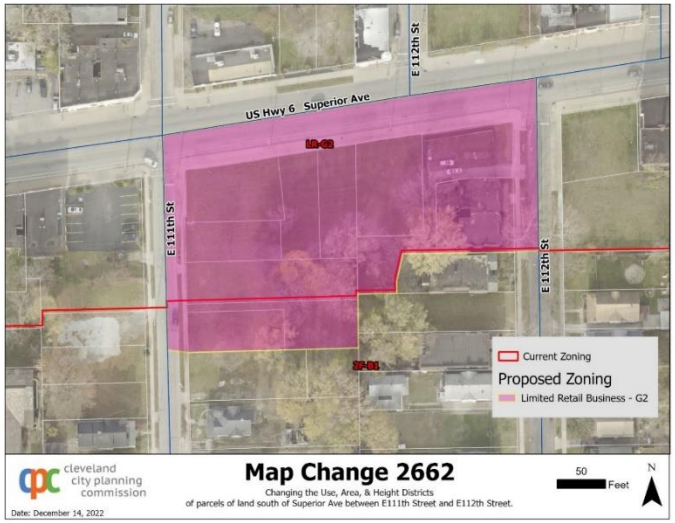
Map Change 2662

Development, Planning & Sustainability Committee
February 7, 2023



cleveland city planning commission

Map Change 2662

Proposal

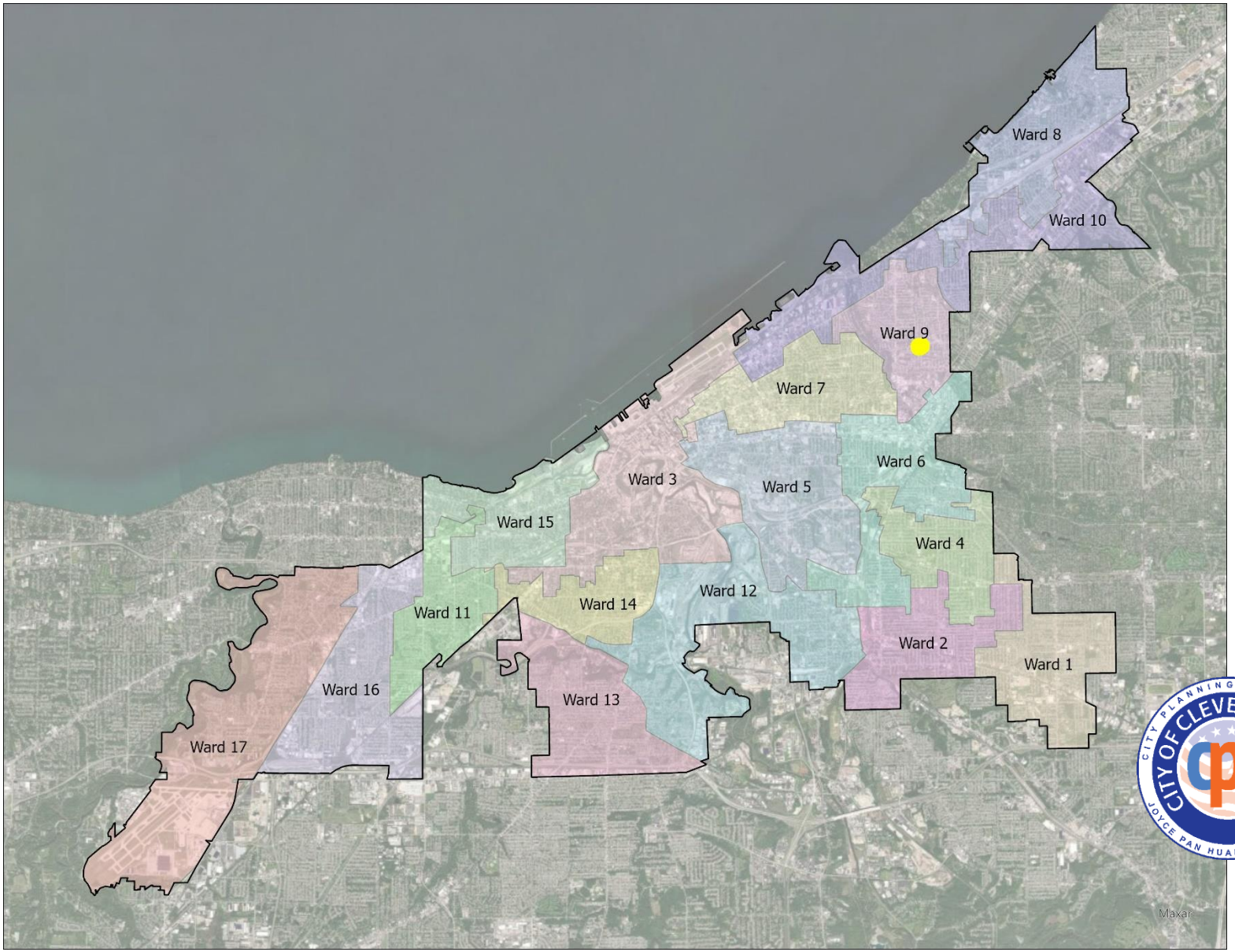
Changing the Use, Area & Height Districts of parcels of land south of Superior Avenue between East 111th Street & East 112th Street (MC 2662)

