



Memorandum

To: Members of the Finance Committee

From: Brendan Zak, Neighborhood Development Specialist, Building and Housing Department

cc: Mayor David E. Weiss
Jeri Chaikin, CAO
Kyle Krewson, Director of Building and Housing
William M. Ondrey Gruber, Director of Law

Date: January 12, 2023

Re: Application to Acquire Two (2) City-Owned Vacant Parcels for Construction of One Single-Family Owner-Occupied House

Summary

The City received an application from Mr. Darryl Stovall to acquire two (2) City-owned vacant parcels in order to construct one single-family home for himself. The proposal is for the Moreland Neighborhood.

Background and Discussion

Background

The City's 2015 Housing and Neighborhood Plan and the updated 2022 Housing and Neighborhood Plan have the objectives of attracting and retaining new residents, increasing demand for homes in the City, and increasing property values. During the 2022 update, the City prioritized the expansion of infill housing development. This is accomplished through the use of the City's Land Reutilization Program (City Landbank), the City's Residential Community Reinvestment Area (CRA) Districts (Transit Village CRA and Southern Moreland CRA), and attracting multiple builders and types of housing units to the City.

There are currently 46 City-owned parcels across the City with an active application, a Development and Use agreement, or that are under construction. Of the 46 active parcels, 40 are in the Moreland Neighborhood. 14 parcel applications are under review, including six parcels to build three owner-occupant homes (including the two from this proposal), six parcels reserved by Knez for their 2023/2024 construction season, and two parcels from GLH, LLC. There are 19 lots under contract, including nine from Giltz and Associates, six from YRM Corp, two from Knez, and two from the Cuyahoga County Landbank. Four are under construction: three by Knez and one owner-occupant. The City owns 153 parcels that do not have an end use, 98 of which are in Moreland.

Infill - New Construction	46
Moreland	40
Application Received	14
Under Contract	19
Under Construction	4
Sold to Occupant	3

Application Summary

- **Applicant:** Mr. Darryl Stovall
- **Requested Parcels:**
 - 3628 Chelton Rd (PPN: 735-24-026); Home demolished in 2009; parcel acquired in 2009
 - 3630 Chelton Rd (PPN: 735-24-027) Home demolished in 2017; parcel acquired in 2019



- **Proposal Summary:** to enter into a development agreement with the City at a cost of \$1.00 per vacant lot. Mr. Stovall is proposing to build a single-family home to use as his primary residence. Mr. Stovall anticipates receiving all City approvals through the winter and begin construction in summer of 2023, taking roughly 6-9 months to complete all construction activities. Mr. Stovall proposes to self-finance the home's construction.
- **Proposed Units:** Mr. Stovall is proposing a 5 bedroom, 3 bathroom home with a full basement and an attached garage.

Trees

The Planning Department will review Mr. Stovall's landscape plan to ensure that all City ordinances regarding tree plantings are followed. During this process, the Mr. Stovall will need to replace any trees removed during construction. If Mr. Stovall damages a tree lawn tree during construction, the City will require him to replace it with a tree of similar size. For lots that do not have a tree lawn tree, a tree will be planted once construction is finished.

Staff Review of Application

- The applicant has previously served as the general contractor for new home construction, one being the home he currently lives in.
- The applicant's proposal is consistent with the City goal of developing new homes on vacant lots to strengthen the City's housing market, increase the tax base, and reduce the cost of maintaining vacant lots.
- The City is not holding these lots for strategic purposes.
- Staff considers the construction of single-family infill homes an improvement over the City maintaining a vacant lot.

Neighbor Feedback

Staff have mailed notification letters to surrounding homes to solicit feedback and ensure neighbors are engaged with the infill housing process. Feedback received before the NEDC meeting will be included in the Staff presentation.

Neighborhood and Economic Development Committee

- The Committee discussed trees on the property and the proposed design of the home.
 - The Committee discussed the removal of trees on the property. Staff will include in the Development and Use Agreement that any trees removed from the property will need to be replaced and that the City will not allow a variance to be granted by the CPC/BZA.
 - The Committee discussed the anticipated size of the home. Staff will include in the Development and Use Agreement that the home must meet all current zoning requirements and cannot seek any variances for its construction. The agreement will additionally stipulate that the square footage of the home will be consistent with other single family homes in the neighborhood.
- The Committee unanimously recommended to Council the acceptance of the application by Mr. Daryl Stovall and enter into a purchase agreement with Mr. Daryl Stovall to acquire City-owned vacant parcels for \$1.00 per parcel to construct a single-family home for himself.

Next Steps

- If the Finance Committee recommends approval of the application, it will then go before City Council for approval. The City would then enter into an agreement with Mr. Stovall that will include the conditions of the sale and Mr. Stovall's responsibilities.
- Mr. Stovall will have six months from the execution date of the development agreement to receive all City approvals, including City Planning Commission (CPC), Architectural Board of Review (ABR), and Ohio Building Code (OBC). After Mr. Stovall receives all City approvals, the City will transfer the parcels through a quitclaim deed and Mr. Stovall will have one year from transfer to finish construction and obtain certificate of occupancies (COO) issued by the City's Building Commissioner.

Recommendation

Staff requests that the Finance Committee recommend to Council the acceptance of the application by Mr. Daryl Stovall and enter into a purchase agreement with Mr. Stovall to acquire City-owned vacant parcels for \$1.00 per parcel to construct a single-family home for himself.

Appendix A: City-Owned Properties



Lot Selection



Across the Street



Houses to the North



Houses to the South