

Duck Island Rezoning



cleveland
city planning
commission



Proposal

To change the Use, Area and Height Districts in the Duck Island Neighborhood

Purpose

To re-align the zoning use, area, and height districts to more closely match (a) the existing neighborhood fabric; (b) promote density along corners and corridors; (c) create regulatory conditions to achieve the design and development goals laid out in the Duck Island Neighborhood Plan.

Timeline

- Duck Island Neighborhood Plan – February 2014
 - Desired density, interior/exterior, corners and corridors
- Tremont Rezoning – March 2017
 - Duck Island, Scranton/Flats, Scranton/Kenilworth, Fairfield W.11th
- Duck Island Block Club Meetings June 2017 – May 2018
 - Refinements and revisions to the proposed zoning map.
- Duck Island Block Club Vote of Support June 2018
- Tremont West Development Corporation Vote of Support June 2018

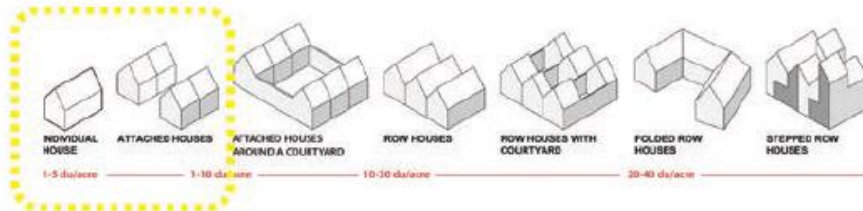


8/16/2018

Density: Neighborhood



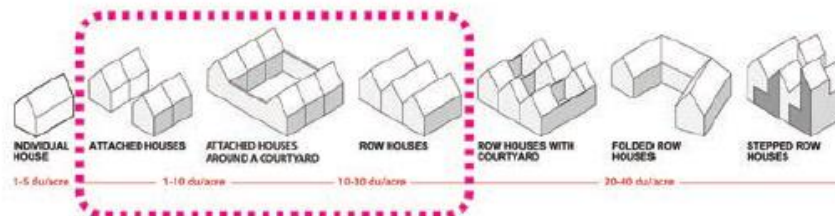
Density: Neighborhood



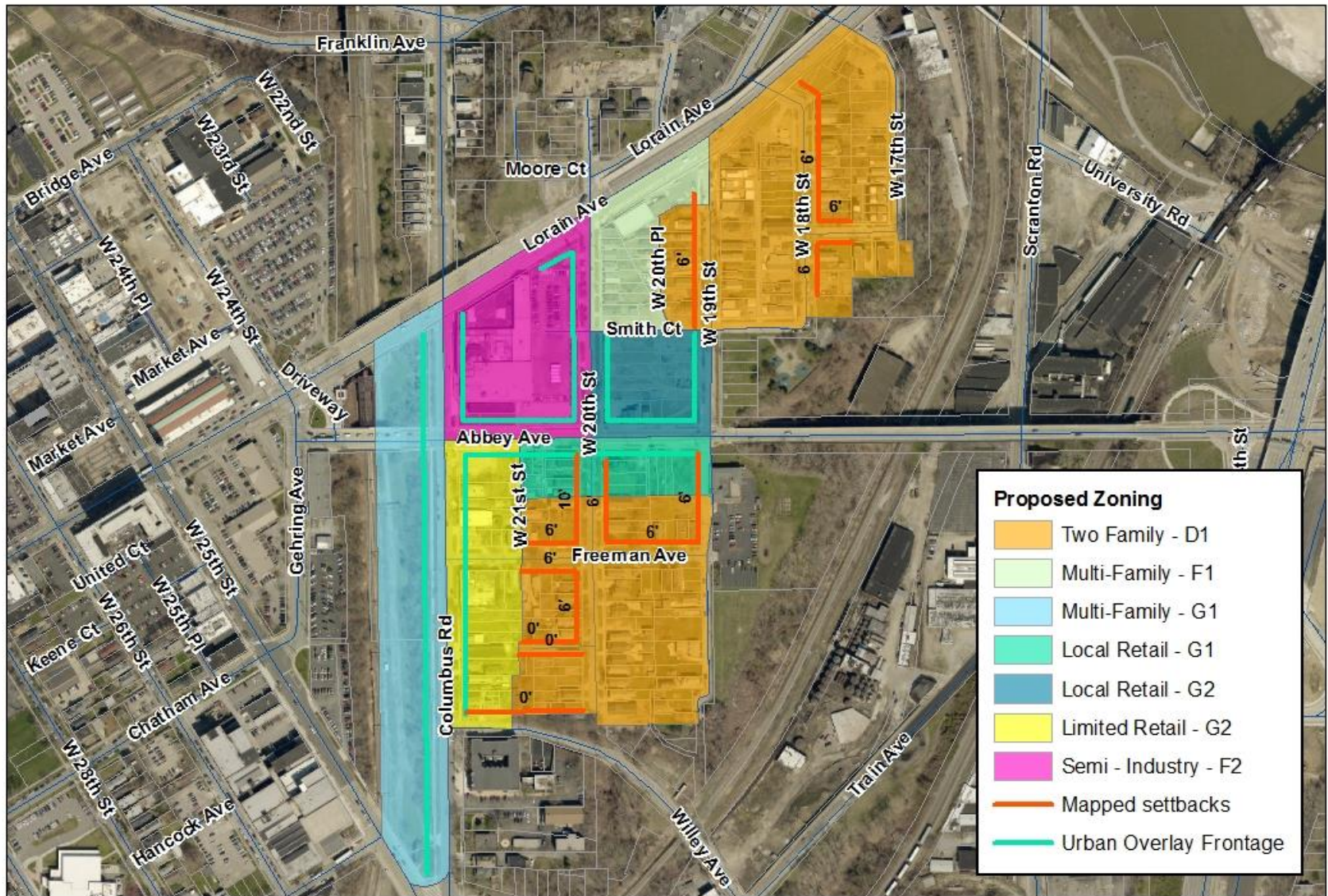
Density: Corridors



Density: Columbus Ave



Neighborhood Rezoning Proposal



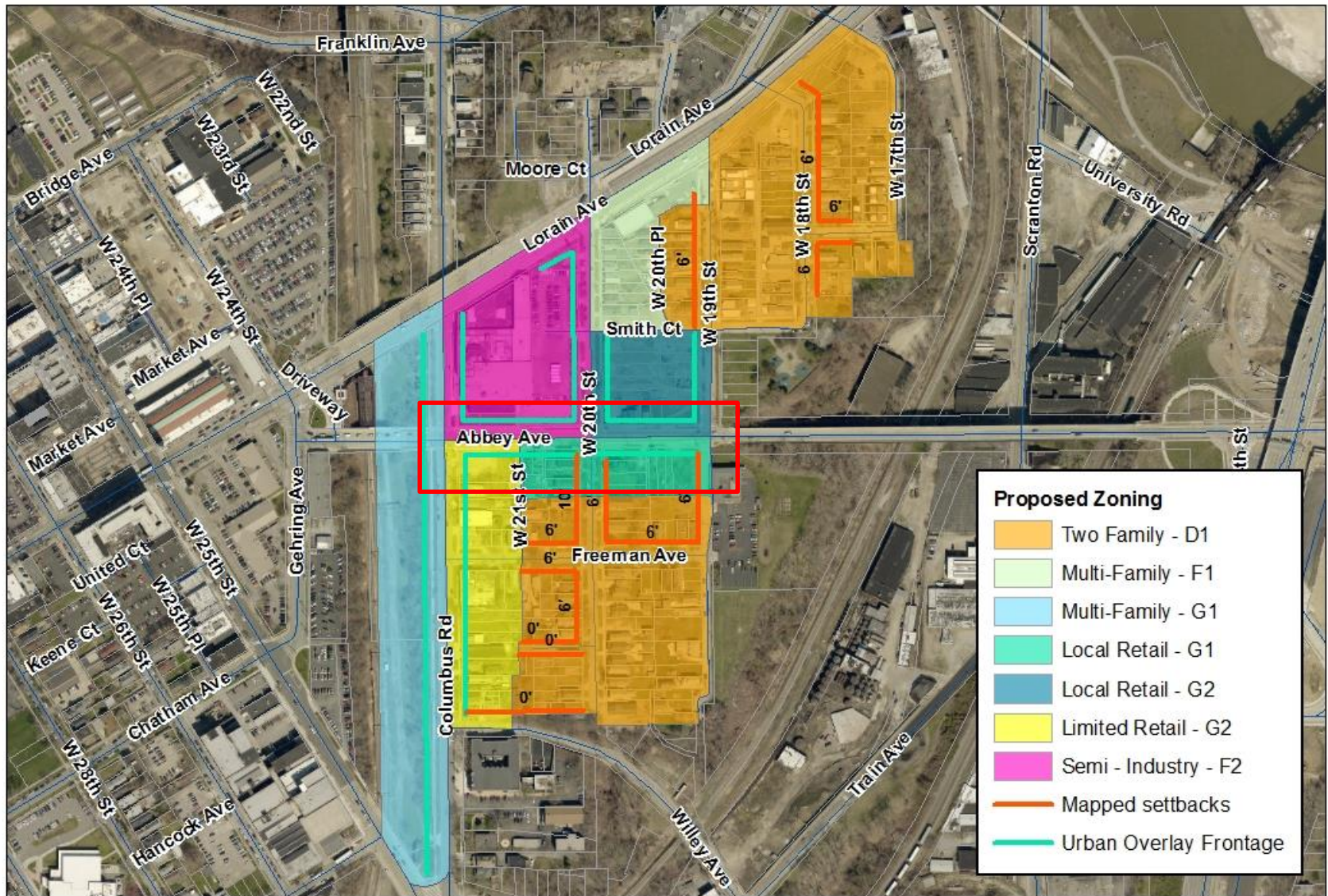
Duck Island Rezoning
Map Change 2586

Cleveland City  Planning Commission
