

Ordinance No. 1027-18

Council Member McCormack

AN ORDINANCE

Changing the Use, Height and Area Districts of parcels fronting the northwestern section of Franklin Circle between Dexter Place and West 28th Street as identified on the attached map (Map Change No. 2587).

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 Franklin Boulevard and West 28th Street;

Thence westerly along the centerline of Franklin Boulevard to its intersection with the southerly prolongation of the easterly line of a parcel of land conveyed to Robin J. Davenport and Scott P. Francis by deed dated December 5, 2005 and recorded in Cuyahoga County Auditor File Number 200512050381 also known as Cuyahoga County permeant parcel number 003-27-034;

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

Thence westerly along said northerly line to its intersection with the northerly line of a parcel of land conveyed to Lutheran Medical Center by deed dated February 27, 1989 and recorded in Cuyahoga County Auditor File Number V89909150009 also known as Cuyahoga County permeant parcel number 003-27-029;

Thence easterly along said northerly line to its intersection with the centerline of Dexter Place;

Thence northerly along said centerline to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to Urban Properties Group LLC by deed dated November 18, 2003 and recorded in Cuyahoga County Auditor File Number V 200311180943 also known as Cuyahoga County permeant parcel number 003-27-026;

Thence easterly along said irregular northerly line to its intersection with the centerline of W. 28th Street;

Thence southerly along said centerline to the place of origin;

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

Section 2. Apply the Urban Form Overlay along the Franklin Ave and West 28th Street frontages for the parcels described in Section 1 (one) of this ordinance and as shown on the attached map.

Section 3. 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 of this legislation shall be for the construction of the Development as presented in the attached Approved Site Development Plan.

Section 4. The Approved Site Development Plan, not the underlying zoning, establishes the number of parking spaces for the development. In perpetuity, the total number of parking spaces required for the property described in Section 1 of this legislation shall not be required to exceed the number of spaces in the Approved Site Development Plan.

Section 5. That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2587, 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 6. 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 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

