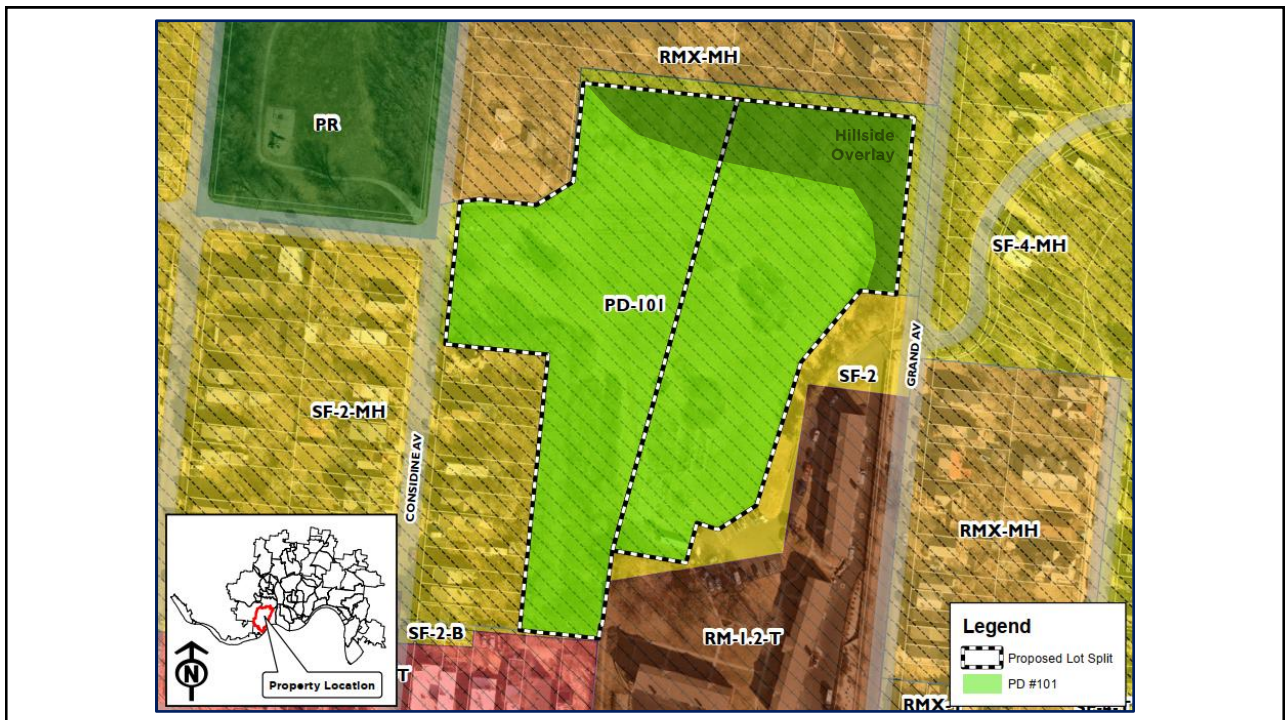


Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 Santa Maria Community Services in East Price Hill

Equitable Growth & Housing Committee

March 11, 2025



Background

Developer

- Santa Maria Community Services
- Provides resources to build strong families, promote healthy residents, and foster neighborhood revitalization



