



**PLANNING, DEVELOPMENT,  
BUILDING AND HOUSING DEPARTMENTS**

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# **2022 ANNUAL REPORT**

**MAYOR ANNETTE M. BLACKWELL**

**DIRECTOR JOSEPH DUFFY**

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# TRANSMITTAL LETTER



## DEPARTMENT OF PLANNING & DEVELOPMENT

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Joe Duffy, Director

Annette M. Blackwell, Mayor

Greetings Residents, Community and Business Partners:

Throughout 2022, Maple Heights continued progress with forward momentum. The integrated Building and Housing, Planning and Development (formerly Economic Development) Department(s) played a significant role alongside our fellow City Departments — to initiate, leverage and maximize both public and private investments on behalf of Maple Heights stakeholders.

Highlights from 2022 reflect a broad scope of activities, and a comprehensive, holistic approach for our Department in its first year of existence:

- Groundbreaking on a \$14 million Senior Living Facility (Beacon Grove)
- Successfully piloting the City's first Exterior Home Repair Grant Program
- Marketing and Solicitation of Proposals for the former Petitti's Garden Center Site
- Chaperoning new business through permitting process in former Citizen's Bank Building
- Finalizing Broadway Central Business District Zoning Updates
- Public-facing Department Communications Enhancements

Thank you to our very talented team members — who remain committed to a stronger Maple Heights through aligned efforts and an enduring faith in our shared future.

We look forward to working with you in the days ahead (across each of our work areas), and to push valued initiatives forward on behalf of our Maple Heights community.

