

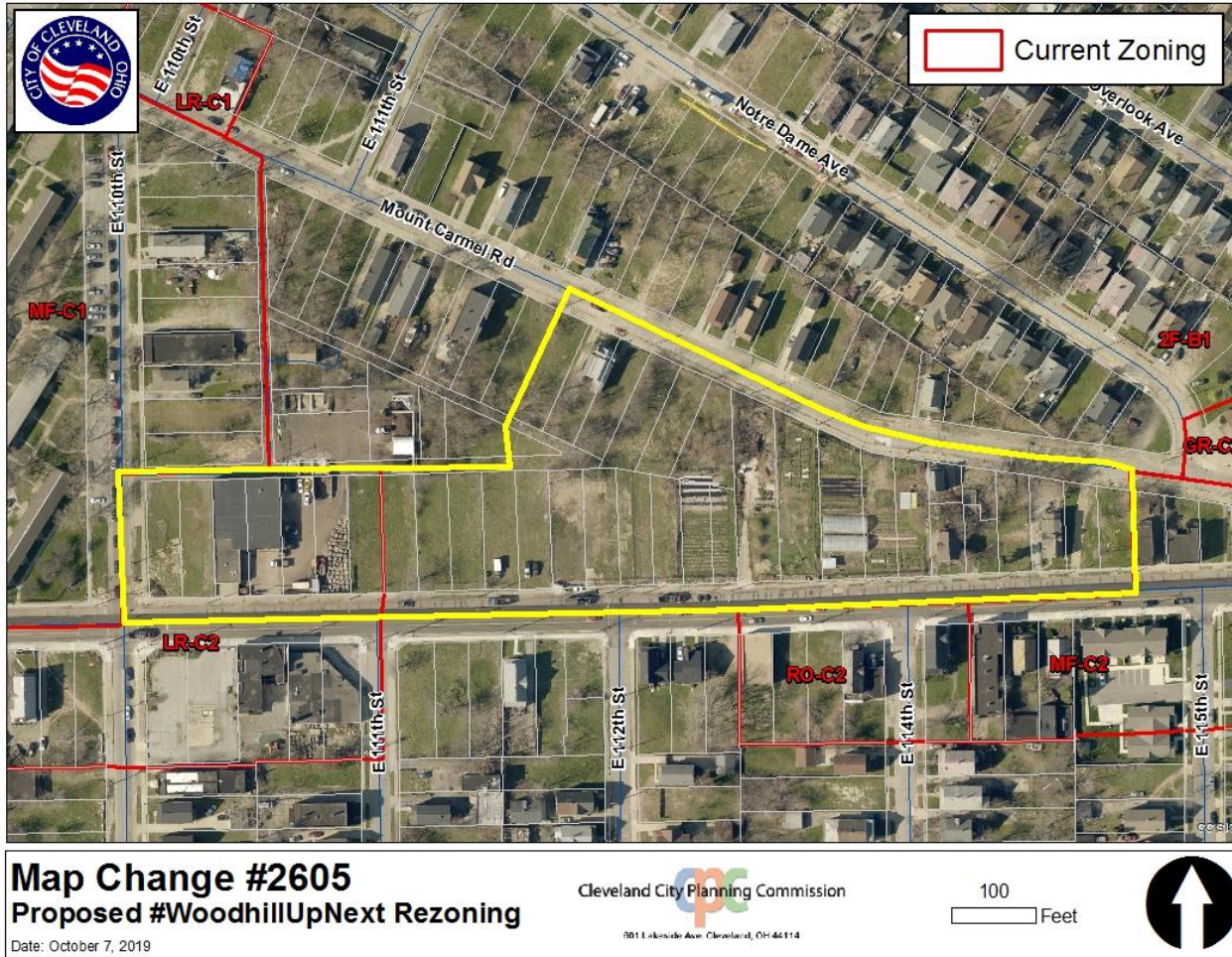
# Woodhill #UpNext Rezoning

City Planning Commission

October 18, 2019



# Current Permitted Uses




**Local Retail Business:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail uses that serve the neighborhood (§343.01)


