

Map Change 2665

Development, Planning & Sustainability

March 7, 2023





Proposal

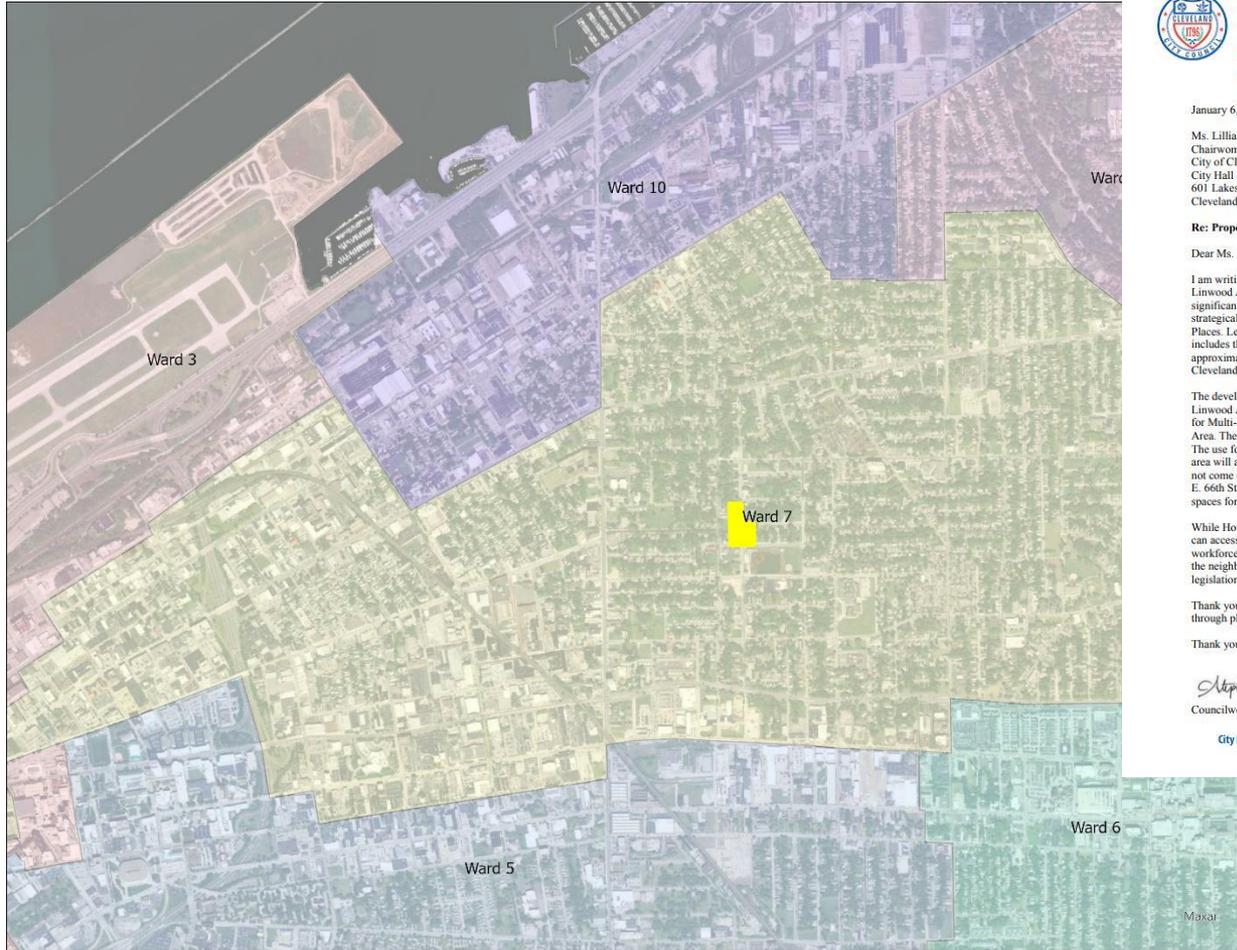
Changing the Use, Area & Height Districts of parcel of land along East 66th Street between Linwood Ave and Lawnview Ave (Map change 2665).

