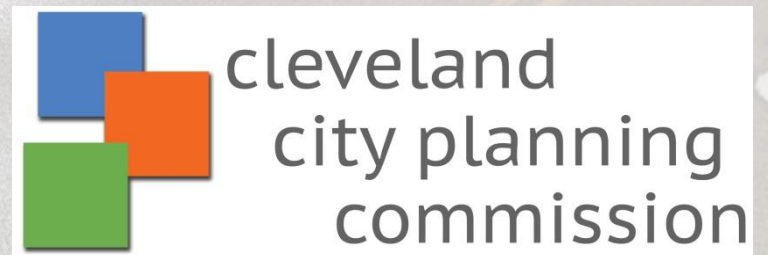


# St. Alexis Site Rezoning



# Proposal

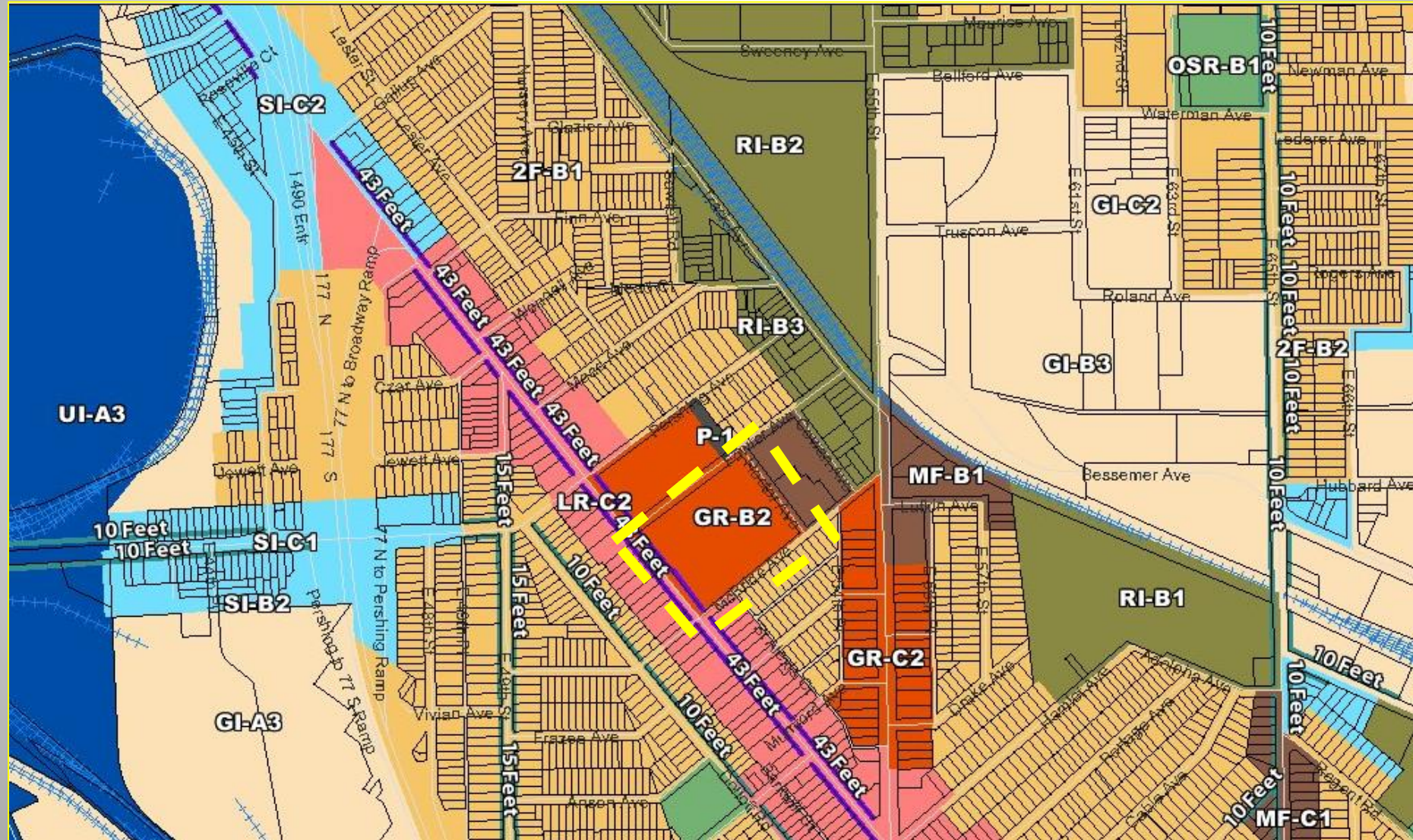
To change the Use and Area Districts along Broadway Ave between  
Fowler Ave and McBride Ave