Sincerely,

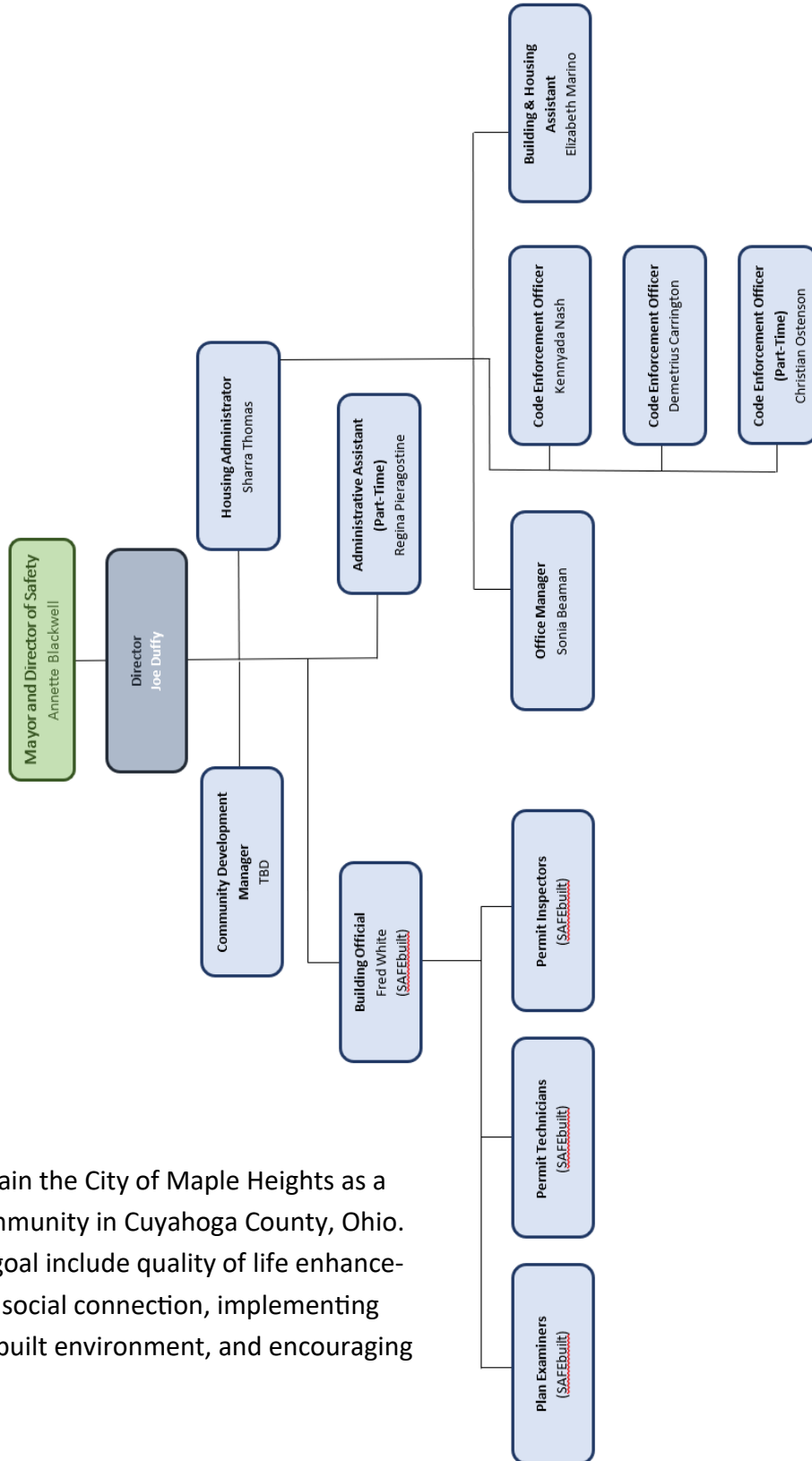
Joseph Duffy, AICP

Director of Planning and Development

March 14, 2023



# THE PEOPLE



## MISSION STATEMENT

The Department seeks to sustain the City of Maple Heights as a premier, healthy and vital community in Cuyahoga County, Ohio. Strategies to accomplish this goal include quality of life enhancements for residents, fostering social connection, implementing planning solutions across the built environment, and encouraging a vibrant local economy.

# WORK AREAS

## BUILDING

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Maple Heights Building Department is responsible for permitting construction and enforcement of the City's Property Maintenance, Building and Housing, and Zoning Codes. We partner with property owners in an effort to build and maintain high-quality residential, commercial, and industrial structures in the City. In addition to our dedicated internal staff, Maple Heights contracts with SAFEbuilt to perform State certified building inspections. Call SAFEbuilt at (440) 399-0850 Monday through Friday (7:45a – 12:00p or 1:00p – 3:45p) to schedule a State certified level inspection.

## HOUSING

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The Department of Housing encourages reinvestment and revitalization of the City's largely residential neighborhoods, to improve quality of life for all residents in the City. The Department builds relationships with public and private sector entities to leverage resources for property owners, to further invest in the City's residential fabric. In building these relationships, the Department provides resources and information to meet the demands of growing families. The Housing Department is focused both on maintenance and rehabilitation of existing homes, as well as facilitating new construction for a diverse range of housing options in alignment with Maple Heights's evolving District needs.

