



Proposed Major Amendment to Planned Development PD #67 located at 3701 Montgomery Road in Evanston

Equitable Growth and Housing Committee
May 20, 2025

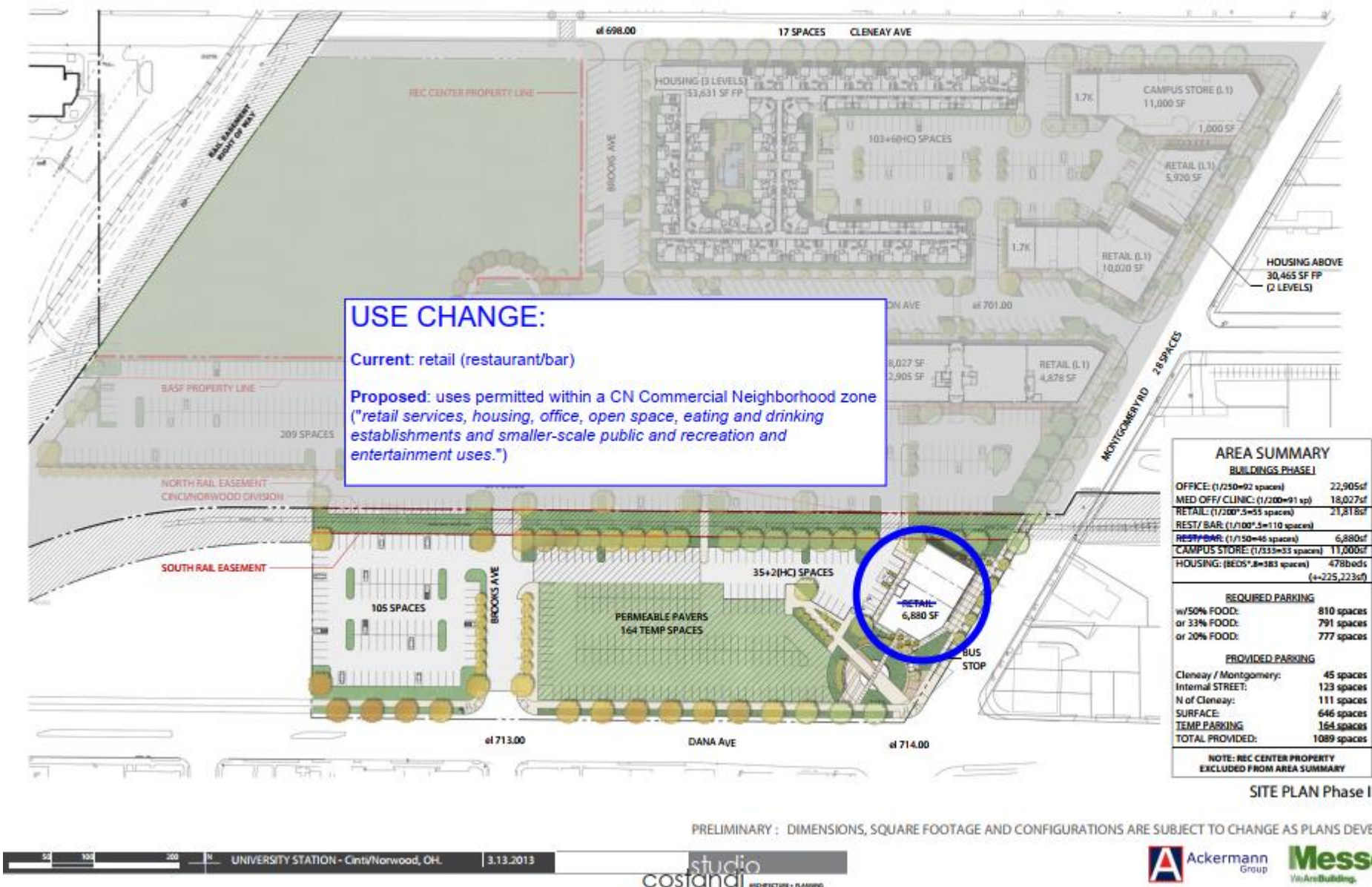


Request & Existing Zoning

MSA Design & Xavier University is requesting the following:

- Major Amendment to PD-67
- Change in the permitted use

Concept Plan



Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67). University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaneay Avenue in Norwood.

Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaneay Avenue "main street corridor."

This Use Change will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with this building and its use are existing. Other than the use change, all other aspects of the planned development would remain the same.

The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.



Interior Development Plan



Community Engagement

Staff Conference

- April 2, 2025 via Zoom
 - Applicant + City staff in attendance
- Mailed Notification for City Planning Commission
 - Property owners within 400' of subject property
 - Evanston Community Council
- Approved by City Planning Commission on April 18, 2025



Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference and City Planning Commission on a Proposed Major Amendment to Planned Development #67

Please be advised of the following upcoming meetings. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed amendment.

Subject: Proposed Major Amendment to Planned Development #67, University Station, for Phase I for a Use Change of the existing building (the previous Trailhouse).