## Purpose

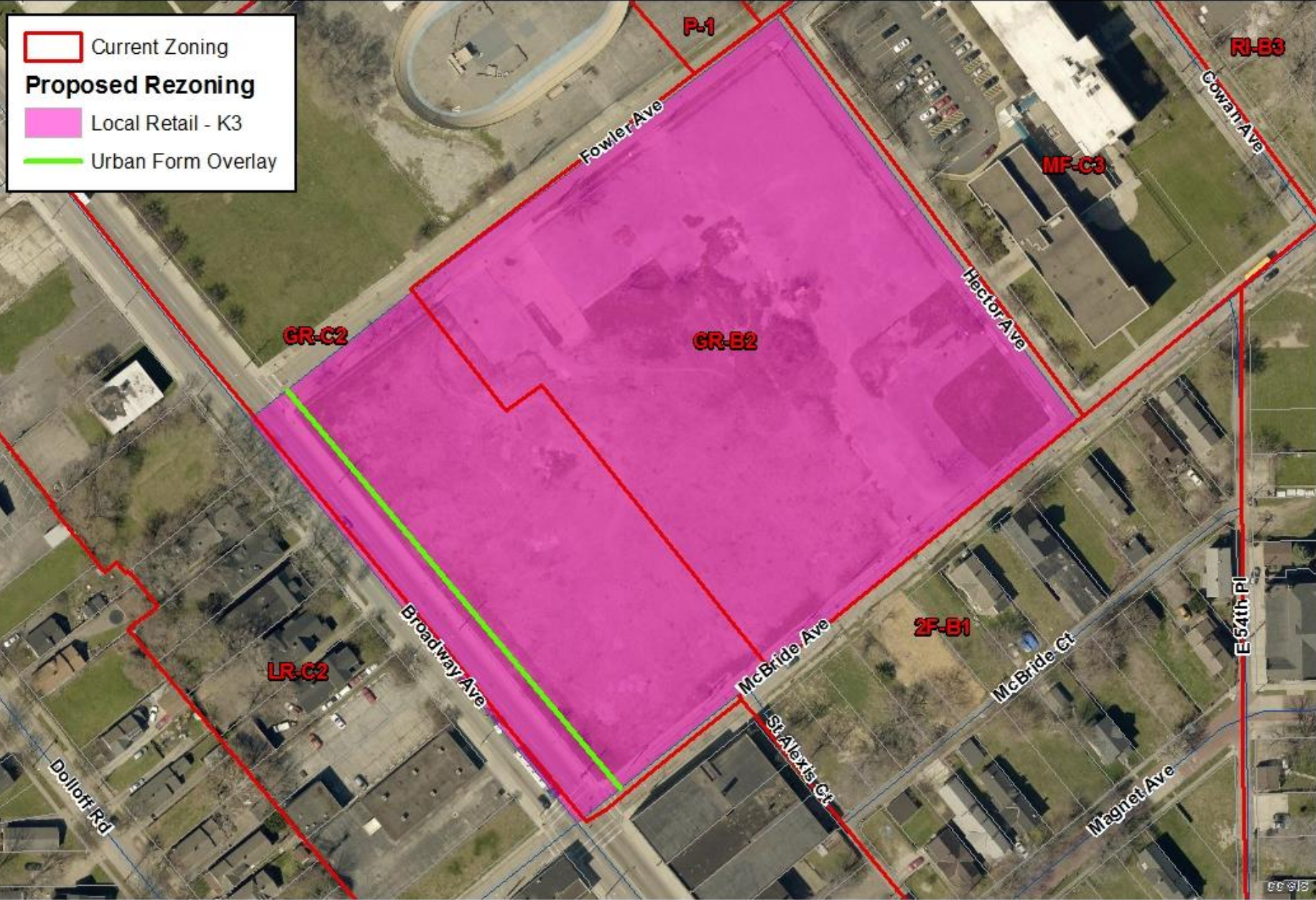
- 1) To replace the General Retail C2 & B2 zoning with a Local Retail K3 District which will allow the proposed development and all of its uses (retail, multi-family housing & townhouses) by-right.
- 2) To replace the 43' mapped setback along Broadway with the Urban Overlay. The UO allows the Building to be built to the street and enables walkable design features by-right.



