

Proposed Zone Change at 3550 and 3560 Van Antwerp Place in Avondale

Equitable Growth and Housing | June 21, 2022

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Proposed Zone Change

Existing Zoning District:

Residential Mixed (RMX)

- Intended to create, maintain, and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (1-3 dwelling units)

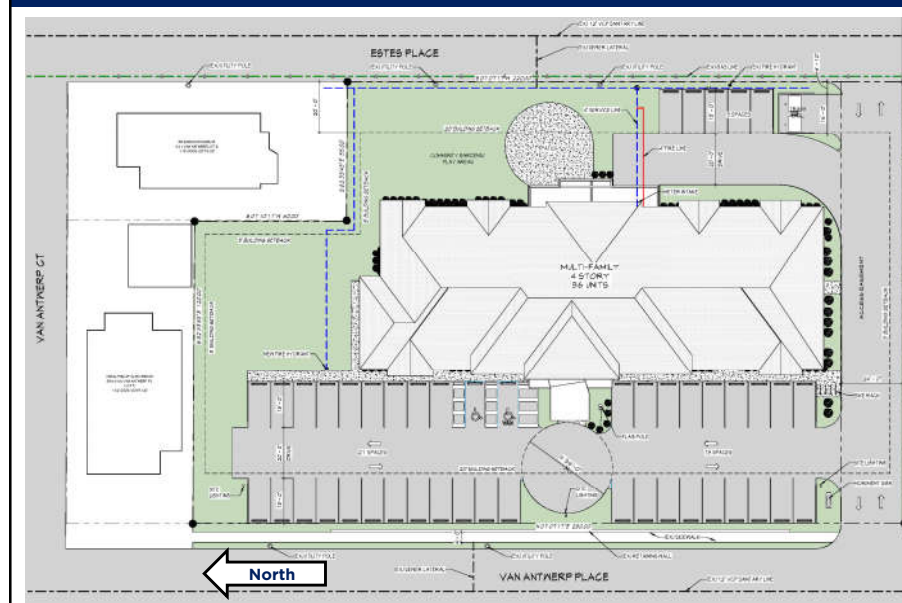
Proposed Zoning District:

Residential Multi-family (RM-1.2)

- Intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character.

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Proposed Development



Multi-family Housing:

- 4-story building
- 36 units
- 46 parking spaces
- Seeking Low Income Housing Tax Credits from OHFA to offer affordable units

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Review and Public Comment

- **Coordinated Site Review (CPRE220031)**

- May 31, 2022 – Advisory Team Meeting
- June 7, 2022 – Client Meeting

- **Engagement Efforts by Avondale Development Corporation (ADC)**

- Presentations at Avondale Community Council (Board and General Body)
- Door to door information sharing
- On site meeting with nearby residents

- **Public Staff Conference:** May 26, 2022

- Concerns regarding traffic congestion and parking discussed

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

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

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

Avondale Quality of Life Movement (2020)

Improving Housing

Goal: “Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new residents”

Conclusions

- **Current zoning district does not permit any new multi-family buildings with four or more units**
- **Proposed zone change would:**
 - **Extend the existing Residential Multi-family (RM-1.2) zoning district**
 - **Permit multi-family housing in a neighborhood that has identified the need for more housing in its neighborhood plan**
- **The petitioner is working in partnership with the Avondale Development Corporation**
- **The proposed zone change is supported by the Avondale Community Council**

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Recommendation

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

APPROVE the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-1.2) at 3550 and 3560 Van Antwerp Place in Avondale.

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