Queen Barber/Lincoln Heights Rezoning

cleveland
city planning
commission

CITY OF CLEVELAND OHIO

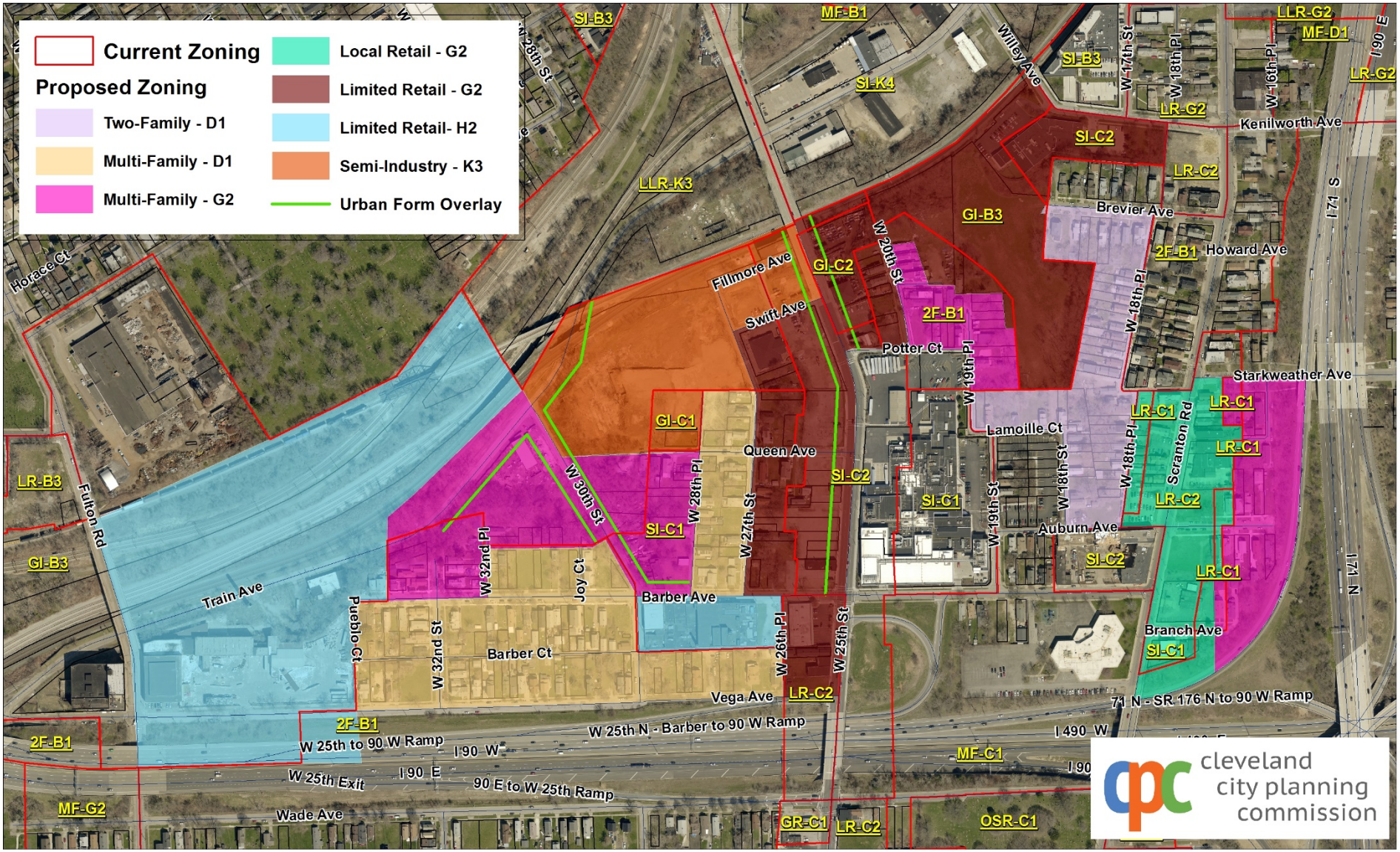
Proposal

To change the Use, Area and Height Districts in the Lincoln Heights and Queen Barber neighborhoods.

Purpose

To replace the heavy industry zoning between Fulton Road and 90/71 with commercial and residential zoning categories. The proposal will align with the principals laid out in the Connecting Cleveland 2020 Plan (citywide plan). Further, adding the Urban Form (UF) Overlay represents an opportunity to ensure that subsequent redevelopment follows sound urban design principles to encourage walkability and neighborhood-friendly building design.

