



Pedestrian Retail Overlay Review of:

Address: **2814 Detroit Avenue (known as 2721 Vermont Avenue), Cleveland OH 44113 (PPN 00312023)**

Project Name: **CoHatch Ohio City**

Contact Person: **Tim Lai – Architect**

Date: **June 11, 2020**

Base Zoning: **Local Retail – D2(D = Max GFA = 1 x Lot Area) (2 = 60' Max. Height); Ohio City Preservation District Local and National Landmark District, Pedestrian Retail Overlay**

City Planning Commission:

PRO Requirements	Proposed	Comments
<i>(1) Prohibited Uses</i>		
<ul style="list-style-type: none">Open sales lotsGas StationCar washesAny business served by a drive-through lane	Proposing a coworking office space and restaurant	✓
<i>(2) Conditional Uses</i>		
<ul style="list-style-type: none">Off-street parking or loading areas;Driveways across a public sidewalk;Residential, institutional and non-retail office uses;Any building-enclosed use W/O a public pedestrian entrance from the PRO Frontage;Any use with more than forty (40) feet of frontage;A building with an interior side yard more than four (4) feet in width.	<ul style="list-style-type: none">Off-Street Parking or Loading AreaNon-Retail office uses;Building with interior side yard of more than four (4) feet in width	<ul style="list-style-type: none">Conditional Use for Off-Street Parking or Loading Area [§343.23 (e)(2)(A)]Conditional Use for non-retail office [§343.23 (e)(2) (C)]Conditional Use for Side yard more than four (4) feet in width and located within 40 feet of a pedestrian retail frontage [§343.23 (e)(2) (E)]
<i>(3) Front yard Setback</i>		
<ul style="list-style-type: none">5' max. setback		



<ul style="list-style-type: none"> 10' max. setback for 50% of building frontage 15' max. setback for patios 	<ul style="list-style-type: none"> Proposed 0' for non-retail office; approx. 80' restaurant (existing building) 	✓
(4) Window Areas		
<ul style="list-style-type: none"> 60% min. glazing between 2.5'-7.5' 	✓	✓
(5) Parking		
<ul style="list-style-type: none"> Required retail use parking may be reduced by 33% 	<ul style="list-style-type: none"> Proposing 12 Spaces – Restaurant gets 33% reduction = needs approx. 9 spaces Non Retail Office – Coworking Space: Will need additional spaces - <p><u>No 33% reduction for non-retail uses</u></p>	<p>✓</p> <p>May need variance for non-retail office parking (GFA for non-retail office space not listed)</p>



Criteria for Conditional Uses (§343.23 (f)(2))

The City Planning Commission shall approve a Conditional Use application if it determines that the application meets the following criteria:

*(1) In the case of a **proposed residential, institutional or non-retail office use**, one (1) or more of the following conditions apply:*

- A. The subject building space was designed specifically for the type of use proposed and, as such, occupancy by an allowed use is an unreasonable expectation;
- B. Denial of the application for occupancy by a conditional use would result in a long-term vacancy of the subject property, as demonstrated by the applicant;
- C. It has been determined that the proposed use is needed in the immediate area and that suitable alternative locations are unavailable.

*(2) In the case of **proposed off-street parking or loading area or driveway**, one (1) or both of the following conditions apply:*

- A. The size, shape, or layout of the subject property does not permit placement of parking, loading or driveway in a more suitable location.
- B. It has been demonstrated by the applicant that placement of parking, loading or driveway in an allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO District.

*(3) In the case of **an interior side yard more than four (4) feet in width and located within forty (40) feet of a Pedestrian Retail Frontage**, the subject building will be occupied by residential units which require the greater side yard area to allow for desirable levels of light and air.*

Sincerely,

Shannan Leonard

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