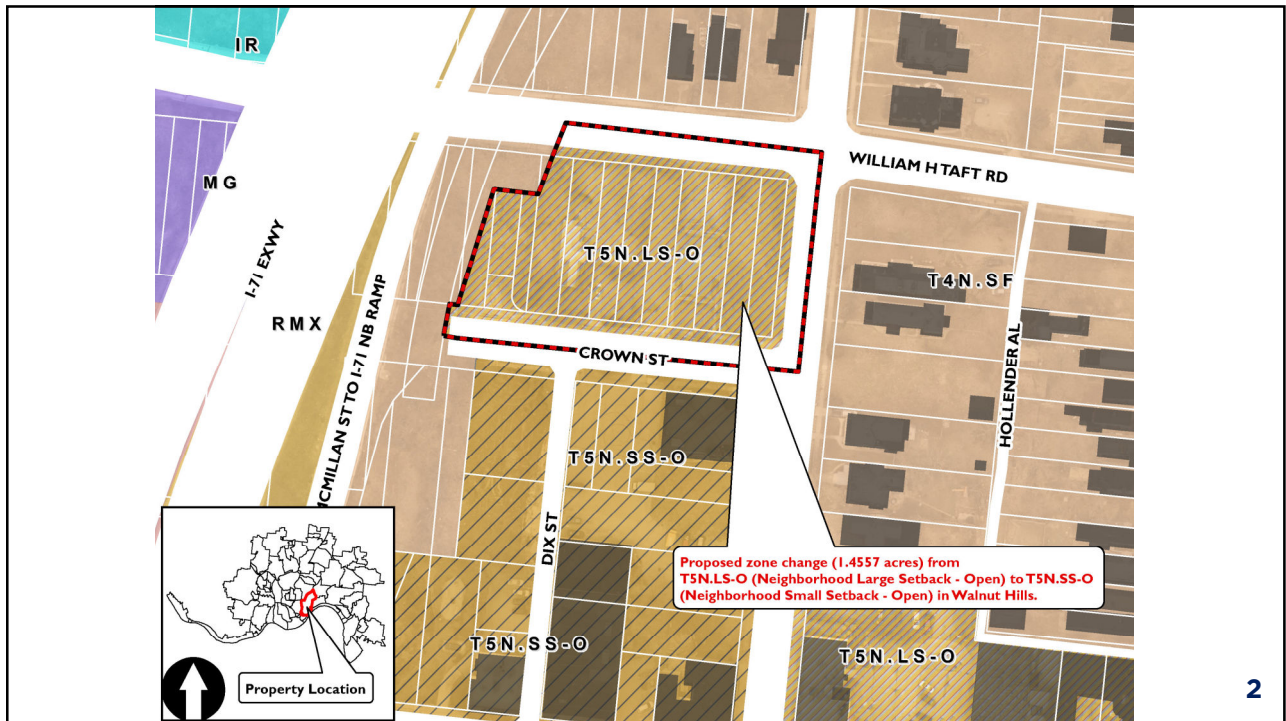


Proposed Zone Change at 644-664 Crown Street in Walnut Hills

Equitable Growth & Housing Committee
March 14, 2023

1



2

Proposed Zone Change

Existing Zoning District:

T5N.LS-O - Neighborhood Large Setback - Open

- Does *not* permit rowhouses
- Intended to provide a variety of urban housing choices, in **medium-to-large footprint**, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone and support public transportation alternatives