Original Proposal – 8.3.18

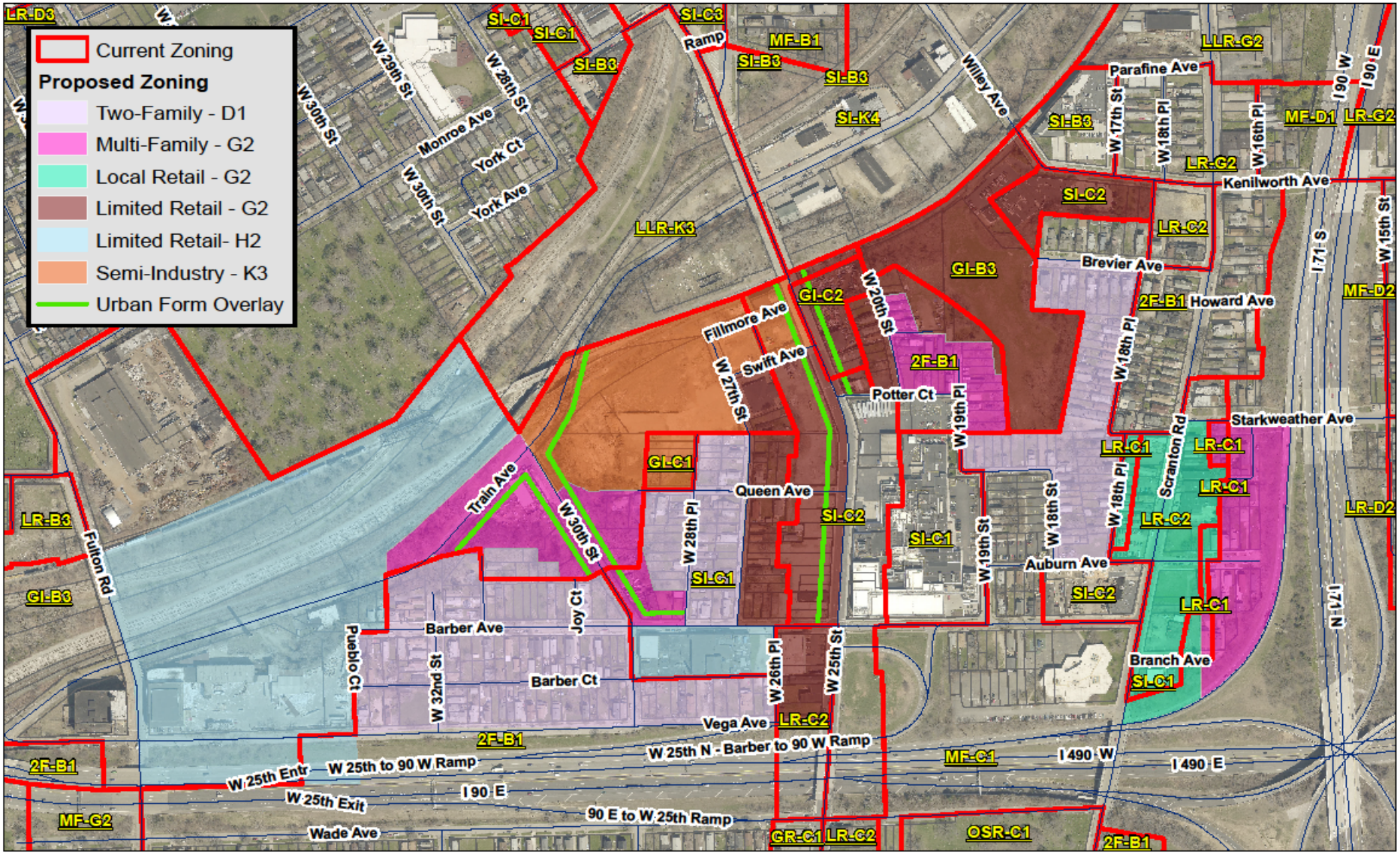


Map Change 2585

July 2 2018

500 Feet

Revised Proposal – 9.21.18

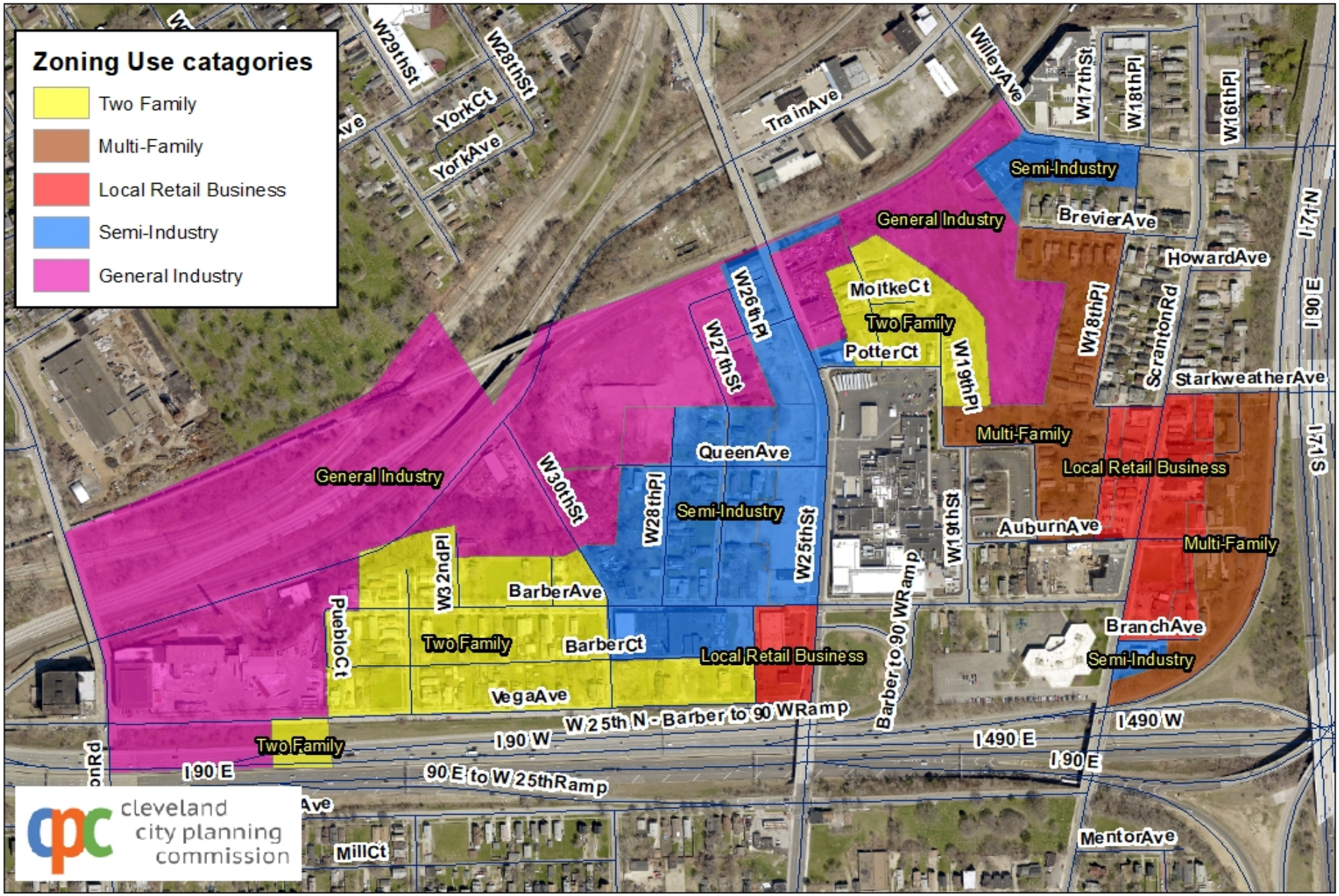


cleveland city planning commission

Map Change 2585

Updated: September 7, 2018

300 Feet



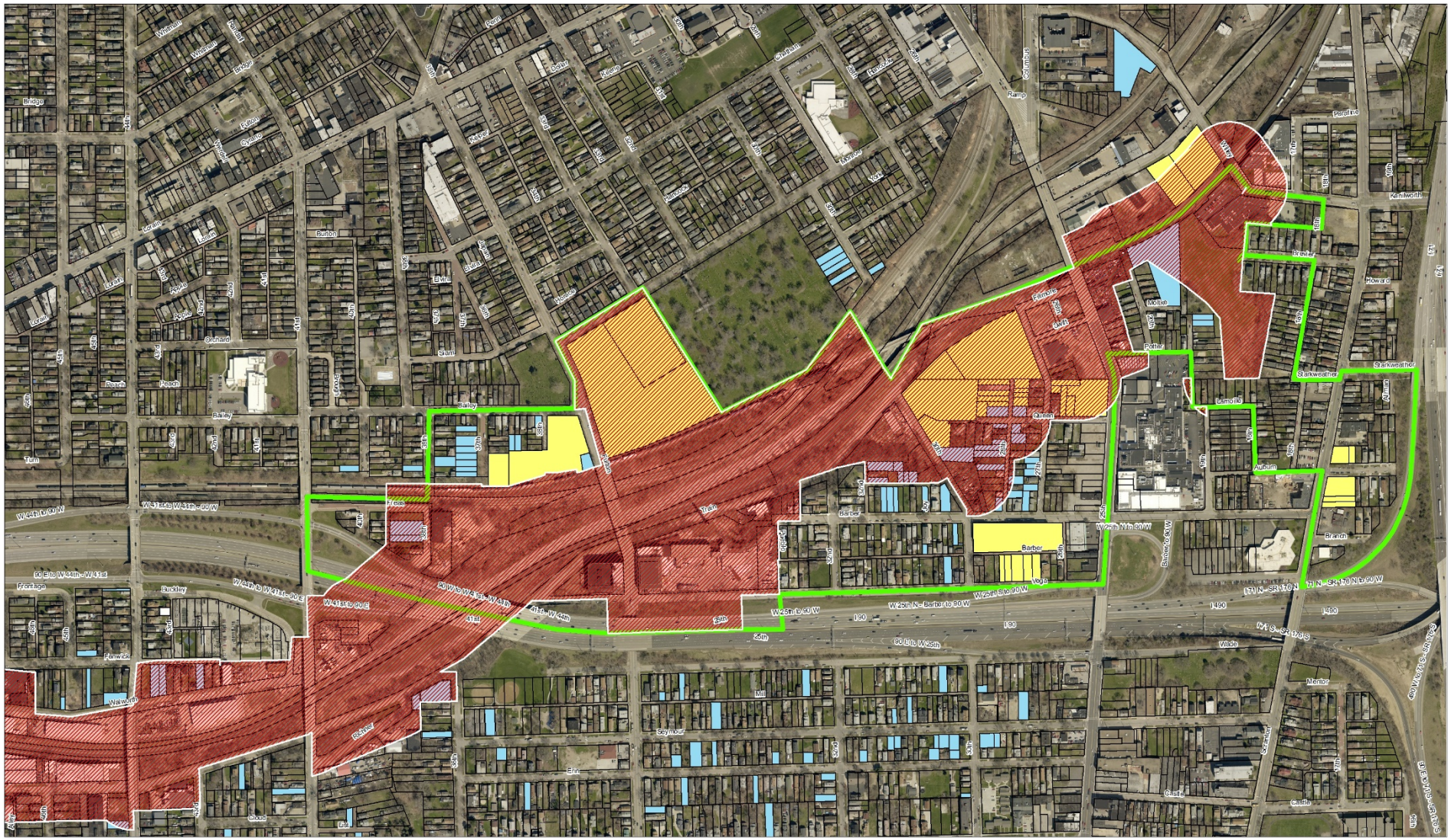
Existing Use Catagories

Map Change 2585