Purpose

- To allow the development of LIHTC Allen Estates project with University Hospital Partnership
 - To promote a variety of housing typologies.
 - In alignment with East 66th Neighborhood Plan
- Part of a larger rezoning to make East 66th Street the N/S Corridor in the Hough neighborhood.
- Rezoning will be in alignment with Form Based Code Regulations.

Cleveland Context

Map Change 2665



CITY OF CLEVELAND
Office of the Council

www.clevelandcitycouncil.org

Stephanie D. Howse COUNCIL MEMBER, WARD 7

COMMITTEES: Workforce, Education, Training & Youth Development - Vice Chair • Development, Planning & Sustainability
Health, Human Services & the Arts - Safety

January 6, 2023

Ms. Lillian Kuri
Chairwoman
City of Cleveland Planning Commission
City Hall - Room 501
601 Lakeside Avenue
Cleveland, OH 44114

Re: Proposed East 66th & Linwood Avenue Development Rezoning Support Letter

Dear Ms. Kuri,

I am writing to express my support for the rezoning of the multifamily project located at East 66th and Linwood Avenue in the Hough neighborhood of the City of Cleveland. The proposed development will significantly enhance the Hough neighborhood and the Ward 7 community. This development is strategically located across from League Park which is recognized on the National Register of Historic Places. League Park originally opened in 1891 and is a crucial part of the history of Cleveland. The site includes the Baseball Heritage Museum as well as the Fannie M. Lewis Community Park. This approximately 13-million-dollar investment will pay homage to a vital historical landmark in the City of Cleveland and act as a catalyst for further investment in the neighborhood.

The development consists of parcels 106-08-032 and 106-08-033 on the corner of East 66th Street and Linwood Avenue. Currently, these parcels are zoned MF-B1. This zoning classification currently allows for Multi-Family use, a maximum building height of 35 feet, and a maximum gross floor area of 1/2 x Lot Area. The development team is respectfully requesting the parcels be rezoned from MF-B1 to MF-E2. The use for the parcels will not change. The increase in the allowable max height and max gross floor area will allow the development to maximize density by allowing the building to go to 4-stories and will not come close to the 60 foot maximum height limit. Furthermore, the building will have 75% frontage on E. 66th Street, 45% frontage on Linwood Avenue, 10% of the site for outdoor space, and 35 total parking spaces for the 38 unit 4-story building.

While Hough is experiencing incredible growth, it is critical to ensure that both new and existing residents can access high-quality housing opportunities at a variety of price points. This project solves for workforce housing specific to this neighborhood while also maximizing the use of underutilized parcels in the neighborhood. Therefore, I am supportive of the rezoning for this development and will sponsor the legislation to bring further investment to Hough neighborhood and Ward 7.

Thank you for your careful consideration of this letter. If you have any questions please contact my office through phone (216) 664-2908 or email at showse@clevelandcitycouncil.org.