601 Lakeside Ave. Cleveland, OH 44114



Date: 8/7/2018

Neighborhood Rezoning Proposal



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Abbey Avenue



Abbey Avenue - Looking East



Abbey Avenue - Looking West

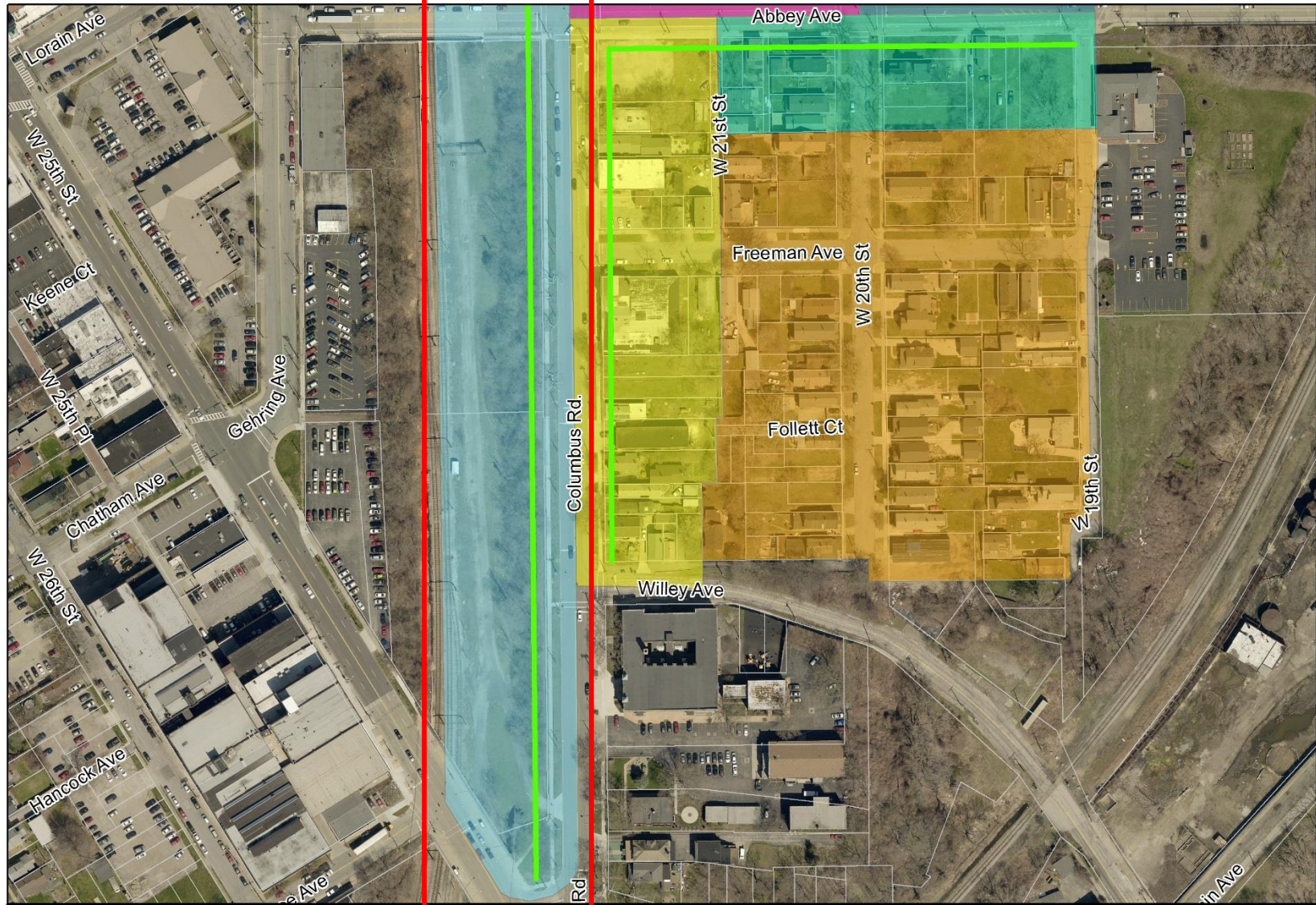


Abbey

VE
OV
EM
P
7



Neighborhood Rezoning Proposal



- | | | |
|--|---|---|
| Two Family - D1 | Local Retail - G1 | Semi - Industry - F2 |
| Multi-Family - F1 | Local Retail - G2 | |
| Multi-Family - G1 | Limited Retail - G2 | |

0 25 50 100 150 200 250 Feet

**Duck Island
Proposed Zoning**

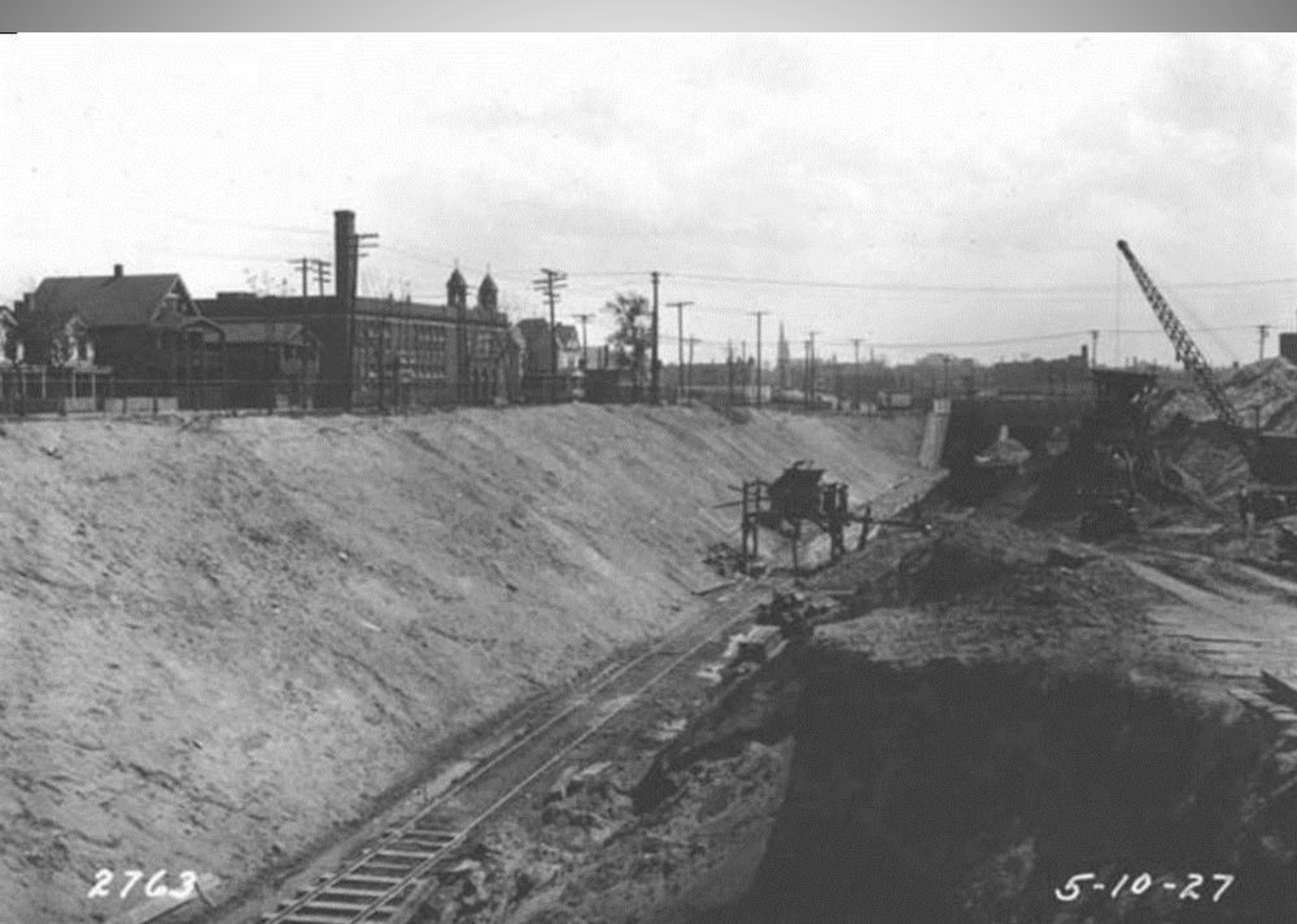
- | |
|--|
| Urban Form Overlay |
| CLE Parcels |



