C OF C 125-174

Ordinance No. 956-2022

By Council Member Maurer

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land West of Pearl Road and North of Broadview Road and adding an Urban Form Overlay as identified on the attached map (Map Change No. 2623).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Wildlife Way and Pearl Road;

Thence, southerly along the centerline of Pearl Road to its intersection with the westerly prolongation of the southerly property line of a parcel of land conveyed to B & L Property Transfer, LLC by deed dated June 29th, 2015, and also known as Cuyahoga County PPN 009-11-004;

Thence, easterly along said southerly line to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-009;

Thence, easterly along said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-11-014;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-002;

Thence, easterly along said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-11-010;

Thence, southerly along said westerly line of said parcel to its intersection with the centerline of Henninger Road;

Thence, easterly along said centerline to its intersection with the southerly prolongation of the easterly property line of a parcel of land known as Cuyahoga County PPN 009-11-010;

Thence, northerly along the easterly property line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-002;

Thence, easterly along the southerly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-011;

Thence, southerly along the westerly property line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-11-019;

Thence, southerly along the westerly property line of said parcel to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-11-018;

Thence, southeasterly along the northerly property line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-06-011;

Thence, easterly along the southeasterly property line of said parcel to its intersection with the southeasterly property line of a parcel of land known as Cuyahoga County PPN 009-06-013;

Thence, southwesterly along the easterly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-016;

Thence, southerly along the easterly property line of said parcel to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-10-015;

Thence, easterly along the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-011 to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-13-013;

Thence, northerly along the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-011 to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-007;

Thence, easterly along the southerly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-13-037;

Thence, northerly along the easterly property line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-007;

Thence, easterly along the southerly property line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-15-001;

Thence, southerly along the westerly property line and its prolongation of said parcel to its intersection with the centerline of Fergus Avenue;

Thence, easterly along said centerline to its intersection with the prolongation of the easterly property line of said parcel;

Thence, northerly along said easterly property line of said parcel to the intersection of the southerly property line of said parcel;

Thence, easterly along the southerly property line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-15-005;

Thence, northerly along the westerly property line and its prolongation of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-15-001;

Thence, easterly along the southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-15-006;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-006;

Thence, westerly along the southerly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-004;

Thence, westerly along the southerly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-008;

Thence, northerly along said easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-004;

Thence, westerly along said southerly line of said parcel to its intersection with the centerline of Old Wayne-Medina Plank Road;

Thence, southerly along said centerline of said street to its place 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. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of West 23rd Street and the prolongation of the southerly property line of a parcel of land conveyed to Dale A. Smith on June 18th, 1999, and also known as Cuyahoga County PPN 009-03-013;

Thence, westerly along the southerly property line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-06-002;

Thence, southerly along the westerly property line of a parcel of land known as Cuyahoga County PPN 009-03-015 to its intersection the northerly property line of a parcel of land known as Cuyahoga County PPN 009-06-003;

Thence, easterly along the southerly property line of a parcel of land known as Cuyahoga County PPN 009-03-015 to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-03-047;

Thence, easterly along said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-09-020;

Thence, northerly along said property line of said parcel to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-03-070;

Thence, westerly along said northerly line of said parcel to its intersection with the centerline of West 22nd Street;

Thence, northerly along said centerline of said street to its intersection with the centerline of Calgary Avenue;

Thence, westerly along said centerline of said street, to its intersection with the centerline of West 23rd Street;

Thence, southerly along said centerline of said street to its place 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 3. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Henninger Road and the prolongation of the westerly property line of a parcel of land conveyed to the City of Cleveland as of January 1, 1975, and also known as Cuyahoga County PPN 009-11-014;

Thence, easterly along said centerline of said street to the intersection of the prolongation of the easterly property line of said parcel;

Thence. northerly along said easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-002;

Thence, westerly along said southerly line to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-11-014;

Thence, southerly along said westerly line to its place of origin.

And as identified on the attached map shall be changed to a 'Semi-Industry' District, a 'G' Area District and a '2' Height District.

Section 4. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Henninger Road and the prolongation of the westerly property line of a parcel of land conveyed to Kenmore Construction Co. as of January 1, 1975, and also known as Cuyahoga County PPN 009-11-011;

Thence, northerly along the westerly property line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-002;

Thence, easterly along said southerly line to its intersection with the westerly property line of a parcel of land known as Cuyahoga County 009-06-011;

Thence, southerly along said westerly line to its intersection with the southeasterly property line of a parcel of land known as Cuyahoga County PPN 009-11-011;

Thence, southerly along said southeasterly line to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-11-018;

Thence, easterly along said northerly line to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-06-013;

Thence, easterly along the northerly property line of said parcel to its intersection with the northwesterly property line of a parcel of land known as Cuyahoga County PPN 009-06-011;

Thence, southerly along said northwesterly line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-11-016;

Thence, southerly along said easterly line to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-11-013;

Thence, southerly along the easterly property line and its prolongation of said parcel to its intersection with the centerline of Henninger Road;

Thence, westerly along said centerline of said street to its place of origin.

