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Ordinance No. 115-2023
AS AMENDED

By Council Member Slife

AN ORDINANCE

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts (Map Change 2630).

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 Districts of lands bounded and described as follows:

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 147th Street;

Thence, northerly along the centerline of West 147th Street to its intersection with the westerly prolongation of the most northerly line of a parcel of land known as being Sublot No, 46 in Fodor Subdivision No. 1 of Part of Original Rockport Township Section No. 2, as shown by the recorded plat in Volume 150 of Maps, Page 34 of Cuyahoga County Records also more commonly known as Permanent Parcel Number (PPN) 024-30-041;

Thence, easterly along said westerly prolongation to its intersection with the westerly line of a parcel of land known as being Sublot No. 8 in the Flynn Subdivision of part of Original Rockport Township Section Nos. 12 and 19 and shown by the recorded plat in volume 136 of Maps, Page 25 of Cuyahoga County Records also known as PPN 024-30-035;

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

Thence, northeasterly along the centerline of Bartter Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as 024-30-001;

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

Thence, southwesterly along the centerline of Lorain Avenue to its intersection with West 147th Street and the point of origin;

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

Section 2: 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 147th Street;

Thence, southwesterly along the centerline of Lorain Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being part of Original Rockport Township Section No. 12 recorded in Volume 1743, Page 584 of Cuyahoga County Records also known as PPN 024-28-007;

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

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 147th Street;

Thence, southerly along the centerline of West 147th Street to its intersection with the centerline of Lorain Avenue and the point of origin;

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

Section 3: Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use Districts of parcels of land bounded and described as follows:

Beginning at the intersection of the centerline of West 150th (formerly Warren Road) and the centerline of Lorain Avenue;

Thence, northerly along the centerline of West 150th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land known as being Sublot 50, in a Re-Subdivision, of part of A. E. Meade's Subdivision, of part of Original Rockport Township, Section No. 12, as shown by the recorded plat in Volume 121 of Maps, Page 38 of Cuyahoga County Map Records and more commonly known as Permanent Parcel Number (PPN) 024-28-001;

Thence, easterly along the westerly prolongation of aforementioned line to the easterly line of PPN 024-28-084;

Thence, northerly along the easterly line and its northerly prolongation to its intersection with the southerly line of a parcel of land known as being Sublot No. 4 in the Attica Subdivision of part of Original Rockport Township Section No. 12, as shown by the recorded plat in Volume 62, Page 6 of Cuyahoga County Records and more commonly known as PPN 024-28-041;

Thence, easterly along the southerly line of said line and its easterly prolongation to its intersection with the centerline of West 148th Street;

Thence, northerly along said centerline of West 148th Street to its intersection with the westerly prolongation of the southerly line of a parcel of land known as being Sublot No.83 in The Attica Subdivision of part of Original Rockport Township Section No.12, as shown by the recorded plat in Volume 62 of Maps, Page 6 of Cuyahoga County Records and more commonly known as PPN 024-28-040;

Thence, easterly along said westerly prolongation of the aforementioned parcel to its intersection with the easterly line of the parcel thereof;

Thence, southerly along the southerly prolongation of the aforementioned easterly line to its intersection with the centerline of Lorain Avenue;

Thence, westerly along the center line of Lorain Ave to its intersection with the centerline of West 150th Street and the point of origin;

And;

Beginning at the intersection of the centerline of Lorain Avenue and the northerly prolongation of the westerly line of a parcel of land known as being Parcel "D" in the Lot Split & Consolidation Plat for Cleveland, OH Center, LLC, being part of the Original Township Section No. 12 as shown by the recorded plat in Auditor's File Number (AFN) 202203070297 of Cuyahoga County Records and known also more commonly as PPN 027-27-023;

Thence, southerly along said westerly line to its intersection with the southerly line thereof;

Thence, easterly along said southerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, southwesterly along the centerline of Lorain Avenue to its intersection with the northerly prolongation of the westerly line of PPN 027-27-023 and the point of origin;

