

Woodhill #UpNext Rezoning

Development, Planning & Sustainability



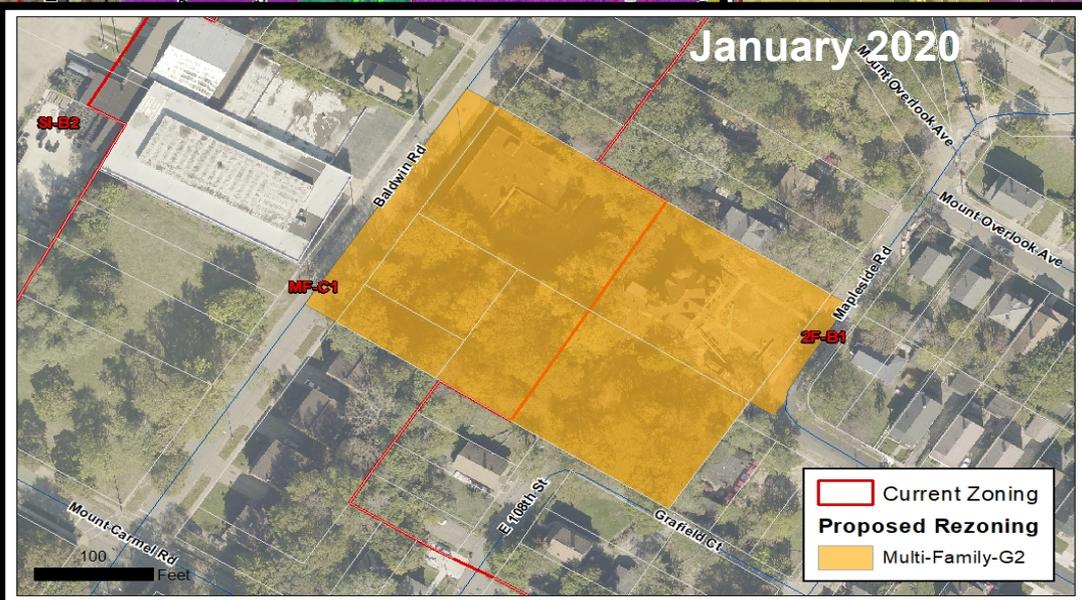
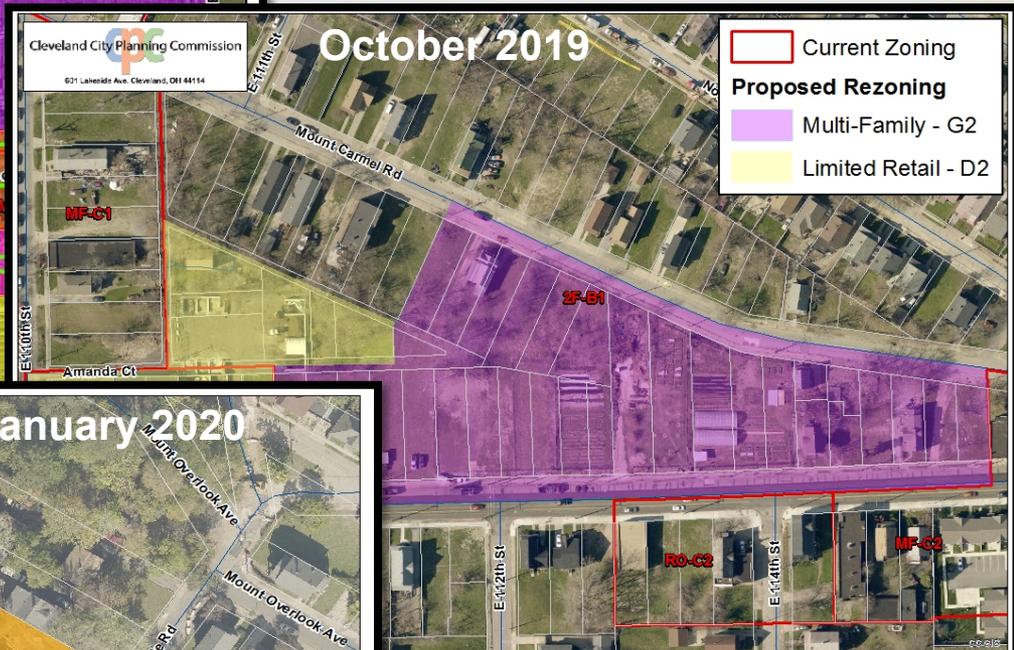
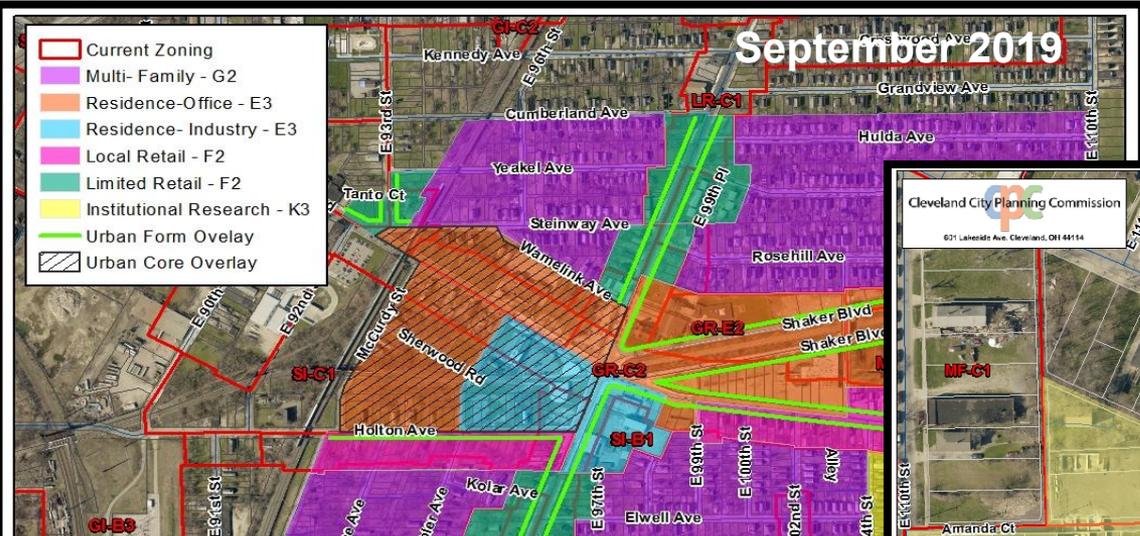
cleveland
city planning
commission