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8/16/2018





2763

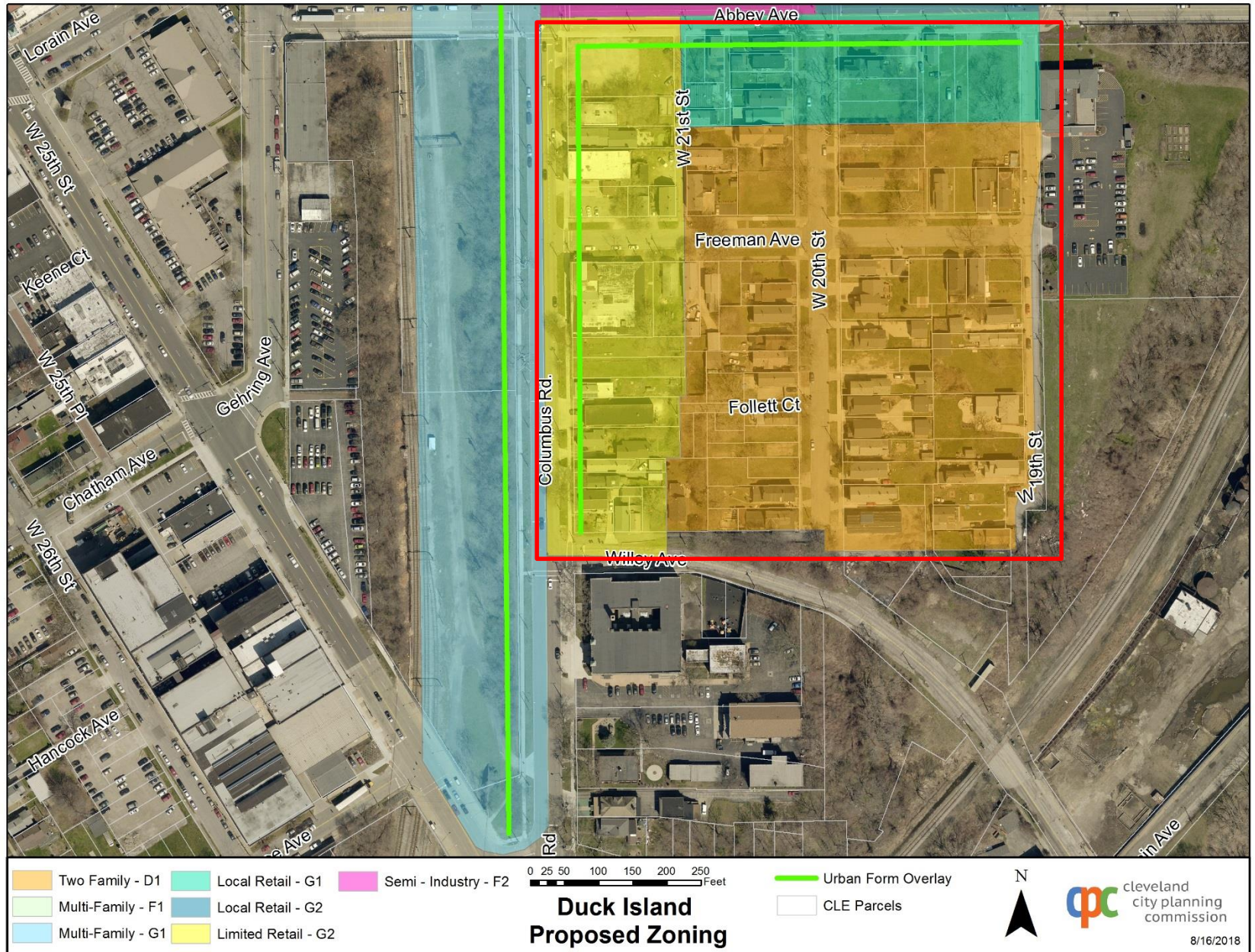
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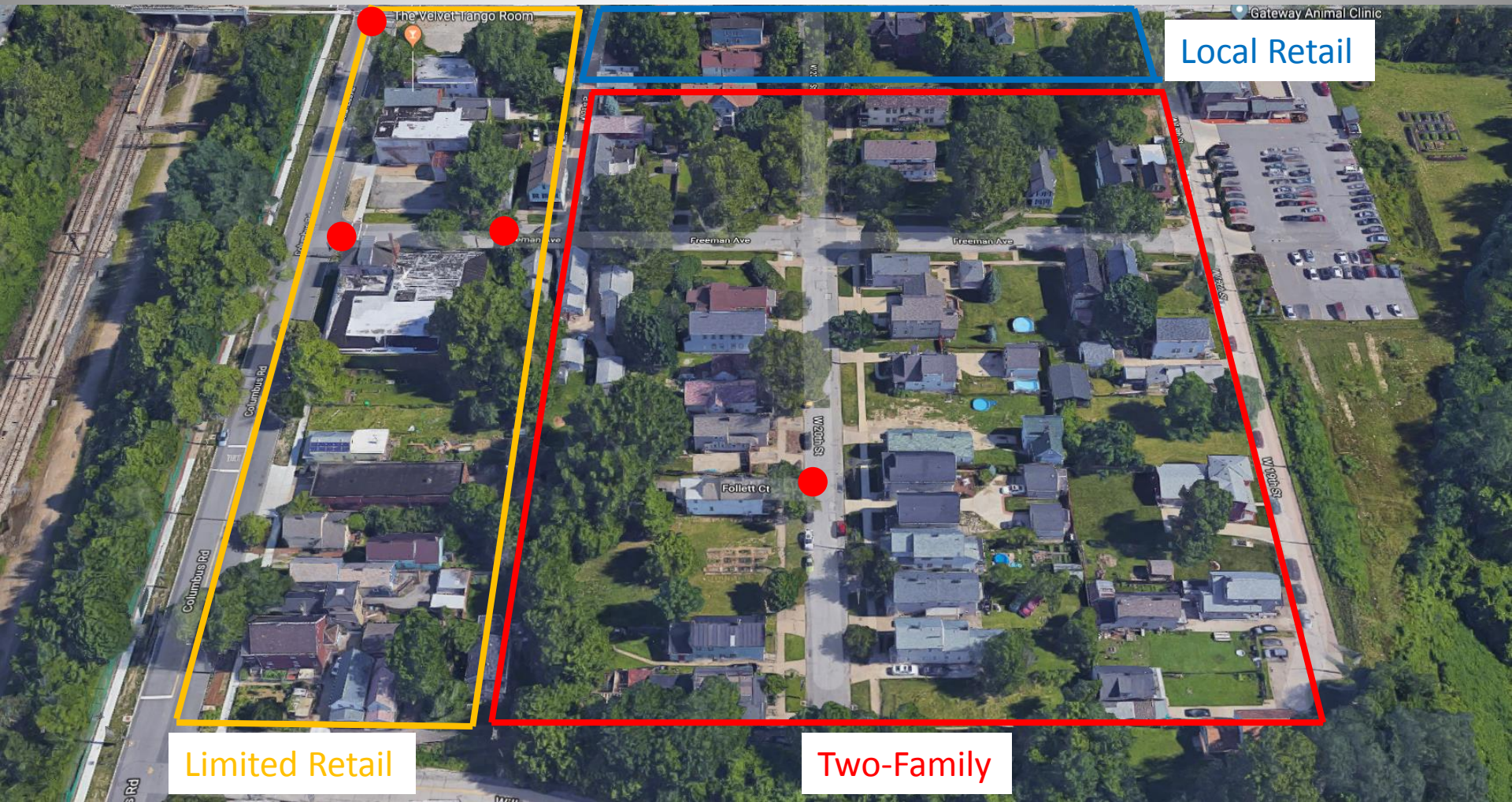


