

Map Change 2646

DP&S

July 12, 2022



Map Change 2646: Opportunity Corridor Core Job Zone

City Planning Commission



Goals

- Update zoning districts for compatibility with adopted planning studies, development plans and projects
- Modify minimum & maximum mapped setback requirements
- Establish Urban Form Overlay



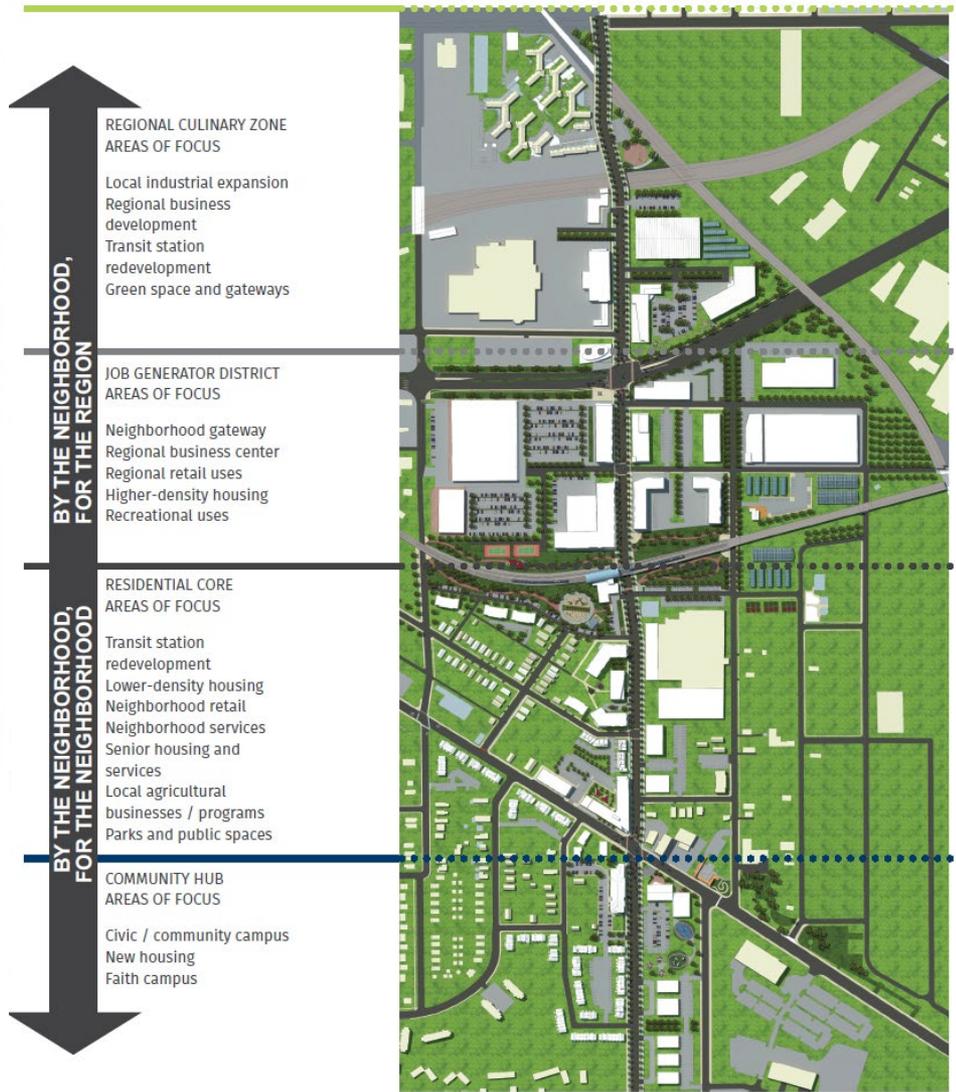
Cleveland Opportunity Corridor Brownfields Area Wide Plan