## PLANNING & ECONOMIC DEVELOPMENT

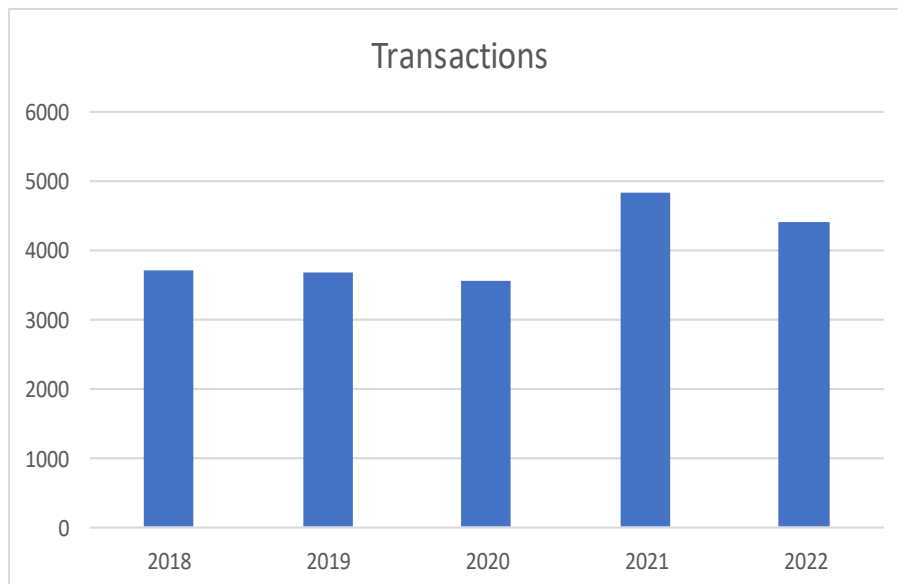
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Planning and Development works to guide both public and private projects by nurturing existing community businesses, attracting new businesses and assisting in facility expansion. We also encourage both residents and firms to thrive in Maple Heights, through extensive collaboration with partner organizations and external stakeholders. We seek to streamline broad internal processes, prepare residents for accomplishing specific goals, and spur future investments across the City. Ultimately the Department serves the City's wellbeing, and creates new opportunities. We are enthusiastic to support Maple Heights' growing entrepreneurial population, clarify overarching long-term community objectives, and become a stronger Maple Heights that works for everyone.

# BUILDING

The Building Department processed **4,391** total financial transactions totaling **\$556,989.84** in 2022. Transactions include assorted Building Permits, Concrete and Asphalt Paving, Electrical, Fence, Fire Suppression, HVAC, Plumbing, Signs, other Fees and Registrations.

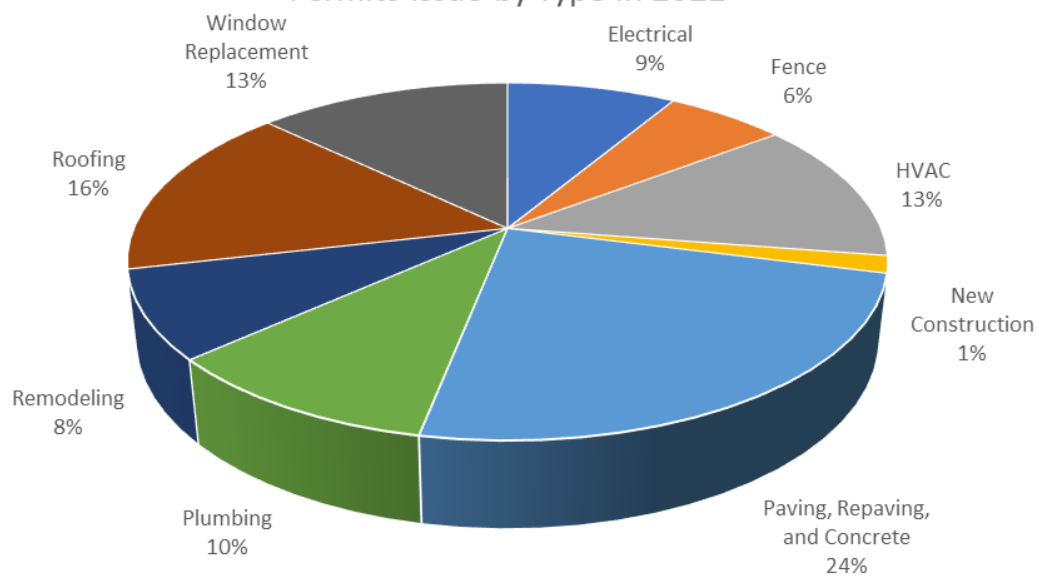
At the close of 2022, there were **755** contractors registered with the City of Maple Heights.