And as identified on the attached map shall be changed to a 'Semi-Industry' District, a 'G' Area District and a '2' Height District.

Section 5. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Pearl Road and the prolongation of the northerly property line of a parcel of land conveyed to 4123 Pearl Road LLC on January 24, 2022, and also known as Cuyahoga County PPN 009-11-005;

Thence, southerly along said centerline of said street to its intersection with the centerline of Broadview Road;

Thence, easterly along said centerline of said street to its intersection with the prolongation of the easterly property line of a parcel of land known as Cuyahoga County Parcel 009-10-001;

Thence, northerly along said easterly line and its prolongation of said parcel to its intersection with the southerly property line of a parcel of land known as 009-10-004;

Thence, northerly along the easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-005;

Thence, easterly along said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-10-010;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-009;

Thence, easterly along said southerly line of said parcel to its intersection with the northwesterly property line of a parcel of land known as Cuyahoga County PPN 009-10-010;

Thence, northerly along said northwesterly line and its prolongation of said parcel to its intersection with the centerline of Henninger Road;

Thence, westerly along said centerline of said road to its intersection with the prolongation of the easterly property line of a parcel of land known as Cuyahoga County PPN 009-11-005;

Thence, northerly along said easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-11-009;

Thence, westerly along the northerly property line and its prolongation of a parcel of land known as Cuyahoga County PPN 009-11-005 to its place of origin;

And as identified on the attached map shall be changed to a 'Local Retail' District, a 'G' Area District and a '2' Height District.

Section 6. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Henninger Road and the prolongation of the westerly property line of a parcel of land conveyed to Ronald E & Carl Sue Sawyer on August 13, 1985, and also known as Cuyahoga County PPN 009-10-015;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-06-011;

Thence, easterly along said southerly line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-13-011;

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

Thence, westerly along said centerline of said road to its intersection with the centerline of West 24th Street;

Thence, southerly along said centerline of said street to its intersection with the prolongation of the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-025;

Thence, northwesterly along said southerly line and its northwesterly prolongation of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-10-054;

Thence, northerly along said easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-022;

Thence, westerly along said southerly line of said parcel to its intersection with the easterly property line of a parcel of land known as Cuyahoga County PPN 009-10-035;

Thence, northerly along said easterly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-014;

Thence, southeasterly along said southerly line to its intersection with the easterly property line of said parcel;

Thence, northerly along said easterly line and its prolongation to its place of origin;

And as identified on the attached map shall be changed to a 'Multi-Family', a 'G' Area District and a '2' Height District.

Section 7. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Henninger Road and the centerline of West 24th Street;

Thence, southerly along said centerline of said street to the intersection of said centerline with the prolongation of the southerly property line of a parcel of land known as Cuyahoga County PPN 009-12-087;

Thence, easterly along the prolongation of said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-12-078;

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

Thence, westerly along said centerline of said road to its place of origin;

And as identified on the attached map shall be changed to a 'Two-Family, a 'D' Area District and a '1' Height District.

Section 8. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Broadview Road and the prolongation of the westerly property line of a parcel of land conveyed to Nunzio Marzano & Carlena Marzano on May 3rd, 2007, and known as Cuyahoga County PPN 009-10-056;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-010;

Thence, northerly along the westerly property line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-005;

Thence, easterly along said southerly line to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-10-010;

Thence, northerly along said westerly line of said parcel to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-10-009;

Thence, easterly along said southerly line of said parcel to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-10-010;

Thence, northerly along said westerly line of said parcel and its prolongation to its intersection with the centerline of Henninger Road;

Thence, southeasterly along said centerline of said road to its intersection with the prolongation of the easterly property line of a parcel of land known as Cuyahoga County PPN 009-10-014;

Thence, southerly along said easterly line of said parcel to its intersection with the centerline of Mira Court;

Thence, northwesterly along said southerly line of said parcel to its intersection with the southeasterly property line of a parcel of land known as Cuyahoga County PPN 009-10-035;

Thence, southerly along said southeasterly line of said parcel to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-10-054;

Thence, southeasterly along said northerly line to its intersection with the westerly property line of a parcel of land known as Cuyahoga County PPN 009-10-022;