Background

Project

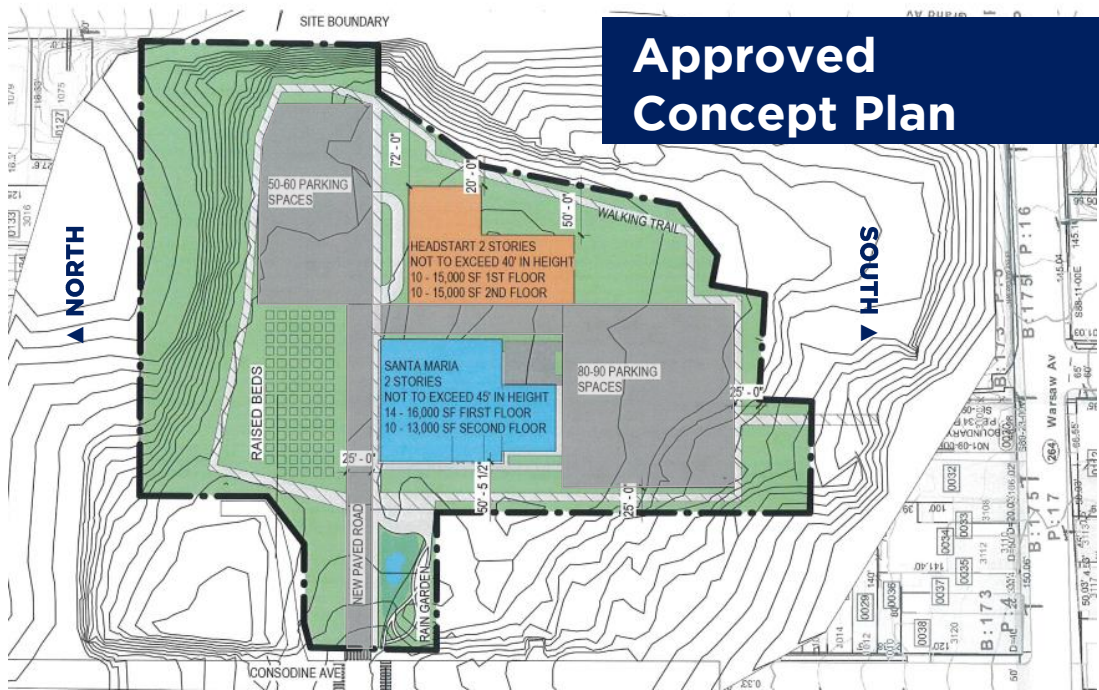
- Community Service Facility (Santa Maria)
- Daycare Center (HC-Cincinnati Community Action Agency HeadStart)