**Two-Family Residential:** One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (§337.03)


# Purpose of Rezoning

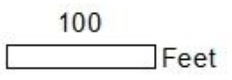
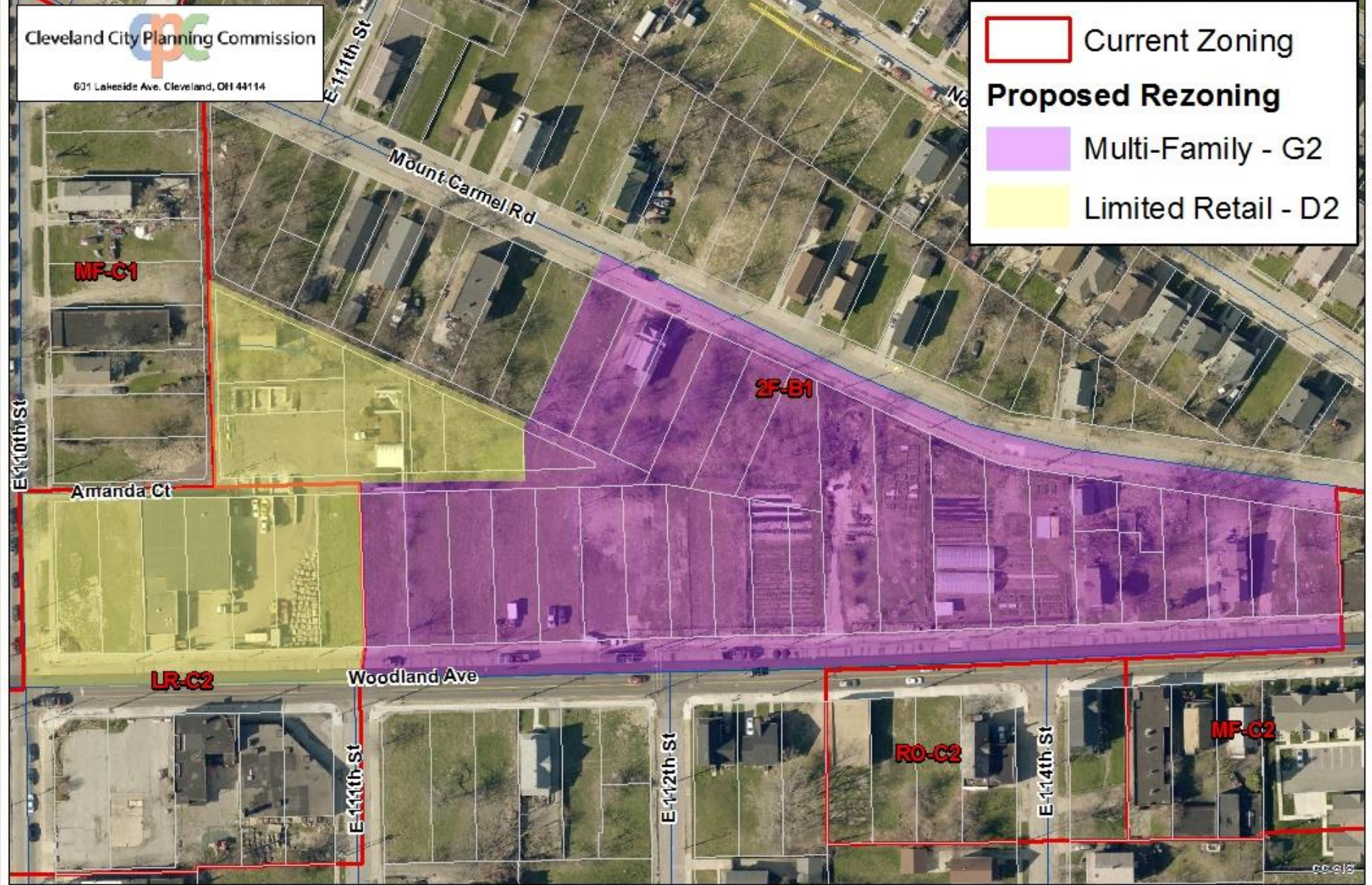
- ❖ One of four Choice Neighborhood Grant Sites
- ❖ To allow implementation of HUD grant to address core goals of neighborhood revitalization strategy by providing diverse housing types and maintaining and enhancing the nearby & long-time business owners
- ❖ CMHA proposal for one (1) four story MF Building – 61 Units and 14 townhomes fronting Woodland Avenue screening rear parking

 Current Zoning

**Proposed Rezoning**

 Multi-Family - G2

 Limited Retail - D2



# Map Change #2605

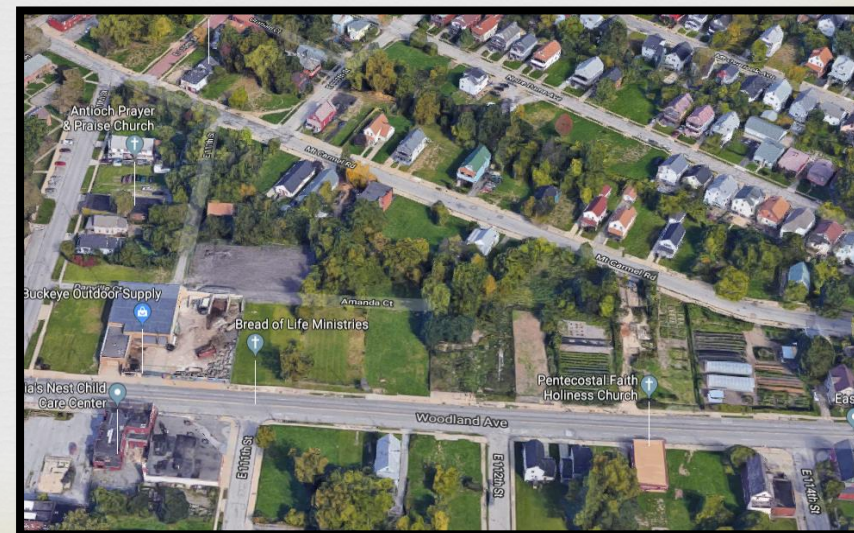
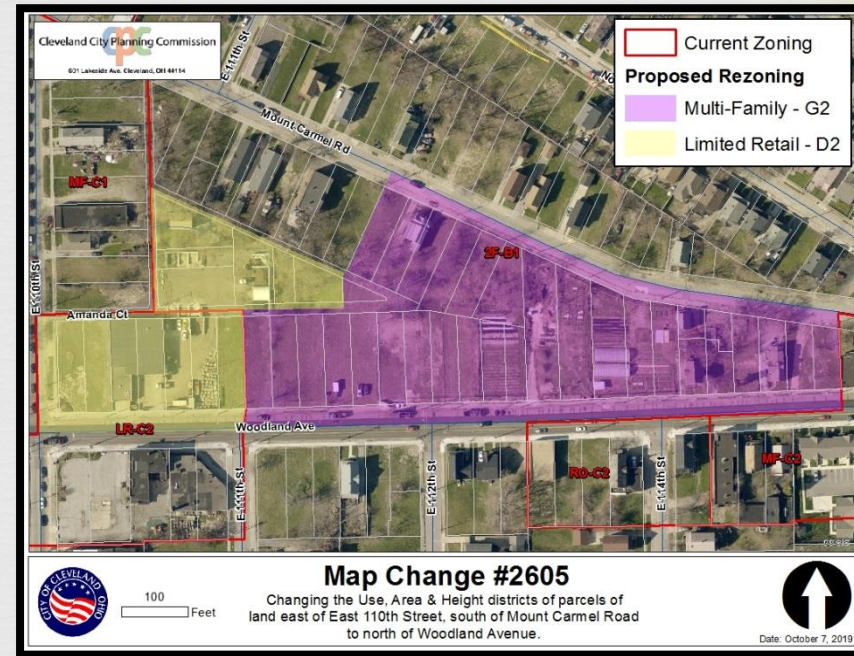
Changing the Use, Area & Height districts of parcels of land east of East 110th Street, south of Mount Carmel Road to north of Woodland Avenue.




# Proposal


**Multi-Family Residential – G2:** This allows infill development, and allows CMHA to use the Choice Aware to continue project. Permits by right townhouses, row houses, apartment houses, one family houses and two family houses.