Thence, southerly along said westerly line of said parcel to its intersection with the northerly property line of a parcel of land known as Cuyahoga County PPN 009-10-032;

Thence, southeasterly along said northerly line and its prolongation to its intersection with the centerline of West 24th Street;

Thence, southerly along said centerline of said street to its intersection with the prolongation of the northerly property line of a parcel known as Cuyahoga County PPN 009-12-001;

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

Thence, southerly along said easterly line to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-12-075;

Thence, easterly along said northerly line and its prolongation to its intersection with the centerline of West 23rd Street;

Thence, southerly along said centerline to its intersection with the prolongation of the northern property line of a parcel known as Cuyahoga County PPN 009-12-004; Thence, southeasterly along said northerly line to its intersection with the westerly property line of a parcel known as Cuyahoga County PPN 009-12-005;

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

Thence, easterly along said northerly line to its intersection with the centerline of West 22nd Street;

Thence, southerly along said centerline of said street to its intersection with the centerline of Broadview Road;

Thence, northwesterly along said centerline of said street to its place of origin.

And as identified on the attached map shall be changed to a 'Limited Retail', a 'G' Area District and a '2' Height District.

Section 9. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Broadview Road and the centerline of West 22nd Street;

Thence, northeasterly along the centerline of West 22nd Street to its intersection with the prolongation of the northerly property line of a parcel of land conveyed to Roshi 1, LLC on January 27th 2016, and known as Cuyahoga County PPN 009-12-009;

Thence, southeasterly along said northerly line of said parcel to the intersection of its prolongation and the centerline of Valley Road;

Thence, northerly along said centerline of said road to its intersection with the prolongation of the easterly property line of a parcel known as Cuyahoga County PPN 009-19-003;

Thence, southerly along said easterly line of said parcel to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-19-002;

Thence, easterly along said northerly line of said parcel to its intersection with the westerly line of a parcel known as Cuyahoga County PPN 009-19-080;

Thence, southerly along said westerly line of said parcel and its prolongation to its intersection with the centerline of Mayview Avenue;

Thence, easterly along said centerline of said avenue to its intersection with the prolongation of the easterly property line of a parcel known as Cuyahoga County PPN 009-22-011;

Thence, southerly along said easterly line and its prolongation to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-22-009;

Thence, easterly along said northerly line of said parcel to its intersection with the westerly property line of a parcel known as Cuyahoga County PPN 009-22-013;

Thence, southerly along said westerly line to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-22-008;

Thence, easterly along said northerly line to its intersection with the westerly property line of a parcel known as Cuyahoga County PPN 009-22-057;

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

Thence, easterly along said centerline of said avenue to its intersection with the prolongation of the easterly property line of a parcel of land known as Cuyahoga County PPN 009-22-058;

Thence, southerly along said easterly line to its intersection with the northerly property line of a parcel known as Cuyahoga County PPN 009-22-003;

Thence, easterly along said northerly line to its intersection with the westerly property line of a parcel known as Cuyahoga County PPN 009-22-062;

Thence, southerly along said westerly line and its prolongation to its intersection with the southerly property line of a parcel of land known as Cuyahoga County PPN 009-22-003;

Thence, westerly along said southerly line of said parcel to its intersection with the easterly property line of a parcel known as Cuyahoga County PPN 009-22-092;

Thence, southerly along said easterly line of said parcel and its prolongation to its intersection with the centerline of Spring Road;

Thence, westerly along said centerline of said road to its intersection with the centerline of Broadview Road;

Thence, northwesterly along said centerline of Broadview road to its place of origin;

And as identified on the attached map shall be changed to a ‘Local Retail’, a ‘G’ Area District and a ‘2’ Height District.

Section 10. That the street frontages described as follows:

The east side of Pearl Road between the northerly property line of a parcel of land conveyed to TLC properties Inc on November 11th, 2016, also known as Cuyahoga County PPN 009-11-001 and the intersection of the centerline of Pearl Road and the centerline of Broadview Road;

And the north side of Broadview road between Pearl Road and Spring Road;

