

September 13, 2022

To: Members of the Equitable Growth and Housing Committee
From: John P. Curp, Interim City Manager 202201658
Subject: Ordinance for the Rezoning of 3002-3026 Woodburn Avenue in Evanston

Transmitted is Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3002-3026 Woodburn Avenue in the Evanston Neighborhood from the RMX, “Residential Mixed,” zoning district to the RM-0.7, “Residential Multi-Family,” zoning district to facilitate the construction of a 29-home single-family development.

The City Planning Commission recommended approval of the plan at its August 5, 2022 meeting.

Summary:

The petitioner, Onyx + East, requests a zone change at 3002 through 3026 Woodburn Avenue in Evanston from Residential Mixed (RMX) to Residential Multi-Family (RM-0.7) to permit the future construction of 29 single-family attached and detached residences on their own separate lots. The proposed zone change will allow the planned future construction of 29 detached and attached single-family homes.

There will be 26 townhomes (two-to-three-bedroom units) and three (3) four-bedroom, single-family homes on the site with a newly created private street with intended access from Woodburn Avenue. Each of these proposed residences will have rear facing garages, with the private streets allowing access. Most of the proposed residences will have the front of the structures face the street on Woodburn Avenue and DeSales Lane, with the three, single-family detached homes in the northeast portion of the project site. Three different varieties of floor plans are being proposed.

The City Planning Commission recommended the following on August 5, 2022, to City Council:

APPROVE the proposed change in zoning from Residential Mixed (RMX) to Residential Multifamily (RM-0.7) at 3002-3026 Woodburn Avenue in Evanston.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement