



**Proposed Zone Change to Planned  
Development at  
3925 and 3927 Old Ludlow Ave  
in Northside**

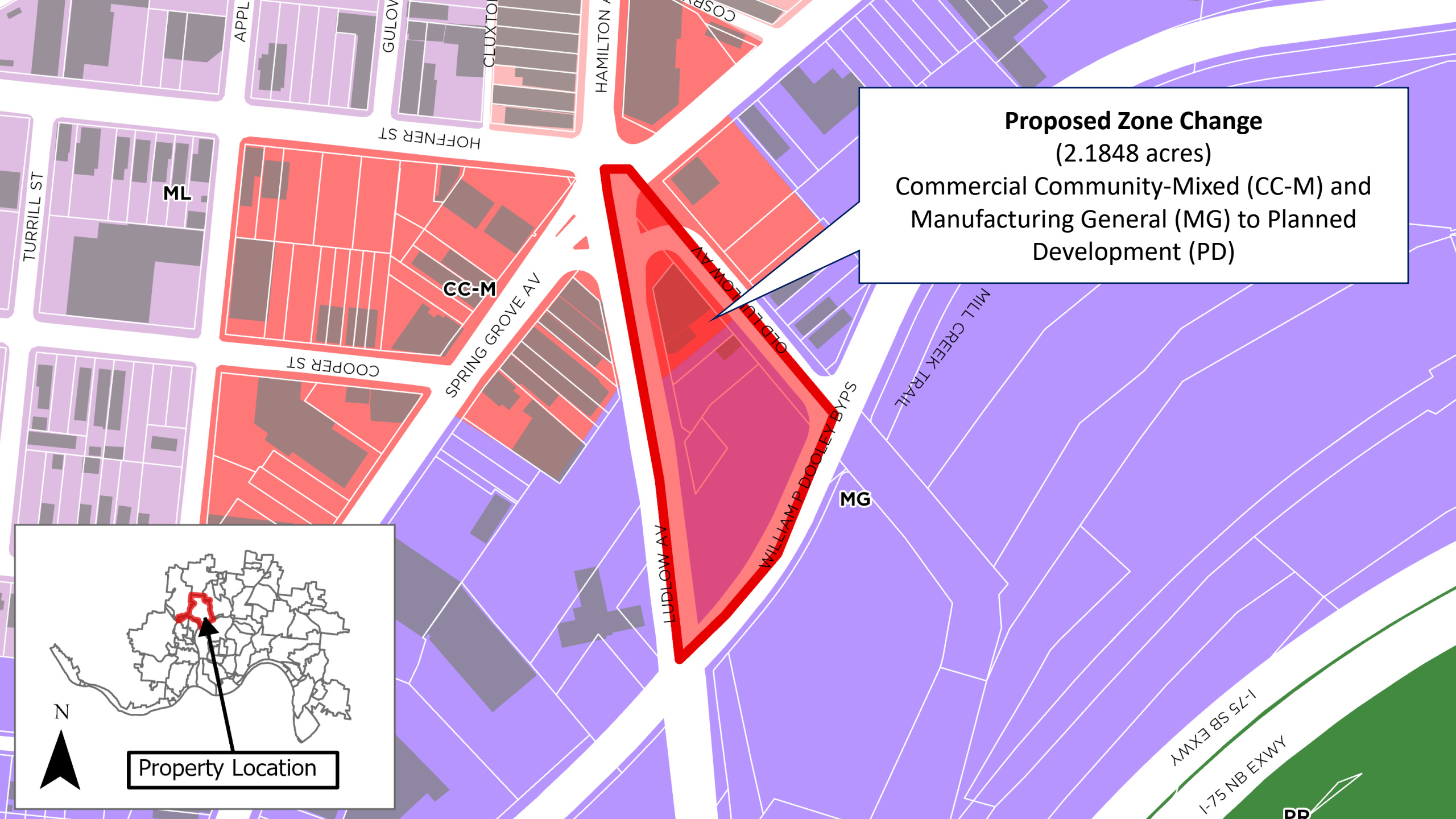
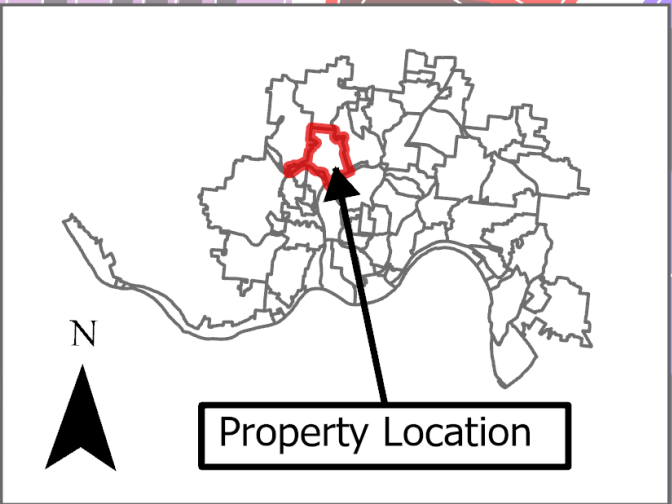
**Equitable Growth & Housing**