Thank you,

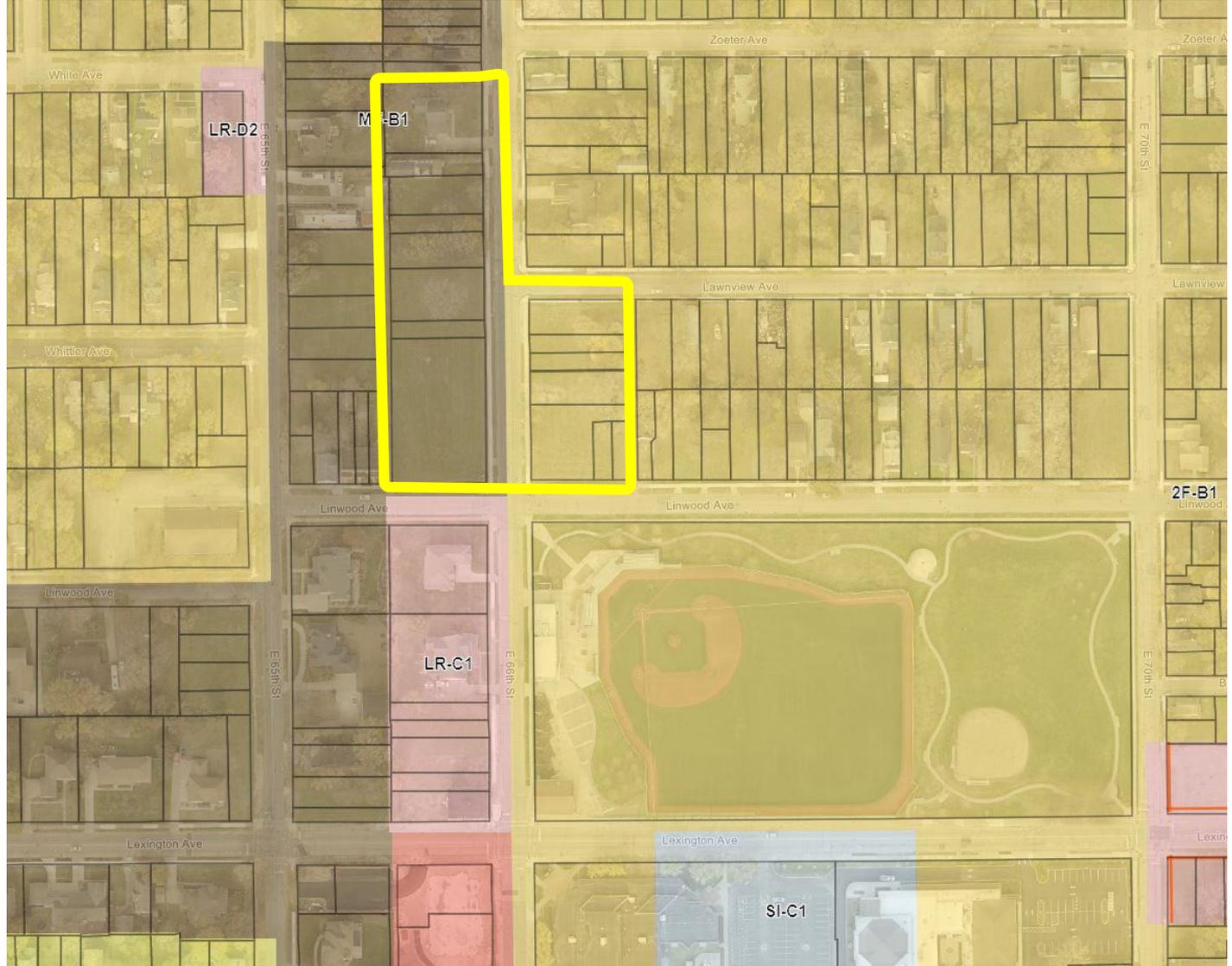
Councilwoman Stephanie D. Howse

City Hall 601 Lakeside Avenue N. E., Room 220, Cleveland, OH 44114 • Phone (216) 664-2908 • Fax (216) 664-3837
Email showse@clevelandcitycouncil.org