Purpose

- To allow CHN & EDEN LIHTC development
- To allow different housing typologies
- Consolidate Zoning Districts

Cleveland Context

Map Change 2662

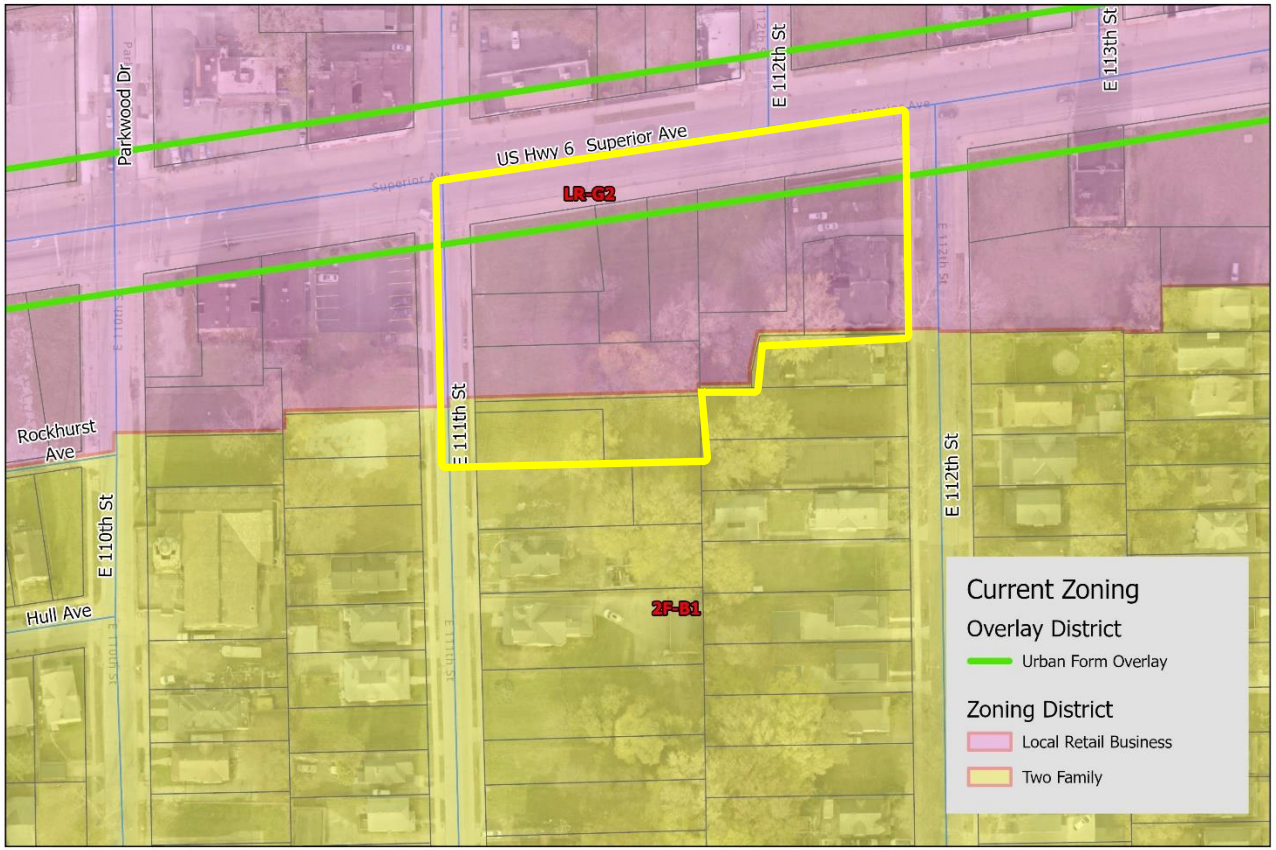


Map Change 2662

Current Zoning

