



# MAP CHANGE 2599

DEVELOPMENT, PLANNING & SUSTAINABILITY  
JULY 23, 2019



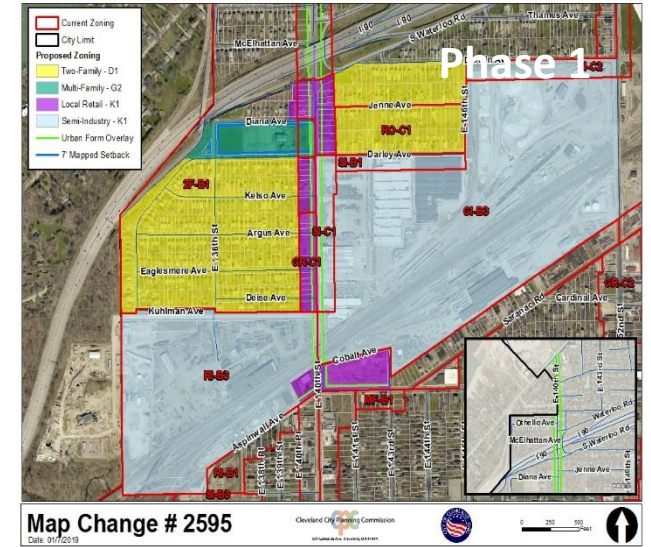
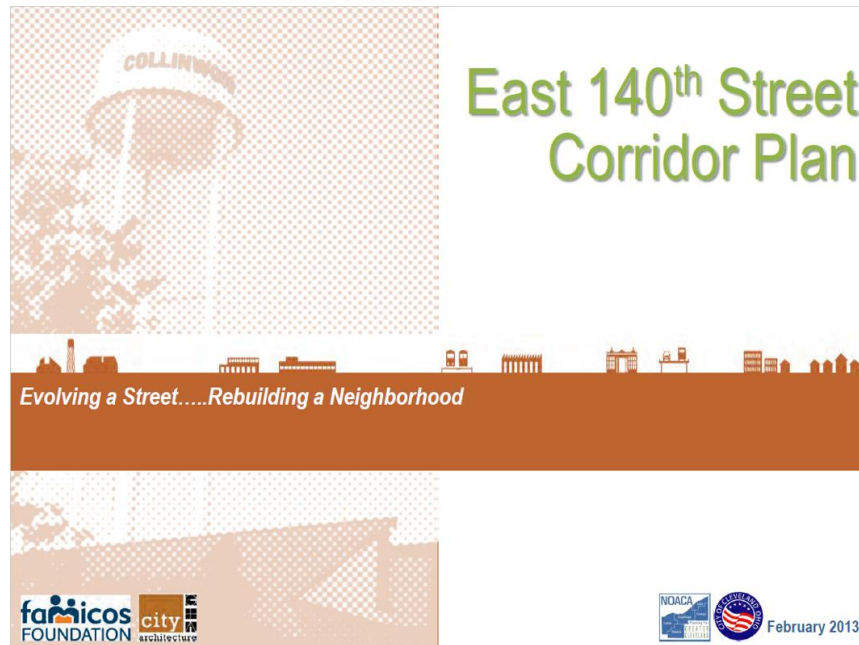
cleveland  
city planning  
commission



# East 140<sup>th</sup> & St. Clair Draft Proposal

## Process

- Comprehensive study of existing land uses
- Review of existing plan – E. 140<sup>th</sup> Corridor Plan & St. Clair Plan
- Create Draft plan
- Public meetings & input from stakeholders
- Revise plan
- Planning Commission
- City Council
- Adoption