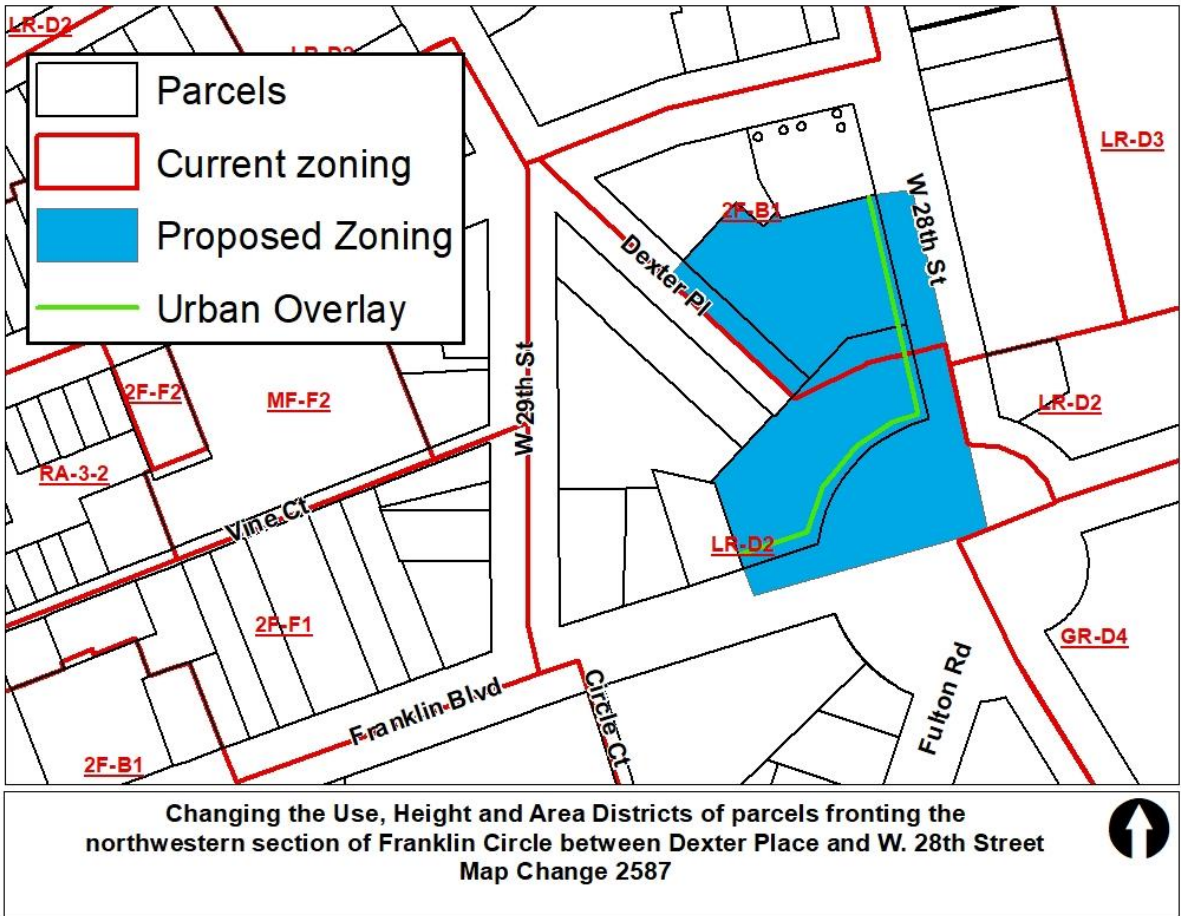
FC:mr

8-15-18

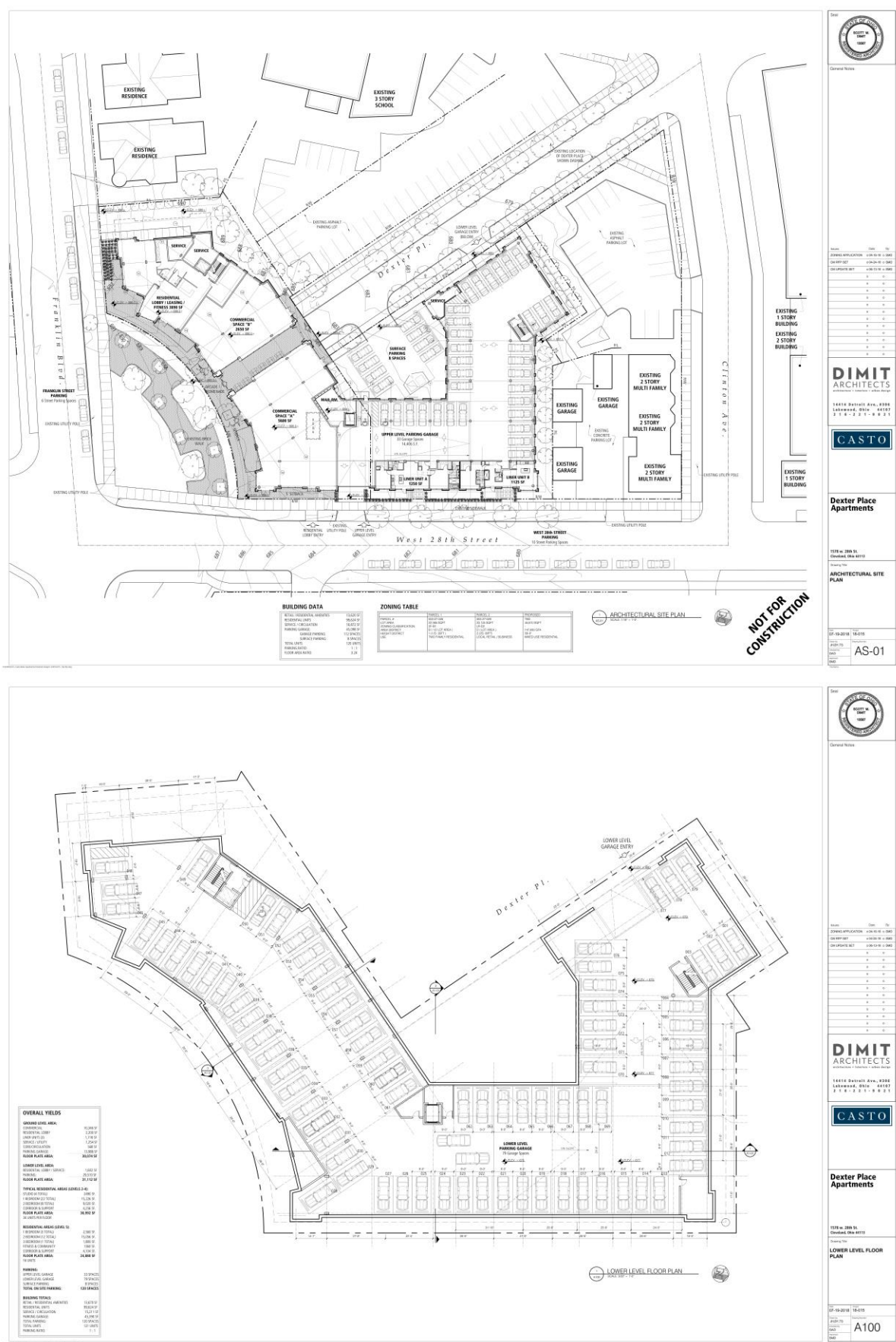