Local Retail Business – G2
Two Family – B1

Urban Form Overlay -- Superior Ave



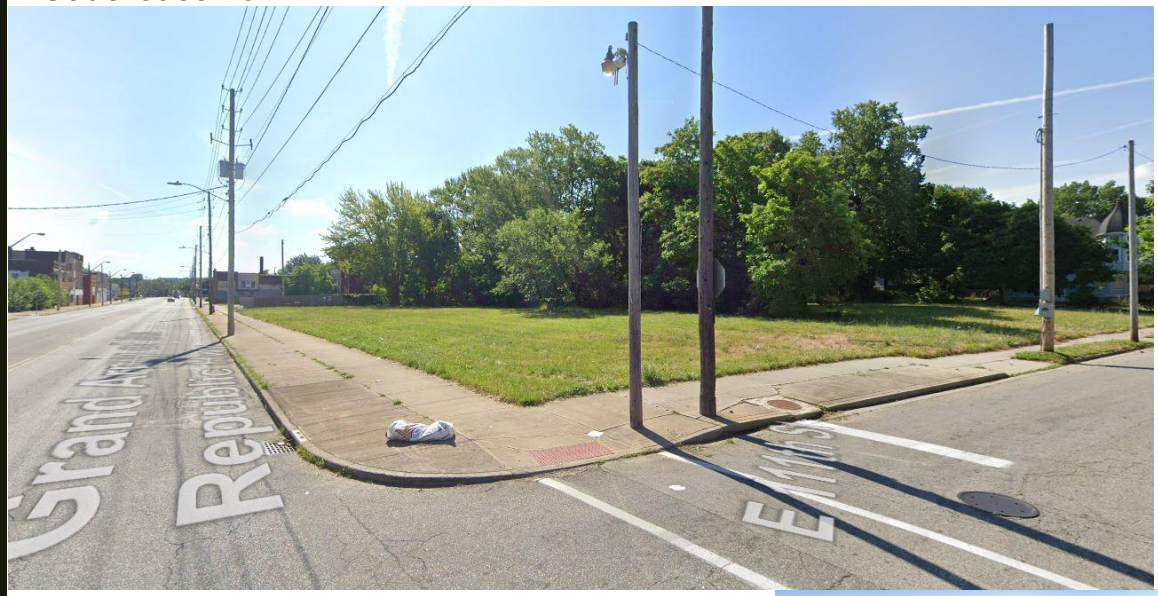
Map Change 2662

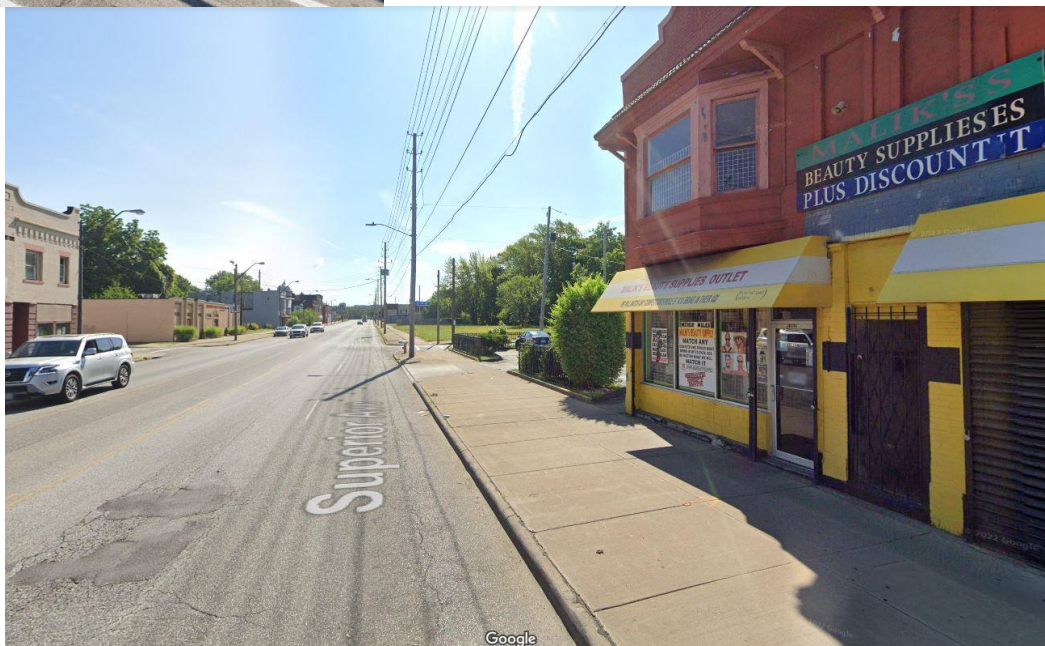
Existing Conditions

Map Change 2662

Existing Conditions

Superior & E 111St