Existing Zoning

Multi-Family
Two-Family



Map Change 2665



Existing Context

Map Change 2665



HOUGH NEIGHBORHOOD INITIATIVES

CLEVELAND, OHIO

LOCATION MAP

BACKGROUND

HEALTHY HOUGH

- SAFETY**
- OPEN SPACE**
- TRANSPORTATION**
- HEALTHY LIVES**
- EMPLOYMENT**

EAST 66 RE-DEVELOPMENT & LEAGUE PARK

UPPER CHESTER RE-DEVELOPMENT

LINK 59 & UNIVERSITY HOSPITAL CAMPUS

SAFE ROUTES TO SCHOOL

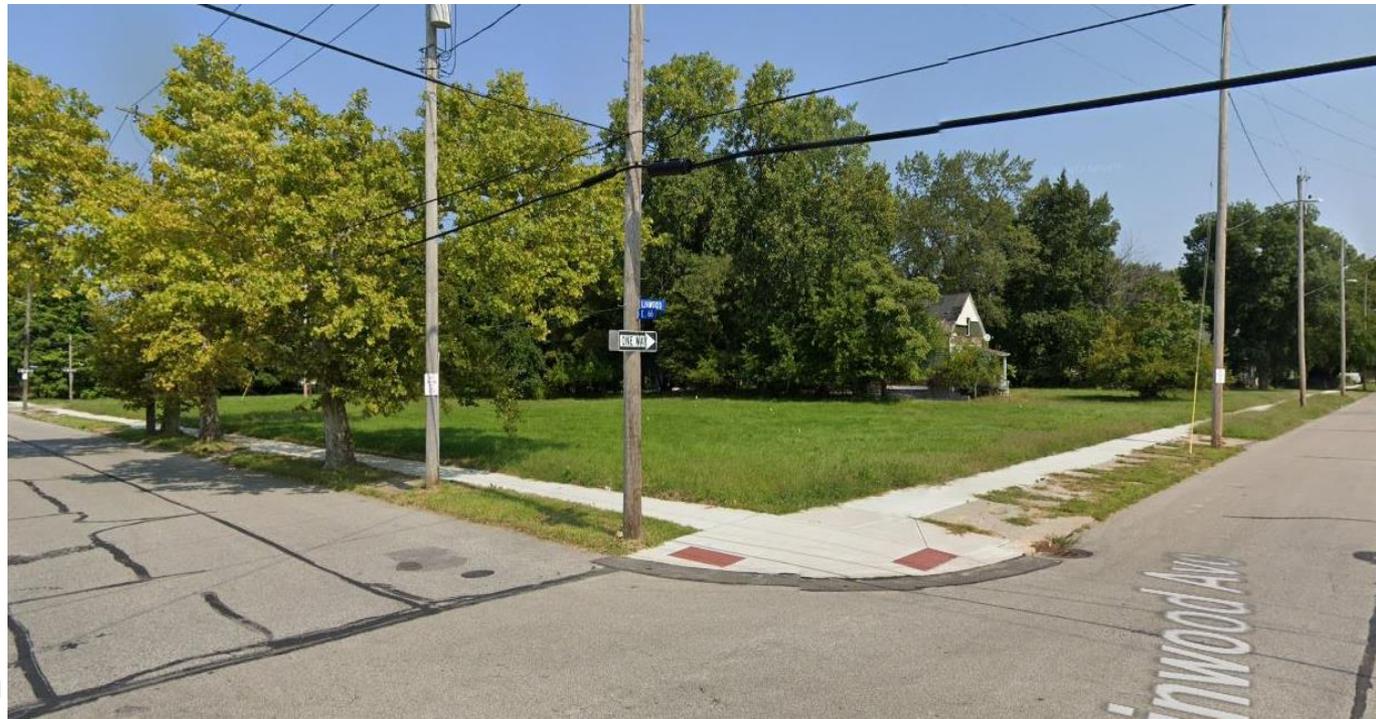
EVERY MOVE YOU MAKE KEEP IT SAFE

INITIATIVE MAP

NW View

Linwood Ave & E 66th

Existing Context



NE View