END
SCHOOL
ZONE

VEHICLES
OVER 4 TONS
EMPTY WEIGHT
PROHIBITED
7 PM TO 7 AM

Neighborhood Rezoning Proposal





The Velvet Tango Room

Gateway Animal Clinic

Local Retail

Limited Retail

Two-Family

Columbus Road - Looking South





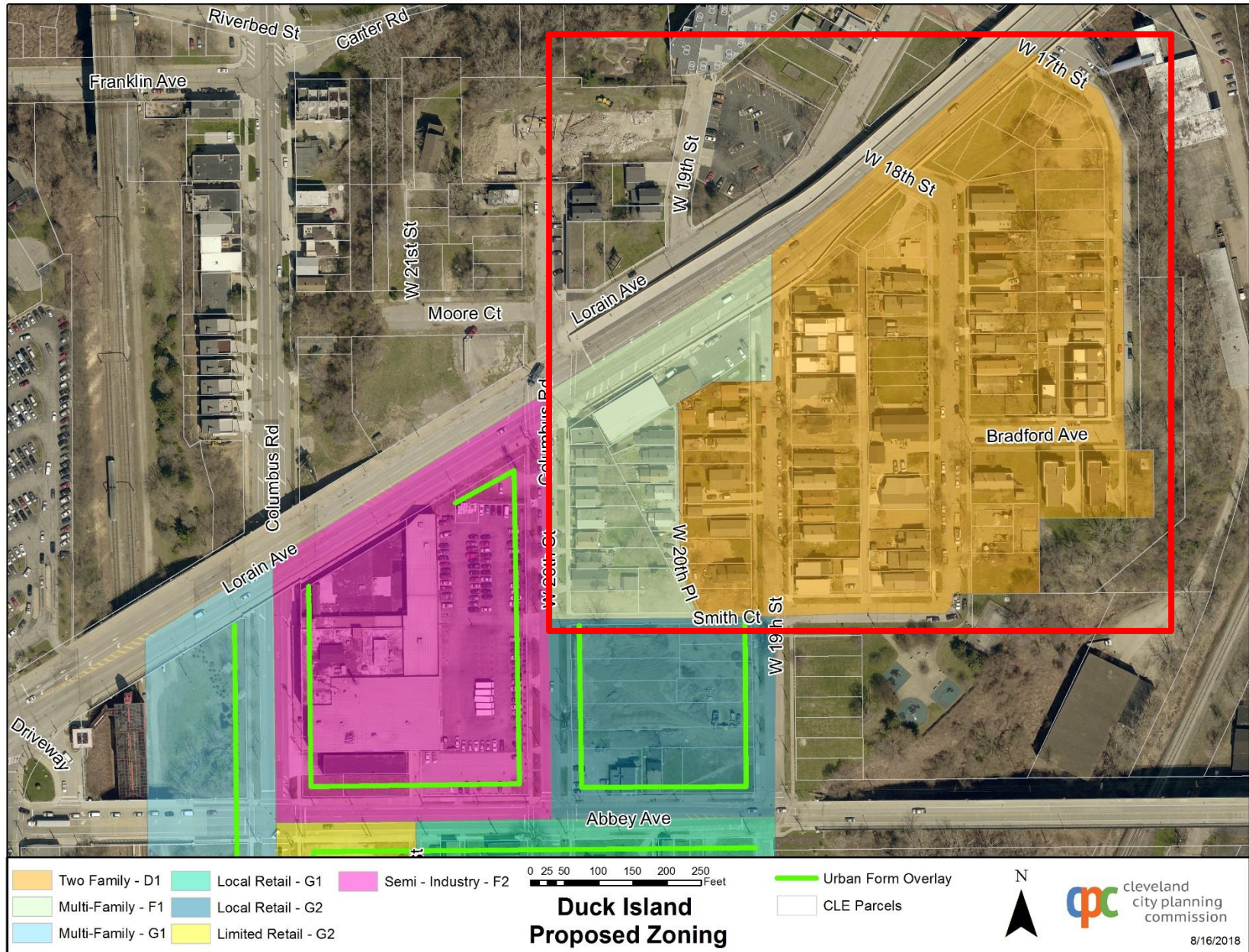
FRESH CITY
BREWERY
DUCK ISLAND