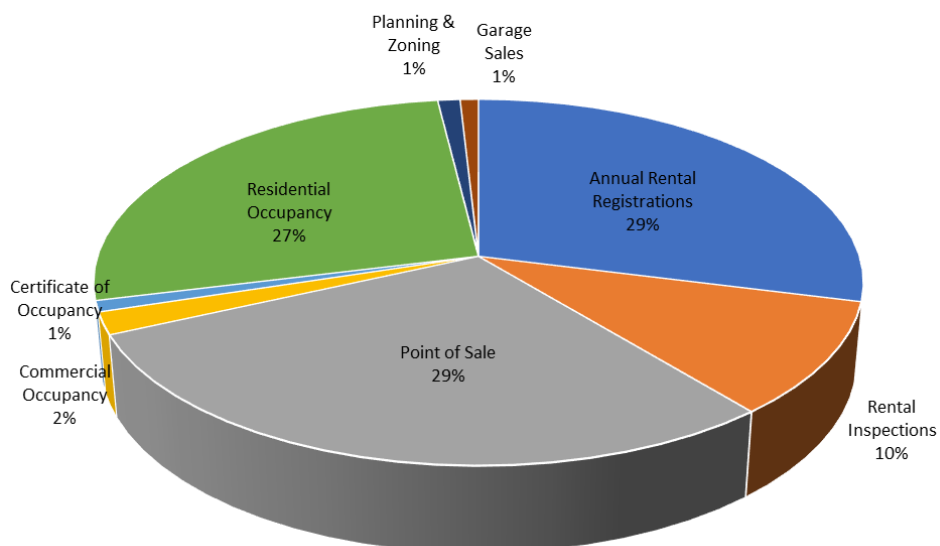
# PERMITS

2022 featured a representative assortment of different types of permits being applied for and approved. Public education on the need to acquire building permits (and coordinating the appropriate inspections required to obtain a [State of Ohio Certificate of Occupancy](#)) remains an external focus of the department.

Permits Issue by Type in 2022



Non-Repair Permits Issue by Type in 2022





# HOUSING



## HOME REPAIR GRANT

The Housing Department successfully piloted Year 1 of the City’s Exterior Home Repair Grant Program, providing customized financial assistance for **41** recipients whom successfully met application requirements. The program was funded through a combination of City and Cuyahoga County resources totaling **\$100,000**. Planning is underway for a second year launch in 2023.

