

# Ordinance No. 672-2022

By Council Member Kazy

## AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land south of Lakewood Heights Boulevard to north of Berwyn Avenue between the former Lakeshore and Eastern Michigan Railroad to east of West 133<sup>rd</sup> Street (MC 2649).

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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, Area, and Height Districts of lands bounded and described as follows:

Beginning at the intersection of the centerline of Triskett Road N.W. and the northerly prolongation of the easterly line of a parcel of land conveyed by Easement Deed to Cleveland Electric Illuminating Company as recorded by Auditor's File Number 200709070509 on September 7, 2007 and known more commonly as Permanent Parcel Number (PPN) 021-31-009;

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

Thence, westerly along said southerly line to its intersection with the easterly line of PPN 021-32-055;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of a parcel of land known as being part of Original Rockport Township Section No. 11 and more commonly known as PPN 021-32-040;

Thence, westerly along said northerly line and its westerly prolongation to its Intersection with the westerly line of the aforementioned PPN 021-31-009;

Thence, northeasterly along said westerly line and its northeasterly prolongation to its intersection with the centerline of Triskett Road N.W.;

Thence, northeasterly along said centerline to its intersection with the northerly prolongation of the easterly line of PPN 021-31-009 and the point of origin;

And as identified on the attached map shall be changed to a 'Open Space Recreation' District, a 'B' Area District and a '1' Height District

Section 2. 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 Triskett Road and West 140<sup>th</sup> Street (formerly Bunts Road);

Thence, southwesterly along the centerline of Triskett Road to its intersection with the centerline of West 141<sup>st</sup> (Edgewood) Street;

Thence, northerly along said centerline to its intersection with the southwesterly prolongation of the northerly line of a parcel of land known as being Sublot Nos. 23 and 24 in the S.H. Kleinman Realty Co.'s "Eden Park" Subdivision, of part of original Rockport Township Section No. 10, as shown by the recorded plat in Volume 61 of Maps, Page 7 of Cuyahoga County Records and more commonly known as PPN 021-01-024;

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Thence, northeasterly along said northerly line to its intersection with the westerly line of a parcel of land known as being part of Original Rockport Township Section No. 19 (PPN 021-01-026);

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

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 140<sup>th</sup> Street (formerly Bunts Road);

Thence, southerly along the centerline of West 140<sup>th</sup> Street to its intersection with the centerline of Elleroy Court N.W.;

Thence, northeasterly along the centerline of Elleroy Court to its intersection with the centerline of West 139<sup>th</sup> Street;

Thence, southerly along the centerline of West 139<sup>th</sup> Street to its intersection with the centerline of Triskett Road;

Thence southwesterly along the centerline of Triskett Road to its intersection with the centerline of West 140<sup>th</sup> and the point of origin;

And;

Beginning at the intersection of the centerline of Berea Road N.W. and the centerline of Triskett Road N.W.;

Thence, southeasterly along the centerline of Triskett Road to its intersection with the centerline of West 130<sup>th</sup> Street;

Thence, southwesterly along the centerline of West 130<sup>th</sup> Street to its intersection with the now vacated centerline of Triskett Court;

Thence, northwesterly along the centerline of Triskett Court to its intersection with the centerline of Berea Road N.W.;

Thence, southwesterly along the centerline of Berea Road N.W. to its intersection with the easterly prolongation of the southerly line of a parcel of land known as being Sub Lots Nos. 42 and 43 in Block 12 in the Settlement Property Company's Lorain Villas Allotment of part of Original Rockport Township Sections Nos. 11 and 20, as shown by the recorded plat in Volume 59 of Maps, Page 16 of Cuyahoga County Records (known as PPN 021-31-001);

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

Thence, northerly along said line to its intersection with the southerly line of PPN 021-31-002;

Thence, southwesterly along said southerly line and its southwesterly prolongation of said southerly line to its intersection with the westerly line of PPN 021-31-008;

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Triskett Road N.W.;

Thence, northeasterly along said centerline to its intersection with the centerline of Berea Road N.W. and the point of origin;

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And;

Beginning at the intersection of the centerline of West 137<sup>th</sup> (formerly Osborne) Street and the centerline of Lorain Avenue;

Thence, northerly along the centerline of West 137<sup>th</sup> Street to its intersection with the westerly prolongation of the northerly line of PPN 021-34-017;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 136<sup>th</sup> (formerly Russell) Street;

Thence, southerly along the centerline of West 136<sup>th</sup> Street to its intersection with the centerline of Lorain Avenue;

Thence, southwesterly along the centerline of Lorain Avenue to its intersection with the centerline of West 137<sup>th</sup> and the point of origin;

And;

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 140<sup>th</sup> (formerly West Park Boulevard and formerly Bunts Road) Street;

Thence, southerly along the centerline of West 140<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of a parcel of land known as being Sub-Lot No. 1 in Cook and Beavis' West Park Allotment of part of Original Rockport Township Section No. 12, as shown by the recorded plat in Volume 25 of Maps, Page 3 of PPN 022-01-015;