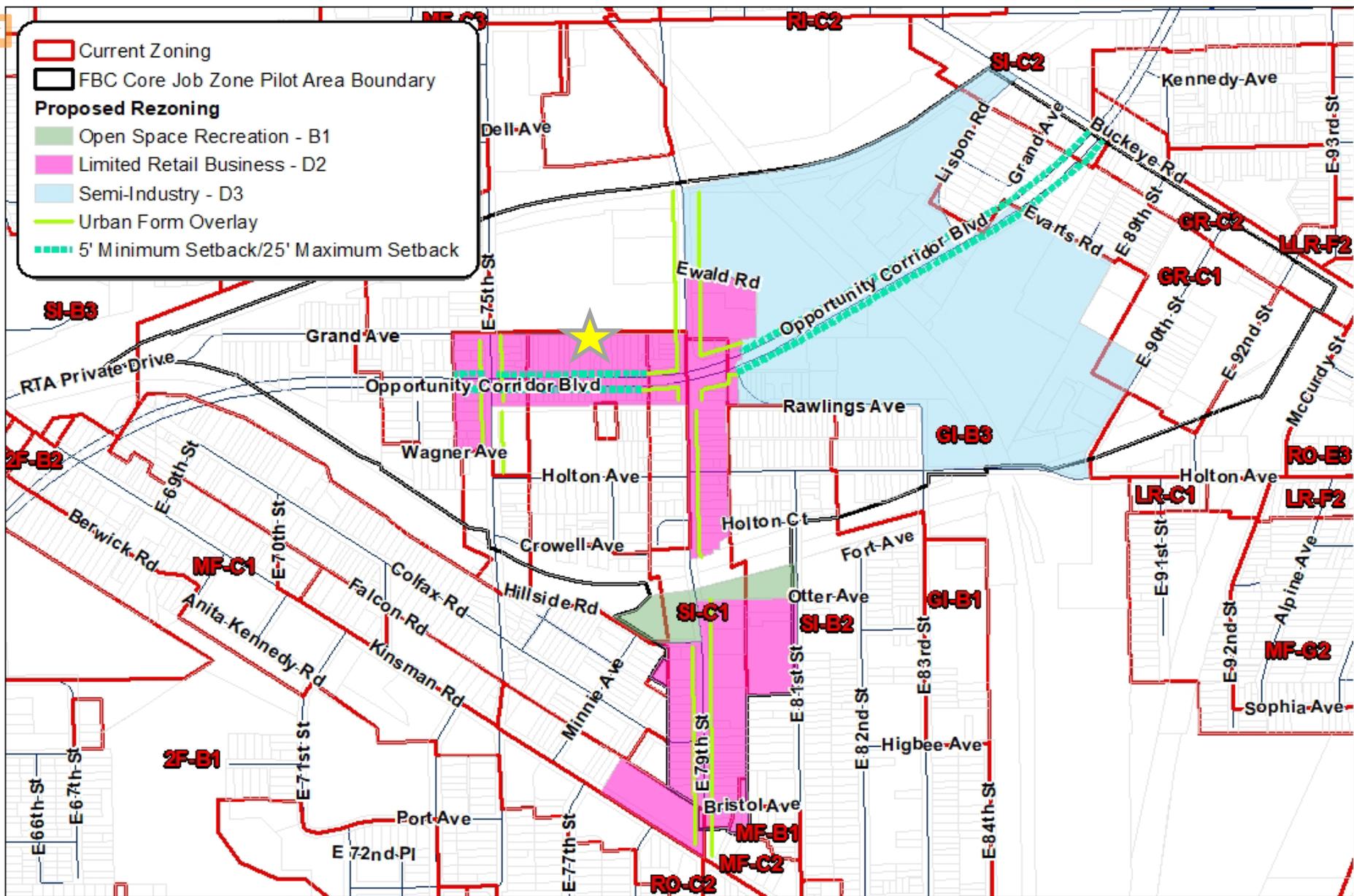
March 2013

East 79th Street Corridor Study

a transportation for livable communities initiative



-  Current Zoning
-  FBC Core Job Zone Pilot Area Boundary
- Proposed Rezoning**
-  Open Space Recreation - B1
-  Limited Retail Business - D2
-  Semi-Industry - D3
-  Urban Form Overlay
-  5' Minimum Setback/25' Maximum Setback



520
 Feet

Map Change 2646

Changing the Use, Height & Area Districts of parcels of land south of the Nickel Plate Road to north of Kinsman Road, between East 73rd Street and Buckeye Road and adding an Urban Form Overlay (Map Change 2646).