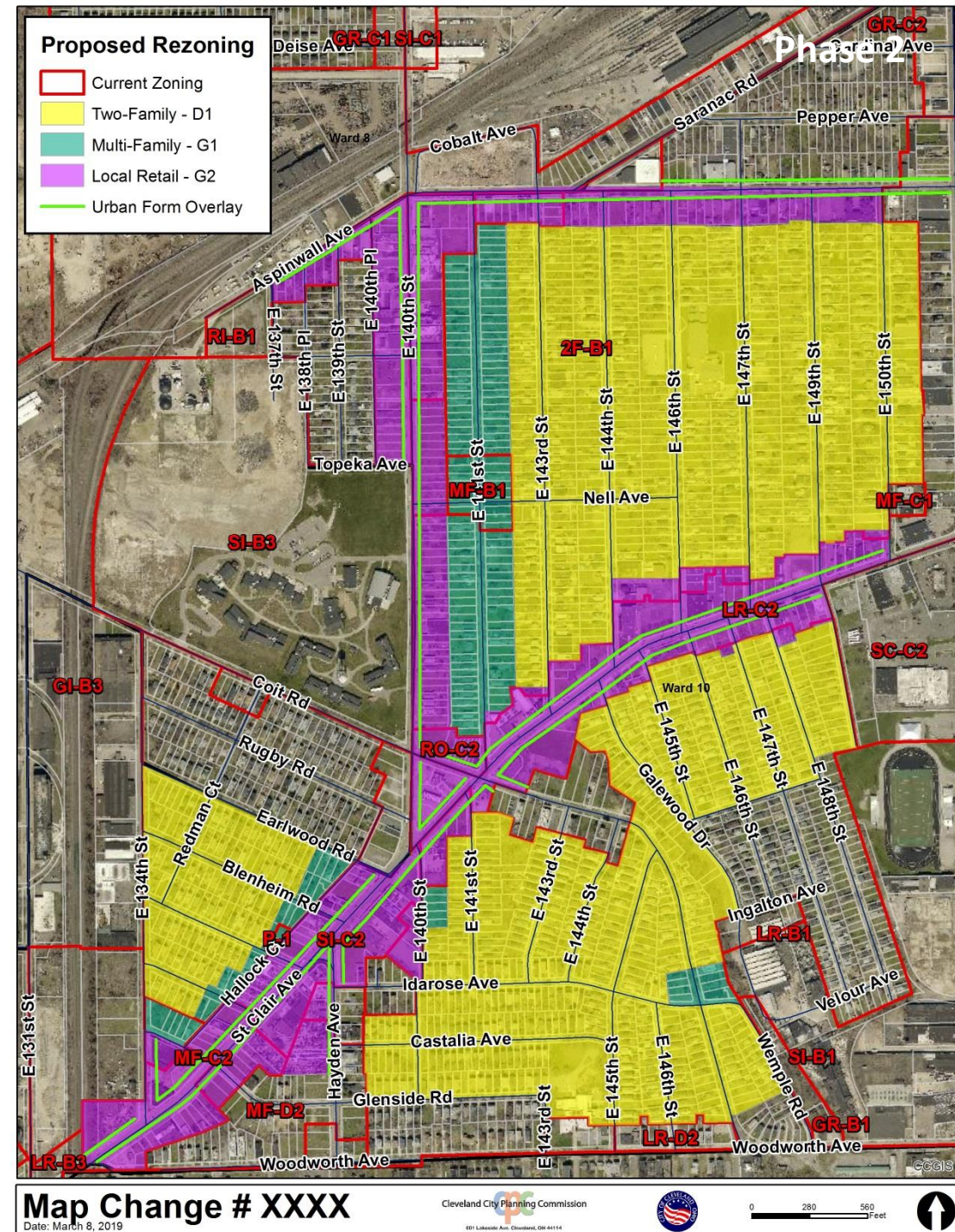




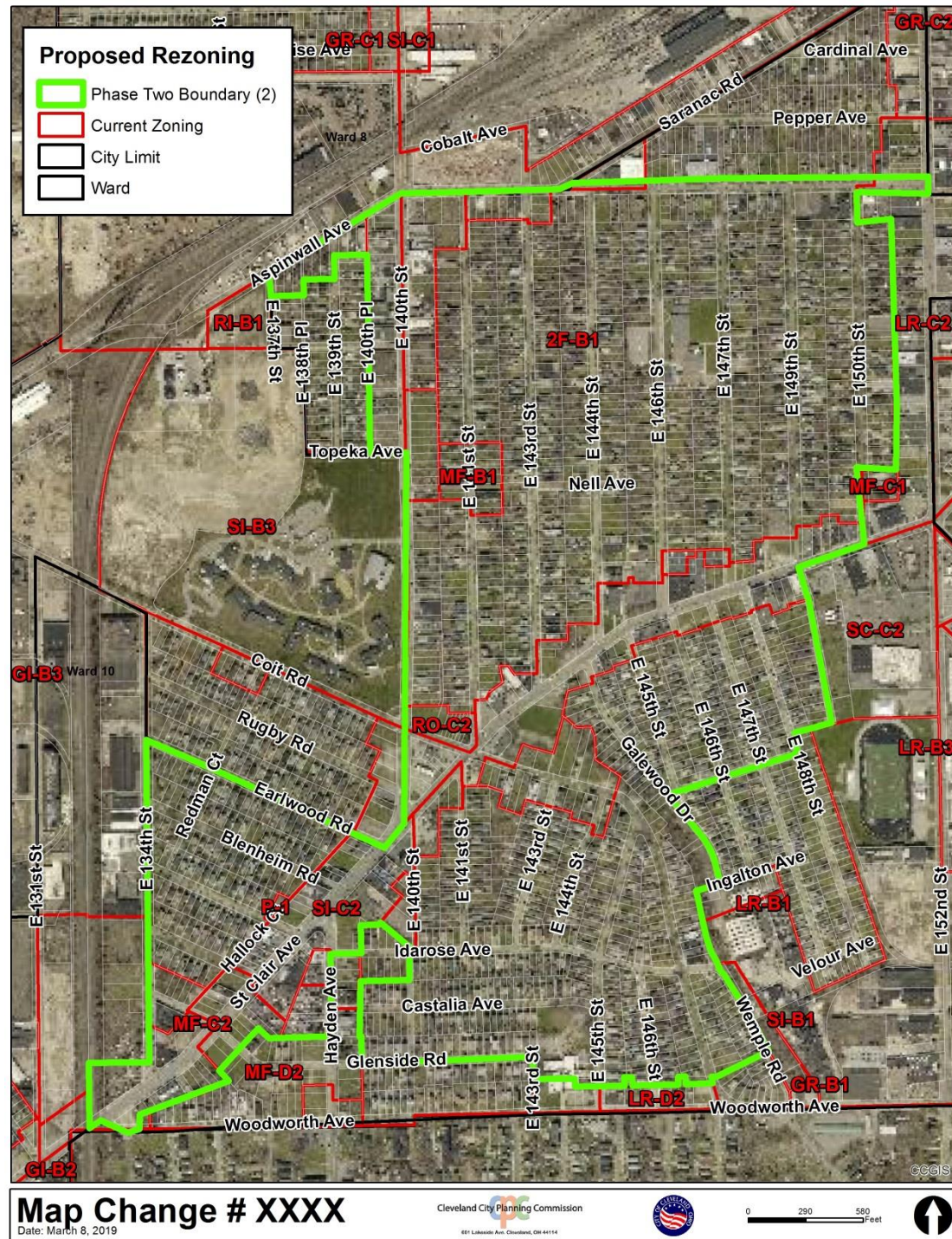
# East 140<sup>th</sup> & St. Clair Proposal