February 13, 2024

### Proposed Zone Change

(2.1848 acres)

Commercial Community-Mixed (CC-M) and  
Manufacturing General (MG) to Planned  
Development (PD)



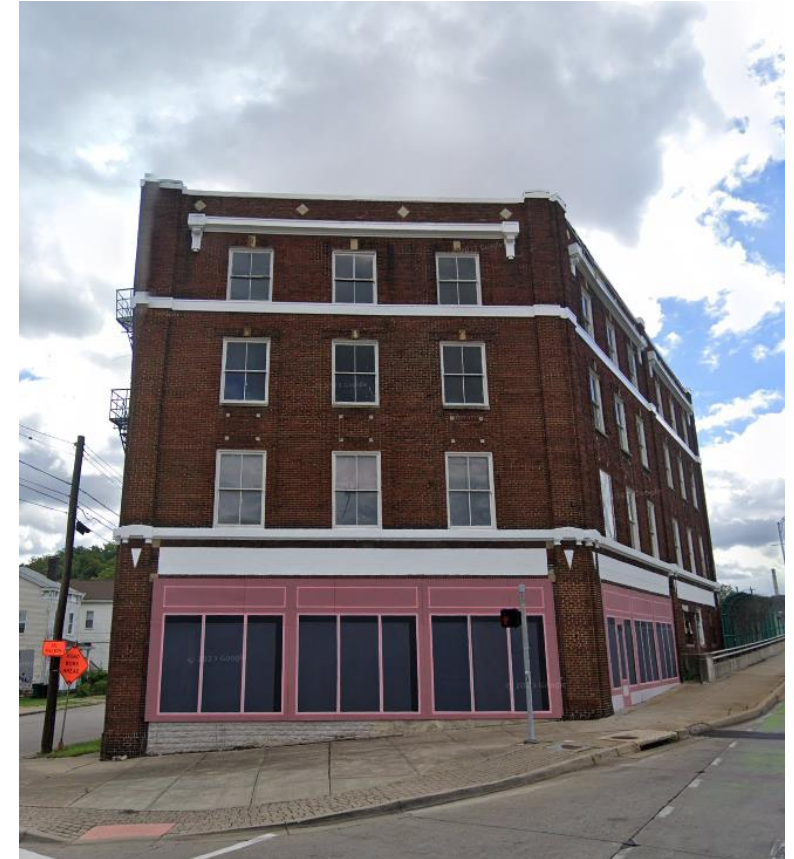
# Background

## Applicants

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH) and Urban Sites

## Seeking

Zone Change to allow development of mixed-use affordable housing project including the reuse of the existing Stagecraft Building and construction of a new building



# Schedule

**February 2024**

OHFA LIHTC Application

**May 2024**

OHFA LIHTC Award

**Summer 2025**

Construction Begins

**Late 2026**

Construction Completion

## Northside Gateway

- 50 to 70 units affordable at or below 60% AMI
- Just over 0.5 parking space/unit
- Minimum 25.5% of site is open space

NOTE: LANDSCAPE PLAN ONLY. SEE CIVIL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS RELATED TO BUILDING FOOTPRINT, SETBACKS, PARKING, PAVING, UTILITIES AND GRADING.

### LANDSCAPE LEGEND

- 1 STAGECRAFT BUILDING
- 2 NEW BUILDING
- 3 NATIVE TREES, TYPICAL
- 4 NATIVE PLANTING AREA
- 5 NATIVE PLANTING AREA WET TOLERANT