Mayor Justin M. Bibb

Date: March 22, 2022



Change from General Industry-B3, Semi-Industry-B2, General Retail-C1, Multi-Family-C1 > **Limited Retail Business-D2**



Looking East on OC



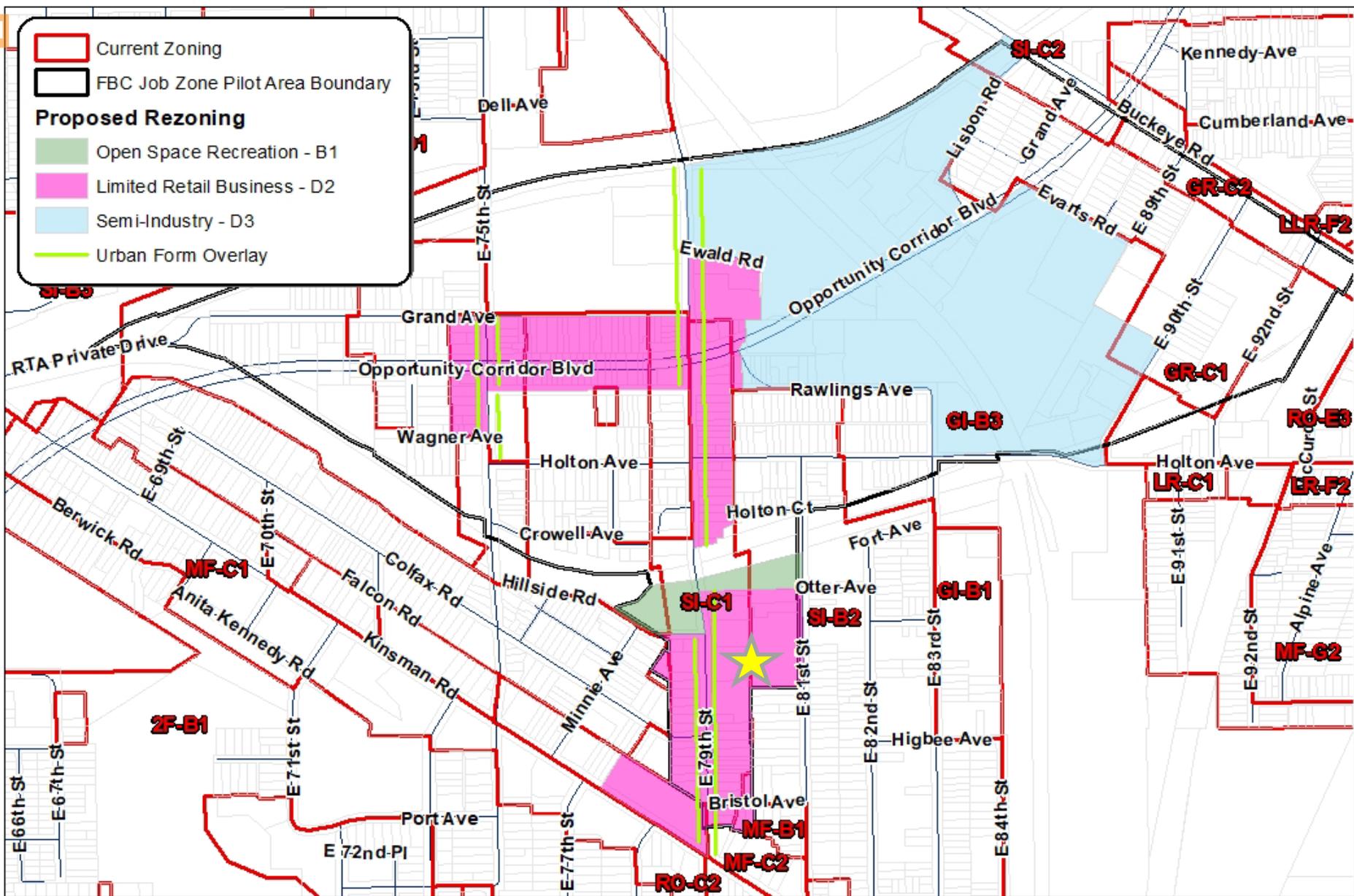


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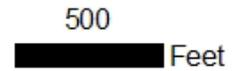
- Current Zoning
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Proposed Rezoning