Linwood Ave & E 66th

Map Change 2665

SE View
Linwood Ave & E 66th

Existing Context



SW View
Linwood Ave & E 66th



SE View

Lawnview Ave & E 66th

Existing Context



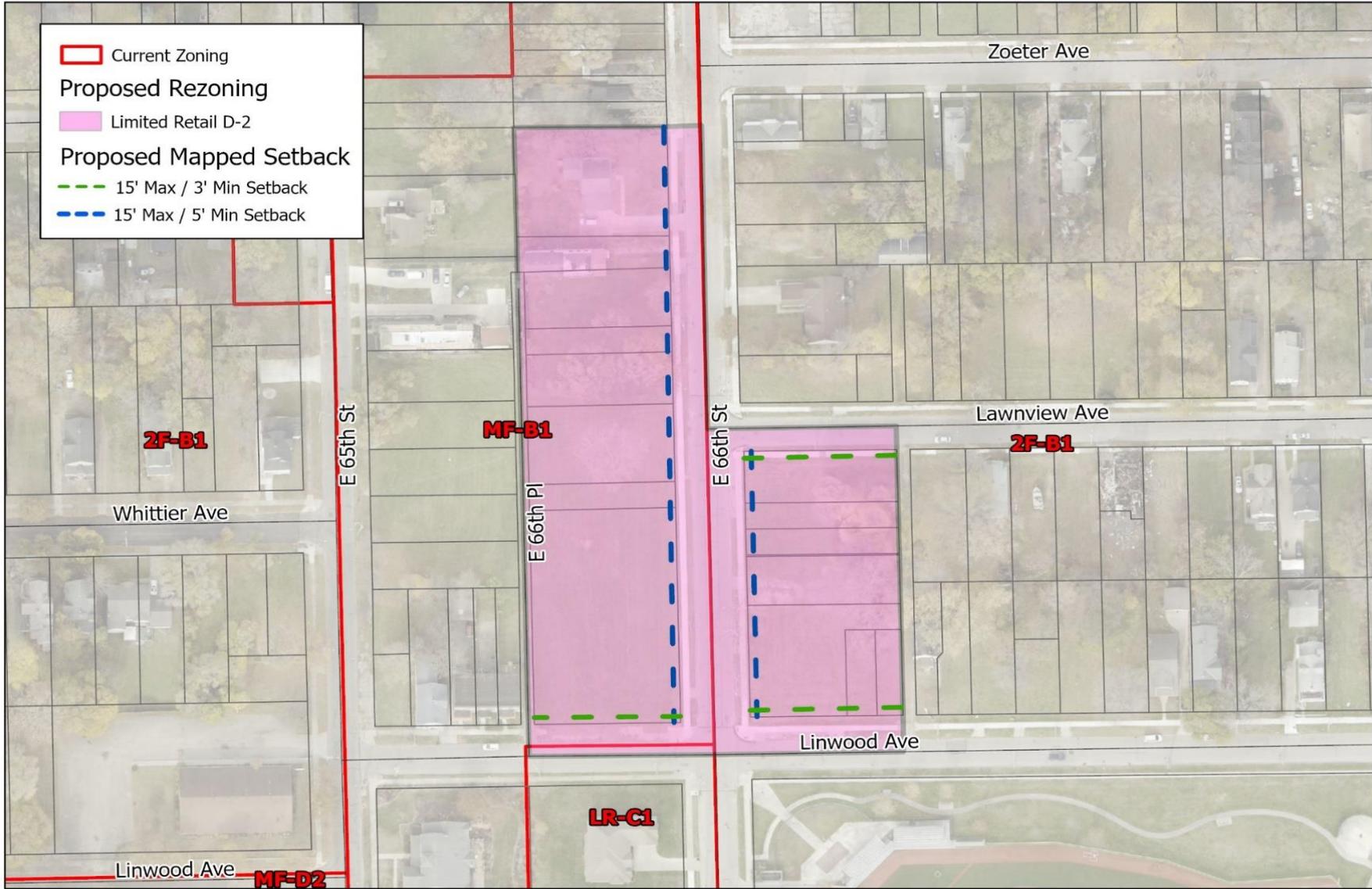
SW View
E 66th





Proposed Zoning

Map Change 2665



Map Change 2665

Changing the Use, Area & Height Districts of parcels of land along East 66th Street between Linwood Avenue and Zoeter Avenue.



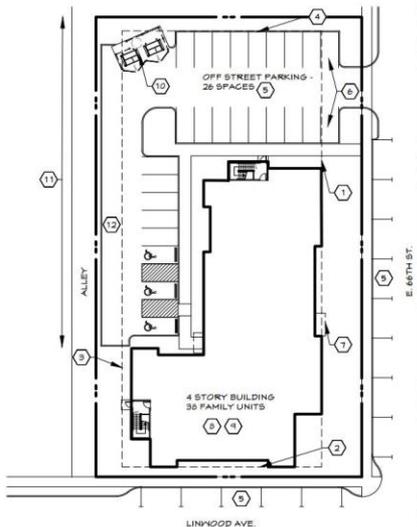
Date: 01/10/2023



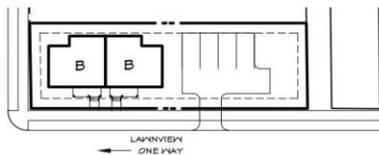
Hough Form-Based Code study area boundary.