Purpose of Rezoning

- ❖ To consolidate a variety of zoning districts to align with the #WoodhillUpNext Choice Neighborhood Transformation Plan
- ❖ To allow implementation of HUD grant to address core goals of neighborhood revitalization strategy
- ❖ To permit by right rebuilding of distressed public housing, create new + safe housing options, leverage community investment to provide vital services, improved educational opportunities and access to transit and jobs

Recent Rezoning



Map Change #2605
 the Use, Area & Height districts of parcels of East 110th Street, south of Mount Carmel Road to north of Woodland Avenue.

Date: October 7, 2019

Map Change 2608
 Changing the Use, Area, & Height Districts of parcels of land west of Mapleside Road to east of Baldwin Road.

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

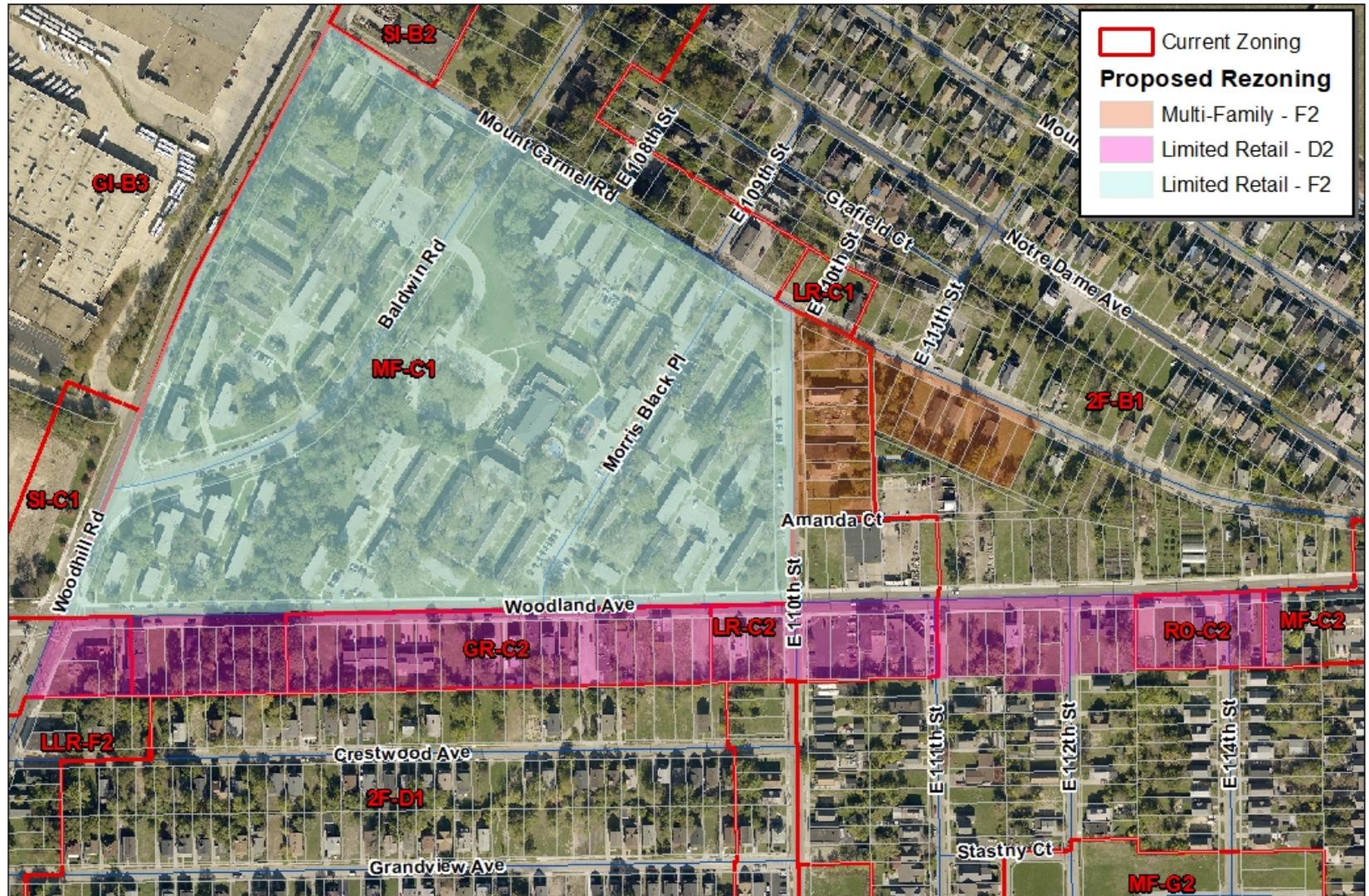
CITY OF CLEVELAND, OH

Date: 01/29/2020

Current Zoning & Permitted Uses



Proposal



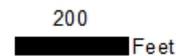
Cleveland City  Commission

601 Lakeside Ave., Cleveland, OH 44114

Date: August 20, 2020

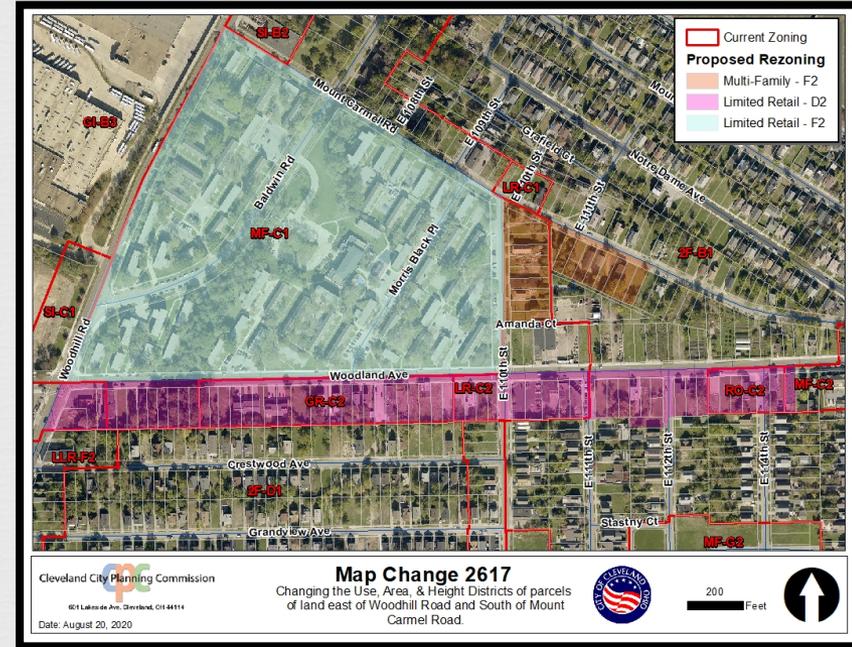
Map Change 2617

Changing the Use, Area, & Height Districts of parcels of land east of Woodhill Road and South of Mount Carmel Road.



Proposal

Multi-Family Residential – F2: This allows infill development, and allows CMHA to use the Choice Award to neighborhood revitalization. Permits by right townhouses, row houses, apartment houses, one family houses and two family houses.



