

ORDINANCE NO. 51-2000(PD)

By Council Member Montlack

An Ordinance approving an amendment to the Preliminary Land Use Plan for the Severance Town Center District, located at the corner of Mayfield and South Taylor Roads to update the development standards for the District and allow more flexibility in its development and redevelopment.

WHEREAS, the Severance Town Center District (hereinafter referred to as the "Severance District" or the "District"), located at the corner of Mayfield and Taylor Roads is zoned S-1 Mixed-Use under the City's Zoning Code; and

WHEREAS, Chapter 1143 of the Codified Ordinances provides that development in an S-1 District shall be in compliance with the Preliminary Land Use Plan for the District; and

WHEREAS, the Preliminary Land Use Plan for the Severance property was originally enacted in 1956; and

WHEREAS, a proposed amendment would allow more flexibility in the development and redevelopment of the property in the District and encourage mixed-use development while at the same time adhering to the original concept of concentration of more intense commercial development in the center of the District; and

WHEREAS, it would be in the best interest of the City and its residents to update this Preliminary Land Use Plan to ensure the continued health and vitality of the District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Preliminary Land Use Plan for the Severance District, at the corner of Mayfield and South Taylor Roads, zoned S-1 Mixed-Use, which is set forth in its present form in Chapter 1143 of the Codified Ordinances and Exhibit "A" attached hereto, shall be and hereby is amended so that henceforth said Preliminary Land Use Plan shall read as follows:

(A) PURPOSES

The purposes of the Revised Preliminary Land Use Plan for the Severance District, all of which must be thoroughly addressed in any detailed development plan required by Section 1143.10 or any supplemental plan that may be adopted by the City Council from time to time, are as follows:

- (1) To assure the continued health of the District as a primary commercial,

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- service and residential district of the City of Cleveland Heights;
- (2) To encourage innovative, architecturally pleasing, and context-sensitive development and redevelopment of parcels in the District;
  - (3) To assure the safety of and to increase accessibility for pedestrians, bicyclists, and persons using modes of transportation other than automobiles to enter and move about in the District;
  - (4) To address retail trends that have had an impact on the District and to enhance its ability to compete with districts with similar purposes in other cities;
  - (5) To preserve the character of the residential properties surrounding the District;
  - (6) To promote efficient and safe movement of traffic on the streets within and in the vicinity of the District, particularly on Mayfield and South Taylor Roads;
  - (7) To successfully integrate a mix of uses in the District while preserving and enhancing the District's natural features;
  - (8) To avoid the visual blight of uncoordinated strip development which is prevalent along Mayfield Road in other cities;
  - (9) To promote attractive public and private outdoor spaces;
  - (10) To protect neighboring residential and institutional properties by the use of limited-build and buffer zones;
  - (11) To prohibit or limit uses which, by reason of noise, odors, hours of operation, traffic, or other associated characteristics, are incompatible with the District's residential and office uses; and
  - (12) To assure that supplemental non-binding conceptual plans that satisfy all terms and conditions of the Preliminary Land Use Plan and that relate to specific aspects of Severance development or redevelopment, which may be adopted from time to time by the City Council, are considered whenever a detailed development plan is presented for the review of the Board of Control, Planning Commission, Architectural Board of Review, or other City Board or Commission.

(B) SUB-DISTRICTS

The Severance S-1 District shall comprise two Sub-Districts. The area within Severance Circle (the Ring Road), the former "park commercial" area, shall be known as the Core Sub-District. The area outside Severance Circle, comprising the former "park administrative" and "residential" areas, shall be known as the Perimeter Sub-District. The Sub-Districts are shown on Exhibit "B" attached hereto and incorporated herein by reference. The former sub-districts are shown on Exhibit "A".

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The Core Sub-District will allow for the intense commercial activity associated with large retail facilities and other more intense uses, while limiting such activity to a specific area. The Perimeter Sub-District will provide a transition, rather than a buffer, between the commercial core and the surrounding city.

The existing 150-ft.-deep buffer zone between Severance and the single-family districts to the east and south shall remain in effect. The purpose of this requirement is to preserve and enhance the wooded character of area within the buffer zones. The buffer zones shall be maintained in a manner that maintains a sufficient proportion of large-stature trees to preserve a mature tree-canopy effect, provides sufficient tree planting and preservation of younger trees to offset the occasional loss of older trees, and keeps the buffer zones free of excessive activity, such as active recreational or assembly uses, to avoid soil compaction, destruction of young trees, noise, and disturbance or destruction of wildlife habitat.