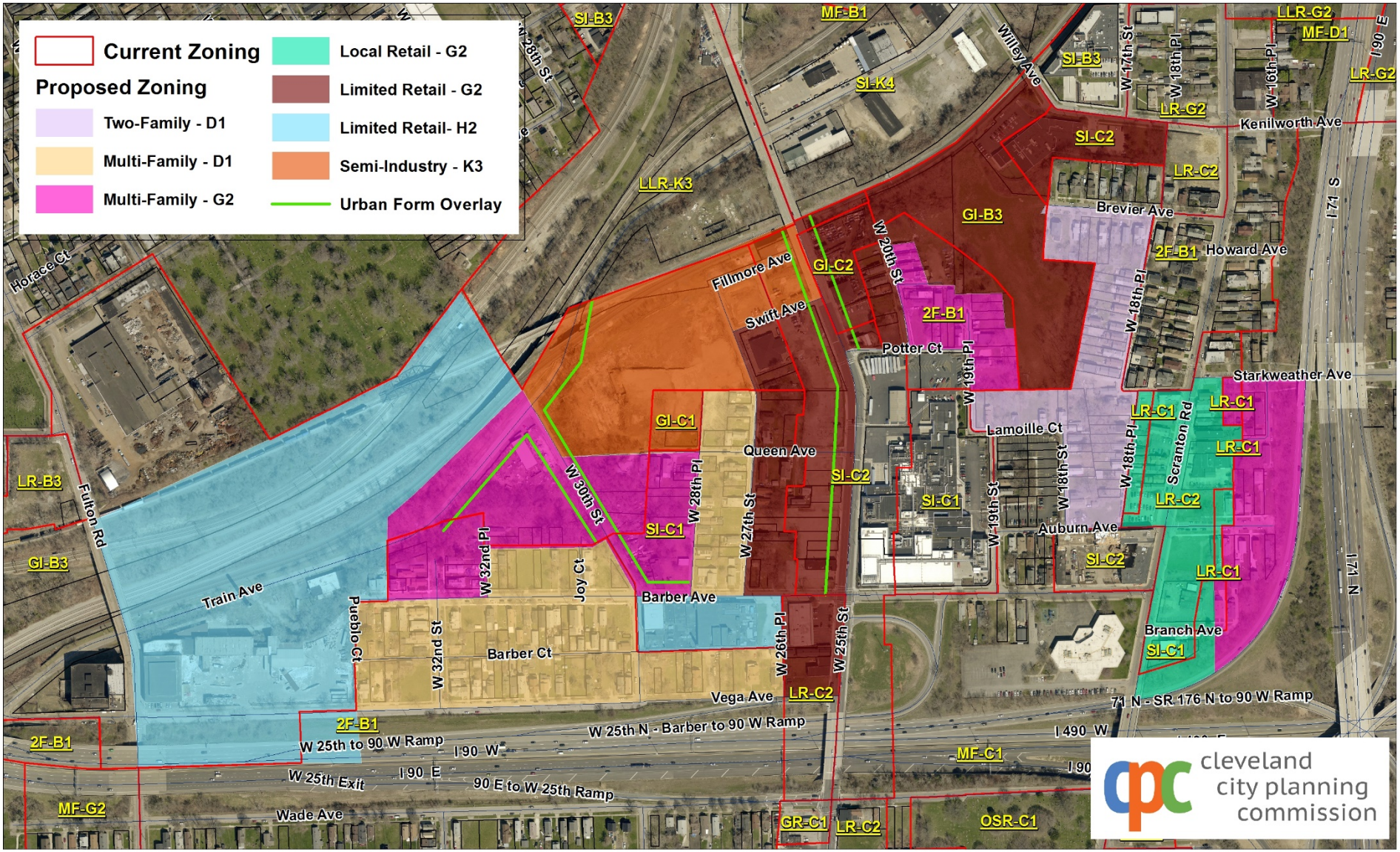
July 2, 2018

260 Feet

Residential Prohibition Areas



Neighborhood Rezoning Proposal



Map Change 2585

July 2 2018

500 Feet

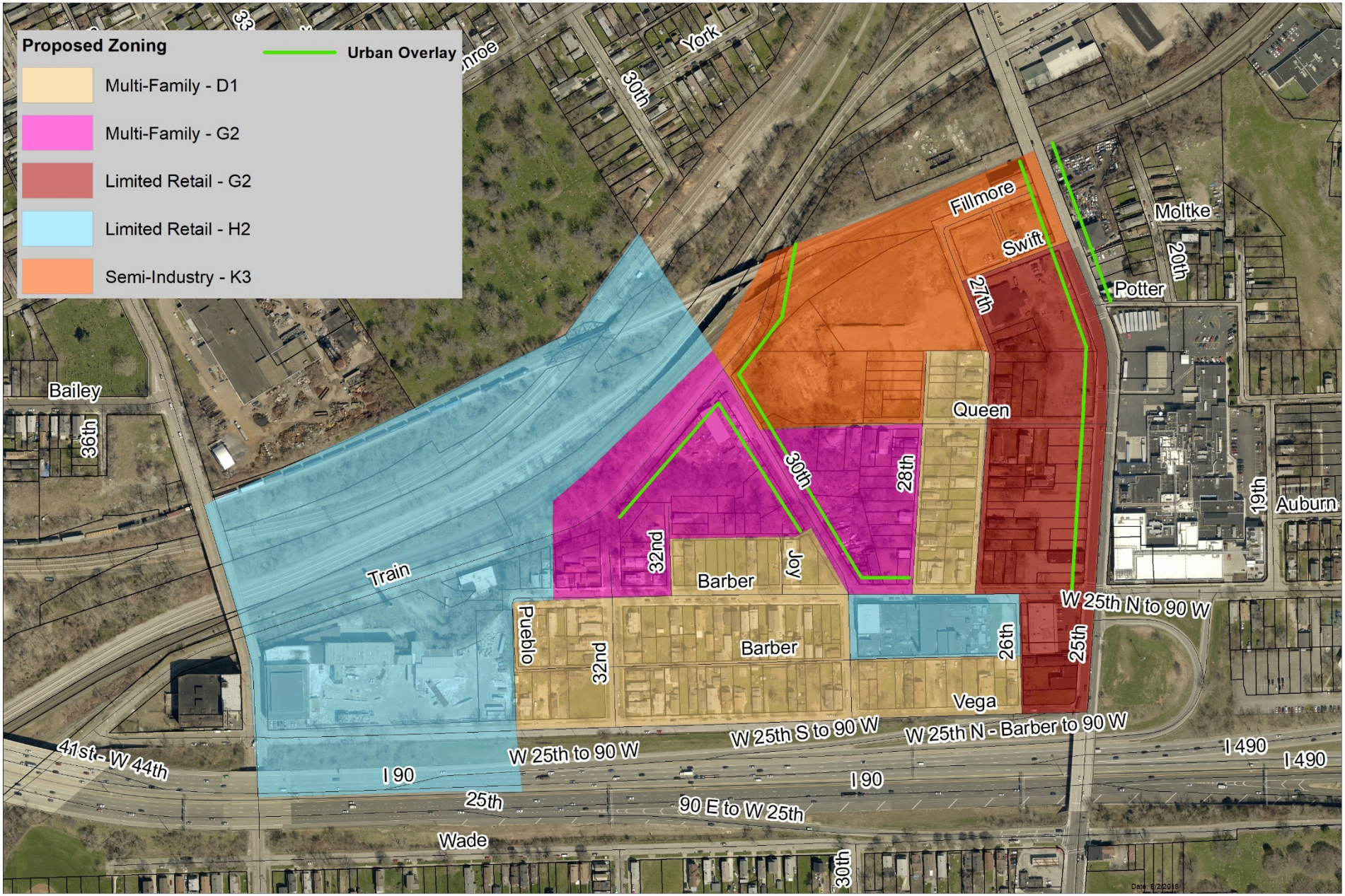
Existing Amenities

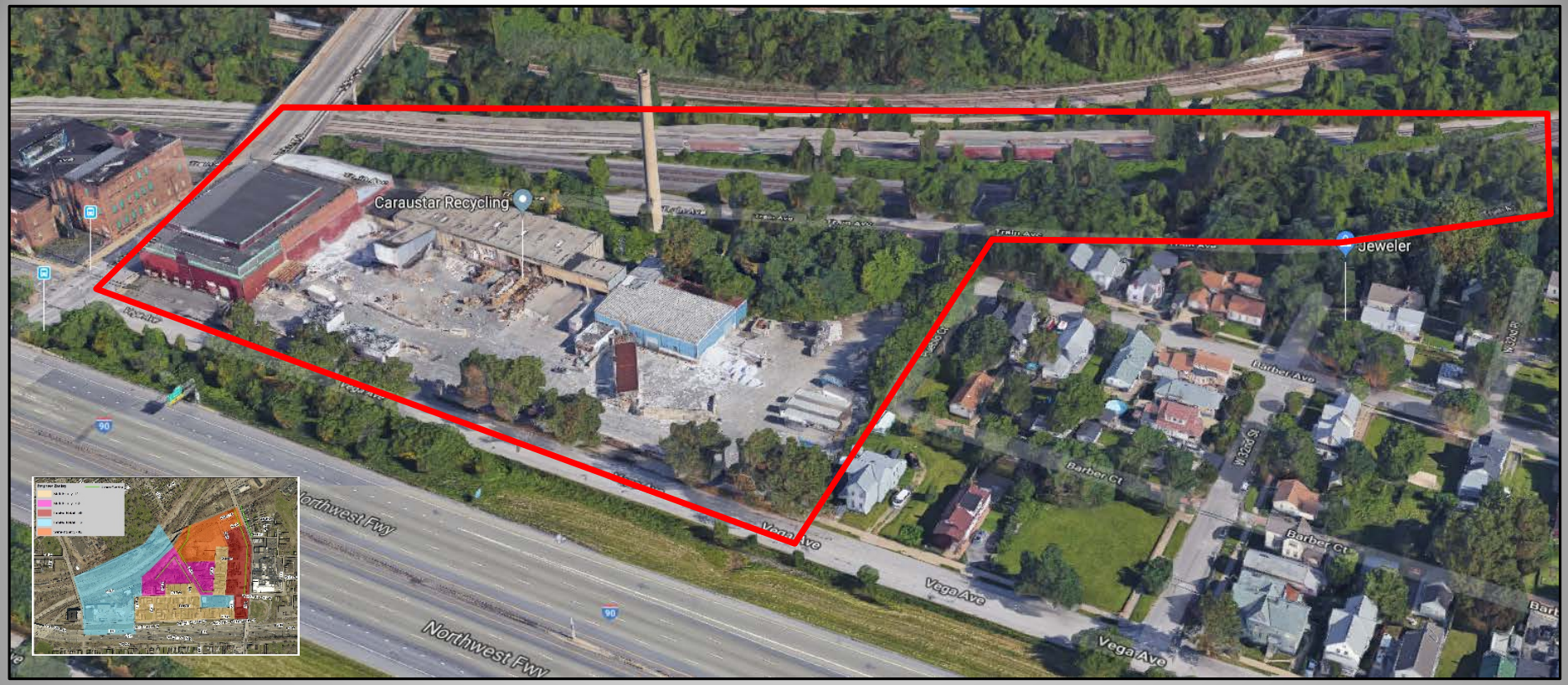
Available development sites
Direct freeway access
Enhanced bus lines along 25th Street
