

Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #38 The Villages of Daybreak

Equitable Growth & Housing Committee

September 10, 2024

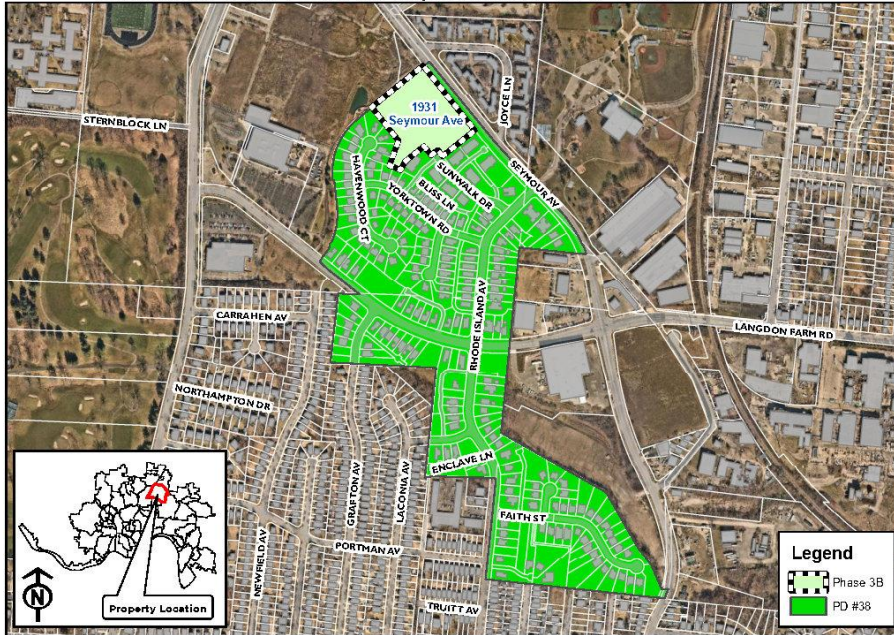
Background



Planned Development District #38

- Established 2004
- 60-acre development
- Roughly 300 single-family homes
- 11 condo buildings
- Completed through six total phases

Proposed Major Amendment to the Concept Plan & Development Program Statement and a Final Development Plan for PD #38 in Bond Hill



Background



- Final Development Plan approved 2004
- 10 attached 5-unit condo buildings
- Never completed

Proposed Project



Seymour Station

- Multi-family residential
- Two buildings
- 150 total units
- 190 parking spaces
- One, two, and 3 bedrooms with balconies
- Affordable to tenants making 50%, 60%, and 70% of the Area Median Income (AMI)