## CODE ENFORCEMENT FLEET

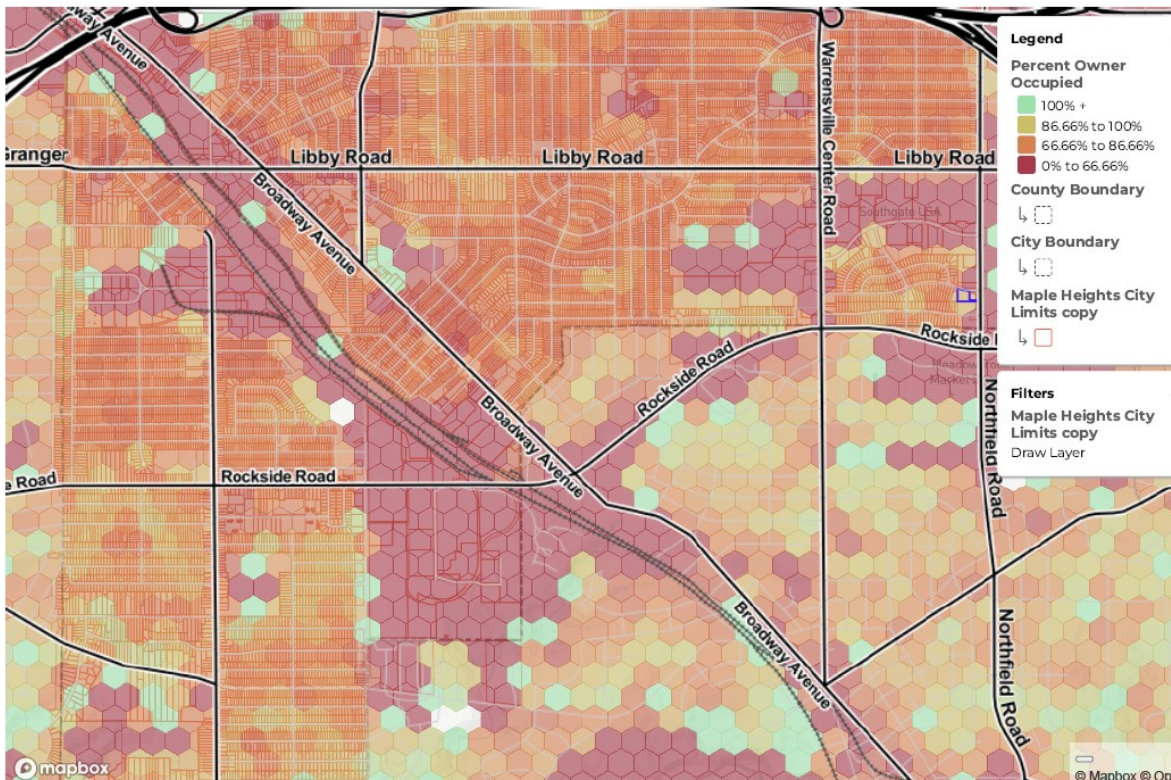
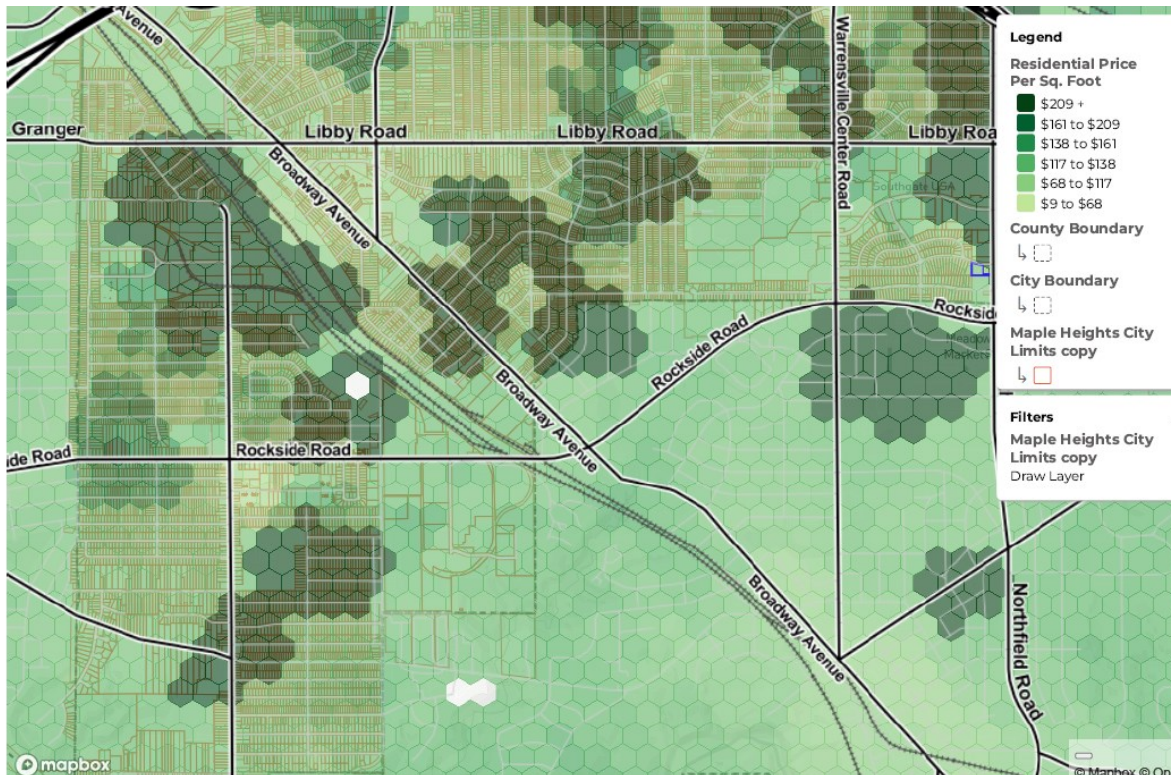
The Building and Housing Departments acquired **3** new fuel efficient vehicles to enable enforcement of local property laws. Code Enforcement Officers are now more visible across the community while sharing resources, promoting safety, and ensuring compliance with local building and yard maintenance ordinances.