FOR: Councilmember McCormack

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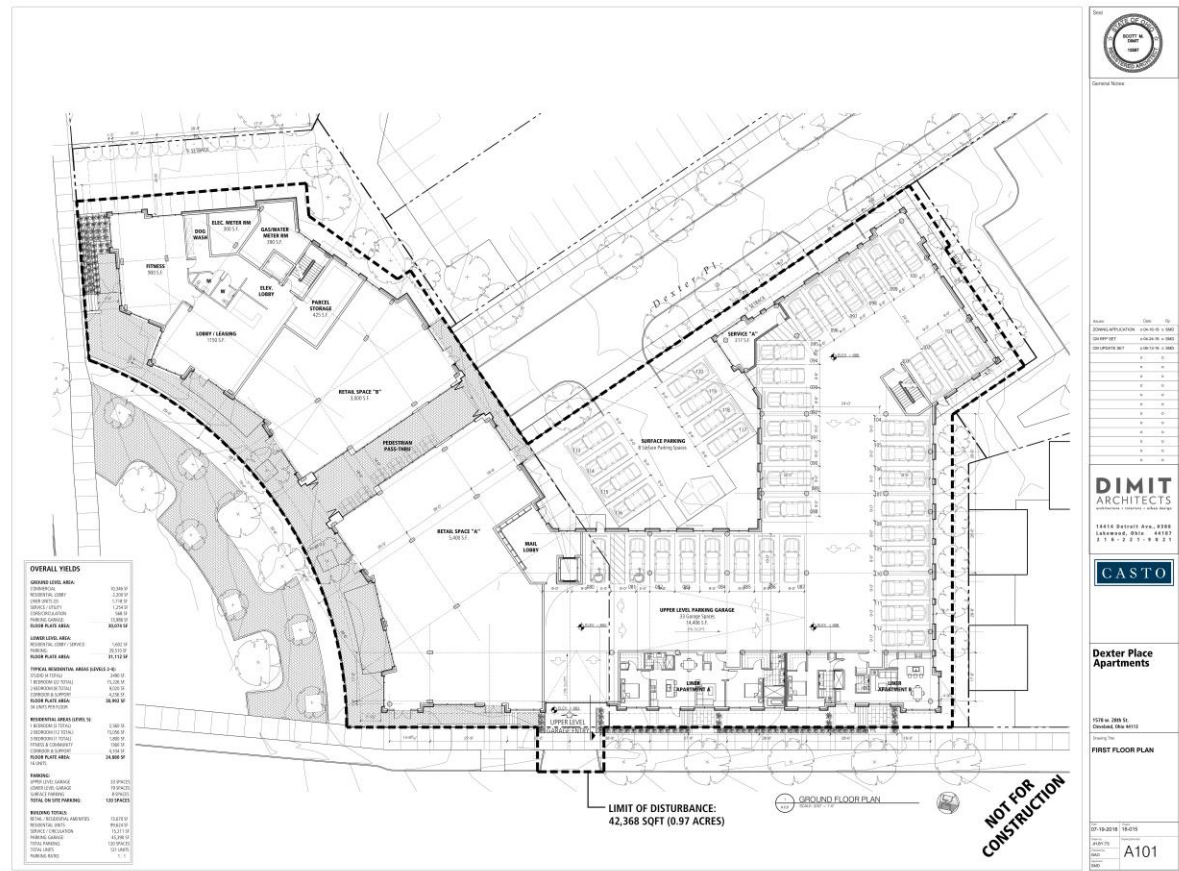
Zoning Change Map