Location: 3701 Montgomery Road, Cincinnati, OH 45207
Applicant: MSA Design

Public Staff Conference:

Date: Wednesday, April 2nd, 2025
Time/Location: 4:00pm via Zoom

City Planning Commission:

Date: Friday, April 18th, 2025
Time/Location: 9:00am in City Hall Chambers or via Zoom

To register for the meeting and for more information: <https://www.cincinnati-oh.gov/planning/projects/active/>



Any written statement to the Department of City Planning and Engagement is welcome. Please direct written statements, requests, and other communications to the office listed to the right:

Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbancsik@cincinnati-oh.gov (Email)

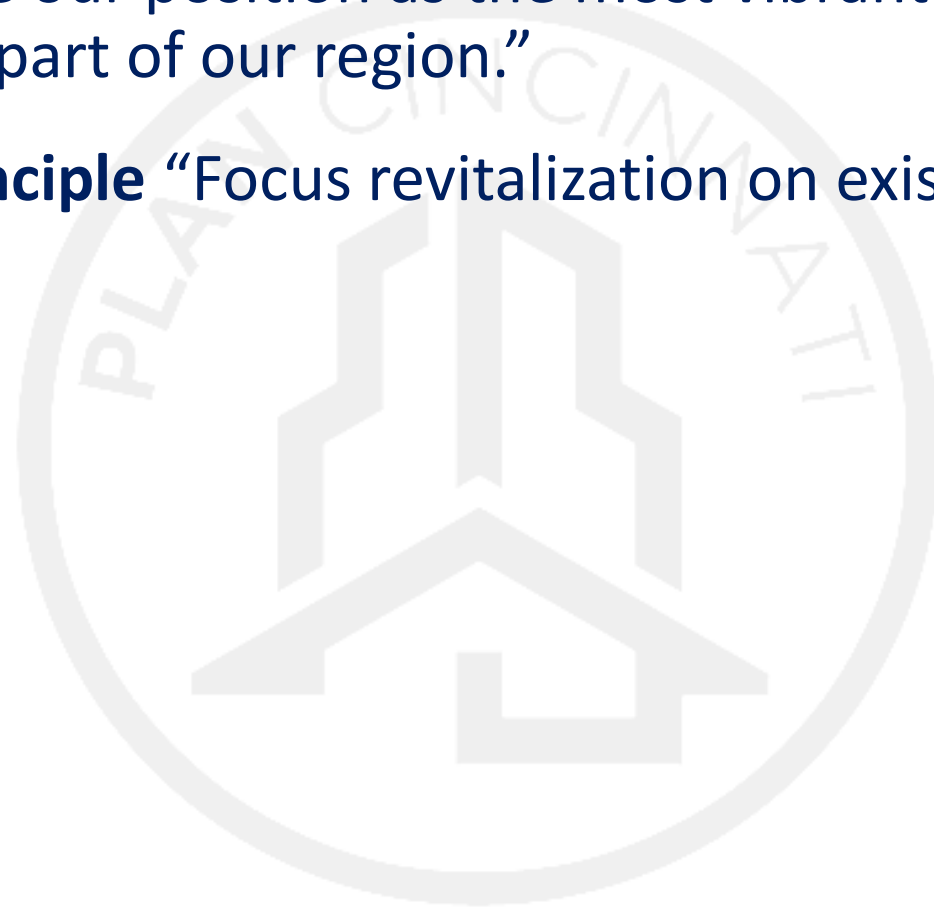
The City of Cincinnati is committed to equal access during meetings and at facilities by providing reasonable accommodations for individuals with disabilities upon request.

Analysis

- Helps support the neighborhood business districts and surrounding commercial uses
- Not changing the boundary of PD-67, just changing the permitted use

Consistency with Plan Cincinnati

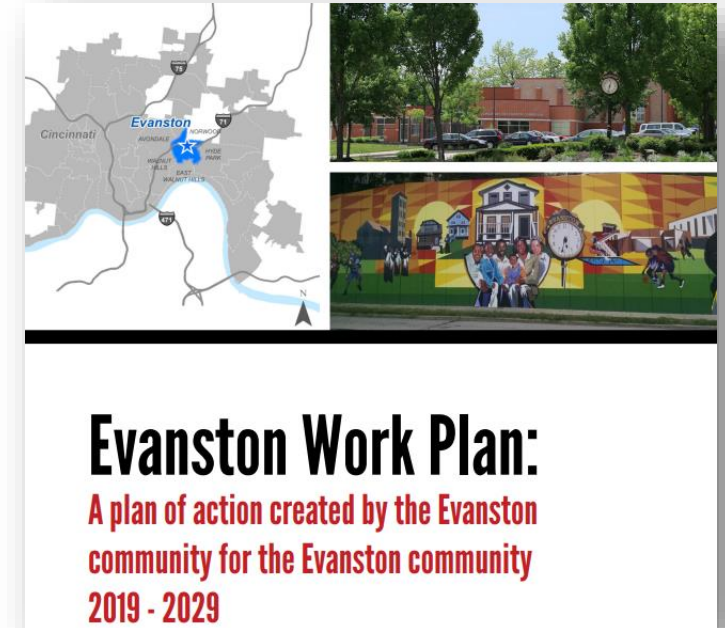
- **Compete Goal** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
- **Guiding Geographic Principle** “Focus revitalization on existing centers of activity.”



Consistency with Other Plans

Evanston Work Plan (2019)

- “Brining Life Back to Business Districts.”
- “Position commercial real estate to support a diversity of locally and corporately owned businesses that would be attractive to residents and where our community can work can thrive.”
- “Revive Evanston’s Business Districts to preserve the rich culture and history of the community, reflecting education and arts and promoting the community as a great place to live and work.”



Recommendation

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

- 1. ADOPT** the Department of City Planning and Engagement Findings; and
- 2. APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67 located 3701 Montgomery Road in Evanston.