## NEW CONSTRUCTION

New construction continued in 2022 with a range of projects across the City. Highlights include a record home sale price of **\$240,000** for a newly constructed home on Greendale Road. Higher home sale prices help ensure all homeowner’s largest lifetime investment retains market value across generations and promotes fair lending practices within the mortgage industry. The Planning and Development Department administered **8** property tax abatements in 2022, **5** of which directly incentivized new home construction.

# HOUSING



Source: Neighborhood Intel by Munetrix

# MARKET CONDITIONS

Surrounding residential neighborhoods have seen consistently increasing property values over the last 10 years.

Maple Heights’ median home sale price in 2022 was approximately **\$115,000** according to analyses generated by the Akron Cleveland Association of Realtors (ACAR, shown below). Home sale prices have also increased **12.5%** over the last year, according to a rockethomes.com analysis of sales data (and **8.7%** according to ACAR listing service data).

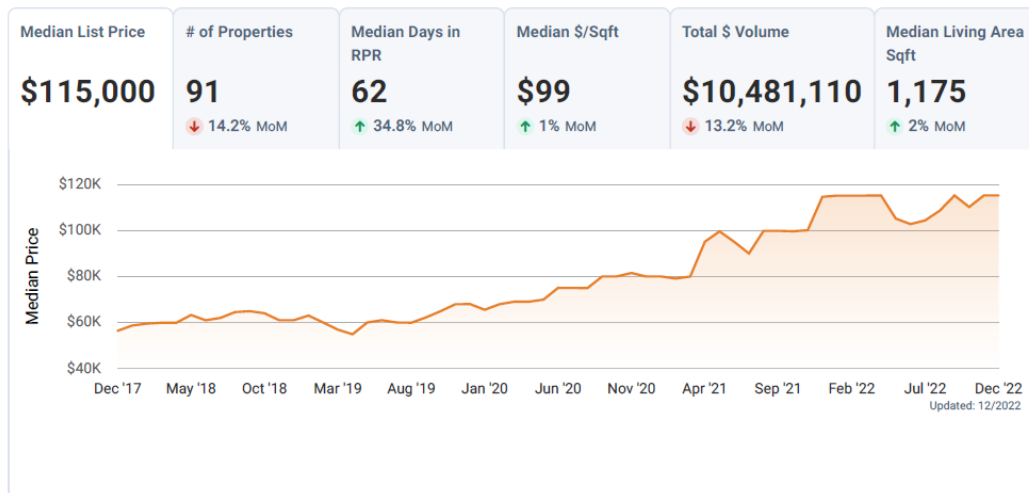
The City previously showed the highest rate of property appreciation in Cuyahoga County at **29%** according to County appraisals in 2021. Trends are expected to continue in a positive direction in response to a lattice work of new housing and commercial products being introduced into the local market, diversifying from the largely single-family residential composition of the City. At the close of 2022, Maple Heights’ Median Estimated Home Value was **\$122,000**.

Initiatives like the Maple Heights Home Ownership Program (MHHOP) support stable, sustained increases in value overtime, as reflected by the data. In 2022, **22** homes were rehabilitated for sale to homeowner occupants or investors.

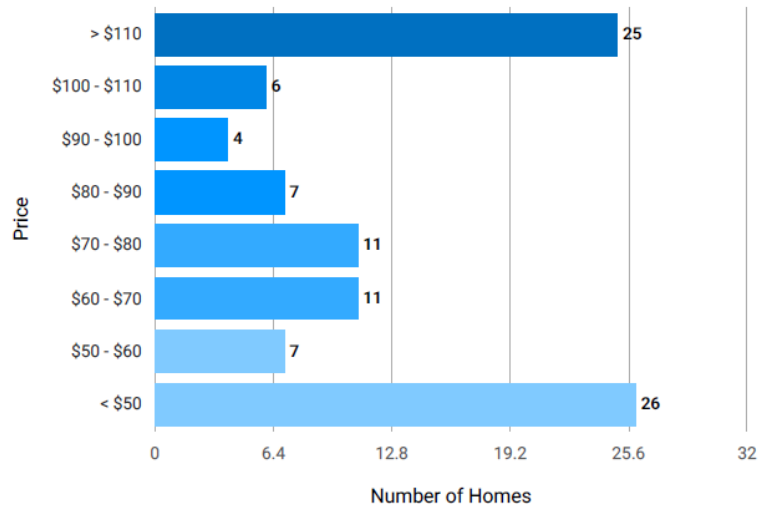
One of the City’s most recently constructed homes sold for **\$240,000** in 2022.