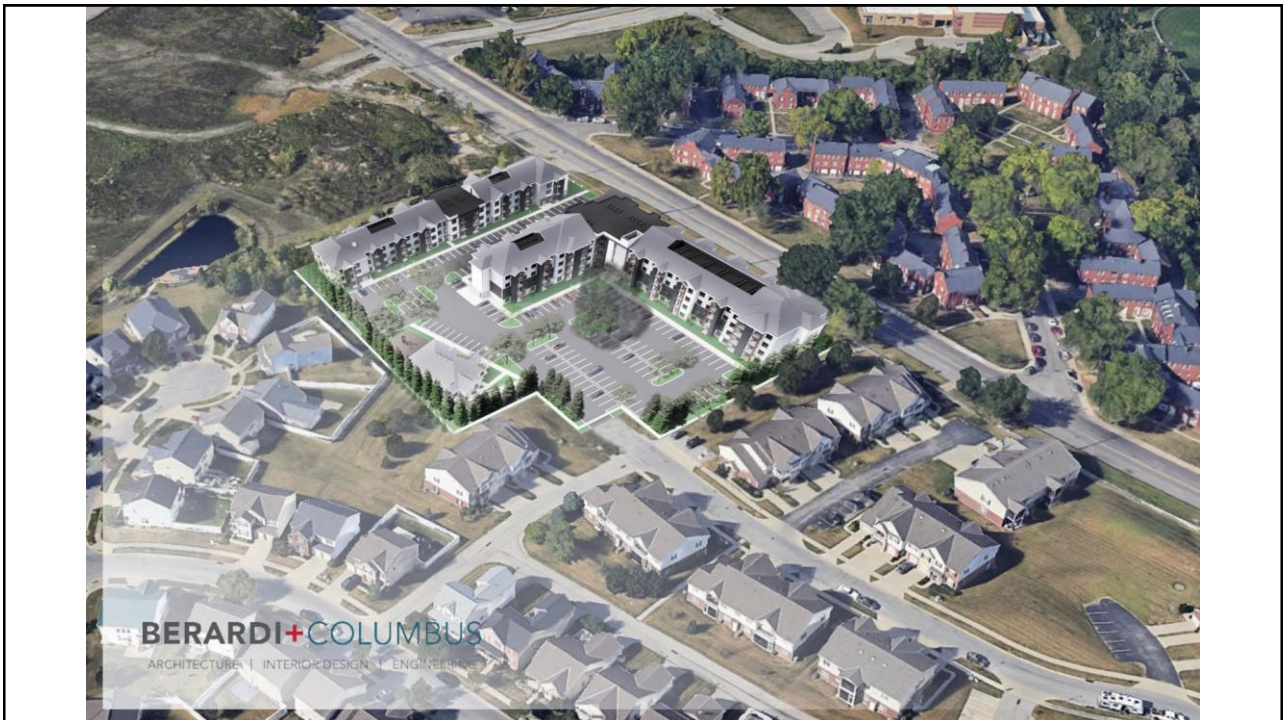
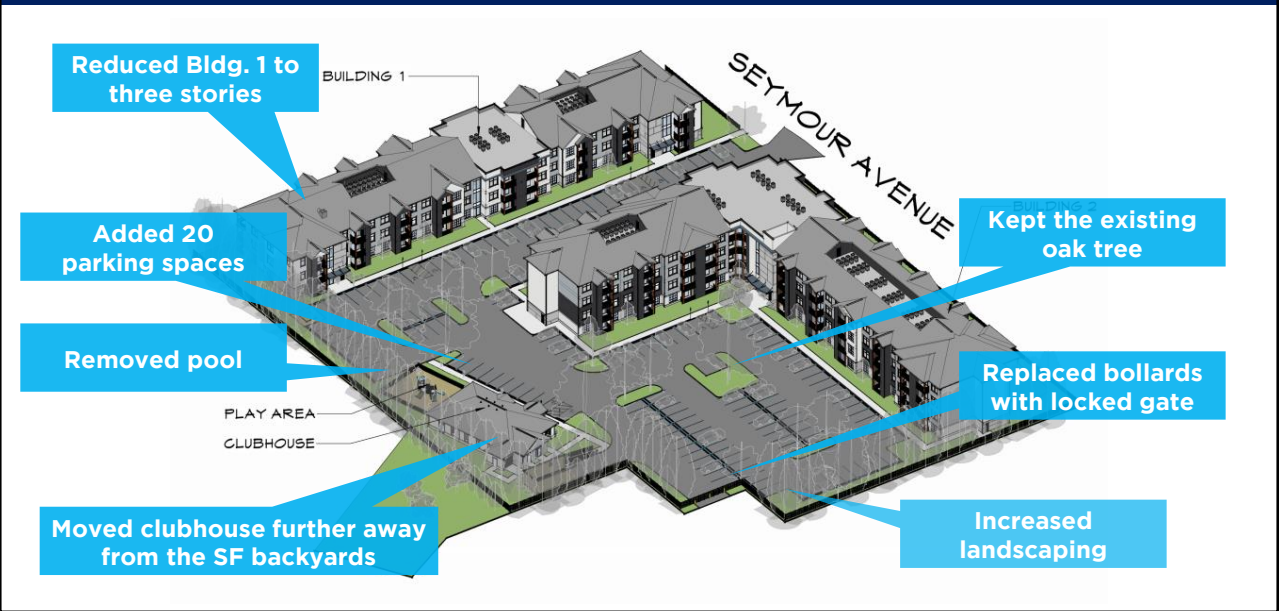
Proposed Project



Amenities:

- Clubhouse
 - Fitness center
 - Business center
 - Community room
- Playground

Project Revisions







Major Amendment

The requested Major Amendment is considered such because it proposes

- **A change in use** to multi-family residential
- **An increase in density** by more than ten percent

Coordinated Site Review

- **Development Design Review:** February 2024
- **Technical Design Review:** May 2024

No concerns were identified.

Traffic Impact Study

Conducted by TEC Engineering, approved by DOTE on June 6, 2024.

