

Ordinance No. 795-2024

By Council Member McCormack

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land south of Lorain Avenue between West 52nd Street and West 50th Street; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map Change 2676).

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 Lorain Avenue and the centerline of West 50th Street;

Thence, southerly along the centerline of West 50th Street to its intersection with the easterly prolongation of the southerly of a parcel of land known as being Sublot No. 268 in Taylor and Hoyt Subdivision of part of Original Brooklyn Township Lot Nos. 48 and 49 as shown by the recorded plat in Volume 1 of Maps, Page 20 of Cuyahoga County Records also more commonly known as Permanent Parcel Number (PPN) 006-19-029;

Thence, westerly along the southerly line thereof to its intersection with the easterly line of a parcel of land known as being Sublot No. 275 and the Northerly five feet from front to rear of Sublot No. 276 in the Taylor and Hoyt Allotment of part of Original Brooklyn Township Lots Nos. 48 and 49, as shown by the recorded plat of said Allotment in Volume 1 of Maps, Page 20 of Cuyahoga County Records also more commonly known as PPN 006-19-042;

Thence, southerly along the easterly line of said parcel to its intersection with the southerly line of a parcel of land known as being the southerly thirty-five (35) feet of Sublot No. 276 in the Taylor & Hoyt Allotment of part of Original Brooklyn Township Lot Nos. 48 and 49, as shown by the recorded plat in Volume 1 of Maps, Page 20 of Cuyahoga County Records also more commonly known as PPN 006-19-041;

Thence, westerly along the said southerly line and its westerly prolongation to its intersection with the centerline of West 52nd Street;

Thence, northerly along the centerline of West 52nd Street to its intersection with the centerline of Lorain Avenue;

Thence, easterly along the centerline of Lorain Avenue to its intersection with the centerline of West 50th Street and the point of origin;

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

Section 2. That a Specific Mapped Building Setback of zero (0) feet from the property line shall be established along the easterly side of West 52nd Street between the southerly side of Lorain Avenue and the southerly line of a parcel known as being PPN 006-19-041 as shown on the attached map;

And;

That a Specific Mapped Building Setback of zero (0) feet from the property line shall be established along the southerly side of Lorain Avenue between West 52nd Street and West 50th Street as shown on the attached map;

Ordinance No. 795-2024

And;

That a Specific Mapped Building Setback of zero (0) feet from the property line shall be established along the westerly side of West 50th Street between the southerly side of Lorain Avenue and the southerly line of a parcel known as being PPN 006-19-030 as shown on the attached map

And as identified on the attached map, the zero foot Specific Mapped Building Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland.

Section 3. That the Pedestrian Retail Overlay District between the southerly side of Lorain Avenue between West 52nd Street and West 50th Street is hereby removed as identified on the attached map and is hereby removed from the Building Zone Maps of the City of Cleveland.

Section 4. In accordance with Section 333.02 of the Cleveland Zoning Code, within a period of six (6) months from the effective date of this zoning map amendment or within such extension period approved by the Planning Commission, the only allowable building permits issued for the property described in Section 1 through 3 in this legislation shall be for the construction of the Development as presented in the attached Approved Site Development Plan.

Section 5. In accordance with Section 333.02 of the Cleveland Zoning Code, if a building permit for such Development is not issued within six (6) months from the effective date of this zoning map amendment or within such extension period approved by the Planning Commission, this zoning map amendment approval shall be void and the zoning shall revert to the classifications that existed prior to the approval of this zoning map amendment.

Section 6. That the change of zoning of lands described in Section 1 through 3 shall be identified as Map Change No. 2676, 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 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

KM:sl
8-7-2024
FOR: Council Member McCormack

Ordinance No. 795-2024

Zoning Change Map



cpc cleveland
city planning
commission
November 9, 2023

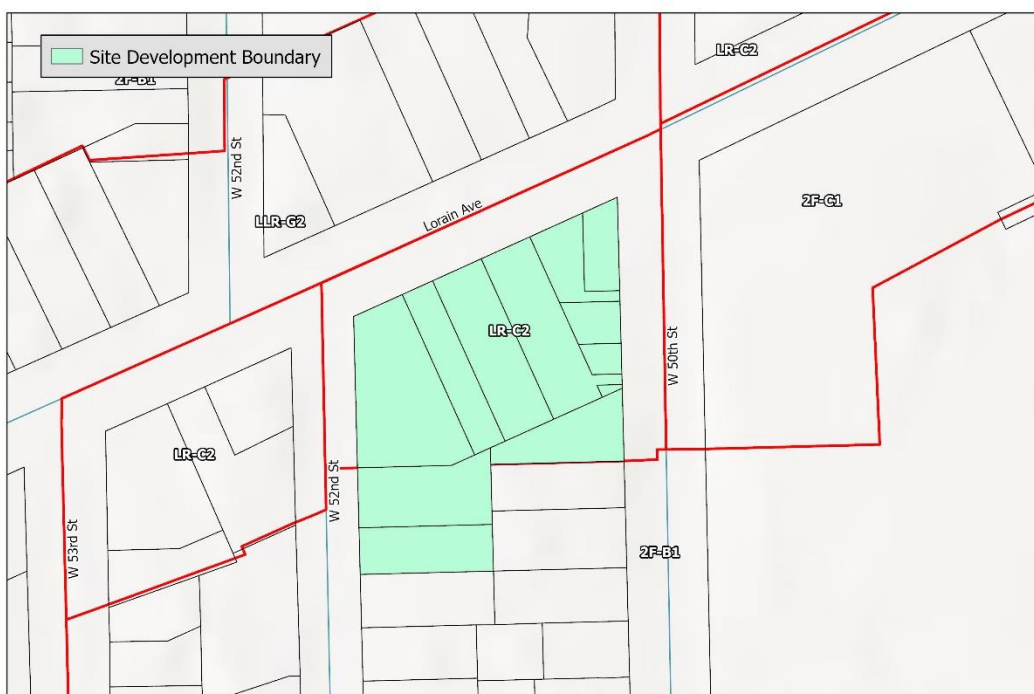
Map Change 2676

Changing the Use, Area, and Height Districts of parcels of land south of Lorain Avenue between West 50th Street & West 52nd Street.