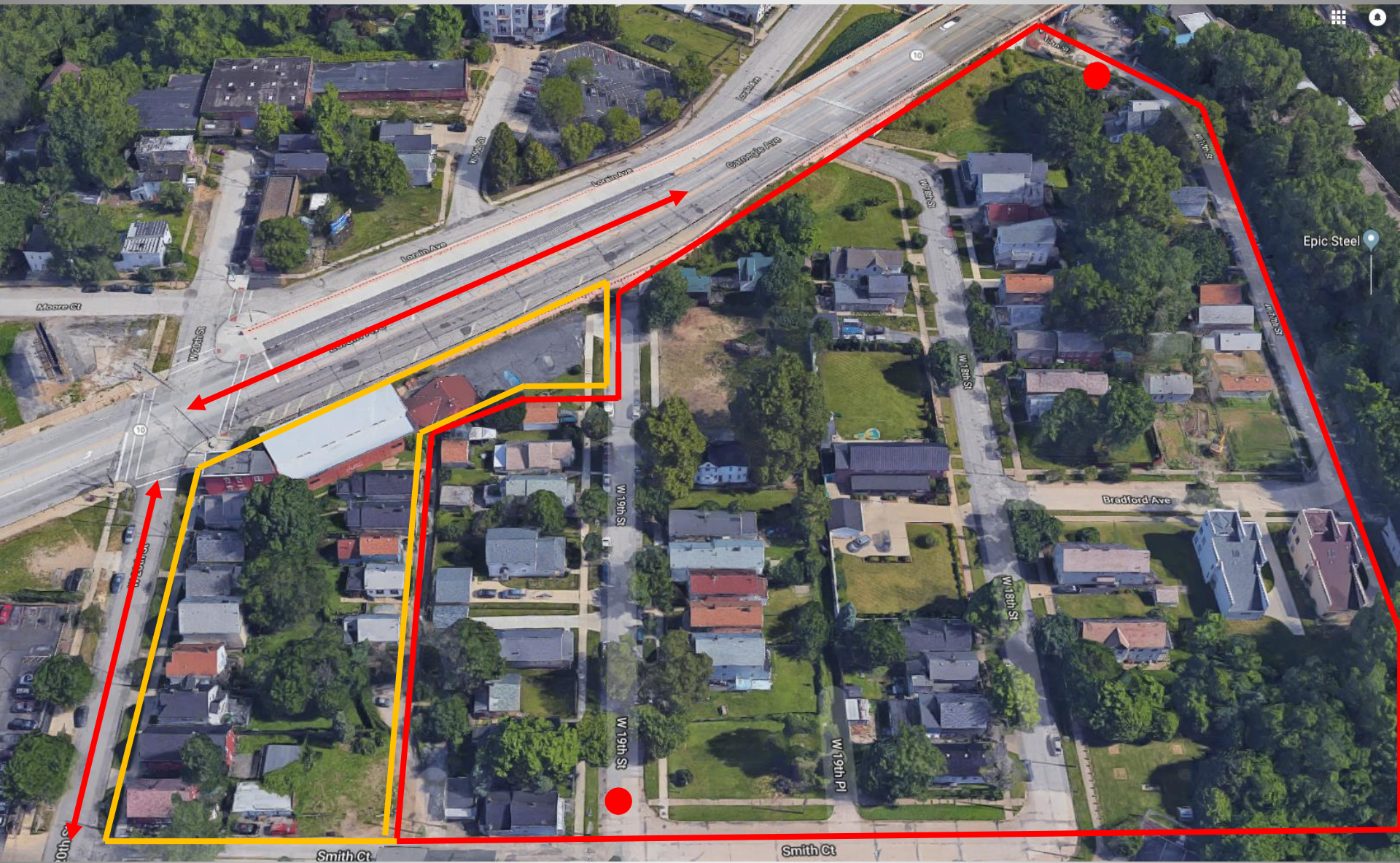
Freeman





Neighborhood Rezoning Proposal





Multi-Family

Two-Family



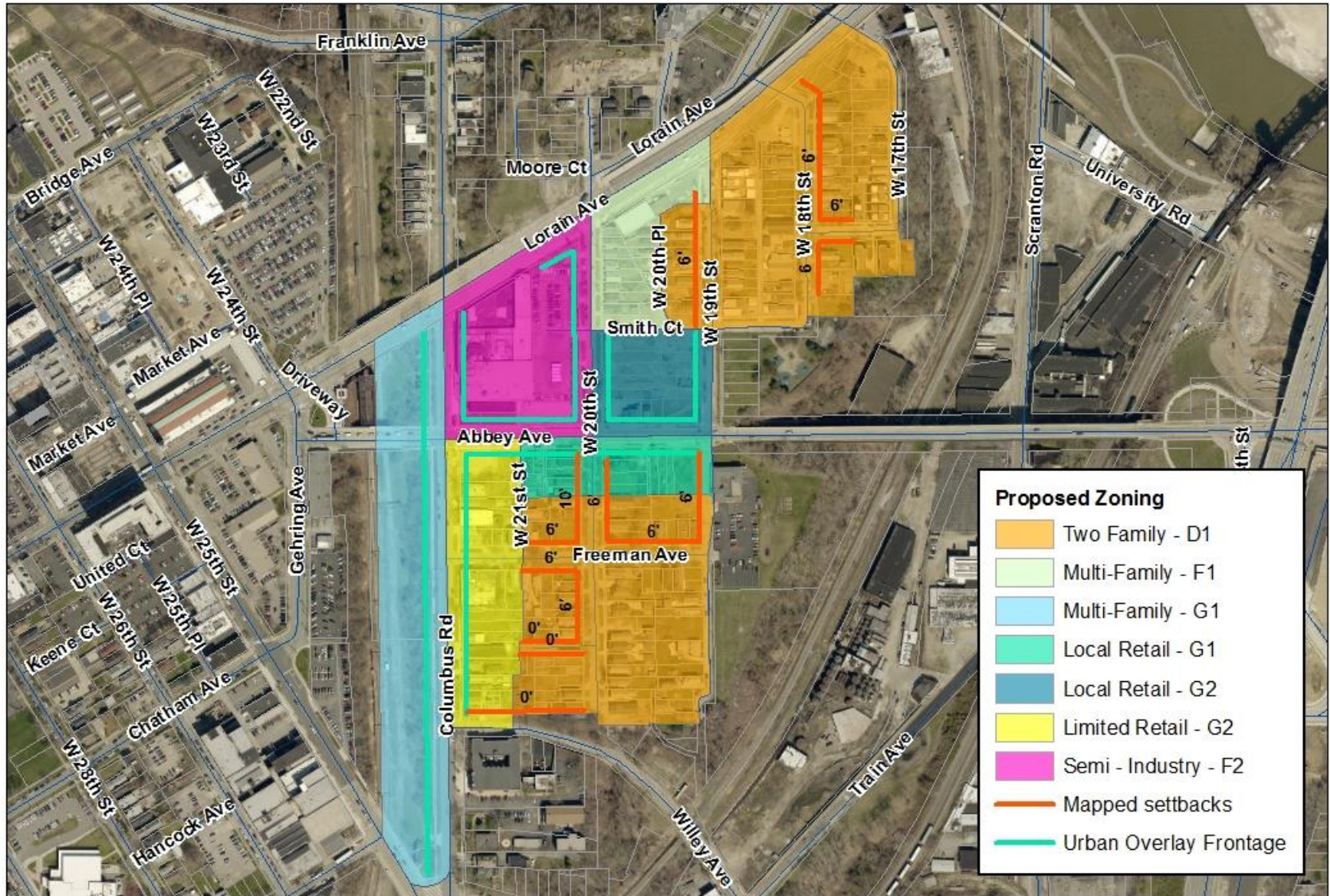
NO
PARKING
ANY
TIME

SPEED
LIMIT
25

West 19th – Form and Setbacks



Neighborhood Rezoning Proposal

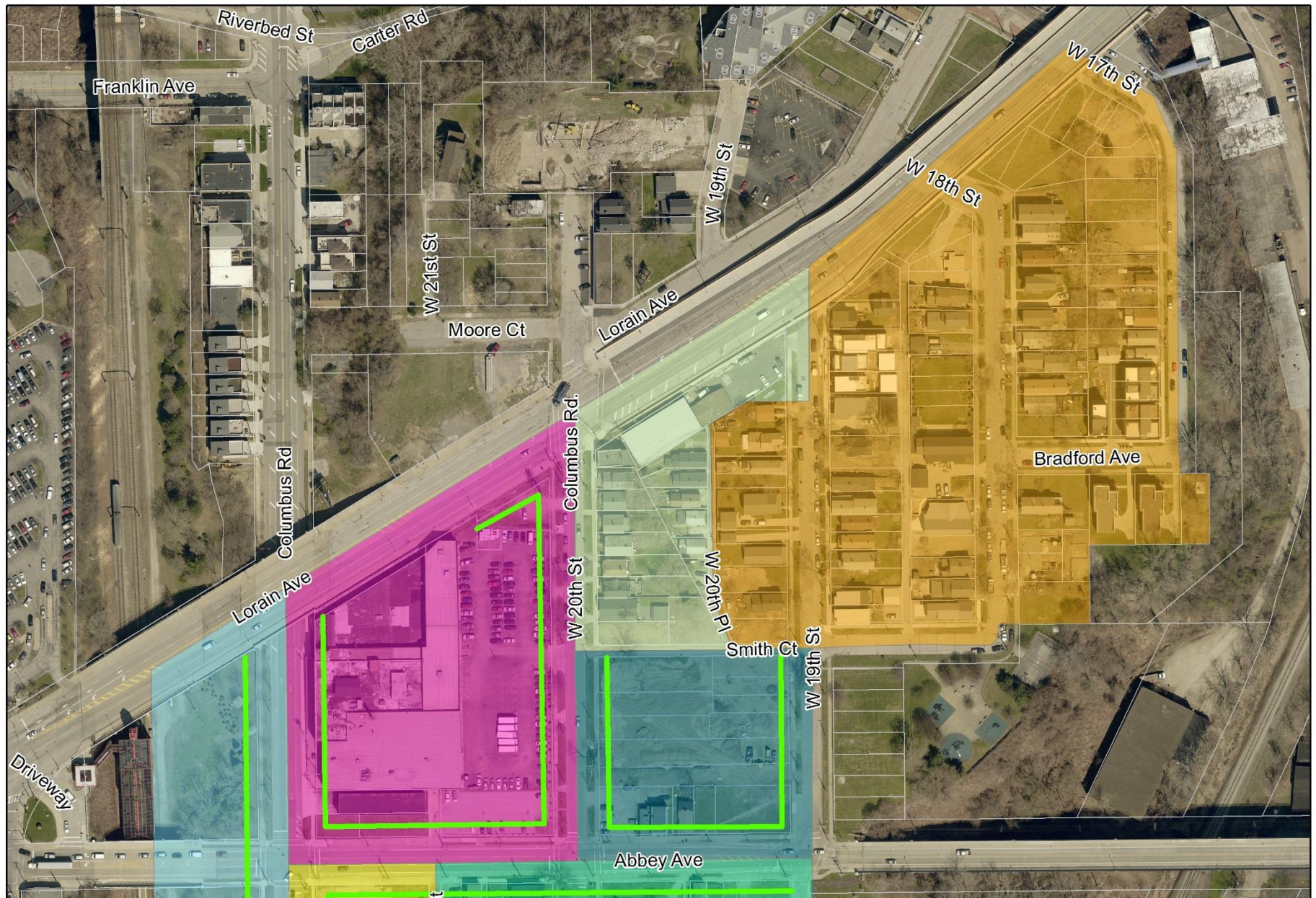





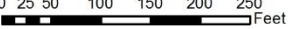