- Open Space Recreation - B1
- Limited Retail Business - D2
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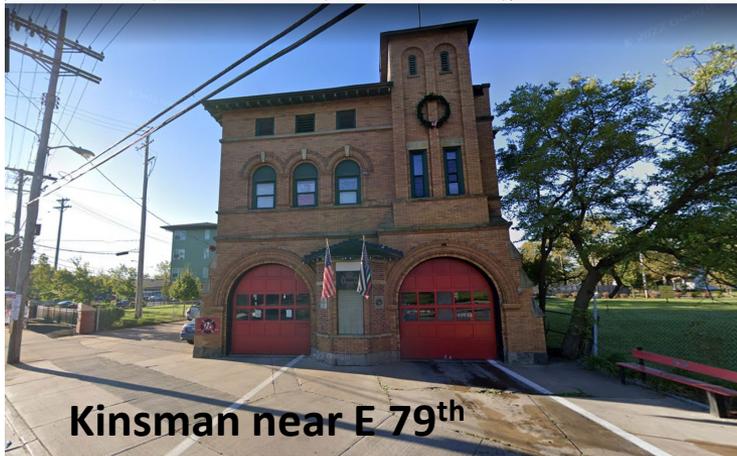


Change from Semi-Industry-B2 & C1, General Retail-C2, Multi-Family-B1 & C1 > **Limited Retail Business-D2**



Other projects planned or completed:

- Colfax Homes – 36 single-fam
- Kinsman senior housing (planned)