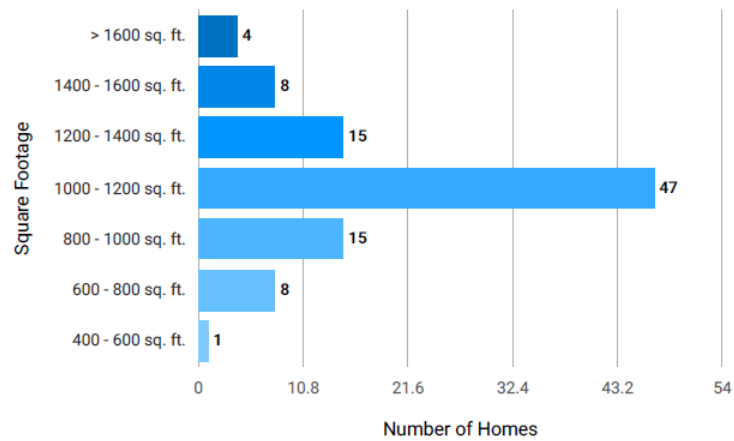
Source: Listings



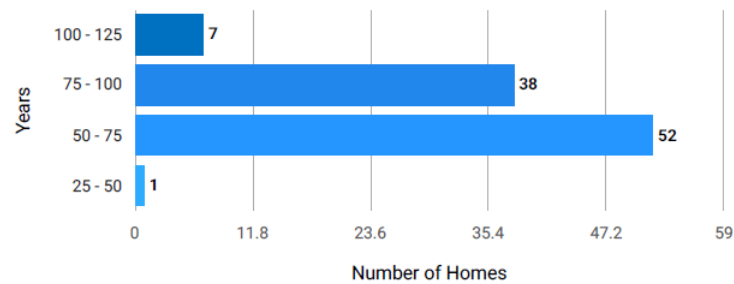
Price per Square Foot of Comps Sold



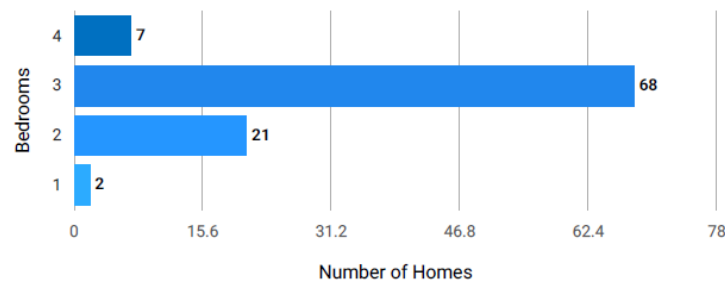
Size of Homes Sold



Age Range of Comps Sold



Number of Bedrooms in Homes Sold



# PLANNING & ECONOMIC DEVELOPMENT

## BEACON GROVE GROUNDBREAKING

Pirhl Development, Jennings Property Managers and Local Officials hosted a Groundbreaking event for the new **\$14 million** dollar, **53** unit senior assisted living facility formerly known as Hazelwood Court (August 25, 2022).