Proposed Development

Map Change 2665



- GENERAL NOTES**
- FRONT SETBACK 20' - 15% LOT DEPTH (391.04)
 - CORNER SIDE SETBACK 9' (391.05)
 - REAR SETBACK 20' - 15% LOT DEPTH (391.06) INCLUDES 6' OF ALLEY AS PERMITTED
 - INTERIOR SIDE SETBACK 7' (391.04)
 - REQUIRED OFF-STREET PARKING 1 PER UNIT (344.01) SHOULD REQUIRE 36 SPACES. WE SHOW 26 ON SITE AND 12 STREET PARKING (PRESUMED EXISTING STREET PARKING)
 - ALL PARKING BEHIND BUILDING SETBACK (344.05) WE HAVE TWO SPACES FORWARD OF THE FRONT SETBACK
 - FORGH ENCROACHMENTS UP TO 6' FORWARD OF SETBACK ALLOWED (391.13)
 - CURRENT ZONING IS MF-B1. REQUESTING MF-E2 WHICH ALLOWS BUILDING GROSS SF OF 1.5 X LOT SF. LOT IS 30,740 SF X 1.5 = 46,110 SF MAX. ALLOWED. PROPOSED BUILDING IS 60,394 SF
 - REQUEST FOR CHANGE FROM MF-B1 TO MF-E2 ALLOWS BUILDING HEIGHT TO BE 50' INSTEAD OF 39'. WE ARE PROPOSING APPROXIMATELY 45' HEIGHT
 - DUMPSTER LOCATION IS AN UNRESOLVED ISSUE
 - CAN THIS PORTION OF BACK ALLEY BE VAGATED AND ABSORBED BY OUR SITE?
 - DRIVEWAY IS OVER REAR SETBACK



LOT 2: 10608074 & 075 COMBINED 43' X 138' (5,934 SF) ZONED 2F-B1. PERMITTED USES INCLUDE TWO FAMILY HOUSING. TOWNHOUSES NOT A LISTED USE (337.03)

SITE PLAN
MULTI-FAMILY HOUSING

LOT 1: LOT 10608032 & 033 COMBINED
132.5' X 232' (30,740 SF) ZONED MF-B1.
REQUEST CHANGE TO MF-E2.