## Goals

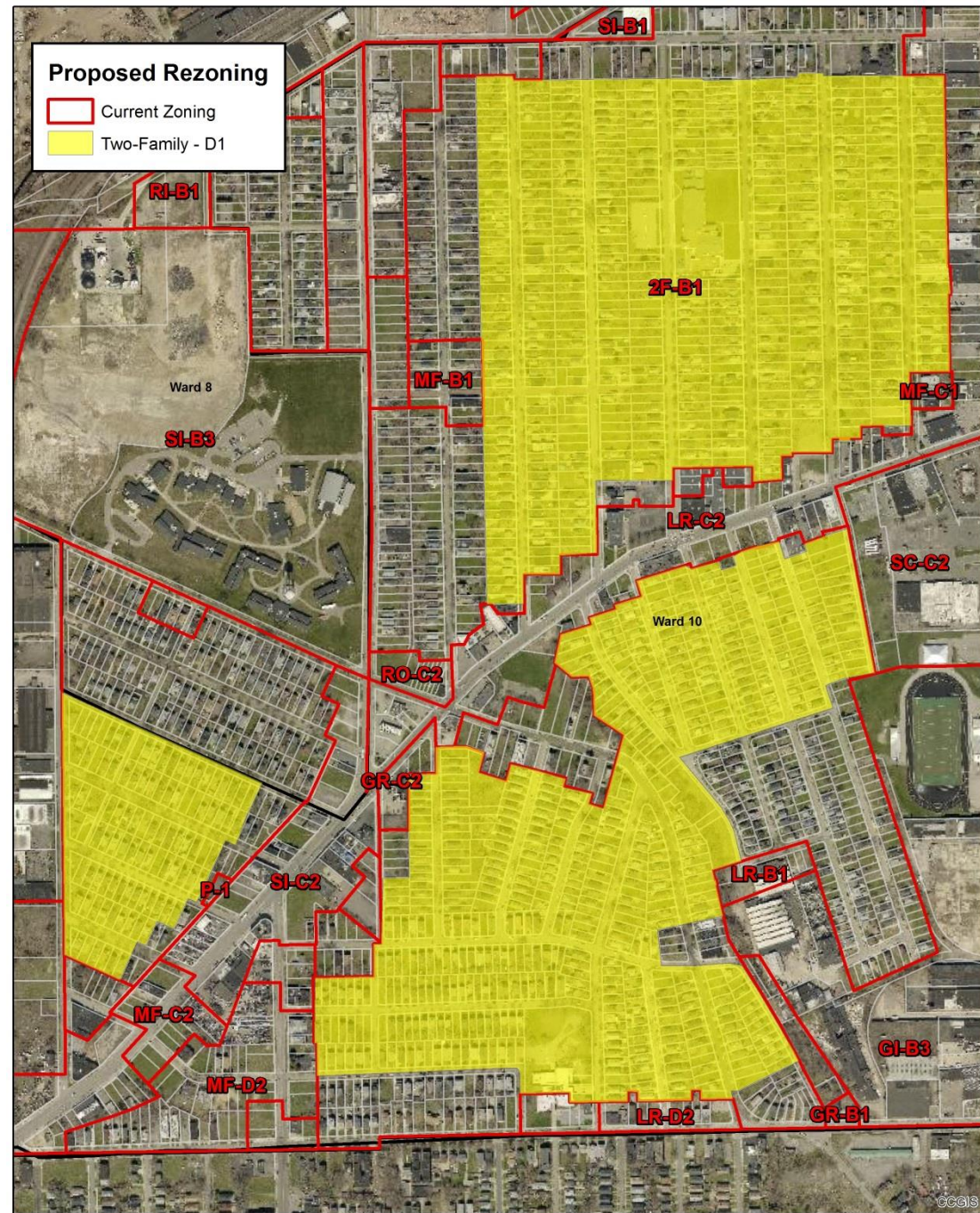
- Align zoning with goals of the East 140<sup>th</sup> Street Corridor Plan & Citywide Connecting Cleveland 2020 Plan
- Enable diverse retail and commercial uses along East 140<sup>th</sup>/St. Clair (retail zoning)
- Ensure new construction is compatible with existing context (UO)
- Create opportunities for diverse, affordable housing unit types (SF, 2F, apartments, townhomes)
- Enable housing density in neighborhood to support RTA and other transit improvements and investments