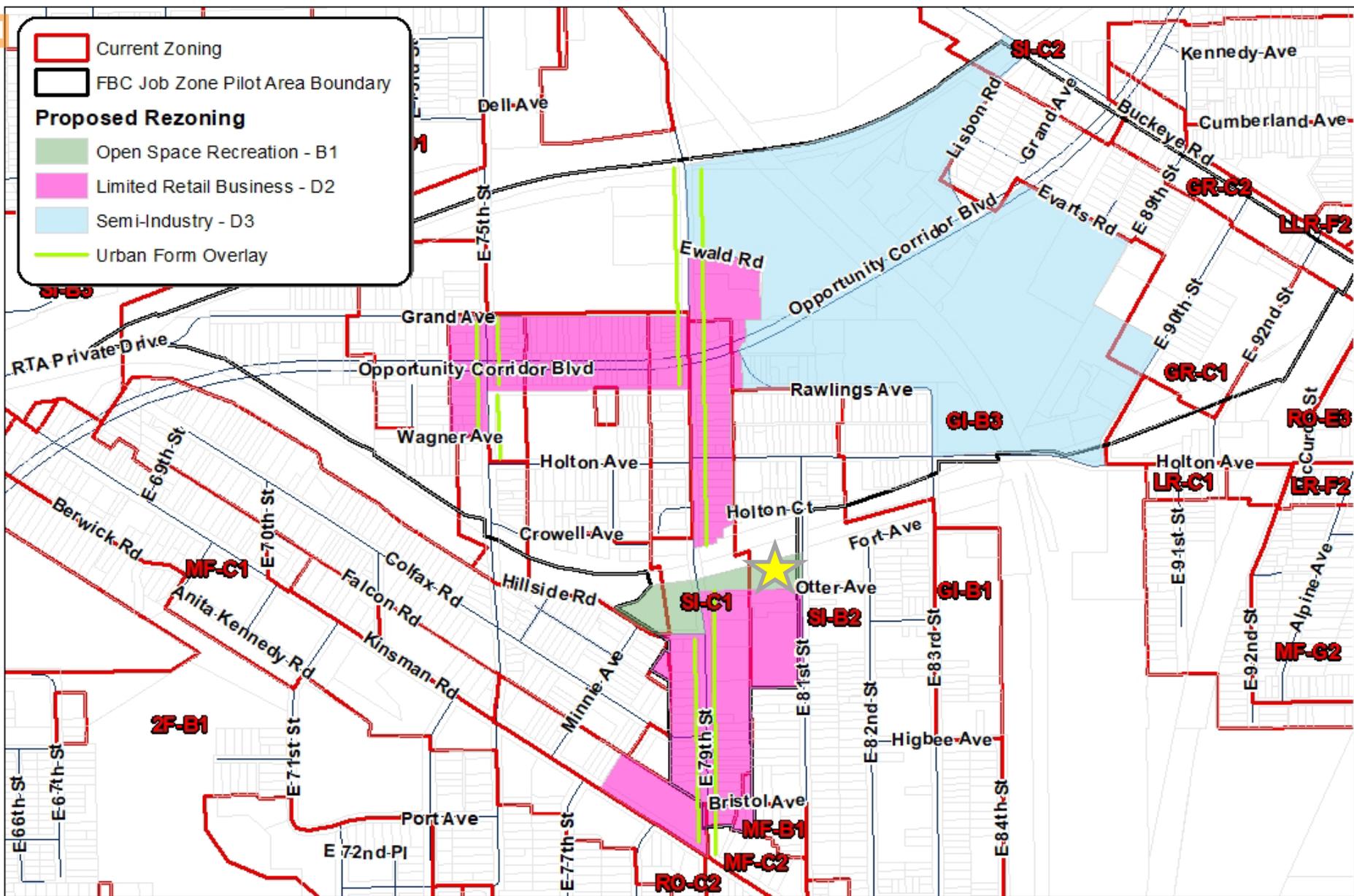


Legend

- Current Zoning
- FBC Job Zone Pilot Area Boundary

Proposed Rezoning

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Change from Semi-Industry-B2 & C1 > Open Space Recreation-B1