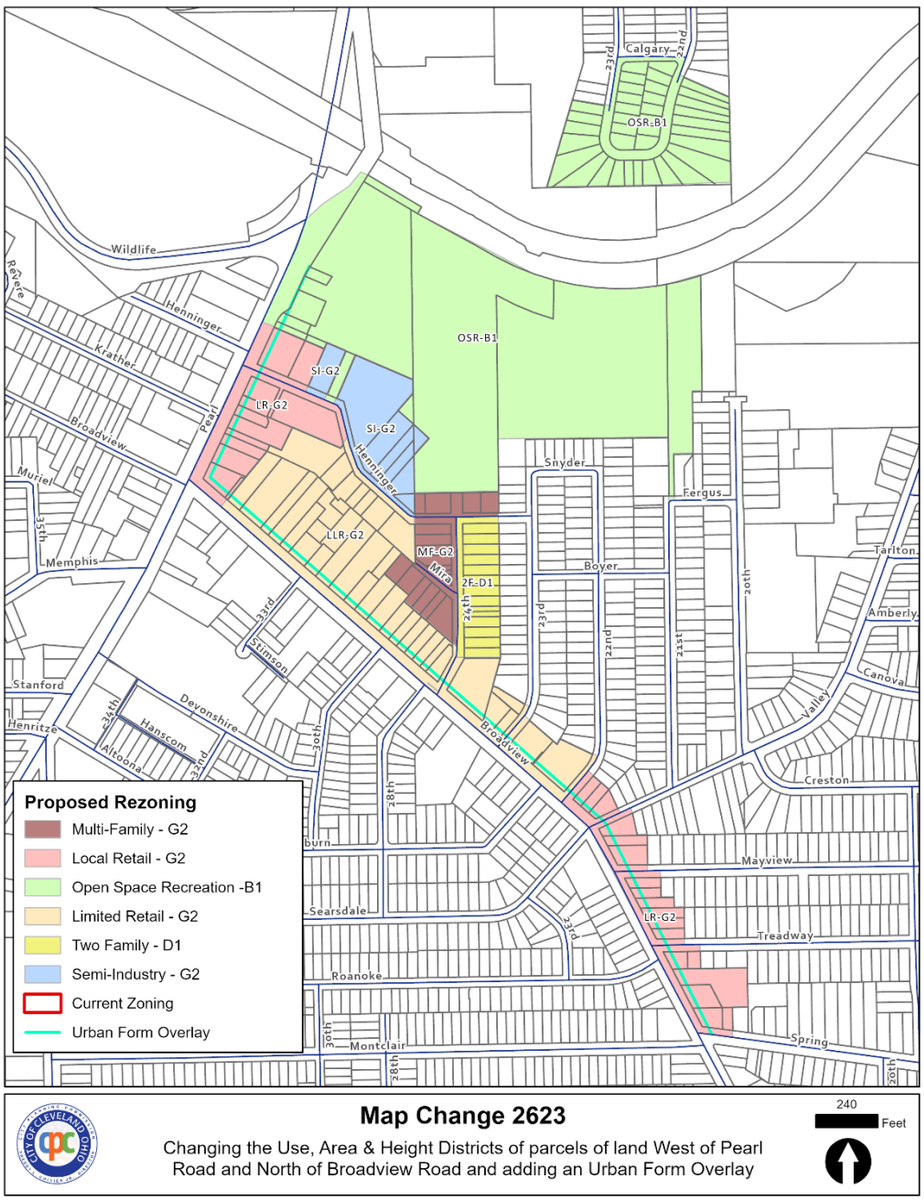
And as identified on the attached map shall be established as 'Urban Form Overlay Districts'.

Section 11. That the change of zoning of lands described in Section 1 through 9 shall be identified as Map Change No. 2623 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 12. That this ordinance shall take effect and be in force from and after the earliest period allowed by Law.

MR:nl
9-19-2022
FOR: Council Member Maurer

Ordinance No. 956-2022



Ord. No. 956-2022

By Council Member Maurer

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land West of Pearl Road and North of Broadview Road and adding an Urban Form Overlay as identified on the attached map (Map Change No. 2623).

READ FIRST TIME on SEPTEMBER 19, 2022 **REPORTS**
and referred to DIRECTORS of City Planning Commission, Law;
COMMITTEE on Development Planning and Sustainability

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

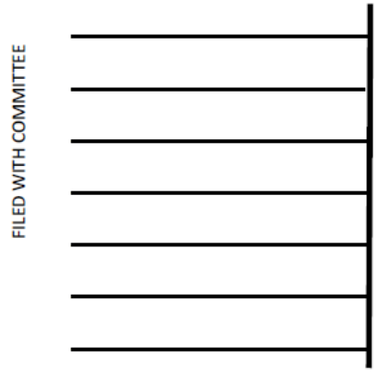
APPROVED

MAYOR

Recorded Vol. **109** Page_____

Published in the City Record _____

REPORT
after second Reading

PASSAGE RECOMMENDED BY COMMITTEE ON
DEVELOPMENT, PLANNING AND SUSTAINABILITY

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