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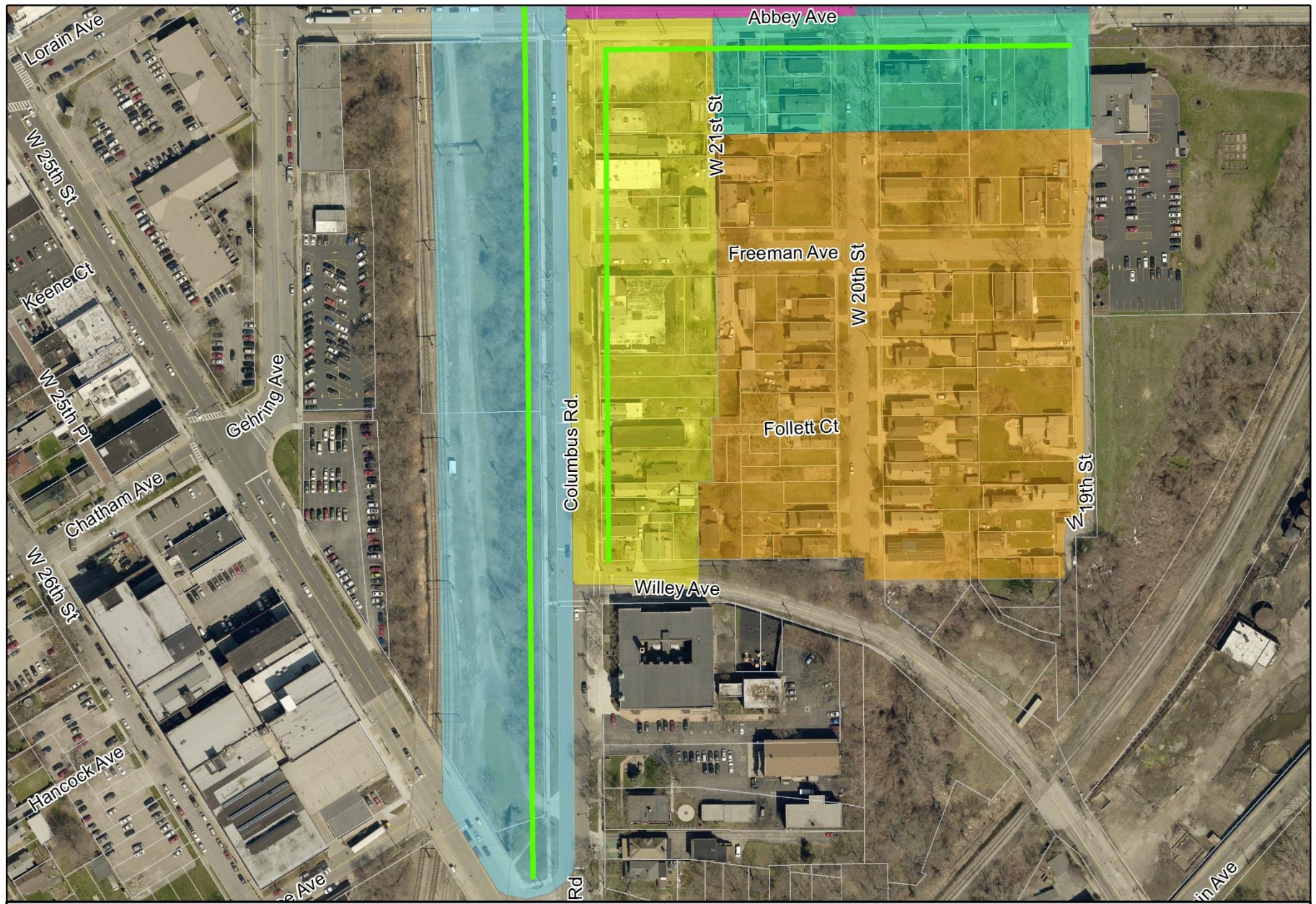
Date: 8/7/2018



 Two Family - D1	 Local Retail - G1	 Semi - Industry - F2		 Urban Form Overlay		 cleveland city planning commission
 Multi-Family - F1	 Local Retail - G2		 CLE Parcels			
 Multi-Family - G1	 Limited Retail - G2					

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8/16/2018



Two Family - D1	Local Retail - G1	Semi - Industry - F2	0 25 50 100 150 200 250 Feet	Urban Form Overlay	 cleveland city planning commission 8/16/2018
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Duck Island Proposed Zoning