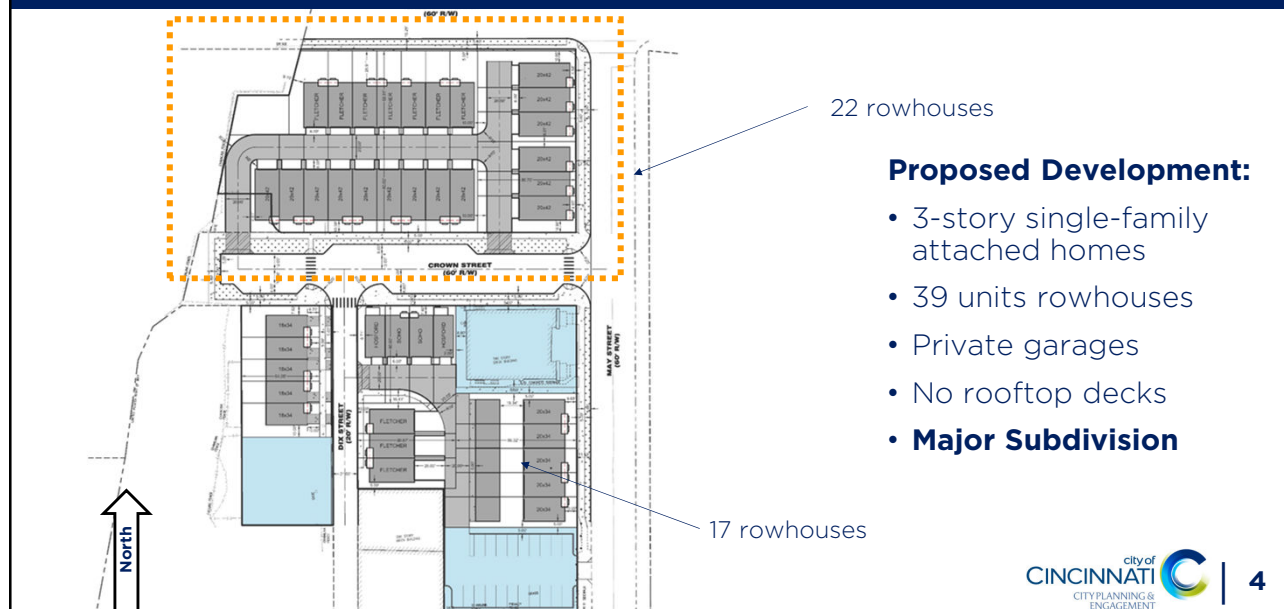
Proposed Zoning District:

T5N.SS-O - Neighborhood **Small** Setback - Open

- **Permits rowhouses**
- Intended to provide same choices as Large Setback, but permits a **small-to-medium footprint** with the building close to the ROW and **small-to-zero setback requirements**.

3

Future of the Subject Property



4

Coordinated Site Review

- **Coordinated Site Review (Zone Change)**
 - November 2022
- **Coordinated Site Review (Major Subdivision)**
 - Will have to come back through CSR to divide the 39 lots individually + SIP (and then Final Plat)
 - Needs further zoning review
 - If additional variances or zoning relief is needed, the applicant team may additionally request this through this process or through ZHE
 - Work with associated departments to obtain further permits

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Public Comment

- **Engagement Efforts by Onyx + East**
 - Met with Walnut Hills Area Council (Exhibit G)
- **Public Staff Conference**
 - Held on January 12, 2023
- **Mailed Notification for Staff Conference and City Planning Commission**
 - 400' of subject property to adjacent property owners, Walnut Hills Area Council and Walnut Hills Redevelopment Foundation
- **Letter of Support Submitted**
- **City Planning Commission** – approved February 17, 2023

6

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “create a more livable community” (p. 156) through the **strategy** to “support and stabilize our neighborhoods” (p.160)

Walnut Hills Reinvestment Plan (2017)

Goal to “update the zoning map to support the neighborhood and reinvestment plan” (p. 42).

7

Conclusions

Proposed zone change would:

- Be consistent with the existing surrounding zoning districts and built environment
- Permit rowhouses
- Permit homes to have smaller setbacks, allowing closer proximity to the sidewalks and street and enhancing the pedestrian environment

8

CPC Recommendation

City Planning Commission recommends the following action:

APPROVE the proposed zone change from **T5N.LS-O** - Neighborhood Large Setback - Open to **T5N.SS-O** - Neighborhood Small Setback - Open located at 644-664 Crown Street in Walnut Hills.