**Old Stagecraft Building**

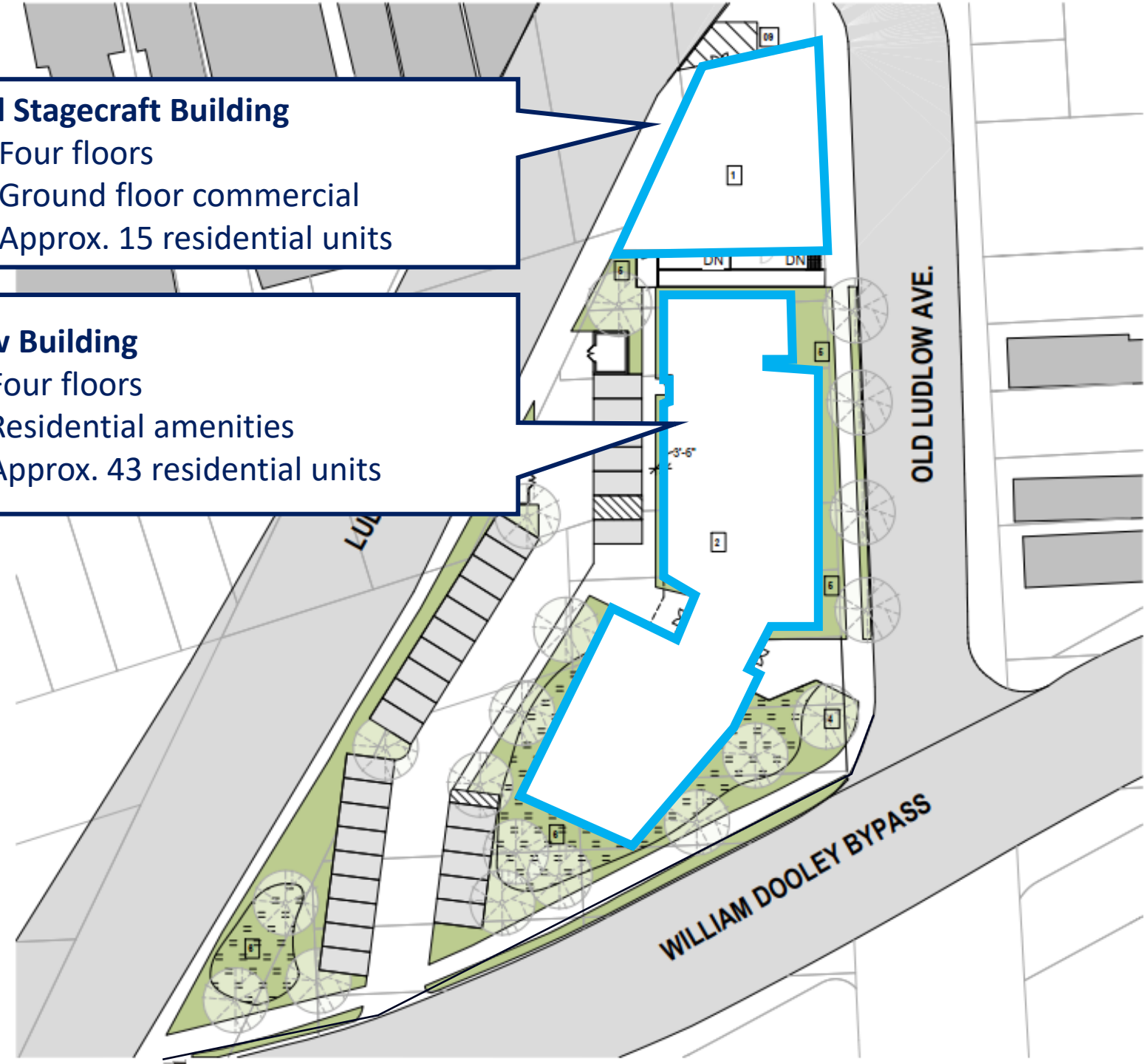
- Four floors
- Ground floor commercial
- Approx. 15 residential units

**New Building**

- Four floors
- Residential amenities
- Approx. 43 residential units

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# Requirements for Planned Development

Per **§1429-05** of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- **Minimum Area**
- **Ownership**
- **Multiple Buildings on a Lot**
- **Historic Landmark District**
- **Hillside Overlay District**
- **Urban Design Overlay**

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# Concept Plan and Program Development

According to **§1429-09** of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement must include text or diagrams that specify:

- **Plan Elements**
- **Ownership**
- **Schedule**
- **Preliminary Reviews**
- **Density and Open Space**

# Public Comment & Notification

## **Notification** – Staff Conference, Community Engagement Meeting, and CPC Meeting

- Mailed notification to applicants, Northside Community Council, Northside Business Association, and property owners within 400-feet

## **Joint Virtual Public Staff Conference and CEM** – January 3, 2024

- Applicants, City staff, and two members from the public were in attendance
- Letters of support from Northside Community Council and Northside Business Association

## **City Planning Commission** – January 19, 2024

# Departmental Review & Comments

## **Coordinated Report Circulated – 2020 and 2022**

- DPS approval contingent on moving current operations
- Utility coordination and additional easements noted

## **Coordinated Site Review (CSR) – January 2, 2024**

- Letter outlines additional requirements needed to be met before permitting
- CSR team will review Final Development Plan

# Consistency with Plans

## Plan Cincinnati (2012)

### Live & Sustain Goals

“Create a more **livable community**” (p. 156), “Provide a **full spectrum of housing options**, and improve housing quality and **affordability**” (p. 164), and “Preserve our natural and **built environment**” (p. 193)

## Northside Comprehensive Land Use Plan (2014)

### Live & Sustain Goals

“Improve the quality and availability of **affordable and market rate rental housing**” (p. 91) and “Enhance the **architecturally historic, pedestrian streetscape** and ‘green’ character of the neighborhood **and preserve our natural environment**” (p. 89)

# Conclusions

1. The zone change and Concept Plan is **consistent** with the Goals in the Live Initiative Area and a Goal, Strategy, and Action Step in the Sustain Initiative Area of **Plan Cincinnati (2012)**. It is also **consistent** with Goals in the Live and Sustain areas identified in the **Northside Comprehensive Land Use Plan**.
2. The PD zoning is **appropriate** in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD for a site **that allows for the development of affordable units through a new and existing structure**.
3. The PD zoning district requires a **more extensive public process** than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

# Recommendation

**The City Planning Commission recommends that City Council take the following actions:**

**ACCEPT** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as detailed on page 9 of the report; and

**APPROVE** the proposed zone change at 3925 and 3927 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.