Proximity to employment hubs
Good street grid

Coming Attractions

Spang Bakery rehabilitation
Redline Greenway
Front Steps new construction

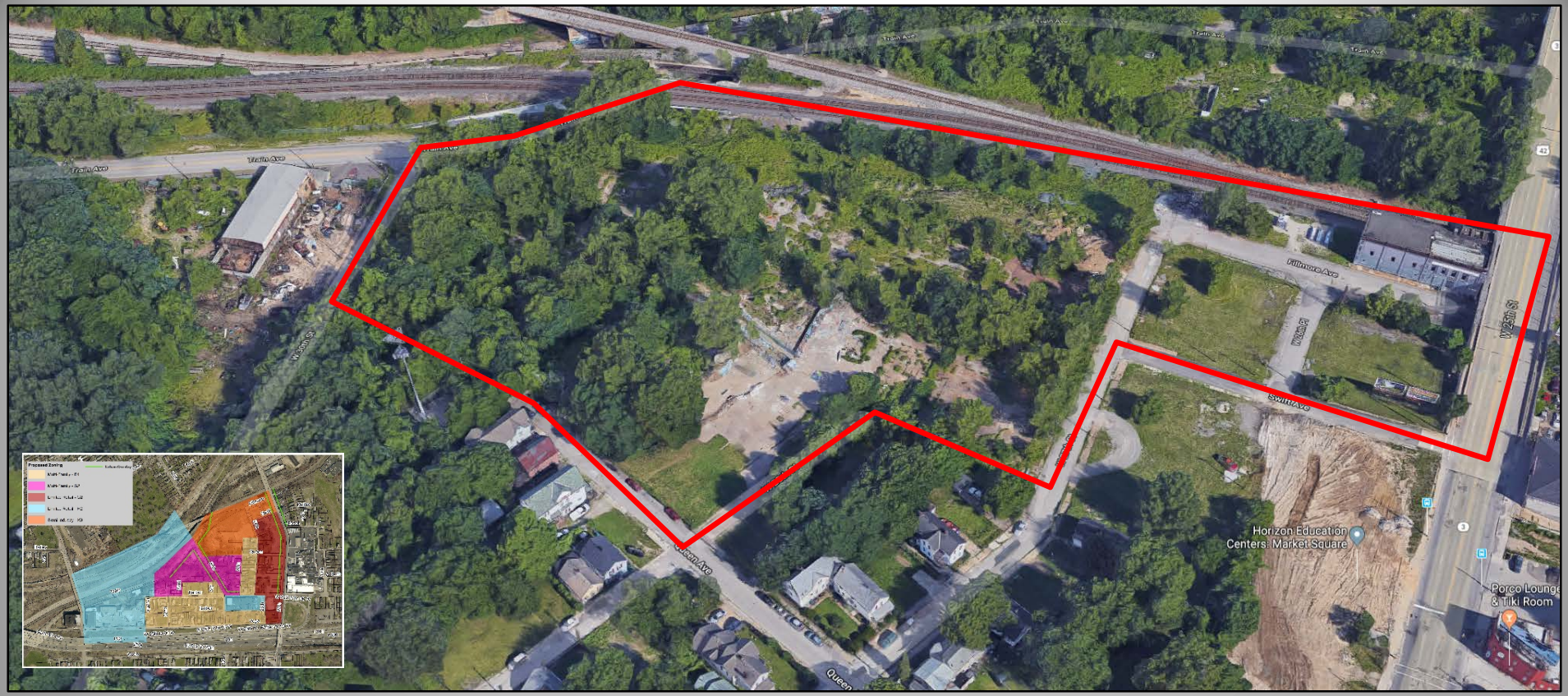
Queen Barber Area



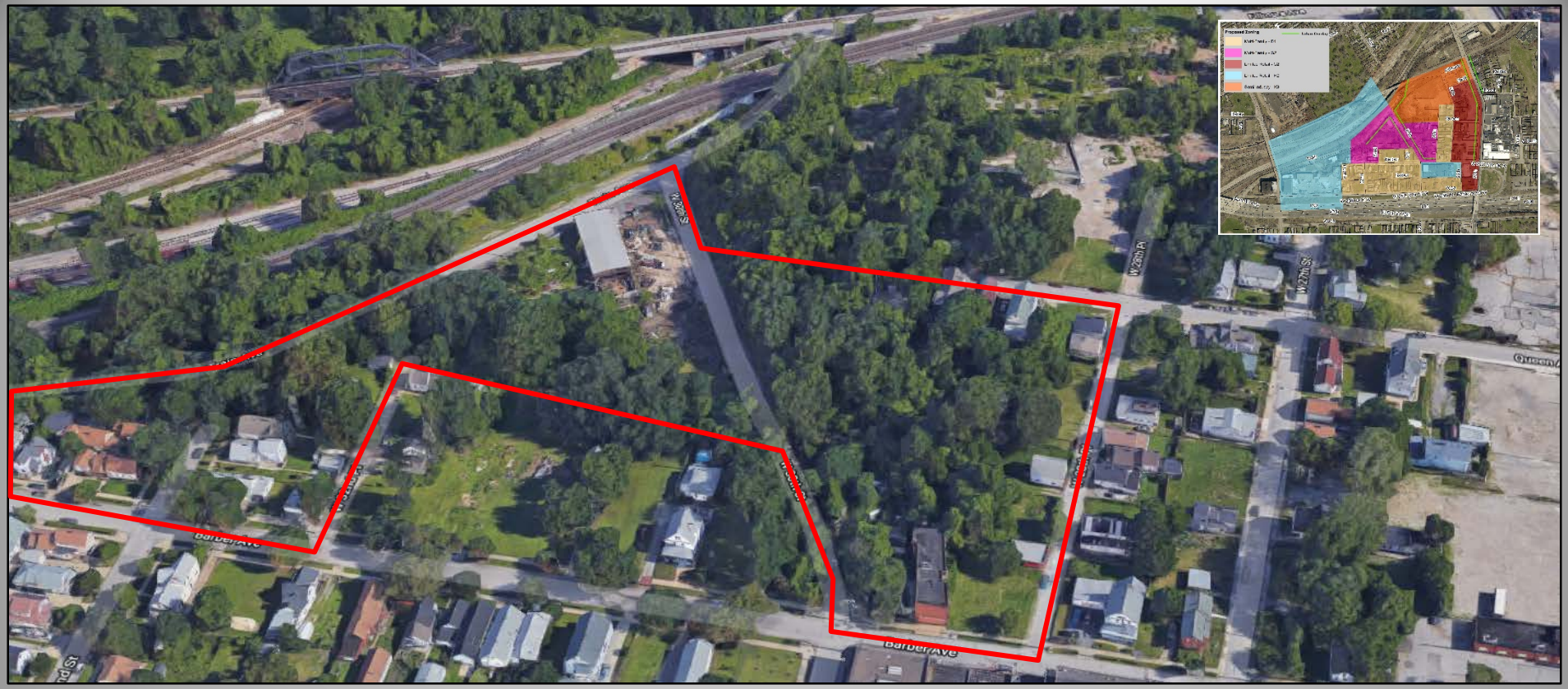

Caraustar Recycling
Jeweler
Northwest Fwy
Vega Ave
Barber Ave
Barber Ct
W 32nd St
90