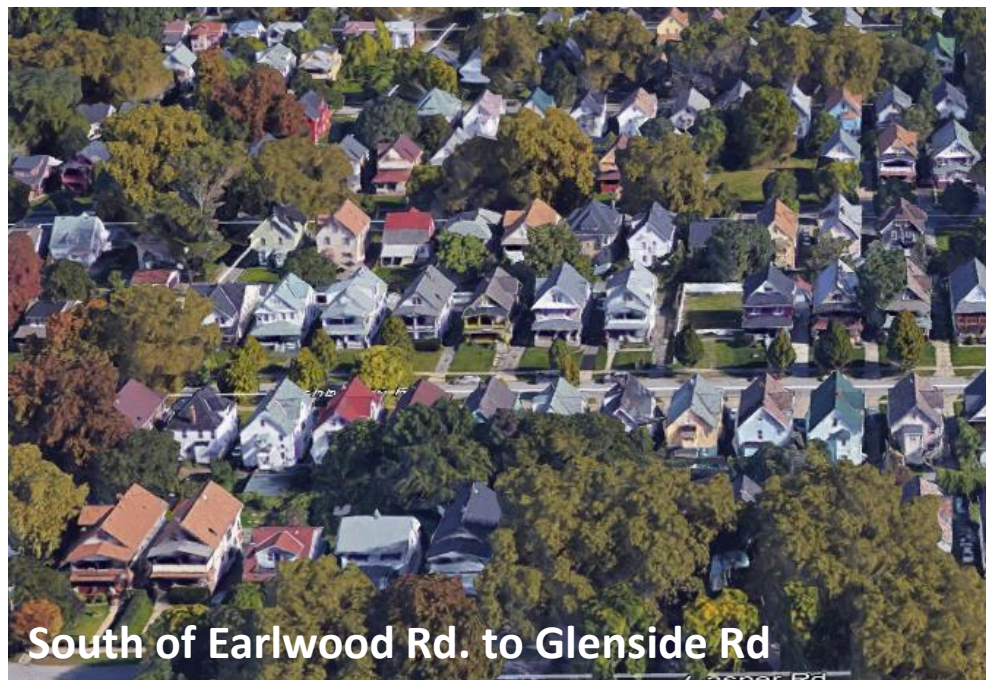












South of Earlwood Rd. to Glenside Rd

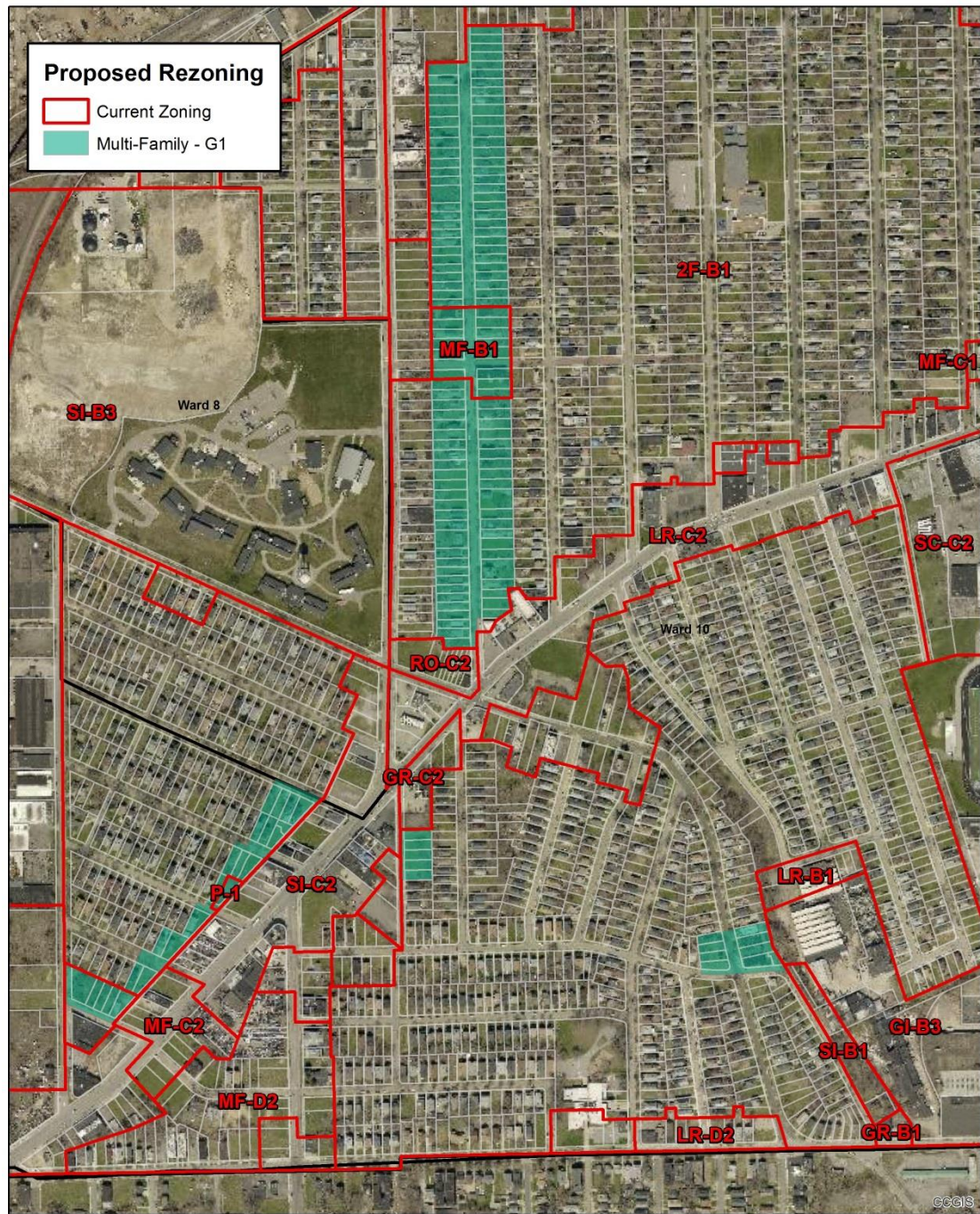


North of St. Clair (E. 143- E. 150)



