


Notwithstanding Ordinance at 2000 Dunlap Street in Over-the-Rhine

Equitable Growth and Housing | November 8, 2022

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Subject Property



2000 Dunlap Street

BRANCH ST

DUNLAP ST

COLBY AL

HENRY ST

ELM ST

UM

CC-A

2

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Background



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Proposed Notwithstanding Ordinance

Permits the construction construction of a new congregational housing facility with up to 44 dwelling units at 2000 Dunlap Street, notwithstanding:

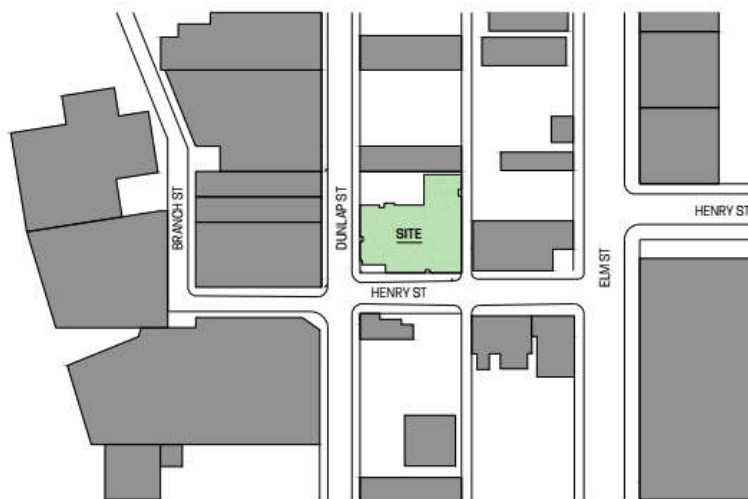
- **Density** (1410-07)
 - Permits density of one unit per 700 square feet/lot area
- **Rear Yard Setback** (1410-07)
 - Rear setback of 10-feet required
- **Certificate of Appropriateness** (1435-09)
 - Required for alteration, demolition, or new construction

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Proposed Project

Congregate Housing

- Four stories
- 44 dwelling units
- Affordable units in compliance with the LIHTC program
- Communal dining facilities, lounge, and laundry room
- Enclosed courtyard



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

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Elevations



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Analysis

Section 111-5 of the Cincinnati Municipal Code

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;
- Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located and includes fourteen items (see staff report for details)

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Analysis

- b) Preserving the character and quality of residential neighborhoods.**
- c) Fostering convenient, harmonious and workable relationships among land uses.**
- d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.**
- g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.**
- l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.**

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Notice and Public Comment

- **Notice of City Planning Commission** sent to all property owners within 400' and the Over-the-Rhine Community Council
- **Over-the-Rhine Community Council Meeting April 25, 2022**
 - Split vote; letter of objection received
- **Correspondence with packet**
- **Public Comment** at City Planning Commission meeting on October 21, 2022

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal: “Provide a full spectrum of housing options, and improve housing quality and affordability”

Strategy: “Provide quality healthy housing for all income levels”

Strategy: “Offer housing options of varied sizes and types for residents at all stages of life”

Over-the-Rhine Comprehensive Plan (2002)

Housing Goal: “Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents”

Housing Goal: “Provide appropriate housing-related services for all residents”

Consistency with Plans

Brewery District Master Plan (2013)

Neighborhood Zones

- “This area should be developed as a medium density, mixed use, pedestrian oriented area maintaining on-street parking throughout”
- “New construction should be a minimum of two stories, and not taller than five stories”

Mohawk Area Plan (2021)

Housing Goal: “Develop Mohawk to be a diverse and inclusive district that contains neighborhood-specific housing for all income levels”

Strategy: “Promote architecturally compatible and consistent housing infill”

Strategy: “Encourage and welcome new development at all levels of the housing market and ensure long-term sustainability of enough affordable housing to house current residents”

Connectivity Strategy: “Locate new buildings and structures with zero or minimal setbacks, where frontage is on or near sidewalks”

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Conclusions

The proposed congregate-housing facility on a current vacant lot would provide an economic opportunity and housing access.

- Creates 44 new units to house individuals who have been experiencing homelessness
- Activates a space in the walkable Over-the-Rhine
- Maintains affordable units
- Sensitive to the surrounding historic district
- Consistent with portions of several area plans

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Recommendation

The City Planning Commission recommends that City Council take the following action:

APPROVE the Notwithstanding Ordinance with the following conditions:

- 1) The new construction must substantially conform to the project specifications outlined in the report and included as Exhibit D;
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, UM, "Urban Mix," zoning district, and the Over-the-Rhine Local Historic District; and
- 3) The use of 2000 Dunlap Street as a congregate-housing facility with forty-four dwelling units pursuant to the ordinance shall not be considered a nonconforming use of land unless otherwise permitted by law.