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

Section 4: 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 the centerline of Lorain Avenue and the southerly prolongation of the most westerly line of a parcel of land conveyed to Merton B. Bartter and Lens. F. Bartter, by deed dated May 21, 1903 and recorded in Volume 861, Page 541 of Cuyahoga County Records (PPN 024-30-002);

Thence, northerly along the southerly prolongation of the westerly line of said parcel and its northerly prolongation to its intersection with the northerly line of a parcel of land conveyed to the United States Postal Service, by deed dated September 24, 1987 and recorded in Cuyahoga County Map Records and known as being PPN 024-31-091;

Thence, easterly along the northerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land known as being part of the Original Rockport Township Section No. 12 and also known as PPN 024-31-093;

Thence, northerly along said line and its northerly prolongation to its intersection with the easterly prolongation of the southerly line of a parcel of land known as being Sublot No. 139 and part of Sublot No. 138 in Vineyard Villas Subdivision, part of Original Rockport Township Section No. 12, as shown by the recorded plat in Volume 83 of

Maps, Page 22 of Cuyahoga County Records and known more commonly as PPN 024-31-112

Thence, westerly along said southerly line to its intersection with the easterly line thereof;

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

Thence, easterly along the northerly line thereof and its easterly prolongation to its intersection with the easterly line of a parcel of land known as being Section 20 in Rockport Township, Township 7 North, Range 14 West and more commonly known as PPN 021-11-017;

Thence, southwesterly along said line to its intersection with southwesterly line thereof;

Thence, southeasterly along said line and its southeasterly prolongation to its intersection with the southeasterly line of a parcel of land known as being a parcel of land conveyed by deed to the Greater Cleveland Regional Transit Authority as recorded by Auditor's File Number (AFN) 00506010 on Volume 77472, Page 69 of Cuyahoga County Records on November 24, 1987 and more commonly known as PPN 024-30-003;

Thence, southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, southwesterly along the centerline of Lorain Avenue to its intersection with the southerly prolongation of the easterly line of the aforementioned PPN 024-30-002 and the point of origin;

And;

Beginning at the intersection of the westerly line of a parcel of land known as being a parcel of land conveyed to WPE LLC by deed as recorded in AFN 2018111090522 on Cuyahoga County Map Records on November 9, 2018 PPN 027-27-012 and the northerly line thereof;

Thence, northeasterly along said northerly line to its intersection with the easterly line thereof;

Thence, southwesterly along said easterly line and its southwesterly prolongation to its intersection with the southerly line of a parcel of land conveyed to Excel Mort Corp by deed as recorded by AFN 200009190966 on September 19, 2000 in Cuyahoga County Map Records and more commonly known as PPN 027-28-013;

Thence, easterly along said northerly line to intersection with the southeasterly line thereof;

Thence, southwesterly along said line to its intersection with the southwesterly line thereof;

Thence, northwesterly along said southerly line to its intersection with the southeasterly line of PPN 027-27-012;

Thence, southwesterly along said southeasterly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line to its intersection with the northerly line thereof 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 5. 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 West 150th (formerly Herrington) Street and the southwesterly prolongation of the southeasterly line of a parcel of land conveyed to Frank T. Shaker by deed as recorded in AFN 200002180083 in Cuyahoga County Map Records on February 18, 2000 and also known as PPN 027-17-002;

Thence, northerly along the centerline of West 150th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land known as being part of Original Rockport Township Section No. 12 and more commonly known as PPN 027-27-010;

Thence, easterly along the westerly prolongation of said line and its easterly prolongation to its intersection with the easterly line of a parcel of land known as being part of Original Rockport Township Section No. 12 and PPN 027-27-011;

Thence, southerly along the easterly line of said parcel to its intersection with the northwesterly line of the parcel thereof;

Thence, northeasterly along the northwesterly line to its intersection with the northeasterly line thereof;

Thence, southeasterly along said northeasterly line to its intersection with the southeasterly line thereof;

Thence, southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the centerline of West 150th Street and the point of origin;

And;