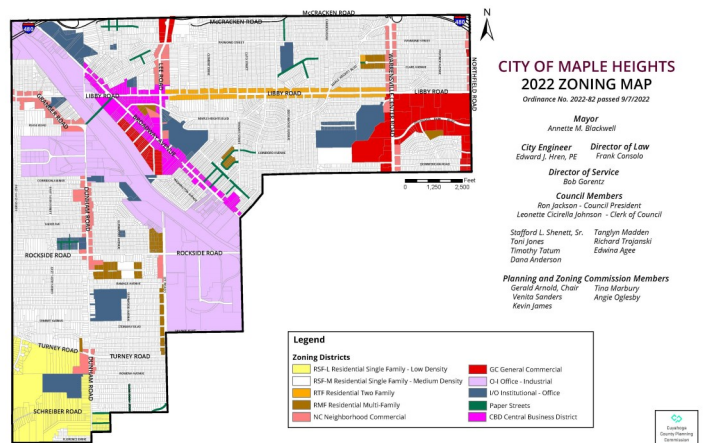


## SMALL BUSINESS SATURDAY

Saturday, November 26th City Staff greeted businesses to encourage “Shopping Small” at the local retailers who keep Maple Heights distinct. A **Small Business Directory** has also been drafted and is available on the City website.

## BROADWAY ZONING UPDATE

A multi-year process concluded in 2022, with the official acceptance of the Broadway **Central Business District (CBD)** new zoning code. The updates were developed with direct assistance from the Cuyahoga County Planning Commission, and will encourage a more vibrant corridor.



**REQUEST FOR PROPOSALS —  
LEE ROAD SITE**

Approximately **5 acres** of vacant land, known as the former Pettiti’s Garden Center site, were approved for sale to Green Oasis USA, a development company based in the Washington DC area. Plans for the site include **70 living units** via a new mixed-use building (pictured) and townhomes.



**CITY LAND BANK**

The Maple Heights Land Reutilization Program is a powerful tool for returning vacant land to productive use, and is administered by the Department of Planning and Development. The Side Yard Program (SYP) either accepted, submitted for recording with the County, or finalized transfer for **17** residential side lots in 2022, which were sold at \$100 each (**\$1,700** total). The Vacant Lot Program (VLP) encourages new construction by sales closer to County appraised values, and combined with other City owned parcels approved the sale of **22** parcels totaling sales value expected to close at **\$567,400**.

# SPECIAL PROJECTS

## DR. MARTIN LUTHER KING, JR. LITTLE FREE LIBRARY

With a **\$1,500** grant from ServeOhio, Building Department staff coordinated installation of a little free library at City Hall. The project commemorates Dr. King, and was designed by Derek Walker, a proud graduate of the Maple Heights City School District.



## POWER A CLEAN FUTURE OHIO

September 7, 2022 City Council passed resolution **2022-84**, authorizing the City to become a Power a Clean Future Ohio community, and commit to developing a Climate Action Plan. Doing so is expected to conserve City financial resources, as well as improve **quality-of-life** measures for City residents.



# 2023 GOALS

**GROW HOME OWNERSHIP / REHABILITATION PROGRAMS**

**CONDUCT MORE PUBLIC FACING EVENTS**

**EXPLORE FUNDRAISING OPTIONS FOR PLAYGROUND FACILITY REPLACEMENTS**

**MOVE TO NEXT PHASE OF BUILDING SOFTWARE UPGRADES**

**FILE ARTICLES OF INCORPORATION FOR 501c3 COMMUNITY IMPROVEMENT CORPORATION (CIC)**

**ZONING, POLICY AND FEE SCHEDULE UPDATES**

**PROCEED WITH REFINING INFILL DEVELOPMENT STRATEGY**

**COMPLETE SIGNAGE UPGRADES AT CITY FACILITIES**







# CONTACT US

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5353 Lee Road  
Maple Heights, Ohio 44137

Building and Housing Departments:	First Floor
Planning and Development Department:	Second Floor
City Hall:	216-662-6000
Building and Housing Departments:	216-663-4094
SAFEbuilt (Building Official):	440-429-9137
SAFEbuilt (to schedule an inspection):	440-399-0850
Planning and Development Department:	216-587-9032

[buildinghelp@mapleheightsohio.com](mailto:buildinghelp@mapleheightsohio.com)

<https://citymapleheights.com/>