Looking South down E. 144<sup>th</sup> Street from Coit

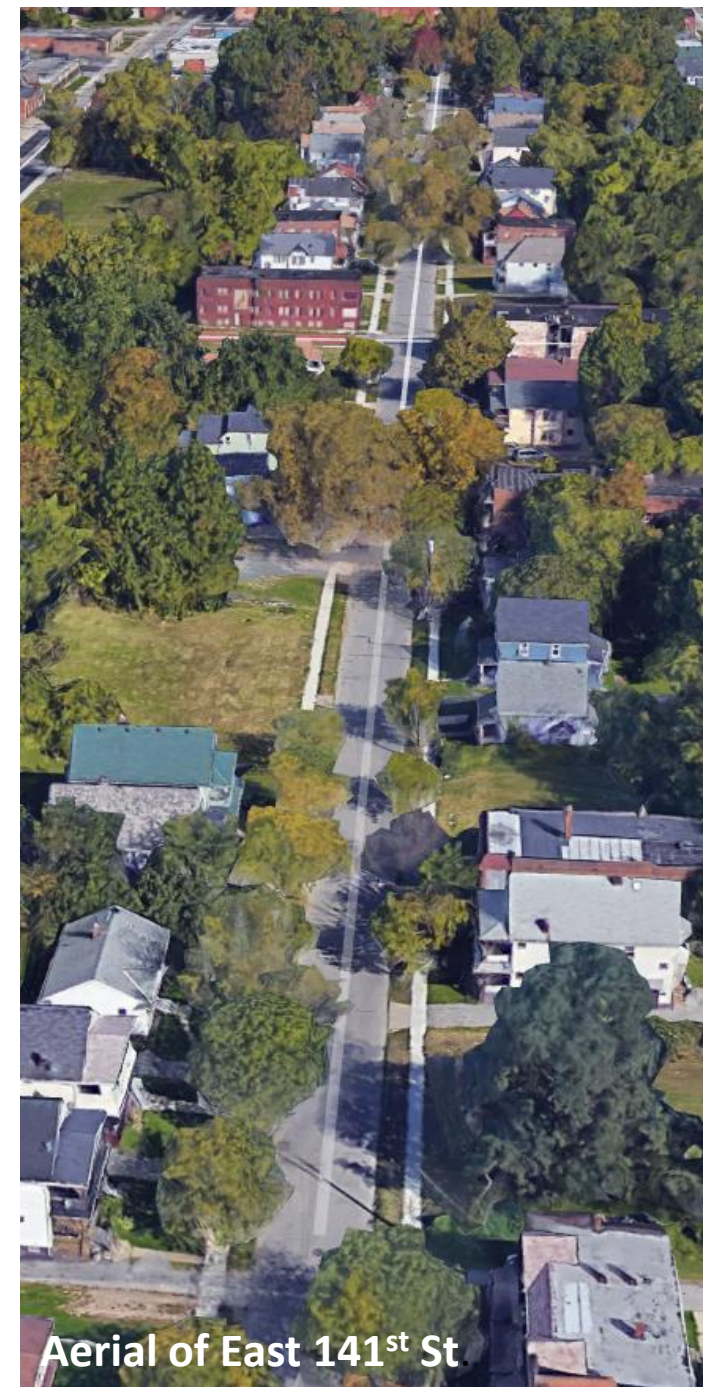
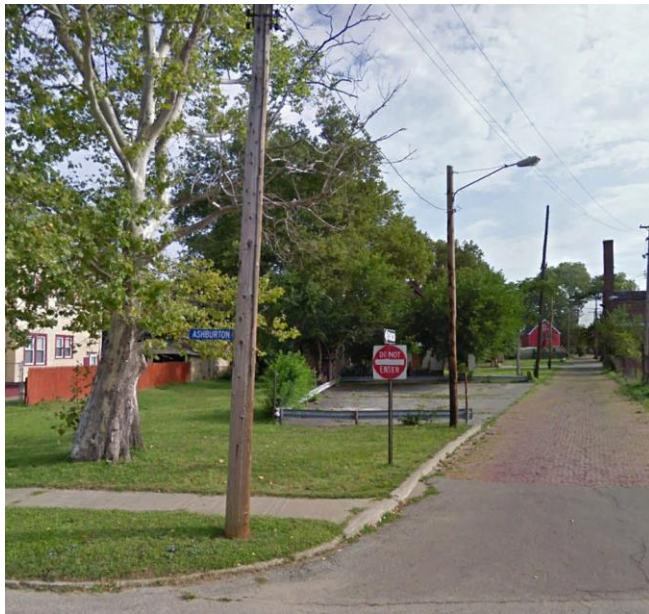