Found that the development will not have a significant impact on Seymour Ave, and a left turn lane was not recommended.

Engagement Timeline

Fall 2023	●	Meetings with the Bond Hill Community Council, granted Letter of Support
Winter 2023	●	Meetings with the Villages of Daybreak Board of Trustees
May 2024	●	Letters about the project sent to abutting property owners
June 5, 2024	●	Virtual Public Staff Conference hosted by DCPE
June 20, 2024	●	Letter of Opposition and petition submitted
June 21, 2024	●	Planning Commission hearing, project held for further engagement
July 2, 2024	●	Engagement session hosted by applicant
July 13, 2024	●	Villages of Daybreak HOA Annual Meeting, applicant in attendance
July 16, 2024	●	Bond Hill Community Council rescinds Letter of Support
August 6, 2024	●	Second engagement session hosted by applicant
August 16, 2024	●	Planning Commission approval

Public Comment

Bond Hill Letter of Support | October 11, 2023

- Conditional in order to provide adequate time to “work through the nuances of a Community Benefits Agreement.”

Bond Hill Rescission of LOS | July 16, 2024

- Rescinded the Letter of Support due to “lack of consultation, collaboration, or contact” from LDG with the community council.

Public Comment

Combined Virtual Public Staff Conference | June 5, 2024

- Curiosity about engagement thus far
- Concern about surveyors trespassing
- General questions about the project overall

Public Comment

Letter of Opposition and Signed Petition | June 20, 2024

- Increased residential density
- Increased density of rental units in the area
- Traffic impact
- Noise and light pollution
- Safety
- Impact on surrounding property values
- Insufficient community engagement

Public Comment

LDG Engagement Session #1 | July 2, 2024

- Project is incompatible due to density and increase in rental units
- Project is not what residents were told would be done on the site when they purchased homes
- Desire for ownership products
- Concern about impact on property values
- Inadequate engagement with the community
- Some opposed to the affordability component
- Concern about traffic, increased noise, and insufficient parking

Public Comment

LDG Engagement Session #2 | August 6, 2024

- Questions about project specifics
 - How many prospective tenants would be using Section 8 vouchers
 - Use and hours of the clubhouse
 - Safety measures for the property
- Continued concerns about noise, crime, safety, parking, traffic on Seymour, density, and trash management.

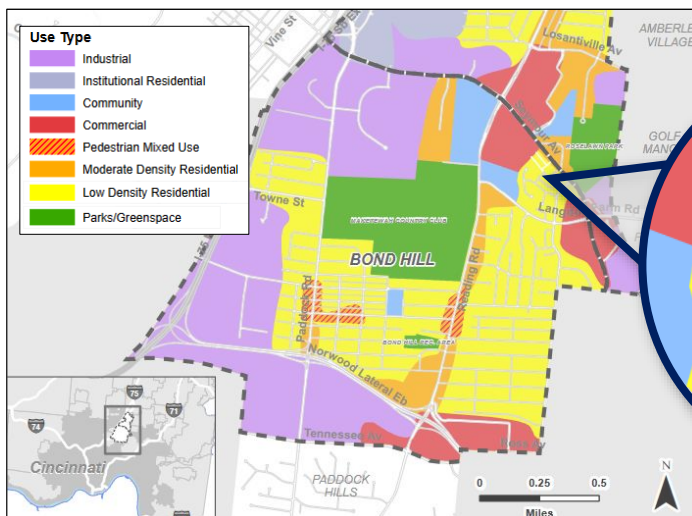
Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Provide a full spectrum of housing options

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

Consistency with *Bond Hill + Roselawn Plan* (2016)



Consistency with *Bond Hill + Roselawn Plan* (2016)

Housing Theme

Goal: Increase homeownership and **housing options**, including market-rate and **affordable choices**.

Actions: Identify investors to improve existing properties and **build new ones**.

Analysis

- The current development requirements established by the approved PD plans have **proven unsuccessful in fostering new development** on the site, as seen by the long-term vacancy of the property.
- The Seymour Station project proposes **a productive development** that will provide 150 affordable apartments with amenities to Bond Hill.
- The petitioner has **engaged with the community** on several occasions and has **revised the project** to accommodate a number of concerns.

Findings

Staff finds that the proposed Major Amendment **is in compliance with all applicable purposes and requirements** for PDs and Amendments.

Recommendation

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

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for PD #38, The Villages of Daybreak.