

Ordinance No. 339-2019**Council Member:** McCormack

An ordinance changing the Use, Height and Area Districts of parcels along West 25th Street, Lorain Avenue and Gehring Avenue as identified on the attached map (Map Change No. 2592); subjecting such parcels to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan.

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 West 25th Street and Lorain Avenue;

Thence southerly along the centerline of West 25th Street to its intersection with the with the centerline of Gehring Avenue;

Thence easterly along said centerline to its intersection with the centerline of Eureka Court;

Thence easterly along said centerline to its intersection with the southerly prolongation of an easterly line of a parcel of land conveyed to West Side Market by deed dated November 4, 1977, and recorded in Cuyahoga County Auditor File Number V77146390801 and also known as Cuyahoga County Permanent Parcel Number 007-11-024;

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

Thence westerly along said northerly line to its intersection with a westerly line thereof;

Thence southerly along said westerly line to its intersection with a northerly line thereof;

Thence westerly along said northerly line and its prolongation to its intersection with the centerline of Gehring Avenue;

Thence northerly along said centerline to its intersection with the centerline of Lorain Avenue;

Thence westerly along said centerline to the place of origin;

And as identified on the attached map shall be changed to a 'Limited Retail District' District, a 'K' Area District and a '4' Height District and shall be subject to the regulations of Section 333.02 of the Cleveland Zoning Code and the Approved Site Development Plan attached to this Ordinance;

Section 2. That the Use District of lands bounded and described as follows:

Beginning at the intersection of Ghering Avenue and Lorain Avenue;

Thence westerly along Lorain Avenue to its intersection with Lorain Avenue;

And;

Beginning at the intersection of Lorain Avenue and West 25th Street;

Thence southeasterly along West 25th Street to its intersection with the centerline of Gehring Avenue;

And as identified on the attached map shall be established as ‘Urban Form Overlay Districts’;

Section 3. That the lands described in Section 1 of this Ordinance shall, in perpetuity, be exempted from the requirements set forth in the Chapter 349.01 of the Cleveland Codified Ordinances or any subsequent regulations that regulate the number of parking spaces required for automobiles.

Section 4. 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 5. That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2592, 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.

Passed April 15, 2019.

Effective May 15, 2019.

Zoning Change Map















