Limited Retail – H2
Vega Ave

Vega Ave

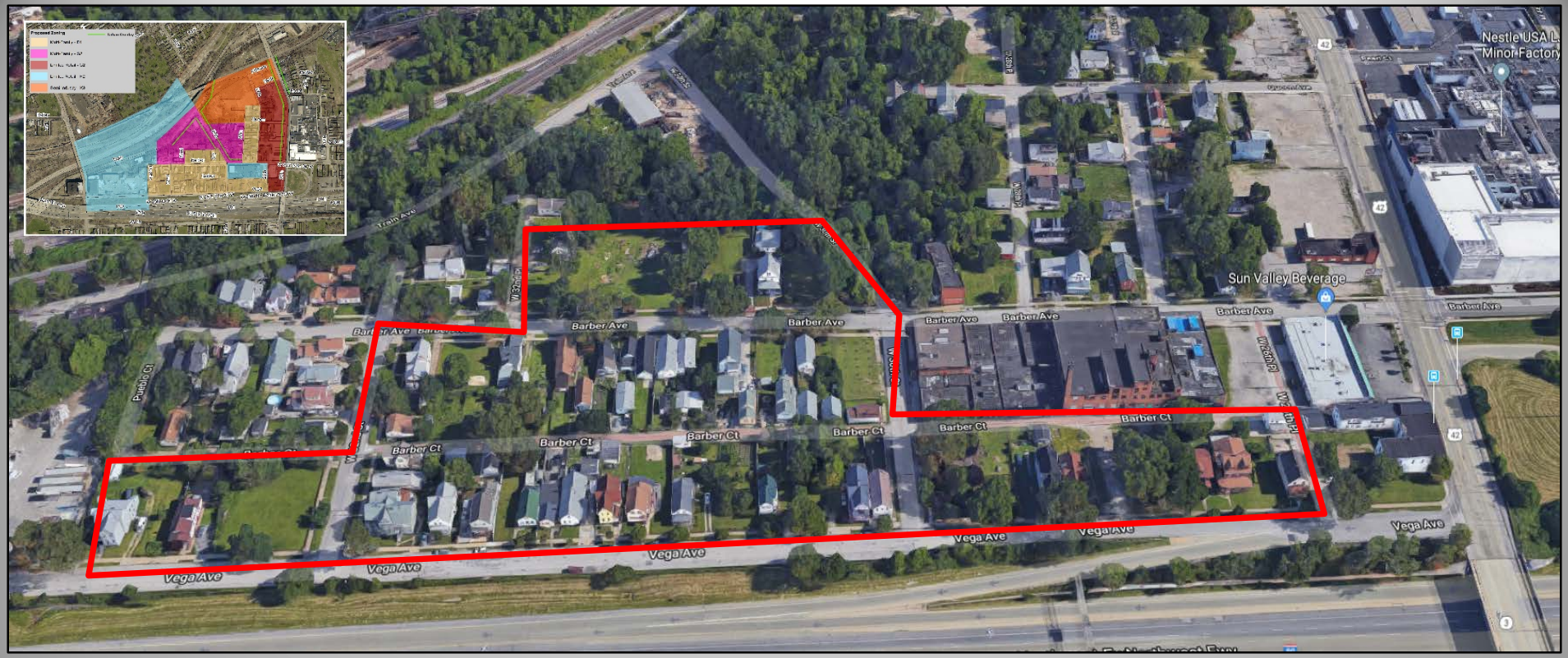

Train Ave
Fillmore Ave
Swift Ave
Horizon Education Centers: Market Square
Porco Lounge & Tiki Room
Queen

Semi-Industry – K3

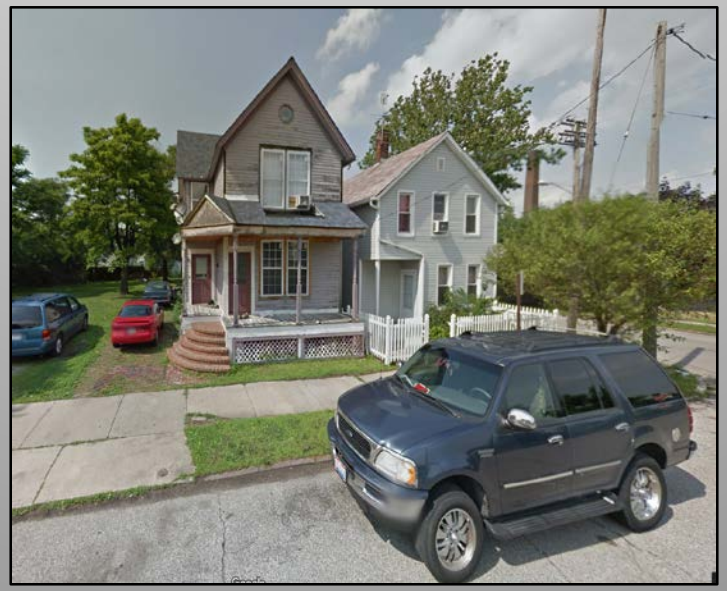

W 26th St
W 27th St
Barber Ave
Barber Ave

Multi-Family - D1

NO OUTLET


Nestle USA L
Minor Factory
Sun Valley Beverage
Barber Ave
Barber Ct
Vega Ave
Puebla Ct
W 26th Pl
W 32nd St
Trail Ave

