

Ordinance No. 103-2022

By Council Member McCormack

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Avenue and West 25th Street and adding the Urban Form Overlay (Map Change 2622).

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 Robert Lockwood Jr. Drive and Superior Avenue;

Thence, southeasterly along the centerline of Robert Lockwood Jr. Drive to its intersection with the centerline of Canal Road;

Thence, northeasterly and easterly along the centerline of Canal Road to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Sherwin Williams Co by deed 9 on December 12, 1985 as recorded by Auditor's File Number (AFN) 00130106 in Book 56965, Page 37 of Cuyahoga County Records and more commonly known as Permanent Parcel Number (PPN) 101-20-003;

Thence, southerly and southwesterly along the westerly line of the aforementioned parcel to its intersection with the centerline of the Cuyahoga River;

Thence, easterly, southeasterly and southwesterly along the centerline of the Cuyahoga River to its intersection with the southeasterly prolongation of the centerline of Carter Road also known as the centerline of historic Scranton Road N.W.;

Thence, northwesterly along the centerline of said prolongation to its intersection with the centerline of Scranton Road;

Thence, southwesterly and southerly along the centerline of Scranton Road to its intersection with the centerline of Lorain Avenue;

Thence, southwesterly along the centerline of the Lorain Avenue/Carnegie Bridge to its intersection with the southeasterly prolongation of the southerly line of a parcel of land that was conveyed by deed to EWAT Holdings LLC as recorded August 1, 2017 by AFN 201708010552 of Cuyahoga County Records and more commonly known as PPN 00428020;

Thence, northwesterly and westerly along said southerly line to its intersection with the easterly line of PPN 00426043;

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

Thence, southwesterly along said northerly line to its intersection with the centerline of Columbus Road;

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

Thence, westerly and northwesterly along the centerline of Merwin Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being part of the Cleveland Centre Allotment as shown by the recorded plat in Volume 2 of Maps, Page 21 of Cuyahoga County Records and more commonly known as PPN 101-19-010;

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Thence, northerly along said westerly line and its northerly prolongation to its intersection with the southeasterly line of PPN 10118013;

Thence, southwesterly along said southeasterly line to its intersection with the northeasterly line of a parcel of land known as being part of Cleveland Centre Allotment of the Ox Box or case's Point as recorded in Volume 2, Page 21 of Cuyahoga County Records and more commonly known as PPN 101-18-005;

Thence, northwesterly and northerly along said line to its intersection with the easterly prolongation of the centerline of British Street;

Thence, southwesterly along the centerline of British Street and northerly to its intersection with the southeasterly prolongation of the southwesterly line of PPN 10116007;

Thence, northwesterly along the southwesterly line to its intersection with the centerline of Cuyahoga River;

Thence, northeasterly along said centerline to its intersection with the centerline of Center Street;

Thence, easterly along the centerline of Center Street to its intersection with the centerline of Merwin Avenue;

Thence, northeasterly along the centerline of Merwin Avenue to its intersection with the northwesterly prolongation of the northerly line of a parcel of land known as being all of Sublots Nos. 4, 7, 8, the southwesterly 2.166 feet of Sublot No. 9 and parts of Sublots Nos. 2, 3, 5, 6, and part of a vacated alley in I.L. Hewitt's Merwin Tract, as shown by the recorded plat in Volume 1 of Maps, Page 10 of Cuyahoga County Records (also known as PPN 10115004);

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

Thence, southwesterly along the easterly line and its southwesterly prolongation to its intersection with the centerline of Center Street;

Thence, easterly along the centerline of Center Street to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being all of Sublots Nos. 13, 14, 26, and 27 and parts of Sublots Nos. 10, 11, 12, 28 and 29 in the F.W. Bingham Subdivision, as shown by the recorded plat in Volume 45 of Deeds, Page 43 of Cuyahoga County Records, and more commonly known as PPN 10115034;

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

Thence, southeasterly along the centerline of West Avenue to its intersection with the centerline of Canal Road;

Thence, northeasterly along the centerline of Canal Road to its intersection with the southeasterly prolongation of the southerly line of a parcel of land known as being all of Sublots 38, 39, 43, 44, 45, 36 and 55 and part of Sublot 56 in I.L. Hewitt's Subdivision of part of the Merwin Tract as shown by the recorded plat in Volume 1, Page 10 of Cuyahoga County Records and known more commonly as PPN 10115035;

Thence, westerly along said southerly line and northerly along the northerly prolongation to its intersection with the now vacated James Street N.W.;

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Thence, westerly along the centerline of James Street to its intersection with the centerline of Superior Avenue;

Thence, northeasterly along the centerline of Superior Avenue to its intersection with the centerline of Robert Lockwood Jr. Drive and the point of origin;

And;

Beginning at the intersection of the centerline of Franklin Avenue and the centerline of Columbus Road;