Southeast view



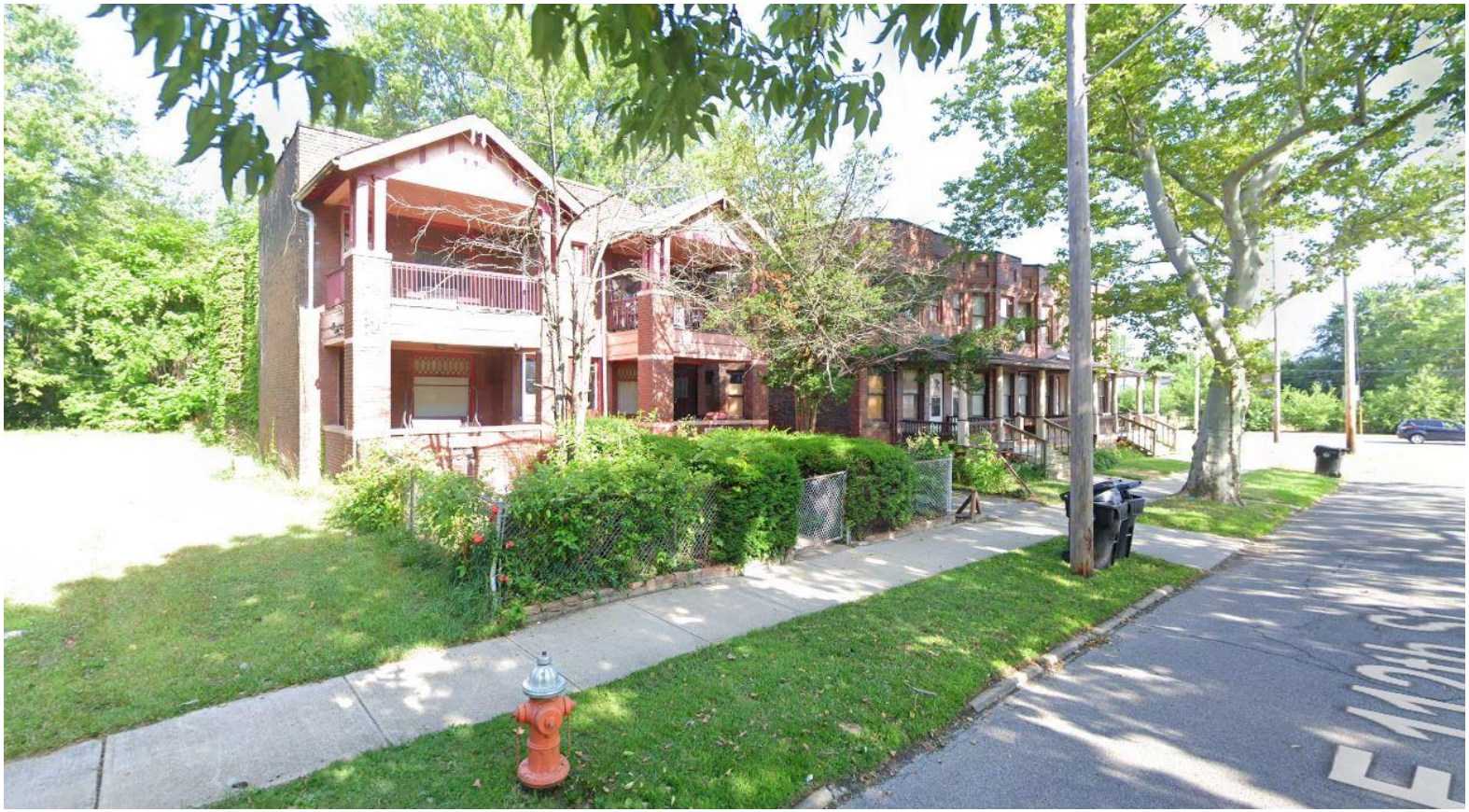


Superior Ave
Southeast view

Map Change 2662

Existing Conditions

E112 St
Northwest View



Map Change 2662

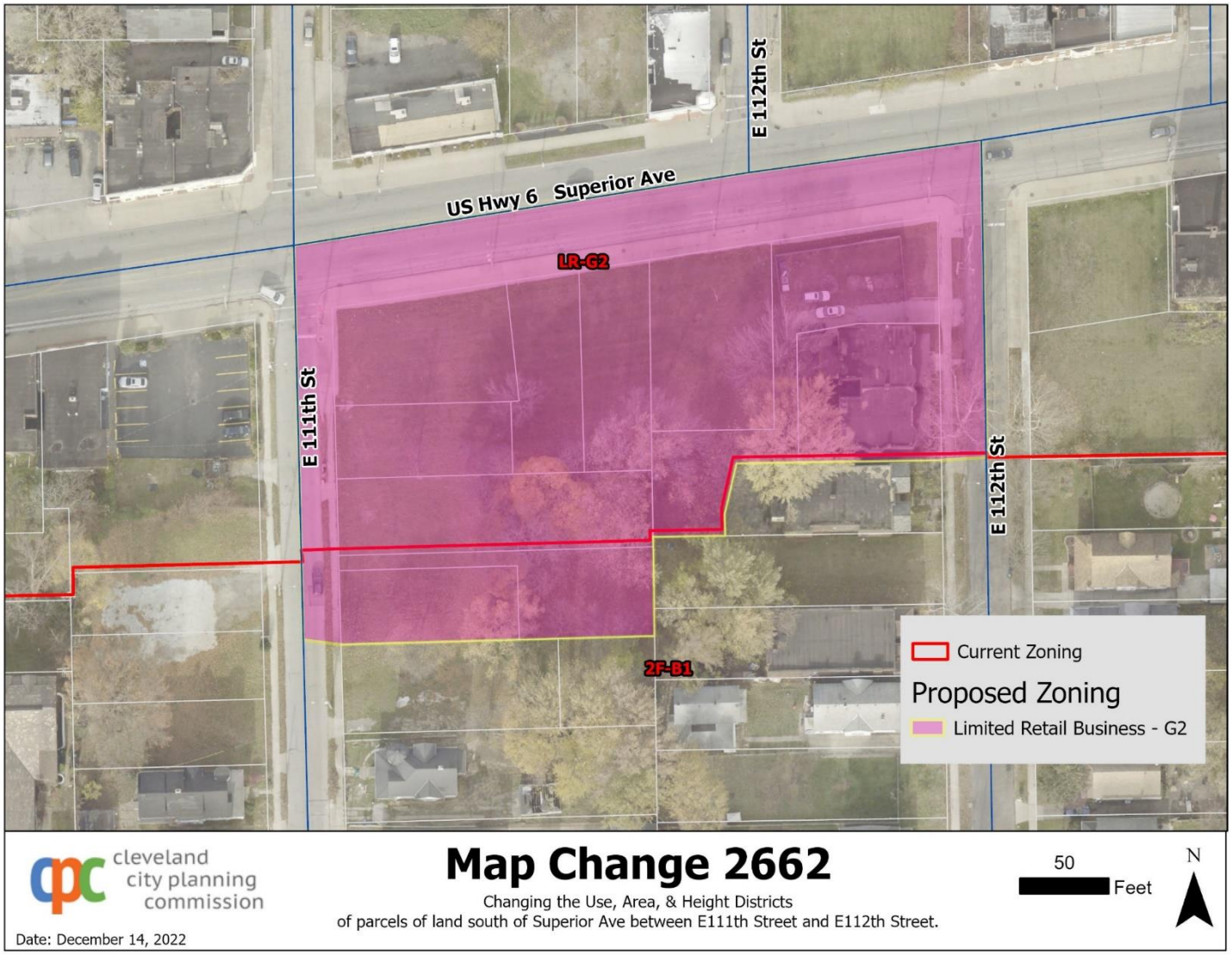
Existing Conditions

E111 St
Northeast View

Map Change 2662

Proposed Zoning

Limited Retail Business – G2



Map Change 2662

Proposed Development

BUILDING SUMMARY

FLR	AREA	UNITS
4th	13, 215 SF	18
3rd	13,215 SF	18
2nd	13,215 SF	18
1st	13,215 SF	8
Total	52,860 SF	62