Multi-Family – D1

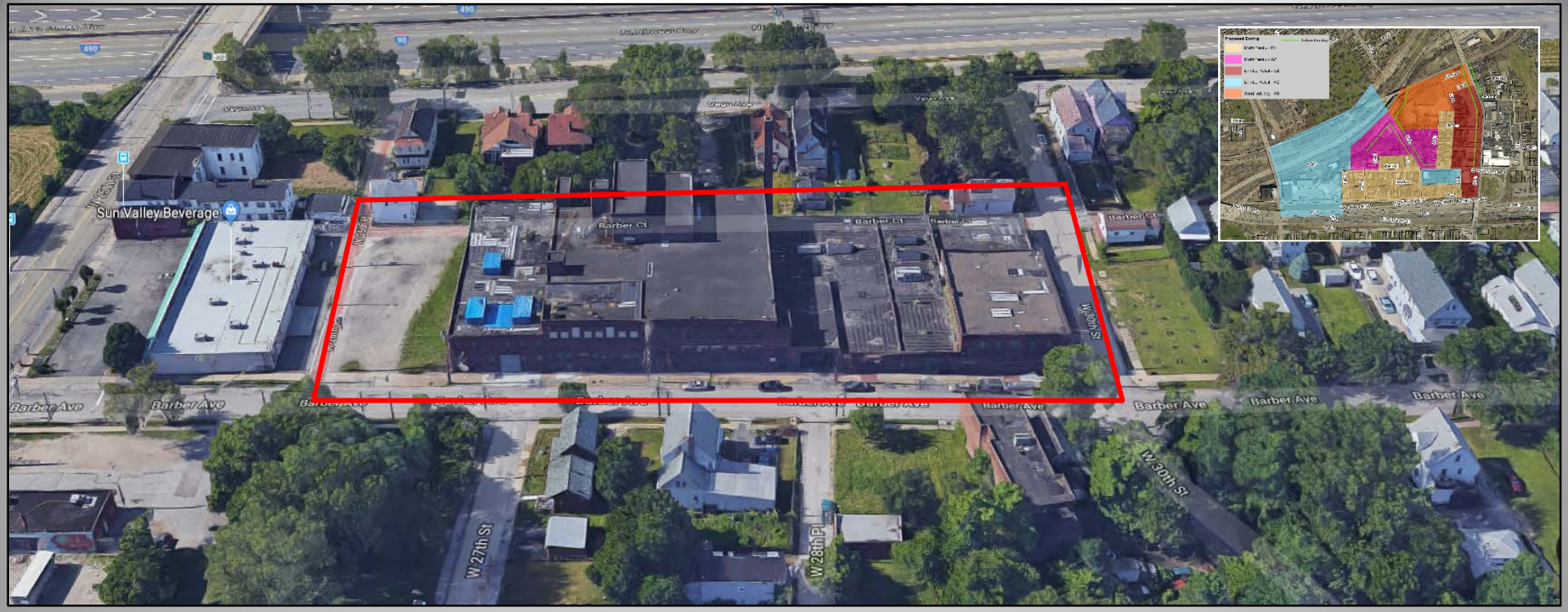


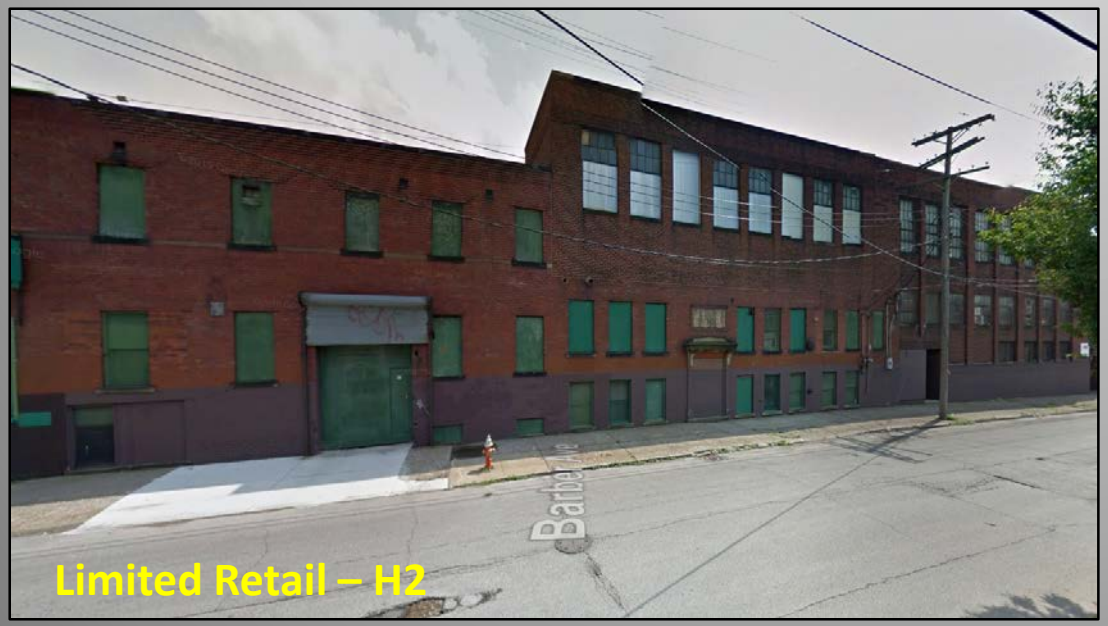
Proposed Zoning
Club Alma Yaucena
W 25th St
Jason Ave
Horizon Education Centers Market Square
Porco Lounge & Pool Room
Sass Automotive & Wrecking

Multi-Family-D1

Sun Valley Beverage
W 25th St
W 25th St
Vega Ave
Barber Ave
Ocean Ave
Pearl St
Porter Ct
Nestle USA LJ
Minor Factory
LJ Minor Corporation