Along Mayfield Road , a limited-build zone shall be maintained between the right-of-way line and a line running parallel to and 70 feet from the right-of-way line. In the limited-build zone, coverage shall be limited to 20% of land area. In all cases, the setback required by the S-1 District standards shall remain in effect.

(C) PERMITTED USES

In the Core Sub-District, all uses principally or conditionally permitted in the C-3 General Commercial zoning district or the MF-3 Multiple-Family zoning district may be permitted in any combination, with the following exceptions: gasoline stations, car wash establishments, automobile service stations and sexually oriented businesses shall not be permitted in the Core Sub-District.

In the Perimeter Sub-District, all uses principally or conditionally permitted in the C-1 Office zoning district or the MF-3 Multiple-Family zoning district may be permitted in any combination except on lots abutting A or AA Single-Family zoning districts. On lots abutting A or AA Single-Family zoning districts, all uses principally or conditionally permitted in the C-1 Office zoning district or the MF-2 Multiple-Family zoning district may be permitted in any combination.

In addition, the following uses may be permitted: (1) restaurants with table service as part of a mixed-use development consisting primarily of non-restaurant uses, as well as outdoor dining accessory to such uses; and (2) research and testing laboratories. Convenience retail and service establishments occupying an area equal to no more than 100% of first-floor area may be permitted in multiple-family residential buildings and office buildings.

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All uses are subject to the development plan review process set out in Codified Ordinance Section 1143.10.

(D) ACCESS STANDARDS

Automobile access to Mayfield or Taylor Roads, other than as provided by the existing entrance drives, shall not be permitted, though the establishment of additional universally accessible pedestrian and bicycle access pathways shall be encouraged.

Curb cuts onto Severance Circle shall be permitted only in a manner that allows for safe movement of pedestrian and vehicular traffic.

All development or redevelopment of parcels in Severance shall be required to provide a satisfactory level of safe pedestrian access. In the Perimeter Sub-District, wheelchair-accessible sidewalks at least 6 feet in width shall be provided along all streets, public or private, that border or intersect a parcel. The edge of any sidewalk farthest from a public or private street must be at least eight feet from that street.

(E) NON-BINDING CONCEPTUAL PLANS

From time to time, City Council may adopt non-binding conceptual plans to illustrate development and redevelopment scenarios for the District. Such plans must be fully compliant with the terms of the S-1 district regulations and the Severance District Preliminary Land Use Plan, and may be adopted only after review by the Planning Commission.

SECTION 2. The provisions of Codified Ordinance Chapter 1143, "S-1 Mixed Use District," shall remain in full force and effect and shall be supplemented by the terms of the Preliminary Land Use Plan set forth hereinabove.

SECTION 3. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 4. This Ordinance shall take effect at the earliest time allowed by law.

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EDWARD J. KELLEY, Mayor  
President of the Council

  
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THOMAS K. MALONE  
Clerk of Council