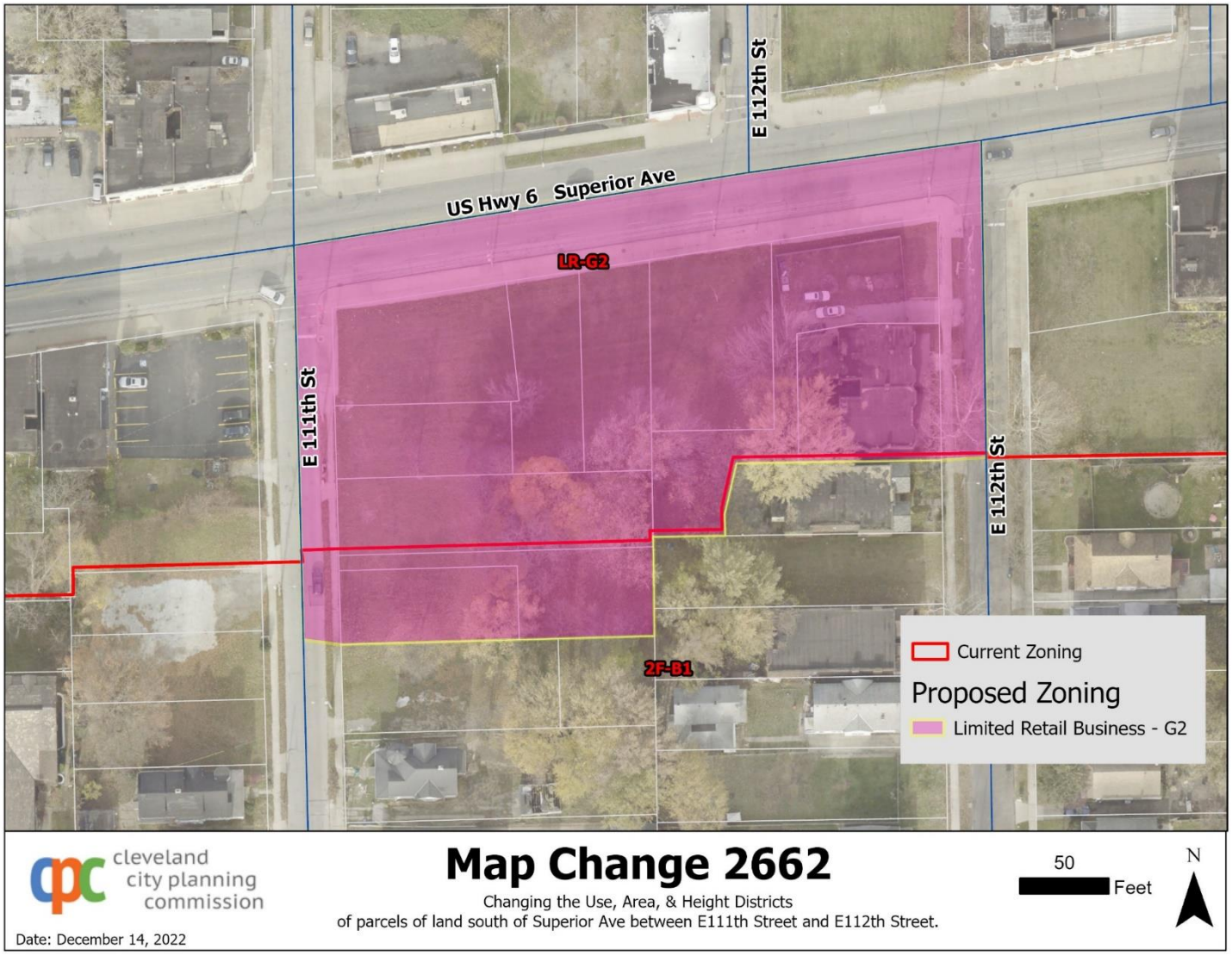
SITE PLAN 1A
1" = 50'-0"
0' 25' 50' 100'

A1 SUPERIOR AVENUE SENIOR PSH

11100 SUPERIOR AVE.
CLEVELAND, OHIO 44106
NOVEMBER 16, 2022

EDEN, INC.
CHN HOUSING PARTNERS
HITI, DIFRANCESCO AND SIEBOLD, INC.

Map Change 2662

Proposed Zoning

Limited Retail Business – G2