Thence, southerly along the centerline of Columbus Road to its intersection with the easterly prolongation of the southerly 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 00323014;

Thence, westerly along said southerly line and its westerly prolongation also known as the now vacated Gould Street to its intersection with the centerline of West 22nd Street;

Thence, northwesterly along the centerline of West 22nd Street to its intersection with the centerline of Bridge Avenue;

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

Thence, easterly along the centerline of Franklin Avenue to its intersection with the centerline of Columbus Road and the point of origin;

And as identified on the attached map shall be changed to a 'Semi-Industry District', a 'K' Area District and a '4' Height District;

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

Beginning at the intersection of the centerline of Franklin Avenue and the centerline of Columbus Road;

Thence, westerly and northwesterly along the centerline of Franklin Avenue to its intersection with the northeasterly prolongation of the southwesterly line of a parcel of land that was conveyed by the Cuyahoga Metropolitan Housing Authority to Northeast Ohio Regional Sewer District by an easement deed as recorded on July 24, 2019 by AFN 201907240070 of Cuyahoga County Fiscal Records and more commonly known as PPN 00321006;

Thence, southwesterly along said line and its southwesterly prolongation to its intersection with the centerline of West 25th Street;

Thence, northerly along the centerline of West 25th Street to its intersection with the westerly prolongation of the southerly line of a parcel of land known as being a part of Original Brooklyn Township Lot No. 70 and being a part of Sublot No. 500, 501, and 504 in the Barber and Lord Subdivision as recorded in Plat Volume 11 of Maps, Page 27 and beings part of West 23rd Place, vacated by the City of Cleveland Ordinance Number 1542-63 and recorded PPN 00321008;

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Thence, easterly along said southerly line to its intersection with the westerly line of a parcel of land known conveyed by Quit Claim Deed to Riverbed West LLC as recorded via AFN 201906170370 on June 17 2019 of Cuyahoga County Fiscal Records and more commonly known as being PPN 00321005;

Thence, northerly along said westerly to its intersection with the southerly line of a parcel of land known as being part of Barber's Miscellaneous Lot #31 and all of Sublot #1 thru 7, inclusive, as shown on the "Samuel Starkweather's Subdivision" of part of Original Brooklyn Township, Lot #70 as recorded in Volume 2, page 55 of Cuyahoga County Map Records and more commonly known as PPN 00320004;

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

Thence, northeasterly along the centerline of Detroit Avenue continuing northeasterly along the centerline of Riverbed Street to its intersection with the northwesterly prolongation of the northeasterly line of PPN 00319008;

Thence, southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the centerline of the Cuyahoga River;

Thence, southwestwesterly along the centerline of the Cuyahoga River to its intersection with the northwesterly prolongation of the southerly line of PPN 10116007;

Thence, easterly along said prolongation to its intersection with the westerly line of PPN 10116008;

Thence, southerly and easterly along said westerly line and its southeasterly prolongation to its intersection with the centerline of Columbus Road;

Thence, southerly along the centerline of Columbus Road to its intersection with the centerline of Franklin Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of Columbus Road and the centerline of West Avenue;

Thence, northwesterly along the centerline of West Avenue to its intersection with the centerline of Merwin Avenue;

Thence, northeasterly along the centerline of Merwin Avenue to its intersection with the centerline of the former and now vacated James Street;

Thence, southeasterly along the centerline of James Street N.W. to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being all of Sublots Nos. 38, 39, 43, 44, 45, 46 and 55 and part of Sublot No. 56 in I.L Hewitt's Subdivision of part of the Merwin Tract as shown by the recorded plat in Volume 1, Page 10 of Cuyahoga County Records, more commonly known as PPN 10115035;

Thence, southerly and southeasterly along said southwestwesterly line and its southeasterly prolongation to its intersection with the centerline of Columbus Road;

Thence, southwestwesterly along the centerline of Columbus Road to its intersection with the centerline of West Avenue and the point of origin;

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And as identified on the attached map shall be changed to a 'Open Space Recreation' District, a 'B' Area District and a '3' Height District;

Section 3. That the street frontages described as follows:

The easterly and westerly sides of Merwin Avenue between British Street and Center Street;

And;

The westerly side of Fall Street between Leonard Street and British Street;

And;

The easterly side of Fall Street between Center Street and British Street;

And;

The westerly and easterly side of Columbus Road between Center Street and Merwin Avenue;

And;

The southerly side of Center Street and Canal Road between Merwin Avenue and the easterly line of a parcel of land conveyed by Deed to Sherwin Williams Co as recorded by AFN 00130106 on December 12, 1985 of Book 56965, page 37 of Cuyahoga County Map Records and more commonly known as PPN 10120003;

And;

The southerly side of Leonard Street between Merwin Avenue and Columbus Road;

And;

The northerly side of Leonard Street between Fall Street and Columbus Road;

And;

The northerly and southerly side of French Street between Merwin Avenue and Columbus Road;