Thence, westerly along said southerly line and its southwesterly prolongation to its intersection with the westerly line of a parcel of land known as PPN 022-01-002;

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

Thence, northeasterly along the centerline of Lorain Avenue to its intersection with the centerline of Norton Road;

Thence, northerly and northeasterly along Norton Road to its intersection with the southwesterly prolongation of the northerly line of a parcel of land known as being part of the Original Rockport Township Section No. 12 also more commonly known as PPN 024-32-012;

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

Thence, southeasterly along said easterly line and its southeasterly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, northeasterly along the centerline of Lorain Avenue to its intersection with the centerline of West 140<sup>th</sup> Street and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' Area District and a '1' Height District

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Section 3. Beginning at the intersection of the centerline of Lakewood Heights Boulevard and the centerline of West 140<sup>th</sup> Street;

Thence, northeasterly along the centerline of Lakewood Heights Boulevard to its intersection with the northwesterly prolongation of the westerly line of a parcel of land known as being Sublot No. 6 and the westerly part of Sublot No. 7 in Fischer Road Land Company's Fischer Boulevard Estates Subdivision of part of Original Rockport Township, Section No. 20, as shown by the recorded plat in Volume 100 of Maps, Page 26 of Cuyahoga County Records and more commonly known as PPN 02105003;

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

Thence, westerly along the centerline of Woodslee Court to its intersection with the easterly line of a parcel of land conveyed to Gulf Refining Company by Warranty Deed dated December 12, 1950, from the Samuel B. Tilles, Grantor and recorded in Volume 7203, Page 390 in the Office of the Recorder of Cuyahoga County, State of Ohio and more commonly known as PPN 02105001;

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

Thence, northwesterly along said southerly line and its northwesterly prolongation to its intersection with the centerline of West 140<sup>th</sup> Street;

Thence, southerly along the centerline of West 140<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of PPN 021-04124;

Thence, westerly along the aforementioned line to its intersection with the westerly line thereof;

Thence, northerly along the westerly line thereof and its northerly prolongation to its intersection with the centerline of Lakewood Heights Boulevard;

Thence, northeasterly along the centerline of Lakewood Heights Boulevard to its intersection with the centerline of West 140<sup>th</sup> Street and the point of origin;

And as identified on the attached map shall be changed to a 'General Retail Business' District, a 'B' Area District and a '1' Height District

Section 4. That the street frontages described as follows:

The southerly side of Lakewood Heights Boulevard between the westerly line of PPN 02104124 and the easterly line of a parcel of land known as being part of Lots 1, 2, 3, 4, and 5 in the Fischer Road Land Company's Fischer Boulevard Estates Subdivision of part of Original Rockport Township section 20, as shown by the recorded plat of said Subdivision in Volume 100 of Maps, page 26 of Cuyahoga County Records and also known as Permanent Parcel Number 021-05-001;

And;

The southerly side of Lakewood Heights Boulevard between West 137<sup>th</sup> Street and the easterly line of a parcel of land known as being part of Original Rockport Township Section No. 20, and all of Sublot No. 357 in Union Properties, Inc. Subdivision of part of Original Rockport Township Section No. 20, as shown by the recorded plat in Volume 134 of maps, Page 24 of Cuyahoga County Records known as PPN 021-11-011;

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And;

The westerly side of West 140<sup>th</sup> Street between Lakewood Heights Boulevard and the southerly line of PPN 021-04-124;

And;

The easterly side of West 140<sup>th</sup> Street between Lakewood Heights Boulevard and the southerly line of the aforementioned PPN 021-05-001;

And;

The northerly side of Triskett between West 141<sup>st</sup> Street and West 140<sup>th</sup> Street;

And;

The southerly side of Triskett Road between West 140<sup>th</sup> Street and the westerly line of a parcel of land known as being part of Original Rockport Township Sections Nos. 11 and 20 and known as PPN 021-35-002;

And;

The westerly side of West 140<sup>th</sup> Street between Elleroy Court and Triskett Avenue;

And;

The easterly line of West 140<sup>th</sup> Street between Triskett Avenue and the southerly line of a parcel of land known as being part of Original Rockport Township Section No. 20 (PPN 021-35-001);

And;

The southerly line of Triskett Road N.W. between the easterly line of PPN 021-31-008 and West 130<sup>th</sup> Street;

And;

The westerly side of Berea Road between Triskett Road and the southerly line of a parcel of land conveyed by George & Sophia Pasalis as recorded by Auditor's File Number (AFN) 2009-122-30475 on December 23, 2009 in Cuyahoga County Map Records and known as PPN 021-31-001;

And;

The easterly side of Berea Road between Triskett and the southerly line of a parcel of land known as being Sublot Nos. 45, 46, 47, and 48 in Block 6 of The Settlement Property Company's Lorain Villas Allotment of part of Original Rockport Township Section Nos. 11 and 20, as shown by the recorded plat in Volume 59 of Maps, page 16 of Cuyahoga County Records known as PPN 021-28-004;

