


Proposed Zone Change at 3024 Lavinia Avenue in Hyde Park

Equitable Growth & Housing Committee
January 30, 2024



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Existing Zoning



RMX

POGUE AV

CINNAMON ST

UNNAMED AL

3024 Lavinia

3020 Lavinia

3010 Lavinia

PAUL ST

LAVINIA AV

MADISON RD

GEORGIAN TERRACE CONDOS

COMMERCIAL/RESIDENTIAL

SPRINGER SCHOOL & CENTER

LEWIS ANIMAL HOSPITAL

CN - M

CN - P

UNNAMED AL

THE BONBONERIE

CHÉ

HYDE PARK COMMUNITY COUNCIL NE BOUNDARY

O'BRYONVILLE NBD

SF - 20

RM - 1.2

BEDFORD AV

SF - 20

2

Existing Conditions



Residential Mixed (RMX)
3024 Lavinia

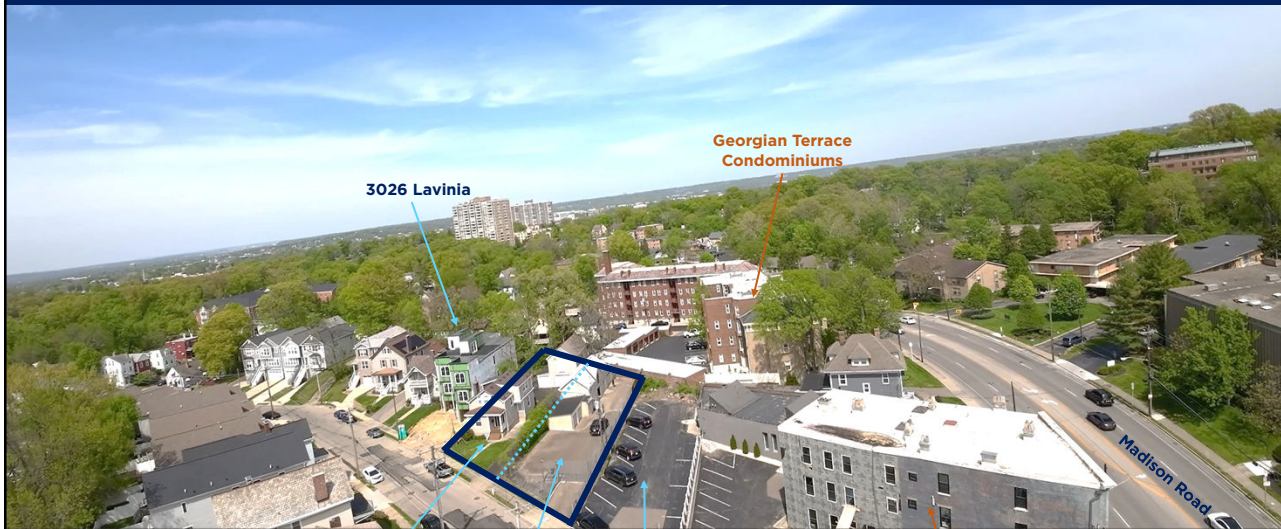


Commercial Neighborhood - Mixed (CN-M)
3020 Lavinia



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Existing Conditions



3026 Lavinia
3024 Lavinia
3020 Lavinia
3010 Lavinia

Commercial/Residential



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Proposed Zone Change

Existing Zoning District:

Residential Mixed (RMX)

- *To create, maintain, and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.*

Proposed Zoning District:

Commercial Neighborhood - Mixed (CN-M)

- *To identify, create, maintain, and enhance mixed-use neighborhood commercial centers that reflect smaller-scale, pedestrian-oriented development.*

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Proposed Development – Conceptual Rendering



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Public Comment

- **Public Staff Conference:** September 21, 2023
 - 22 members of the public in attendance + staff and applicant team
 - Majority of members of the public opposed zone change and development
- **Mailed Notification for Staff Conference and City Planning Commission**
 - To property owners within 400' of subject property
 - Hyde Park Neighborhood Council
 - Evanston Community Council
- **Correspondence**
 - Exhibit G
 - Hyde Park Neighborhood Council – *No opinion*
 - Evanston Community Council – *No comments received*

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Summary of Public Comment

- **Parking and Speeding**
 - Not enough off-street parking, not enough existing on-street parking, fear of increase speeding on Lavinia
- **Pedestrian Safety**
 - Safety of street, small children possibly being hit by cars, sidewalks being blocked, not being able to turn left onto Madison
- **Scale of Development**
 - Views being blocked, development being too large, changing the character/form of the street
- **Quality of Life**
 - Construction being a deterrent/disruption, increase of pet waste, limited greenspace, noise pollution
- **Concerns of rental vs. owner occupancy**
- **Concerns if development falls through** (CN-M zoning uses would be permitted)
- **Property values decreasing**
- **Drainage concerns**

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Analysis

• Proposed Development

- Proposing 25 off-street parking spaces
- Increased buffer yard setbacks from adjacent properties (side 15')
- Decreased height (44' - 49')

• 50% of the site is within the O'Bryonville Neighborhood Business District

- Development could have been built 50-feet south fully within CN-M zoning
- If approved, the development will support the NBD, amenities, schools



Exhibit E

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Analysis

• Concerns regarding CN-M

- Single-family, 2-family, 3-family, multi-family still permitted
- Many CN-M uses not as feasible on 0.149 acre site (3020 Lavinia)

• Adjacent RM-1.2

- Would limit density, increase off-street parking, no building height limit

• Consistent with *Plan Cincinnati* and City objectives



Exhibit E

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Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

- **Goal** to “create a more livable community” through the **strategy** to “support and stabilize our neighborhoods”
- **Goal** to “Provide a full spectrum of housing options and improve housing quality and affordability” through the **strategy** to “Offer housing options of varied sizes and types for residents at all stages of life”
- “Increasing Mixed-use compact walkable development through the basin and uptown, surrounding our centers of activity, and along transit corridors”

Guiding Geographic Principle

- Focus revitalization of existing centers of activity

***Hyde Park Plan (1983)* did not consider this subject site part of the neighborhood

Guiding Policy Principle ‘Big Idea’

- “Increase Our Population”

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Conclusions

Proposed zone change would:

- Be consistent with the existing surrounding zoning districts and built environment
- Support the O’Bryonville Neighborhood Business District
- Provide more housing options
- Permit the future development of the 19-unit multi-family residential building
 - Provides more housing options for the neighborhood and Cincinnati in general

Other Conclusions:

- Consistent with *Plan Cincinnati (2012)*
 - Live Initiative:
 - 2 goals, 6 strategies
 - Neighborhood Center (Guiding Geographic Principle)
 - Guiding Policy Principles (Big Idea – “Increase Our Population”)

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Staff Recommendation

The staff of the Department of City Planning & Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Residential Mixed (RMX) to Commercial Neighborhood - Mixed (CN-M) located at 3024 Lavinia Avenue in Hyde Park.