SITE PLAN
DUPLIX



PCI DESIGN GROUP, INC.
300 SOUTH FRONT STREET SUITE 175
COLUMBUS, OHIO 43260

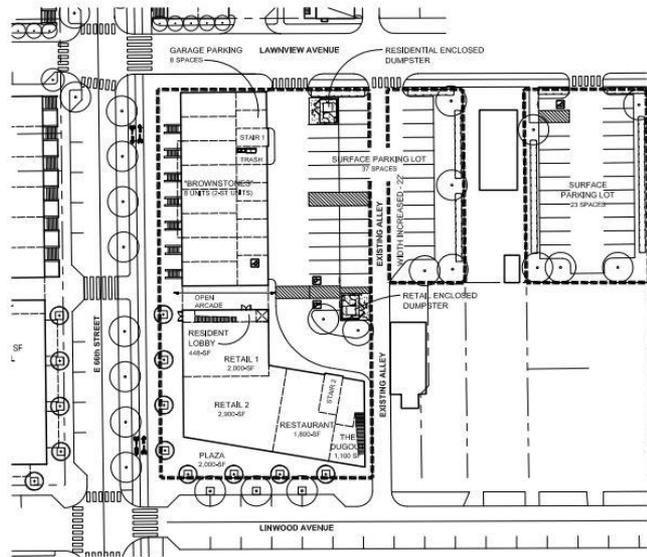


DESIGN GROUP
MULTI-FAMILY OCCUPANCY HOUSING

SITE PLAN



12-7-2022
CLEVELAND LAND BANK
E. 66TH ST.
CLEVELAND, OHIO



PARKING SUMMARY

USE	SPACE PER UNIT	SPACES
RESIDENTIAL	1 SPACE PER UNIT	64 SPACES
RETAIL 1	1 SPACE PER 500-SF	64 SPACES
RETAIL 2	1 SPACE PER 500-SF	96 SPACES
RESTAURANT	1 SPACE PER 100-SF OF PATRON USE + 1 PER EMPLOYEE	15 SPACES
THE DOUGOUT	1 SPACE PER 500-SF	93 SPACES
TOTAL		368 SPACES
URBAN FORM OVERLAY REDUCTION		65% =
TOTAL PARKING REQUIRED		63 SPACES*
TOTAL PARKING PROVIDED		368 SPACES*

* DOES NOT INCLUDE ON-STREET PARKING

PROPOSED PARKING PLAN
PHASE I
SCALE: 1" = 40'-0"

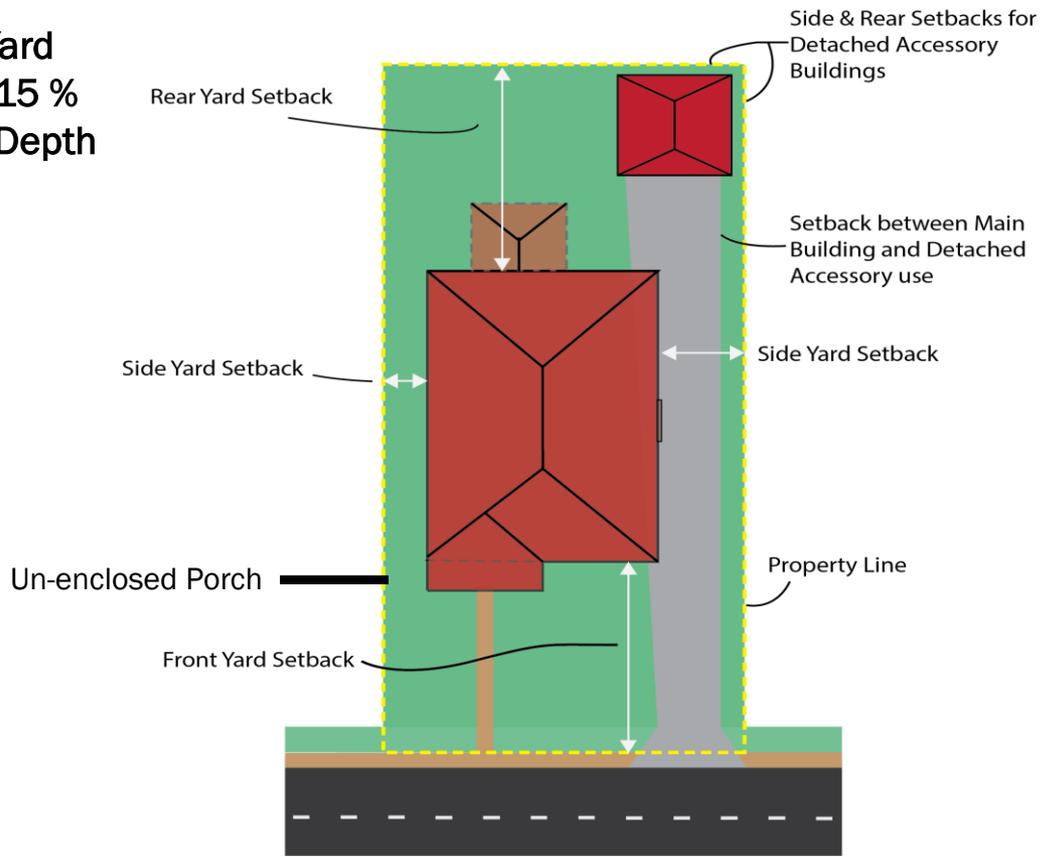
RDL ARCHITECTS
16102 Cragg Rd., Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