# Existing zoning - General Retail C2 & G2 with 43' mapped setback







Current Zoning

**Proposed Rezoning**

Local Retail - K3

Urban Form Overlay

**University Settlement Site**  
Map Change # 2596  
Date: 01/16/2019



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



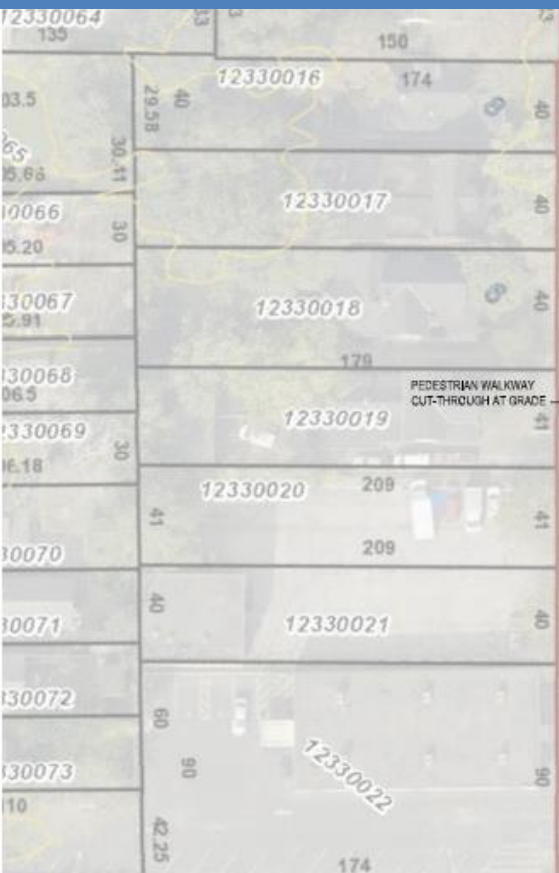
100

Feet

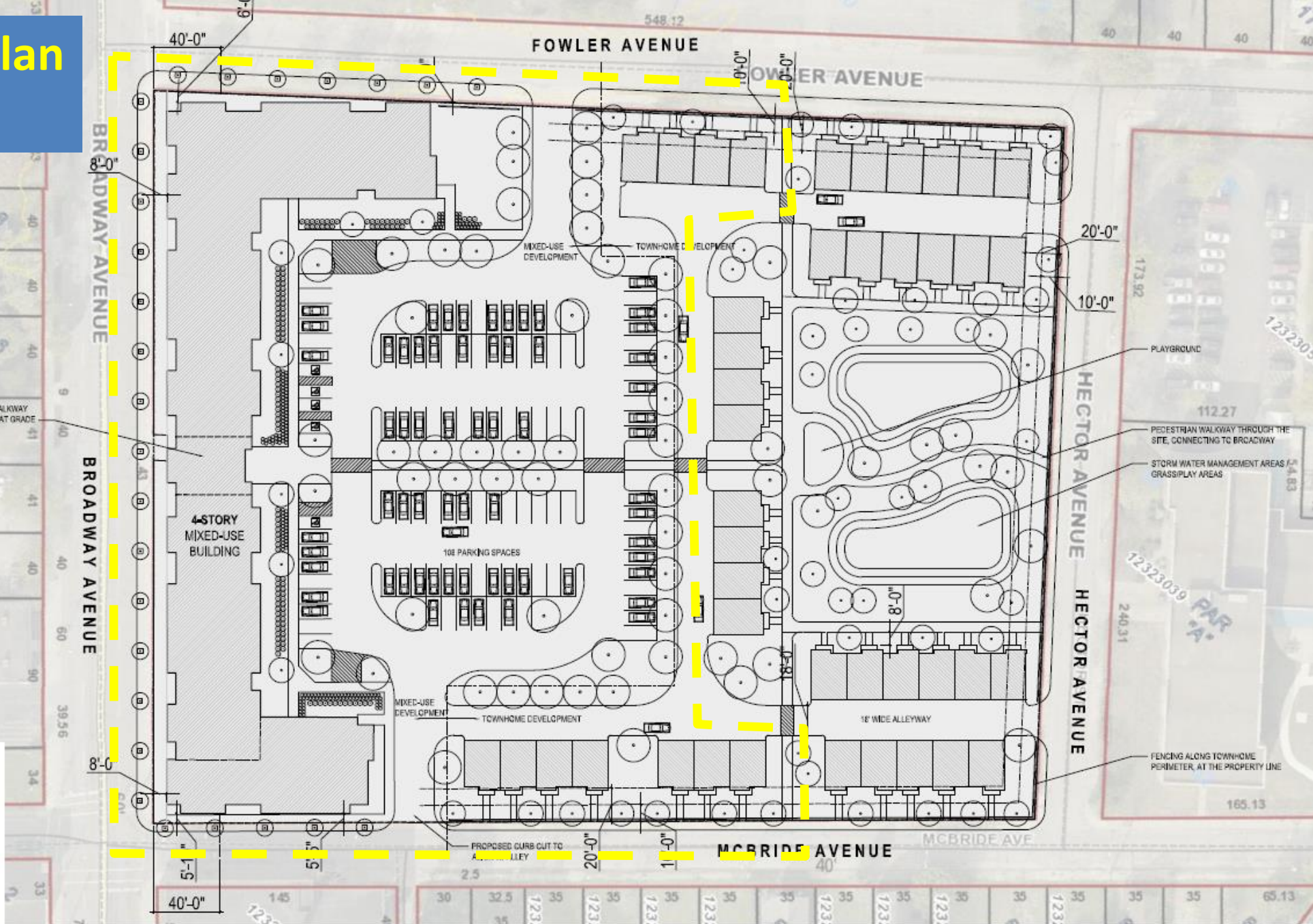




# Proposed site plan For Phase One

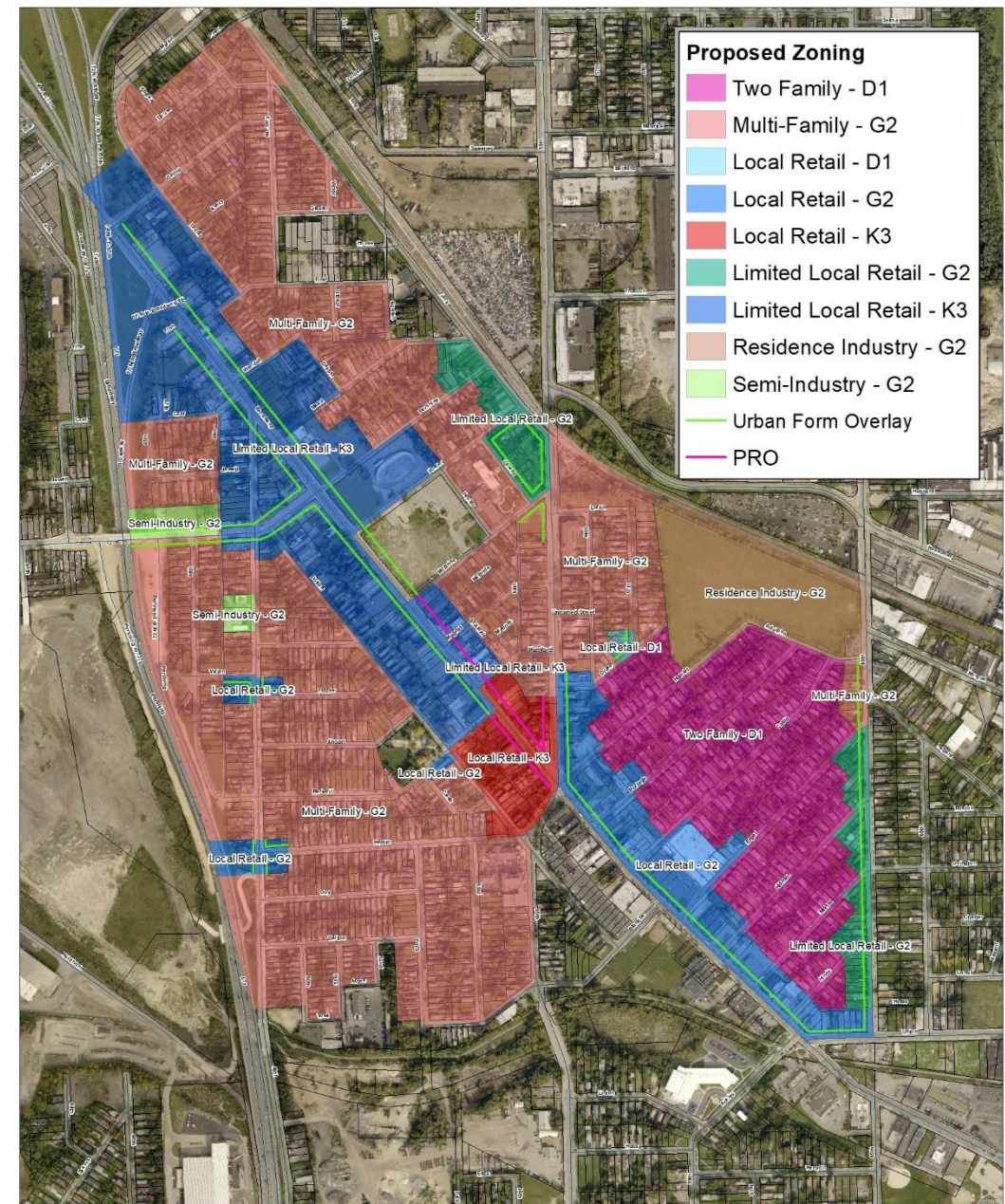


SUMMARY	
<b>MIXED-USE SITE</b>	
PROPOSED:	MIXED-USE, 4-STORY BUILDING
GROUND FL:	OFFICE/RETAIL USE + RESIDENTIAL AMENITY SPACES
UNITS:	76 UNITS (IN THREE FLOORS)