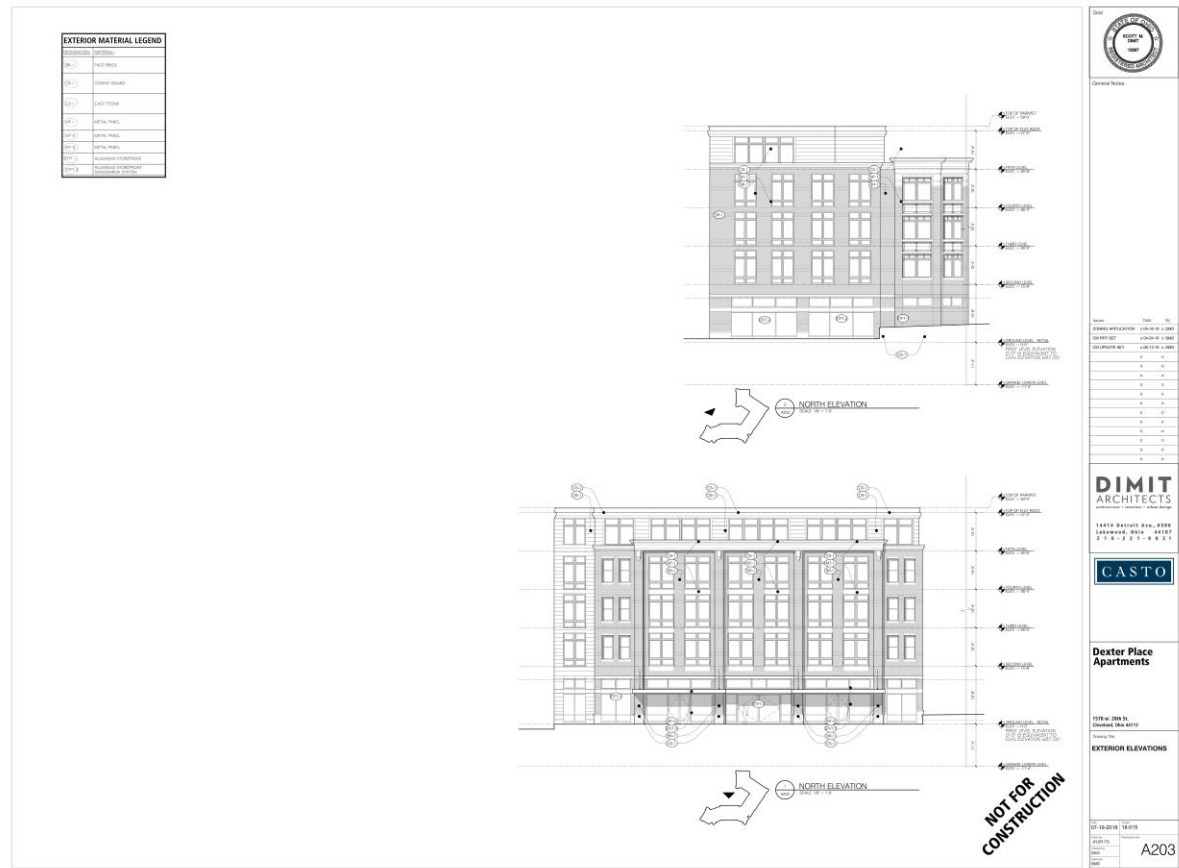
Approved Site Development Plan



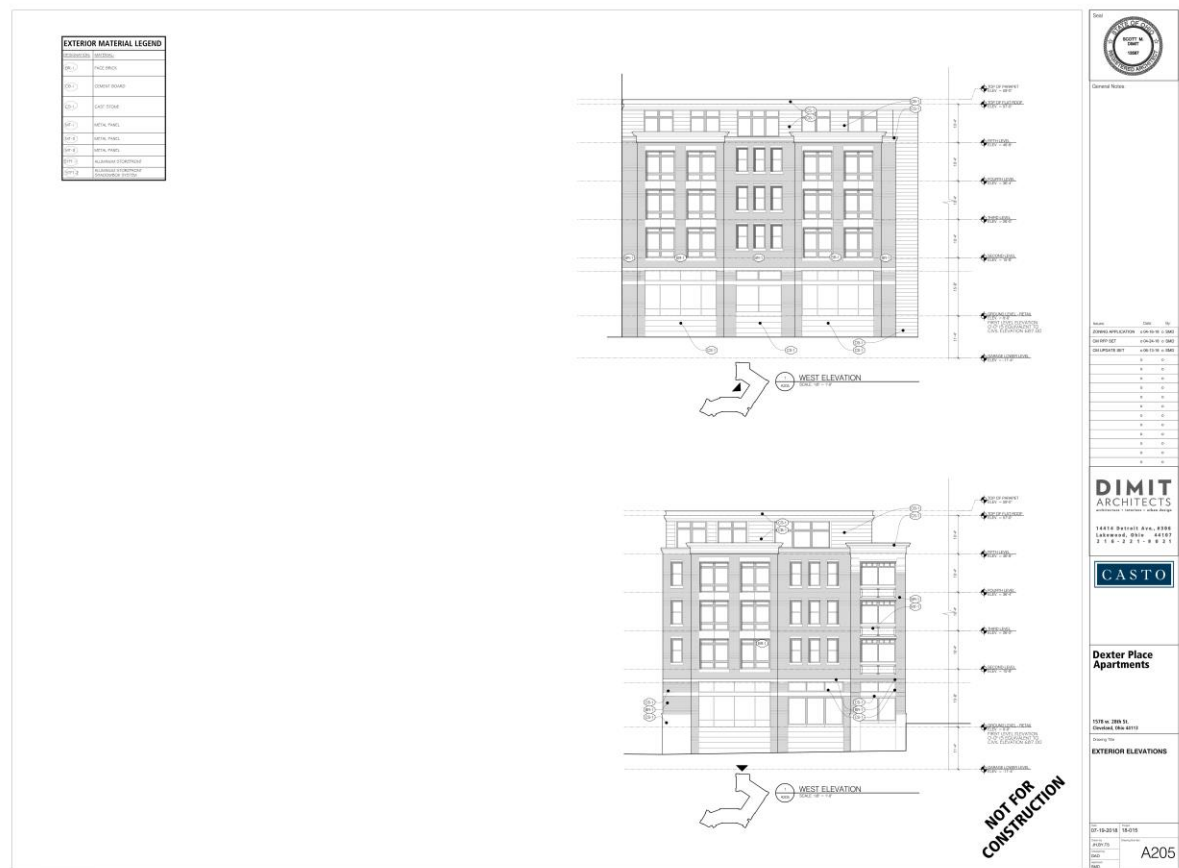
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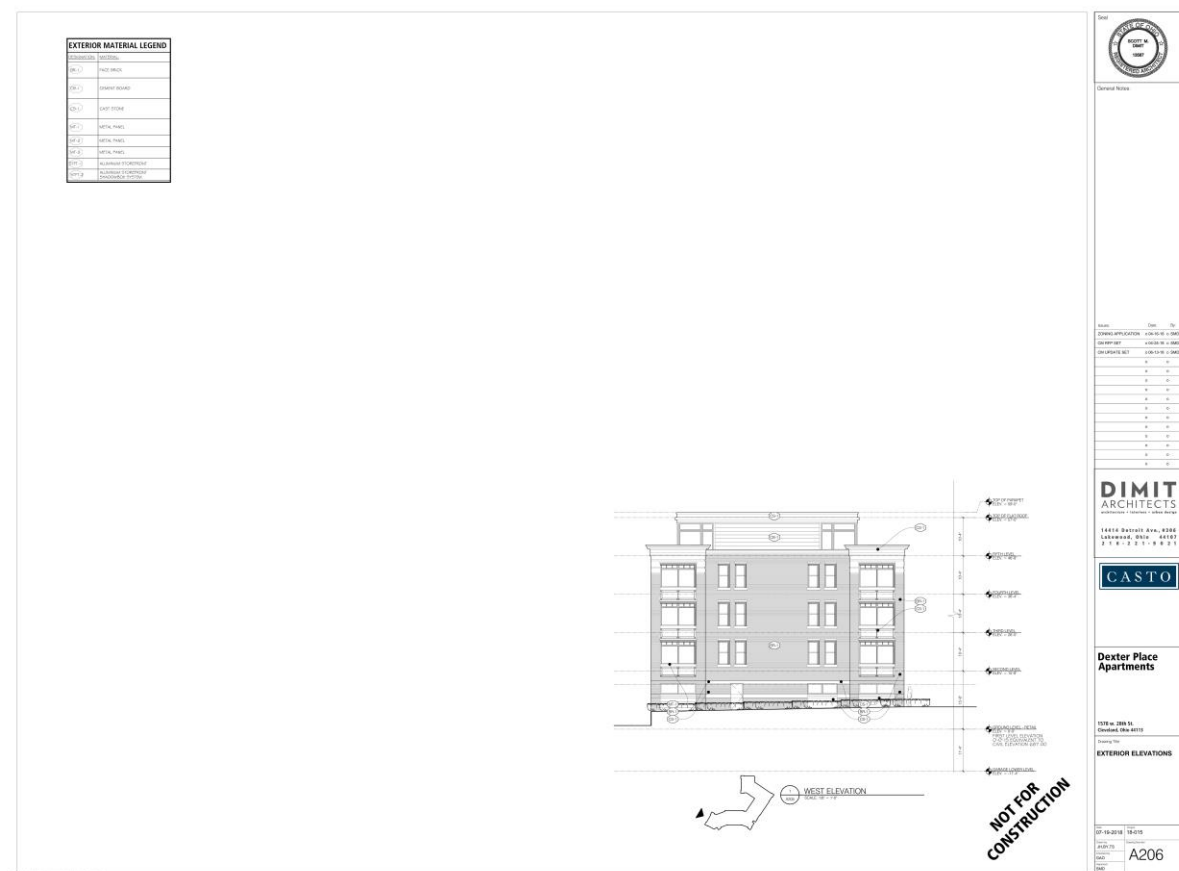
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READ FIRST TIME on AUGUST 15, 2018
and referred to DIRECTORS of City Planning Commission, Law;
COMMITTEE on Development Planning and Sustainability

REPORTS

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. _____ Page _____
Published in the City Record _____

REPORT
after second Reading

PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY

FILED WITH COMMITTEE