Beginning at the intersection of the centerline of Lorain Avenue and the westerly line of a parcel of land known as being the Northwesterly 12.5 feet of Sublot No. 442 and all of Sublot No. 441 in Joseph S. Van De Boe Hagar & Co's Lenox Park Allotment of part of Original Rockport Township, Section Nos. 11 and 20, as shown by the recorded

plat in Volume 23 of Maps, Page 11 of Cuyahoga County Map Records and more commonly known as PPN 027-27-001;

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

Thence, northeasterly and easterly along said southerly line and its easterly prolongation to its intersection with the southeasterly line a parcel of land conveyed to R.C. Huber and Emma M. Huber by deed filed for record April 30, 1913 and recorded in Volume 1460, Page 334 of Cuyahoga County Records and known more commonly as PPN 027-33-005;

Thence, northeasterly along said southeasterly line and its northeasterly prolongation to its intersection with the centerline of Lorain Avenue;

Thence, westerly along the centerline of Lorain Avenue to its intersection with the westerly line of the aforementioned PPN 027-27-001 and the point of origin;

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

Section 6. That the street frontages described as follows:

The northern side of Lorain Avenue between the eastern side of Warren Road and the westerly side of West 147th Street;

And;

~~The southern side of Lorain Avenue between the easterly side of West 150th Street and the westerly line of PPN 027-27-023:~~

~~And;~~

The easterly side of Warren Road and West 150th Street between the southerly line of a parcel of land known as being Sublot No. 50, in a Re-Subdivision of part of A.E. Meade's Subdivision of part of Original Rockport Township, Section No. 12, as shown by the recorded plat in Volume 121 of Maps, Page 38 of Cuyahoga County Records and more commonly known as PPN 024-28-084 and the northerly line of PPN 027-27-010;

And;

The east side of West 148th Street between the northerly line of PPN 024-28-006 and Lorain Avenue;

And;

The westerly side of West 148th Street between the northerly line of a parcel of land known as being Sublot No. 33 in the Attica Subdivision of part of Original Rockport Township, Section No. 12 as shown by the recorded plat in Volume 62 of Maps, Page 6 of Cuyahoga County Records (PPN 024-28-003) and Lorain Avenue;

And;

The west side of West 147th Street between the northerly line of a parcel of land known as being Sublot No. 132 in the Attica Subdivision of part of Original Rockport Township Section No. 12, as shown by the recorded plat in Volume 62 of Maps, Page 6 of Cuyahoga County Records and known more commonly as PPN 024-28-014 and Lorain Avenue;

And, as identified on the attached map, shall be established as 'Pedestrian Retail Overlay District'

Section 7. That the street frontages described as follows:

The east side of West 147th Street between the northerly line of a parcel of land known as being Sublot No. 46 in Fodor Subdivision No. 1 of part of Original Rockport Township No. 2, as shown by the recorded plat in volume 150 of Maps, Page 34 of Cuyahoga County Records (PPN 024-30-041) and Lorain Avenue;

And;

The northern side of Lorain Avenue between the east side of West 147th Street and the eastern line of a parcel of land known as being Parcel "D" in the Lot Split & Consolidation Plat for Cleveland, OH Center, LLC, being part of Original Rockport Township Section No. 12, as shown by the recorded plat in AFN 202203070297 of Cuyahoga County Records (PPN 024-30-003);

~~And;~~

~~The southern side of Lorain Avenue between the westerly line of Parcel "C" in the Lot Split & Consolidation Plat for Cleveland, OH Center, LLC, being part of Original Rockport Township Section No. 12, as shown by the recorded plat in AFN 202203070297 of Cuyahoga County Records (PPN 027-27-023) and the southeasterly line of PPN 027-33-003;~~