PROPOSED ZONING:	URBAN FORM OVERLAY
PARKING:	106 SPACES
<b>TOWNHOME SITE</b>	
PROPOSED:	3-STORY TOWNHOMES
	42 UNITS
PROPOSED ZONING:	TOWNHOUSE (R-2) DISTRICT
PARKING:	2 GARAGE SPACES/UNIT





- Today's proposal is the first step in a larger rezoning effort For Slavic Village.
- Ward 5 & ward 12 are being studied for rezoning
- Public meetings for Ward 5 have been scheduled for February & March 2019
- Initial study of Ward 12 scheduled to start in March 2019



**Proposed Rezoning for Slavic Village  
Map Change XXXX**

Date: 1/10/2019





# St. Alexis Site Rezoning



CITY OF CLEVELAND

Office of the Council

[www.clevelandcitycouncil.org](http://www.clevelandcitycouncil.org)

**Phyllis E. Cleveland** COUNCIL MEMBER, WARD 5 • MAJORITY LEADER

COMMITTEES: Transportation - Chair • Development, Planning & Sustainability - Vice Chair  
Workforce & Community Benefits - Vice Chair • Finance • Mayor's Appointments • Rules

January 15, 2019

Freddy L. Collier Jr.  
Director  
Cleveland Planning Commission  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114

Re: Proposed Rezoning, North Broadway, Slavic Village

Dear Director Collier:

I have met with Cleveland Planning Commission and Slavic Village Development staff and I support the following recommendations:

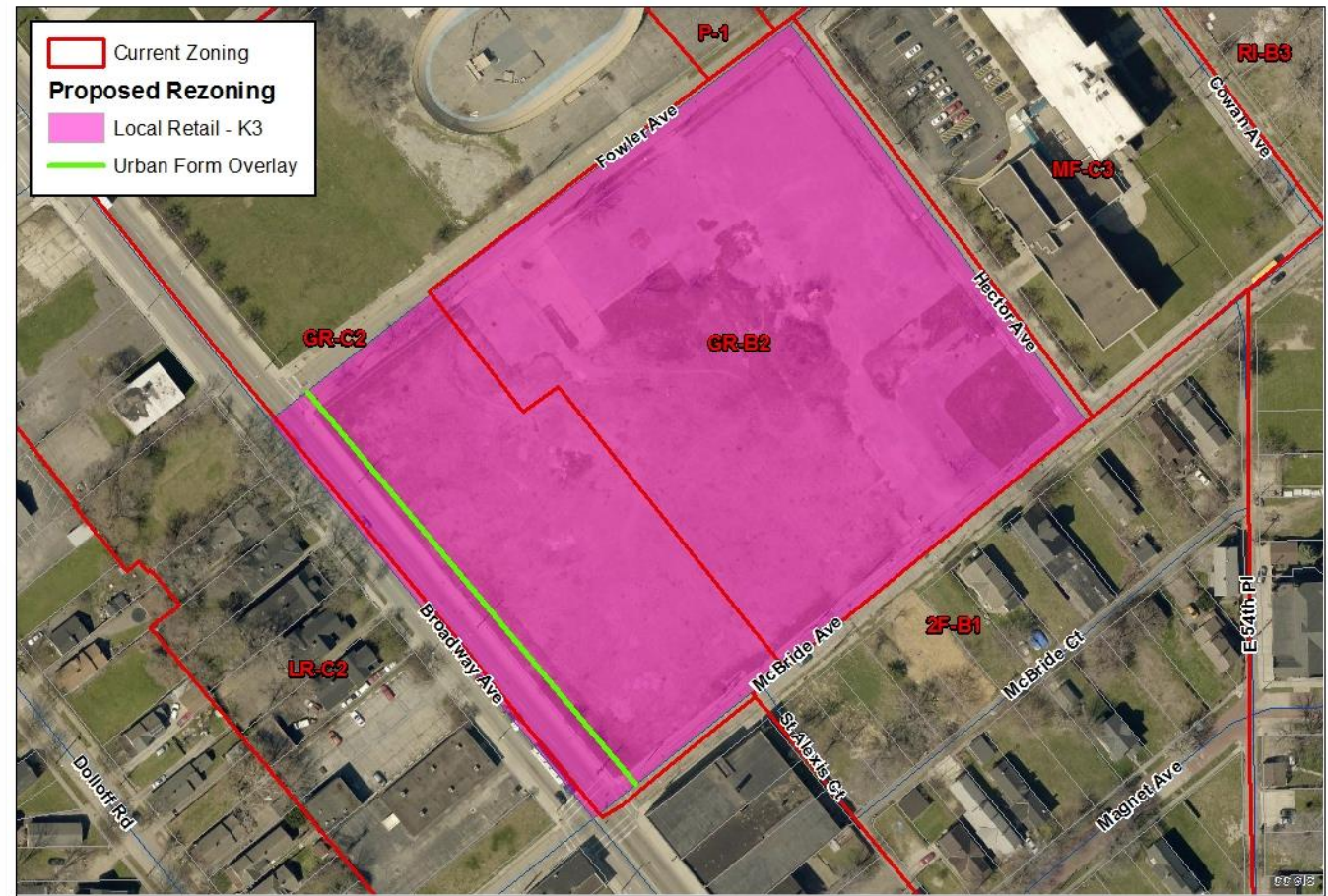
1. Rezoning of the site that consists of PPN 132-23-029A, currently owned by the City of Cleveland, to Local Retail- K3 with the Urban Overlay. SVD and I are in agreement that the public review for this rezoning can take place through the City Planning Commission and the Board of Zoning Appeals
2. Setting up three subsequent public meetings for proposed rezoning in North Broadway in Ward 5 to take place in late February through mid-March 2019. I request that CPC staff attend these three public meetings prior to review by the City Planning Commission.

I look forward to working with you and your staff.

Sincerely,

Phyllis E. Cleveland  
Majority Leader

City Hall 601 Lakeside Avenue N.E., Room 220, Cleveland, OH 44114 • Phone (216) 664-2309 • Fax (216) 664-3837  
Email [pcleveland@clevelandcitycouncil.org](mailto:pcleveland@clevelandcitycouncil.org)



**University Settlement Site**  
Map Change # 2596

Date: 01/16/2019

Cleveland City Planning Commission

601 Lakeside Ave. Cleveland, OH 44114



100 Feet