ALLEN ESTATES AT LEAGUE PARK - PHASE 1
HOUGH, CLEVELAND, OHIO



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**

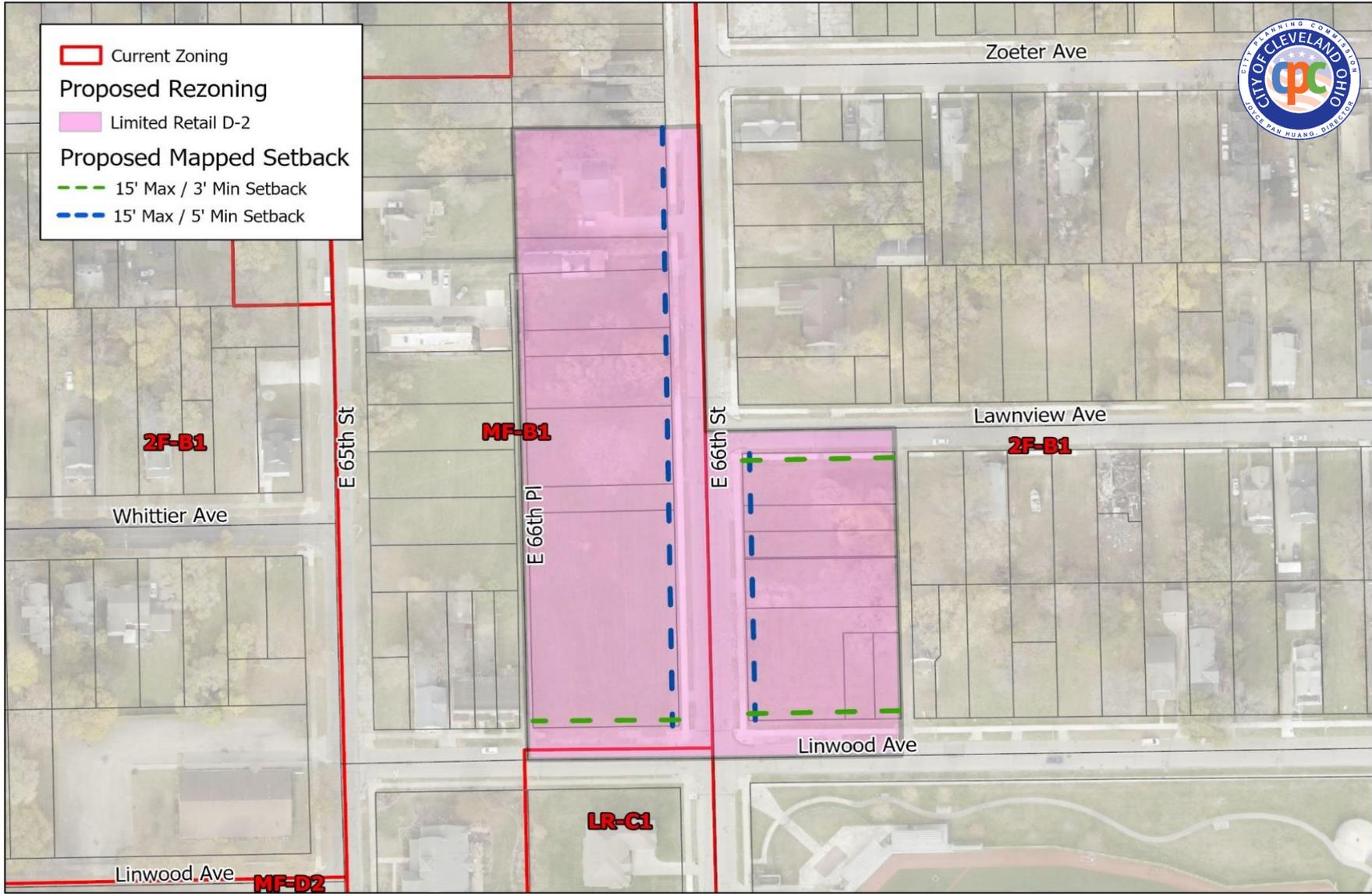


Specific Mapped Setbacks



Proposed Zoning

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