E 81st looking west



Hillside Park



East of E 81st - Ridall Green Partnership

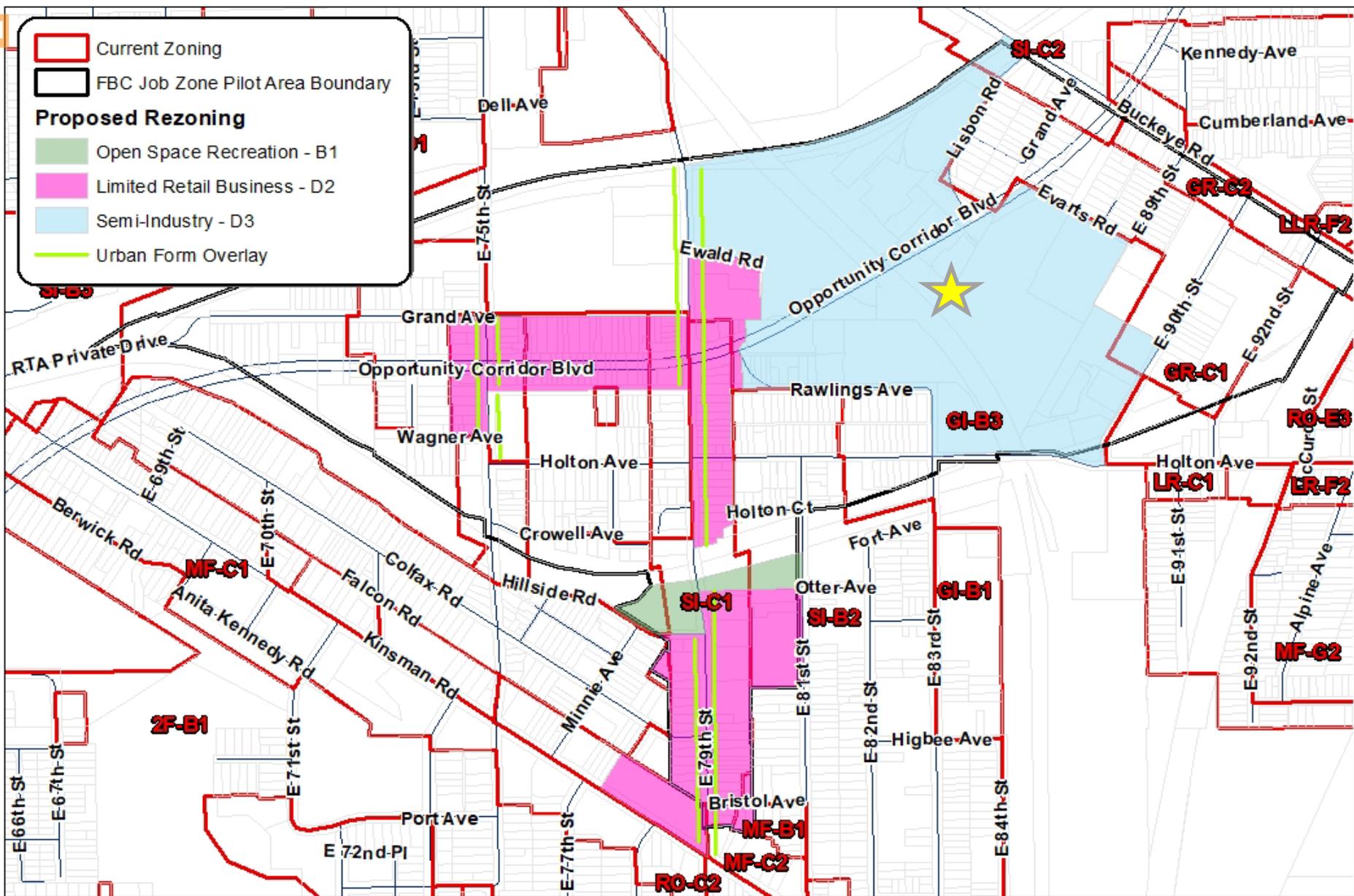


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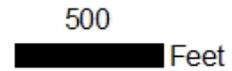
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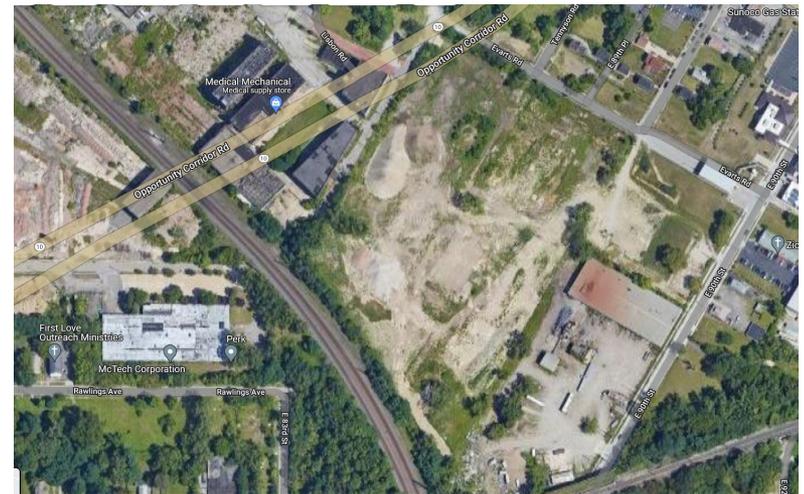
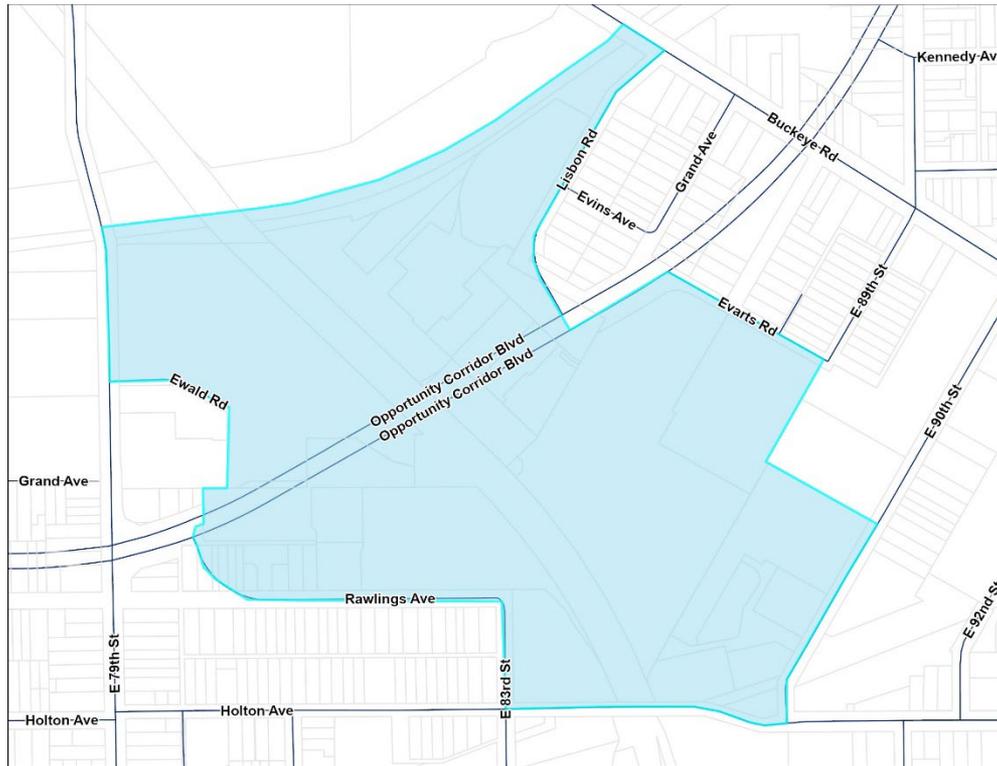
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Aerial view