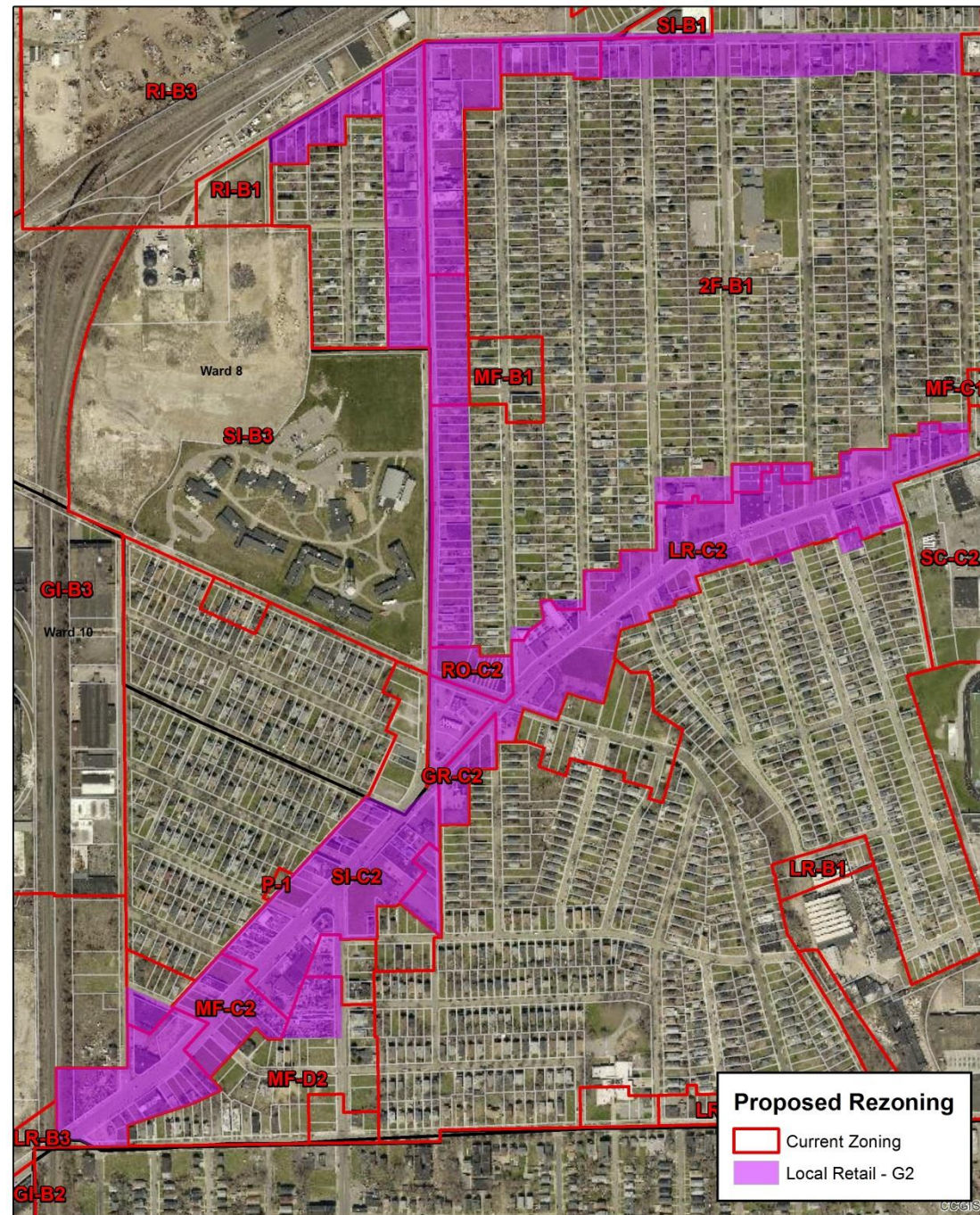


East 141<sup>st</sup> St



Aerial of East 141<sup>st</sup> St

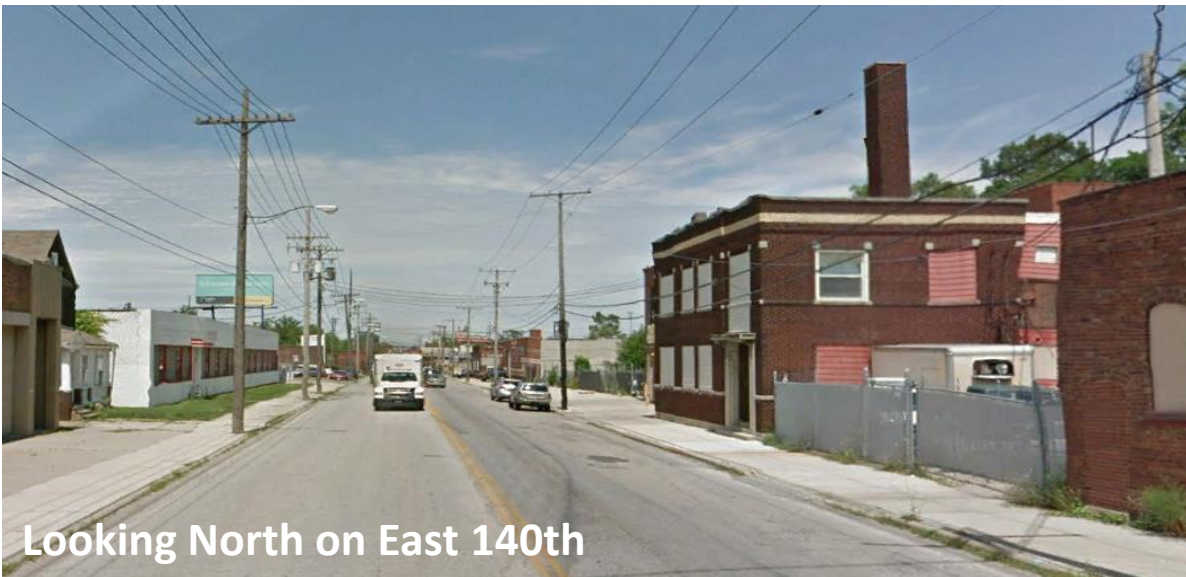




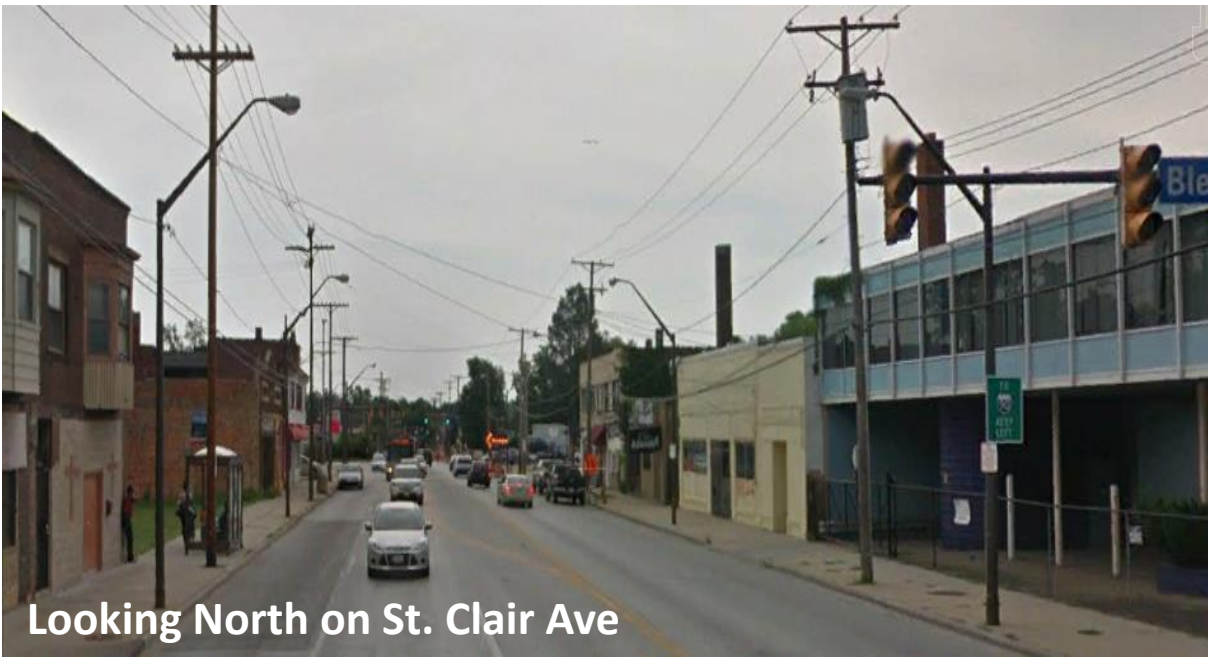




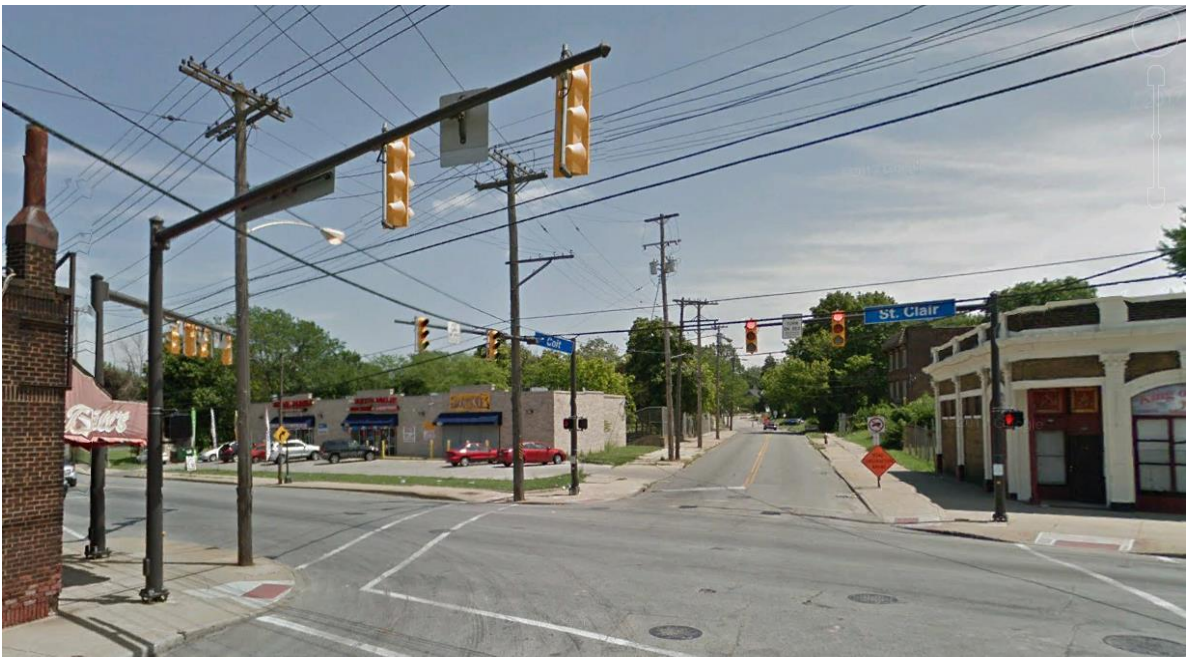
Looking North on St. Clair Ave.



Looking North on East 140th



Looking North on St. Clair Ave





# Zoning Overlays

## Pedestrian Retail Overlay (PRO)

- Requires buildings to have first floor retail
- Requires buildings to be built close to the sidewalk (5')
- Requires min. amount of transparent windows
- Requires parking to be placed behind the building
- Prohibits some uses (gas stations, car lots, service garages)



## Urban Form Overlay (UO)

- Requires buildings to be built close to the sidewalk (8')
- Requires Min. amount of transparent windows
- Requires parking to be screened from sidewalk