**Limited Retail – D2:** 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.

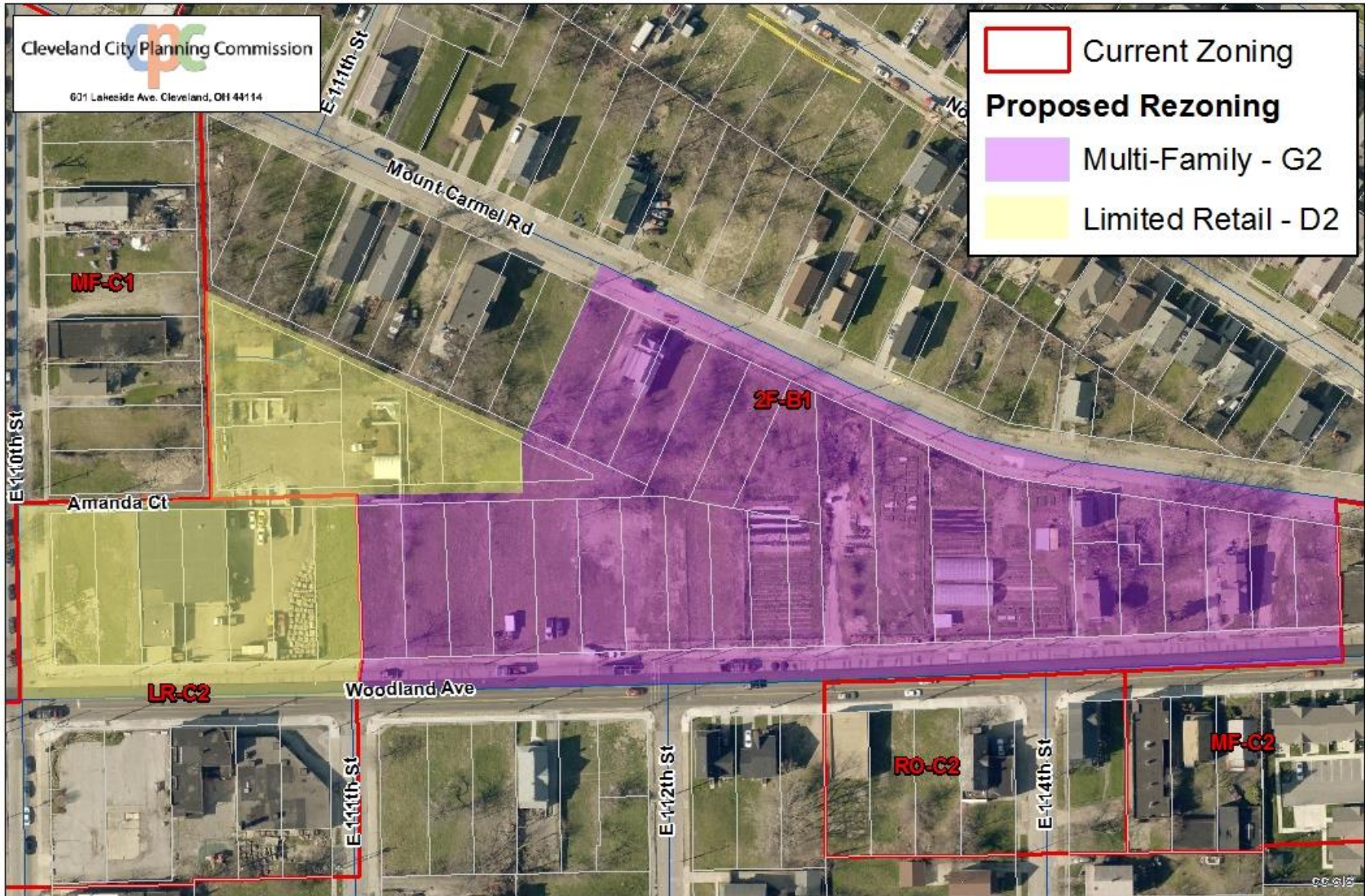


 Current Zoning

**Proposed Rezoning**

 Multi-Family - G2

 Limited Retail - D2



100  
Feet

# Map Change #2605

Changing the Use, Area & Height districts of parcels of land east of East 110th Street, south of Mount Carmel Road to north of Woodland Avenue.



Date: October 7, 2019