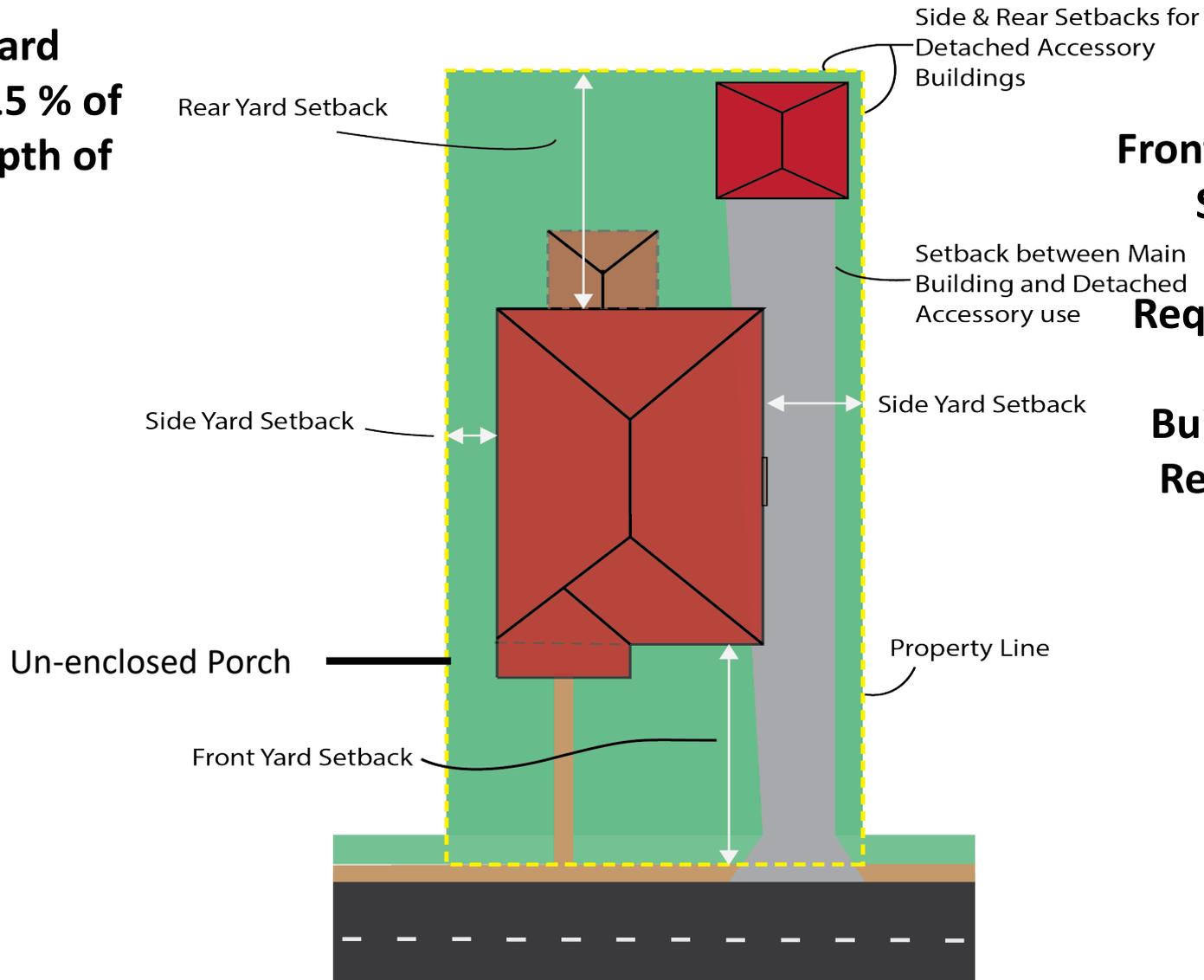
Looking southeast from Evarts

Other projects proposed

- Construction Trades Institute
- A cold storage facility w/residential training component

Residential Yard (Setback) Requirements

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



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

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

Mapped Setbacks

- Minimum setback = 5 ft
- Maximum setback = 25 ft

Urban Form Overlay