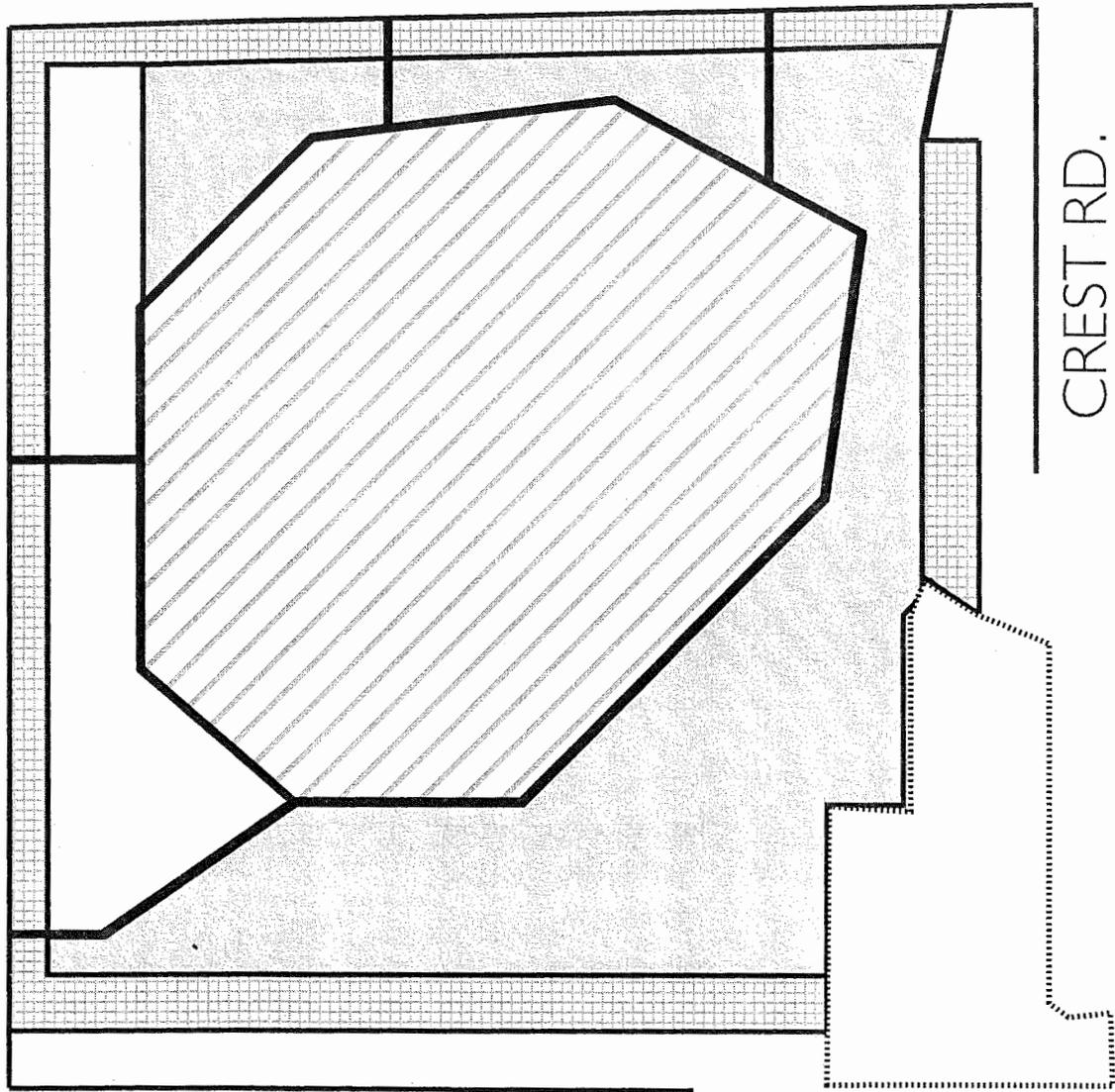
PASSED: April 16, 2001

# ORIGINAL SEVERANCE PRELIMINARY LAND USE PLAN, 1956

MAYFIELD RD.

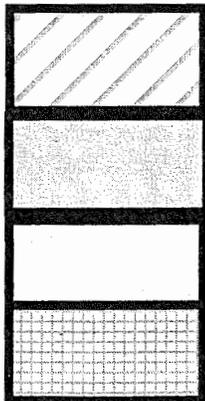
S.TAYLOR RD.

CREST RD.



SEVERN RD.

KEY



PARK COMMERCIAL

PARK ADMIN. & PROFESSIONAL

RESIDENTIAL

REQUIRED BUFFER

# PROPOSED SEVERANCE PRELIMINARY LAND USE PLAN, 2000

70-FT.-DEEP LIMITED-BUILD ZONE

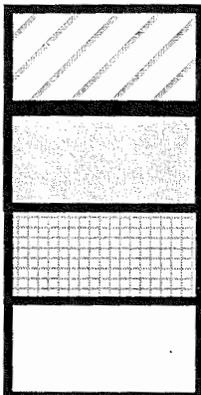
MAYFIELD RD.

S.TAYLOR RD.

CREST RD.

SEVERN RD.

KEY



CORE SUB-DISTRICT

PERIMETER SUB-DISTRICT

REQUIRED BUFFER

LIMITED-BUILD ZONE

150-FT.-DEEP BUFFER BETWEEN PERIMETER SUB-DISTRICT AND ABUTTING SINGLE-FAMILY PROPERTIES