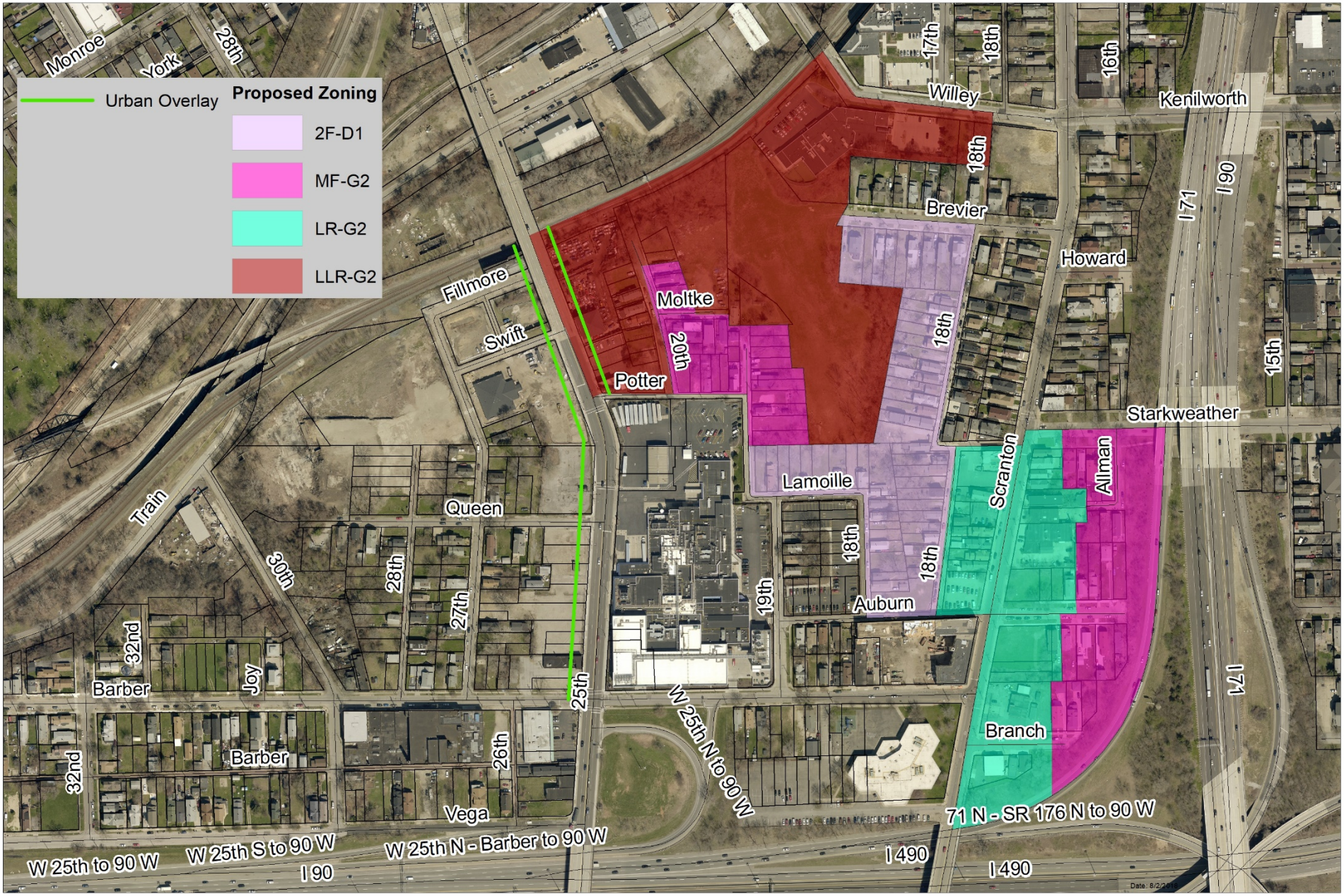
W 25th St
Limited Retail – G2


Sun Valley Beverage
Barber Ct
Barber Ave
W 27th St
W 28th Pl
W 30th St


Limited Retail – H2

STOP

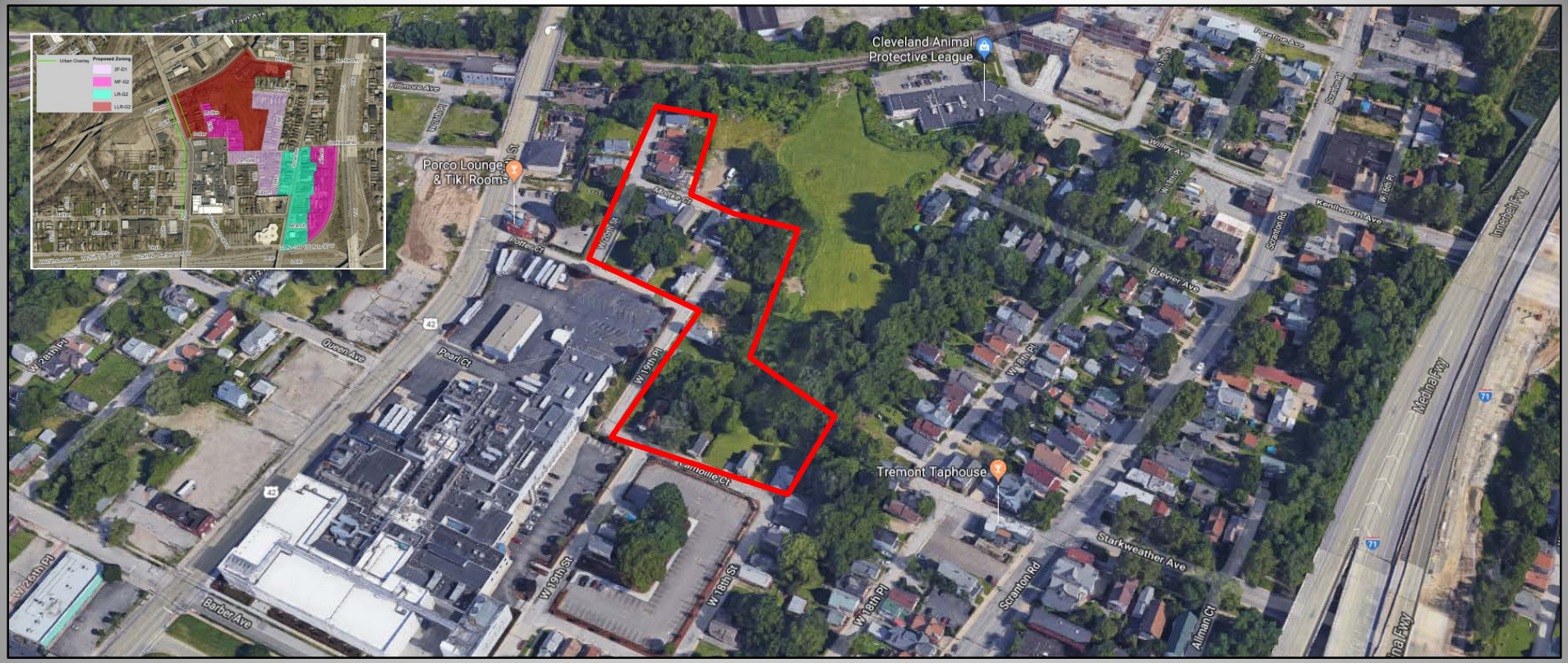
Lincoln Heights Area



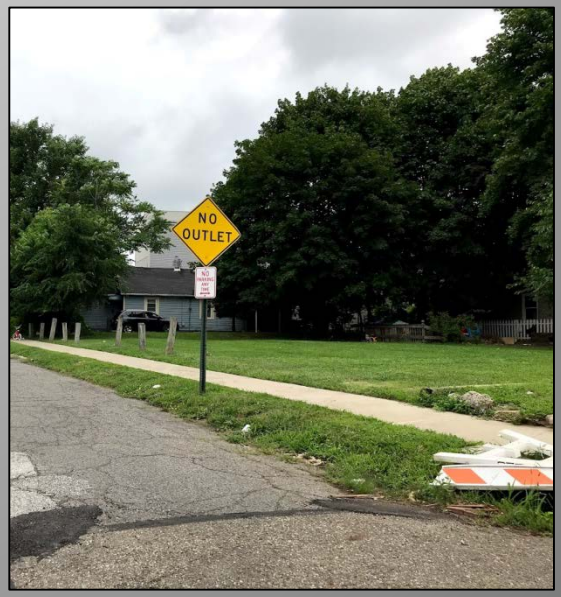
Urban Overlay
Proposed Zoning
2F-D1
MF-G2
LR-G2
LLR-G2
Cleveland Animal Protective League
Porco Lounge & Tiki Room
Tremont Taphouse
Pearl Ct
Queen Ave
Lamolle Ct
Brevier Ave
Kenilworth Ave
Starkweather Ave
Scranton Rd
Medina Fwy
Innerbelt Fwy
W. 28th Pl
W. 27th St
W. 15th Pl
W. 16th St
W. 150th St

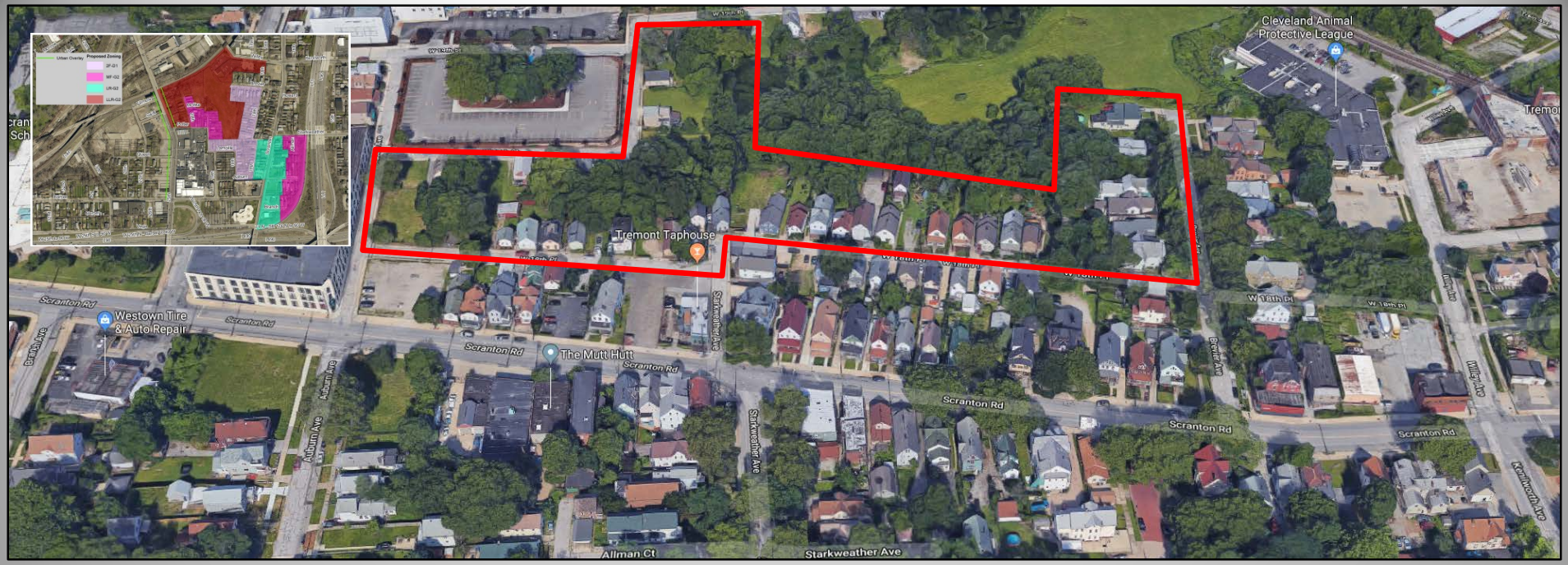
Limited Retail – G2

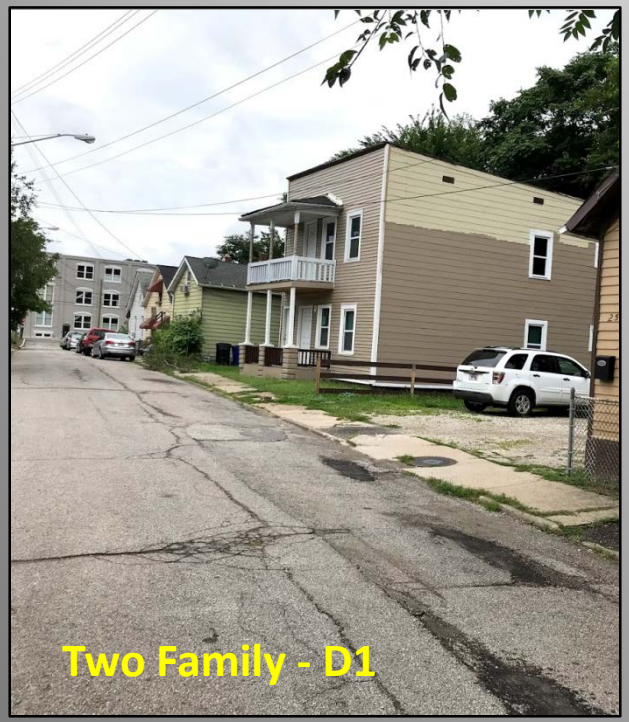
W. 25 St


Cleveland Animal Protective League
Porco Lounge & Tiki Rooms
Tremont Taphouse
Pearl Ct
Ocean Ave
Barber Ave
W 19th Pl
W 18th St
W 18th Pl
Starkweather Ave
Scranton Rd
Alman Ct
Brevier Ave
Kenilworth Ave
Medina Fwy
Innerbelt Fwy
Urban Overlay
Proposed Zoning
2F-D1
MF-G2
LR-G2
LLR-G2

