky River Drive between Dartmouth Avenue & Usufruct Avenue (Map Change 2610).