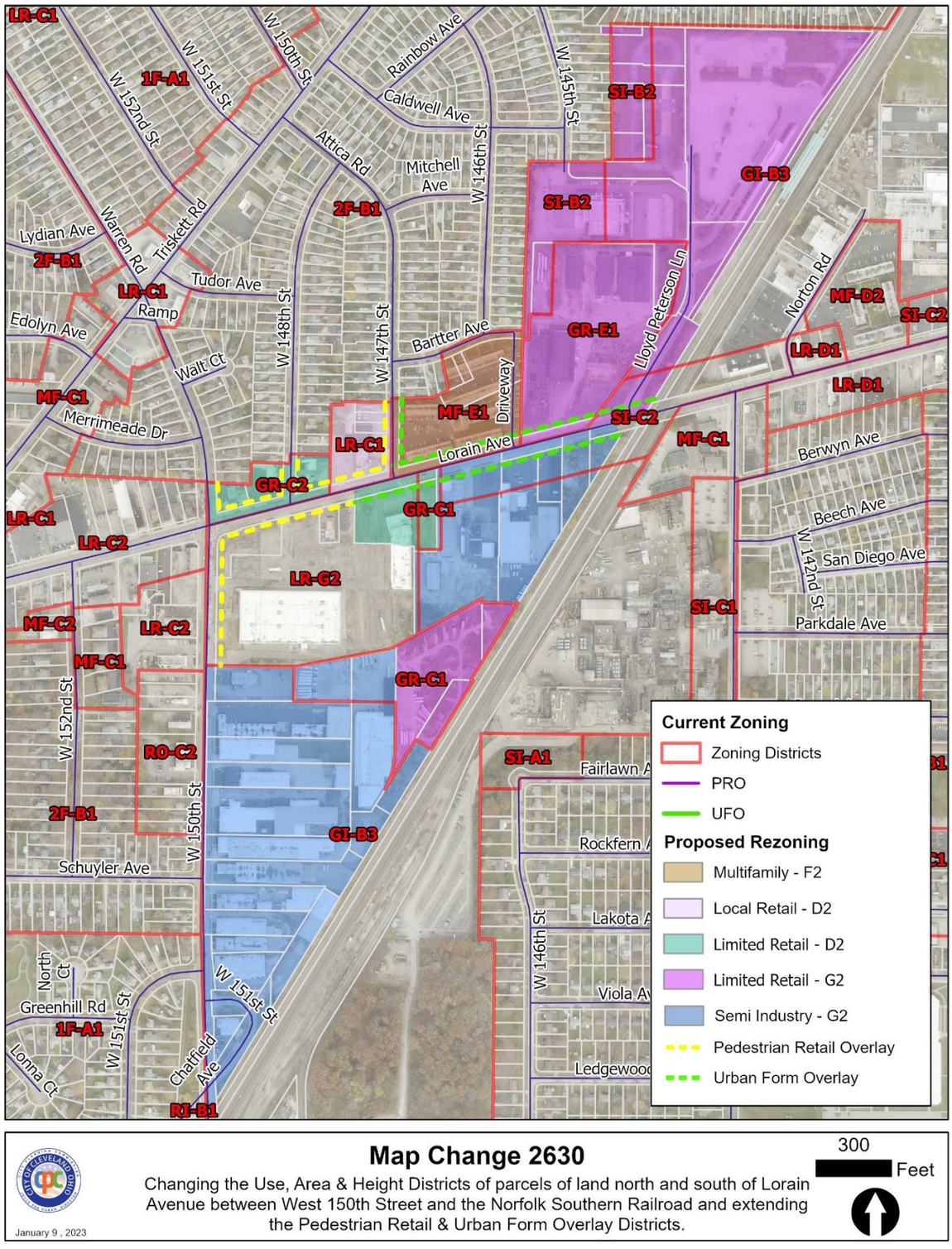
And as identified on the attached map, shall be established as 'Urban Form Overlay District'

Section 8. That the change of zoning of lands described in Section 1 through 7 shall be identified as Map Change 2630, 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 9. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

JS:nl
1-23-23
FOR: Council Member Slife

Ordinance No. 115-2023
AS AMENDED



Ord. No. 115-2023 AS AMENDED

REPORT
After second Reading

By Council Member Slife

AN ORDINANCE

Changing the Use, Area & Height Districts of parcels of land north and south of Lorain Avenue between West 150th Street and the Norfolk Southern Railroad and extending the Pedestrian Retail & Urban Form Overlay Districts (Map Change 2630).

READ FIRST TIME **REPORTS**

And referred to

By the council

CITY CLERK

READ SECOND TIME

By the council

CITY CLERK

READ THIRD TIME

By the council

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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