And;

The northerly side of British Street between Merwin Avenue and Winter Street;

And;

The southerly side of British Street between the westerly line of PPN 10118013 and Columbus Road;

And;

The westerly and northerly side of Carter Road between the southerly line of a parcel of land conveyed by deed to Ewat Holdings LLC and recorded August 1, 2017 as AFN 201708010552 in Cuyahoga County Map Records and more commonly known as PPN 00428018 and Scranton Road;

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And;

The easterly and southerly side of Carter Road between the southerly line of a parcel of land known as being Lot. No. 4 ((8.603 acres) in the Lot Split Plat No. 2 for Carter Peninsula, LLC, of part of Original Brooklyn Township Lot No. &O, as shown by the recorded plat in AFN No. 201708010464 of Cuyahoga County Records (PPN 00428020) and Scranton Road;

And;

The westerly side of Scranton Road between Carter Road and the southeasterly line of a parcel of land conveyed by Deed by Forest Bay Tower City LLC as recorded by AFN 201102220659 on February 22, 2011 of Cuyahoga County Map Records and more commonly known as PPN 00428002;

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

Section 4. That the change of zoning of lands described in Section 1 through 3 shall be identified as Map Change No. 2622, 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.

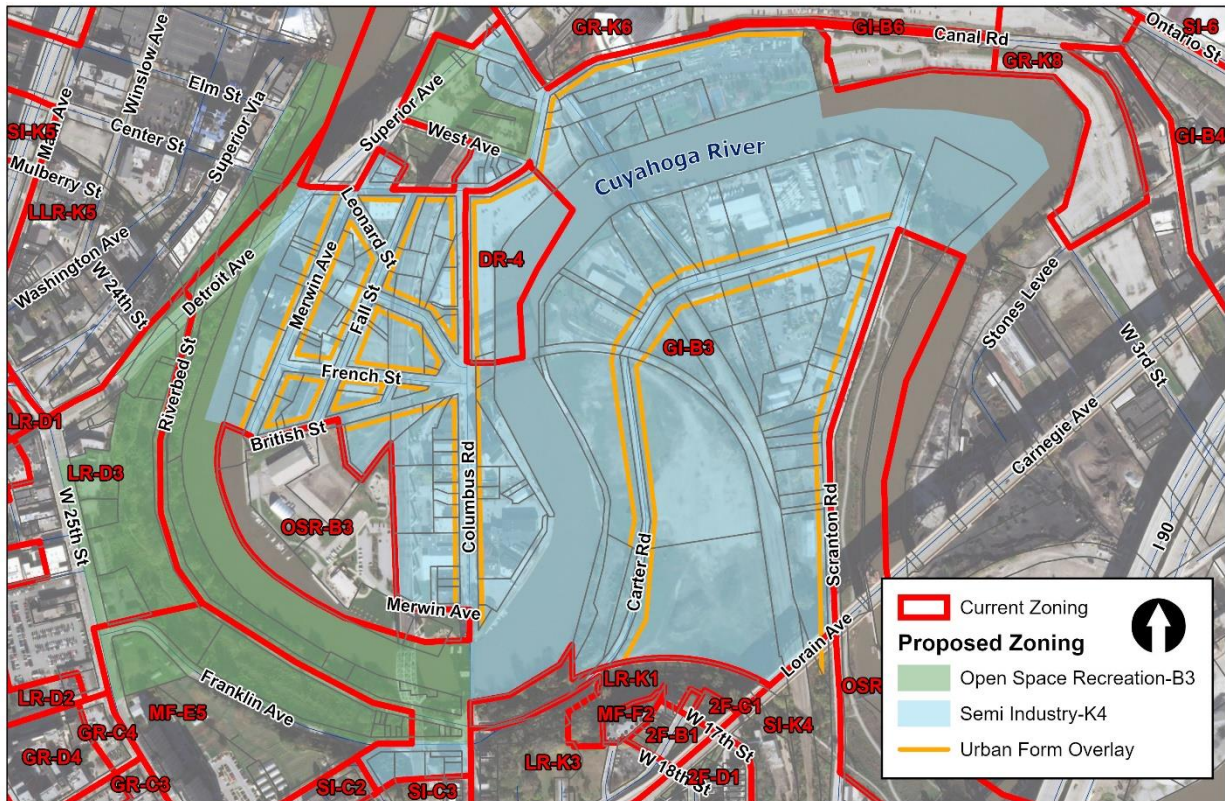
Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr

1-24-2022

FOR: Council Member McCormack

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Cleveland City Planning Commission

601 Lakeside Ave. Cleveland, OH 44114

Date: 11.18.2021

Map Change 2622

Changing the Use, Area and Height Districts of parcels of land bounded by Detroit Avenue, the Cuyahoga River, Carnegie Ave and W. 25th Street and adding the Urban Form Overlay.