50 Feet



Approved Site Development Boundary



cpc cleveland
city planning
commission
November 9, 2023

Map Change 2676

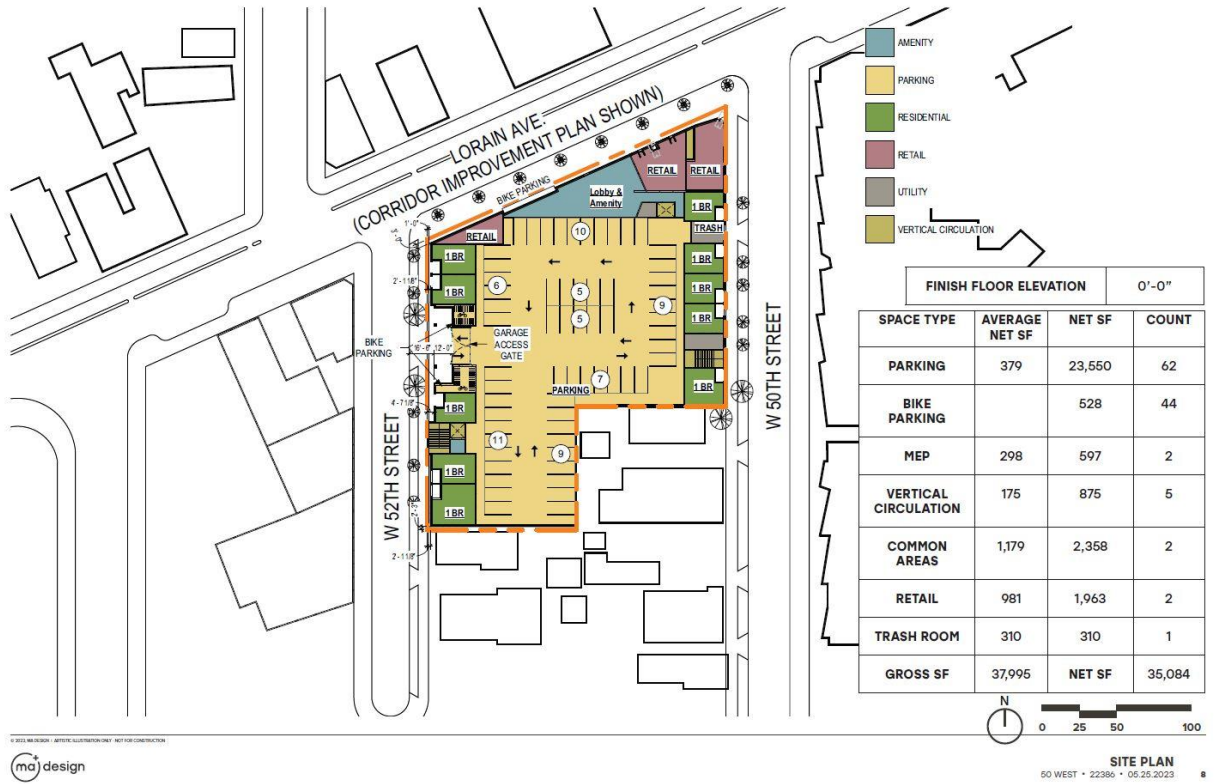
Site development boundary for 50 West Siteplan Specific Rezoning

50 Feet



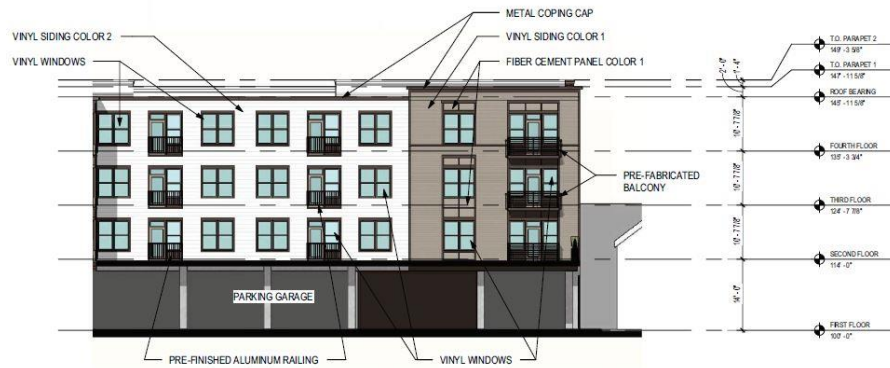
Ordinance No. 795-2024

Approved Site Development Plan as approved by Landmarks Commission



west elevation - amenity deck
 1/16" = 1'-0"

Ordinance No. 795-2024



east elevation - amenity deck
1/16" = 1'-0"

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EXTERIOR ELEVATION
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east elevation
1/16" = 1'-0"

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EAST ELEVATION
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Ordinance No. 795-2024



south elevation

1/16" = 1'-0"

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SOUTH ELEVATION
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west elevation

1/16" = 1'-0"

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Ordinance No. 795-2024



north elevation
1/8" = 1'-0"

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NORTH ELEVATION
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