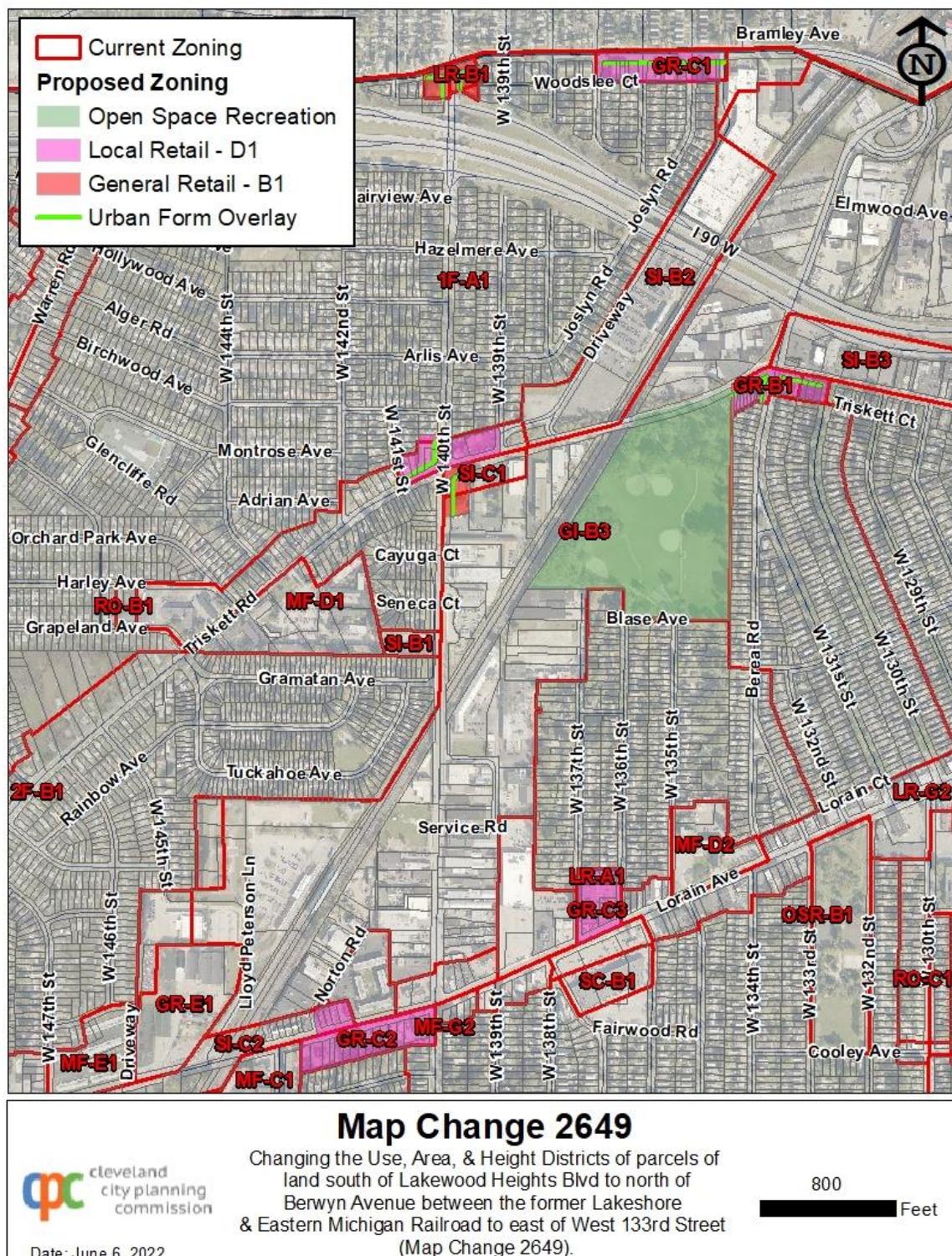
And as identified on the attached map shall be established as 'Urban Form Overlay District'

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Section 5. That the change of zoning of lands described in Section 1 through Section 4 shall be identified as Map Change 2649, 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 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr  
7-13-2022  
FOR: Council Member Kazy



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By Council Member Kazy

## AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land south of Lakewood Heights Boulevard to north of Berwyn Avenue between the former Lakeshore and Eastern Michigan Railroad to east of West 133<sup>rd</sup> Street (MC 2649).

READ FIRST TIME on JULY 13, 2022

and referred to DIRECTORS of City Planning Commission, Law;  
COMMITTEE on Development Planning and Sustainability

REPORTS

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CITY CLERK

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READ SECOND TIME

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CITY CLERK

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READ THIRD TIME

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PRESIDENT

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CITY CLERK

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APPROVED

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MAYOR

Recorded Vol. **109** Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

**REPORT**  
After second Reading

PASSAGE RECOMMENDED BY COMMITTEE ON DEVELOPMENT, PLANNING AND SUSTAINABILITY	
FILED WITH COMMITTEE	_____
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