Multi-Family – G2

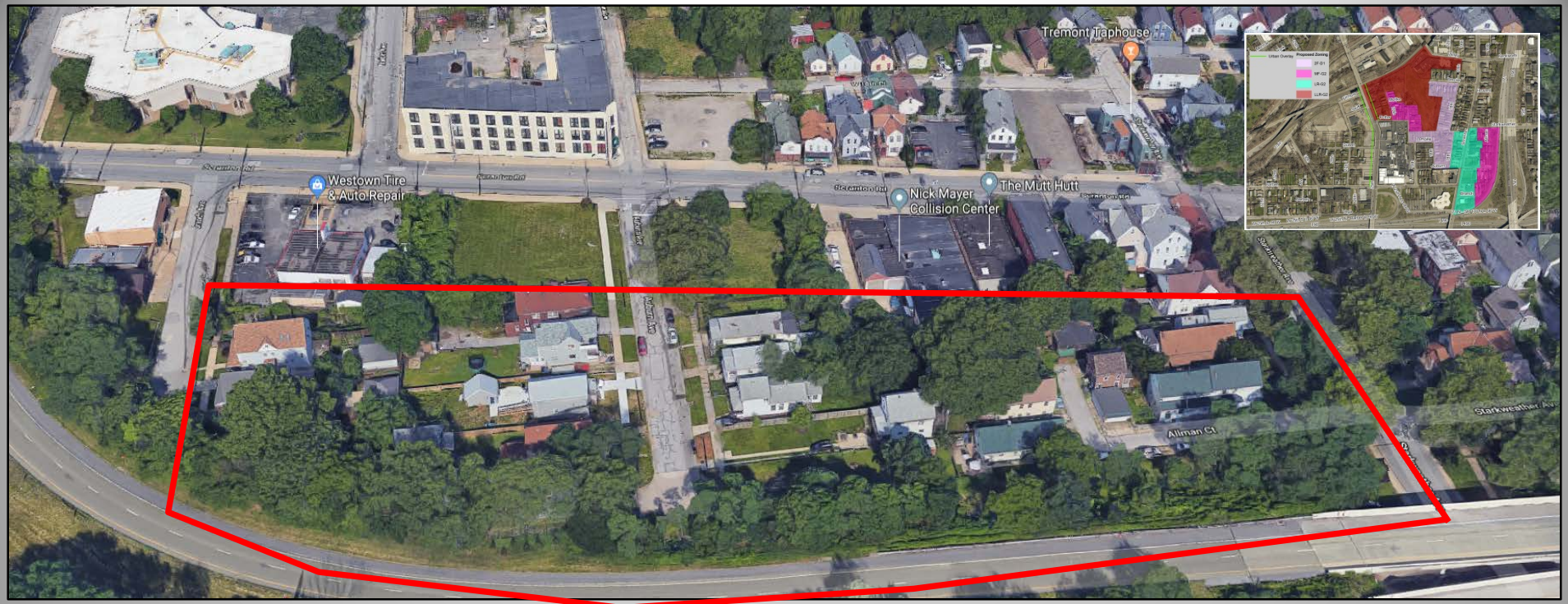

NO OUTLET


Cleveland Animal Protective League
Tremont Taphouse
Westown Tire & Auto Repair
The Mutt Hutt
Scranton Rd
Starkweather Ave
Allman Ct
Auburn Ave
Bridge Ave
W 11th Pl
Willey Ave
Kenilworth Ave


Two Family - D1

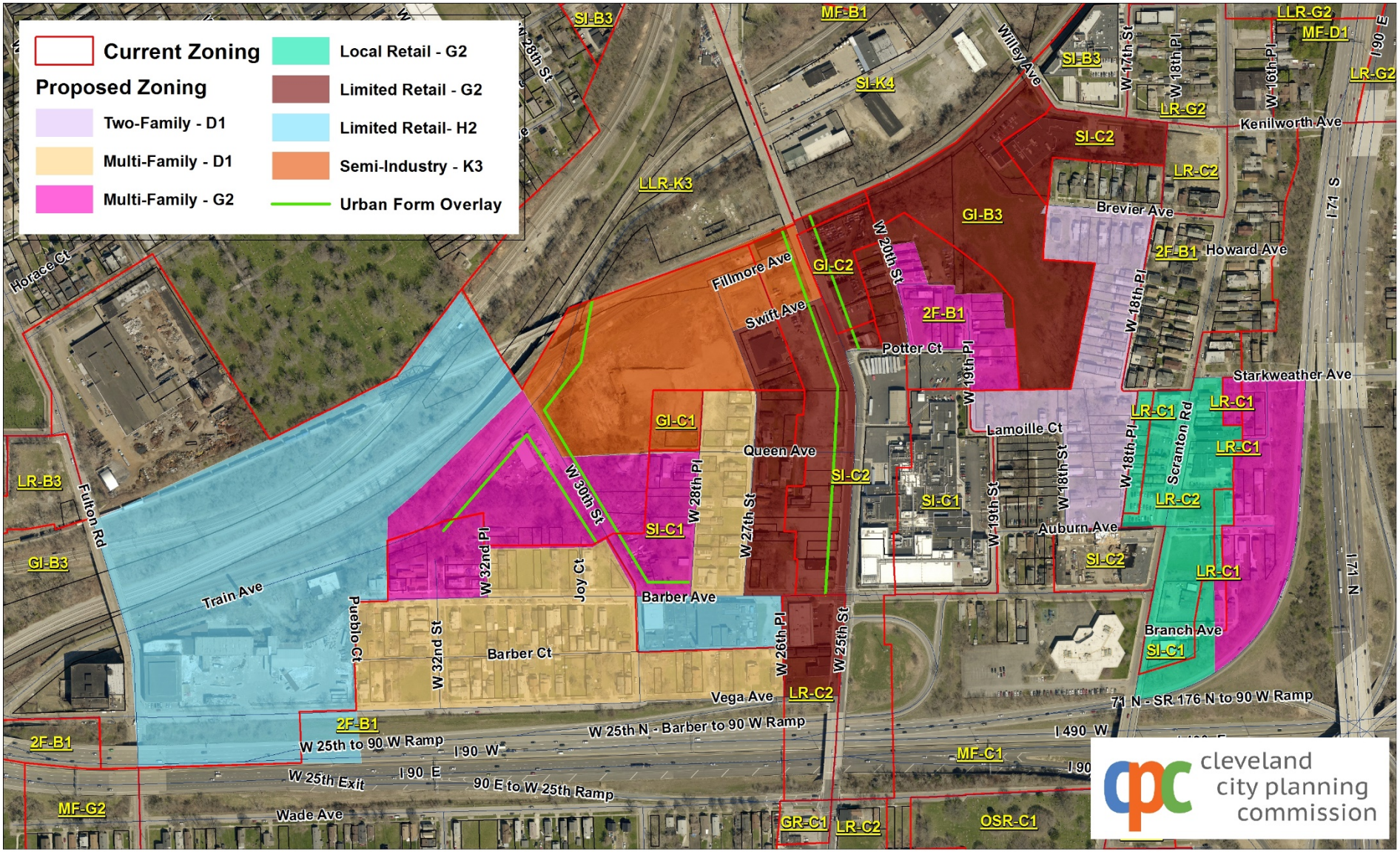
The Mutt Hutt
Tremont Taphouse
Westown Tire
& Auto Repair
Scranton Rd
Barber Ave
Auburn Ave
Scranton
Elementary School

Local Retail - G2



Multi-Family – G1

Neighborhood Rezoning Proposal



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500 Feet