Limited Retail – D2/F2: Permits Residential Uses, retail stores, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, office buildings, hotels, banks, and other retail business uses. (§343.22). This will allow current neighborhood business to continue operating without issue, giving maximum flexibility while prohibiting nuisance uses.



Context

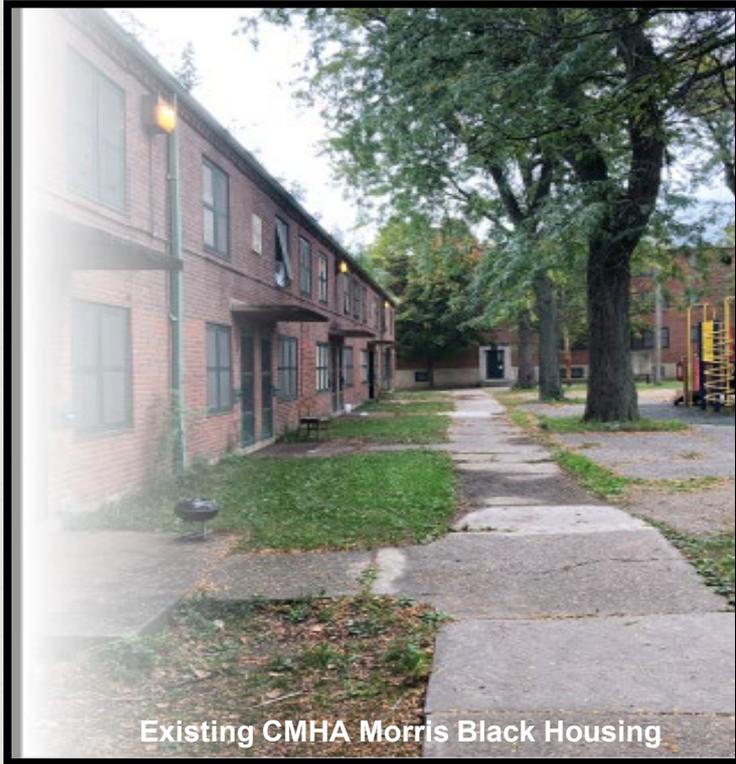
FY2020 CNI Housing Phasing

REPLACEMENT: 487 UNITS
 NEW LIHTC ONLY: 214 UNITS
 NEW MARKET: 95 UNITS

FY20 CNI Proposed	ONE-FOR-ONE REPLACEMENT, <30% ASSISTED, >15% MARKET							PBV to others	Total by HIE	Overall	by HIE	by HIE	
	Woodhill Station - West	Woodhill Center - East	Woodland Center - East (supp.)	Woodhill Station East (BSCDC Parcel)	Woodhill Center	Woodhill Center - North (Upper)	Woodhill Center - West (Lower)						
Replacement	90	77		20	45	28	65	162	487	replacement (assisted)	76.8%	325	51.3%
New - LIHTC	20			35	10	48	101		214	LIHTC-only (unassisted)	33.8%	214	33.8%
New - market	10		20	15	10	15	25		95	Market (unassisted)	15.0%	95	15.0%
Total	120	77	20	70	65	91	191		634	Total			



Existing Conditions



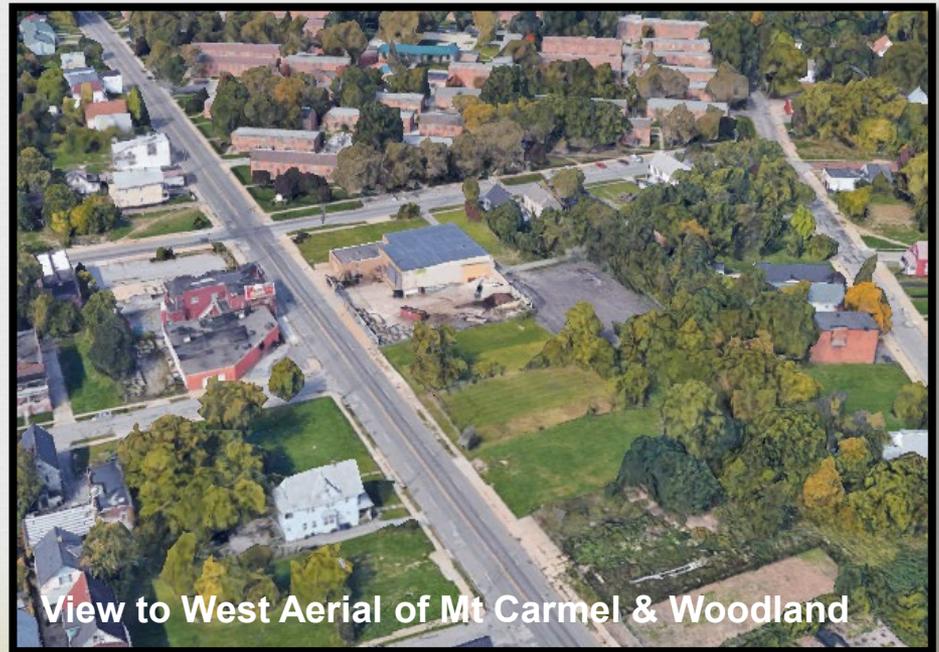
Existing CMHA Morris Black Housing



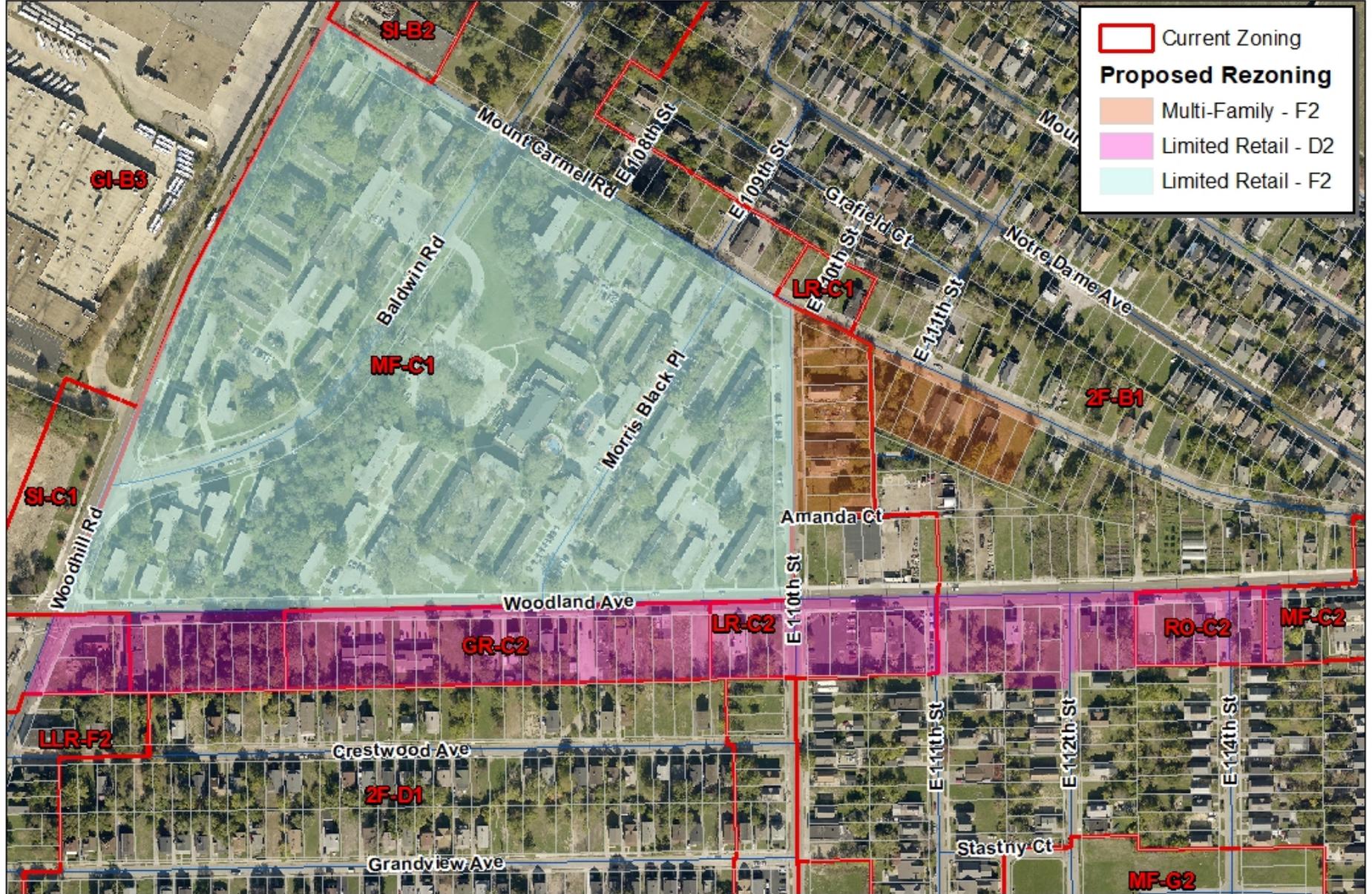
View to West from E. 114th along Woodland



Southern view of Woodland near E. 110



View to West Aerial of Mt Carmel & Woodland



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