Site View from Considine Ave



Approved Concept Plan

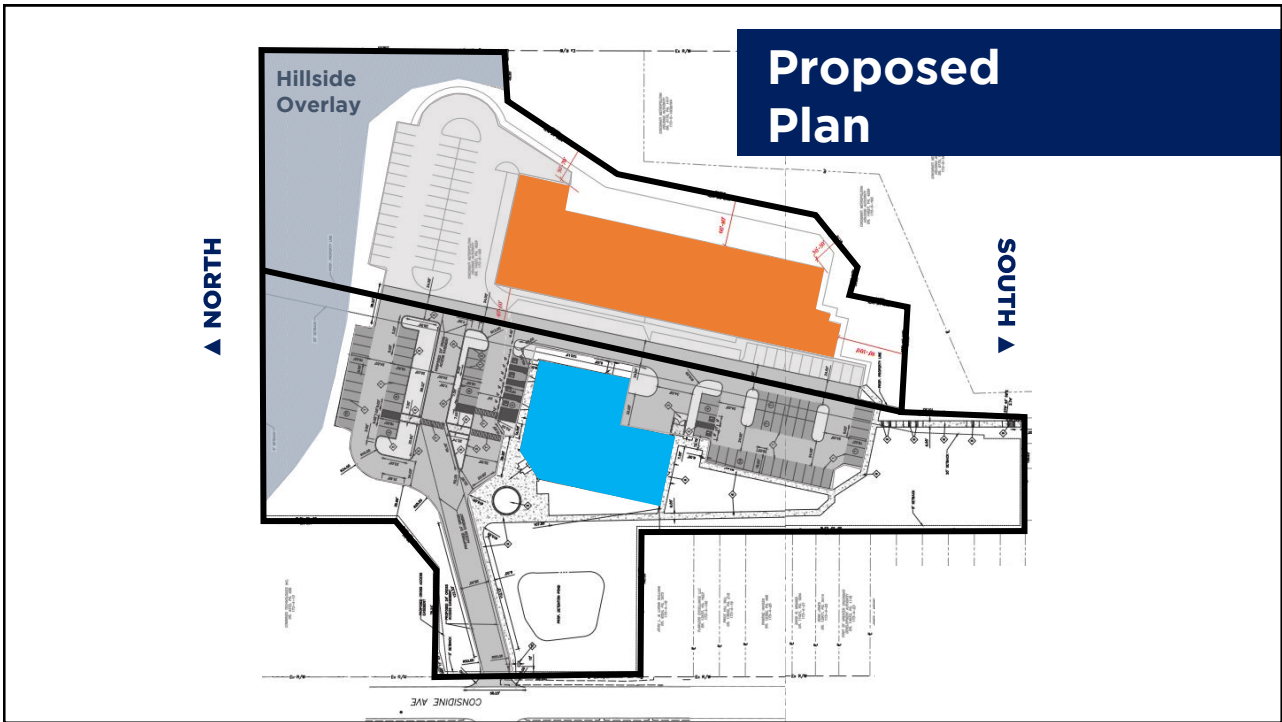
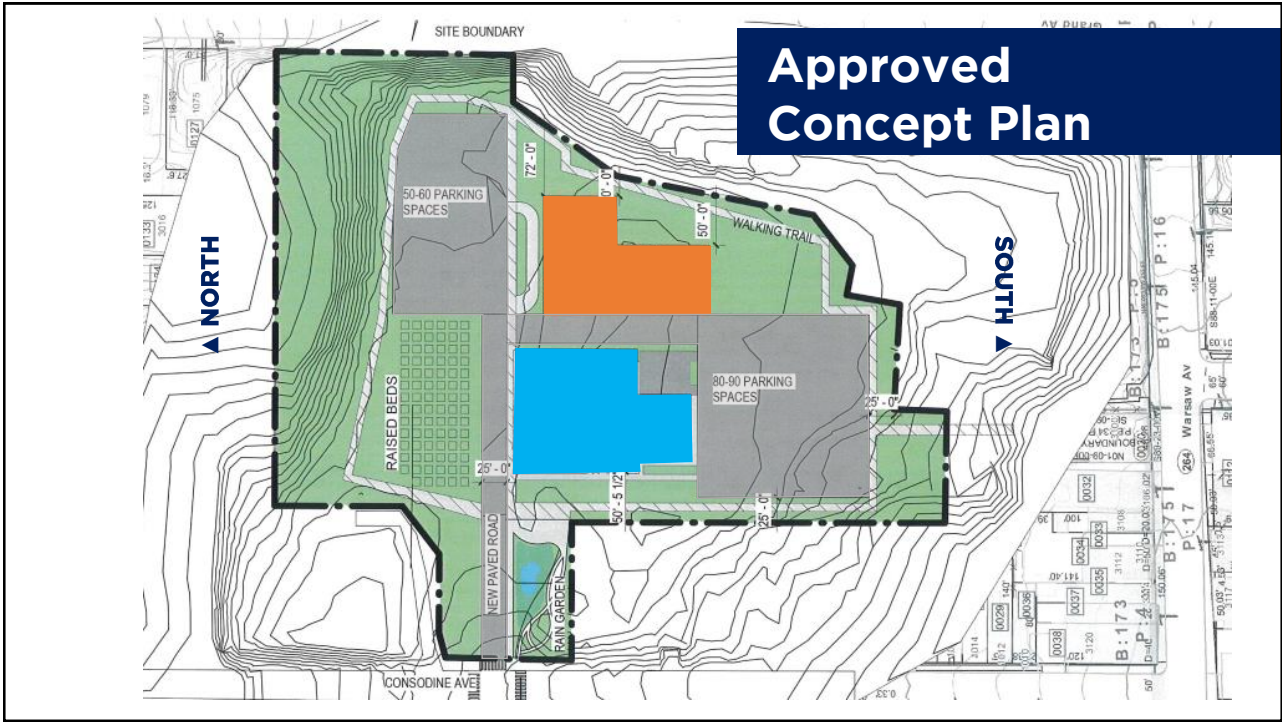


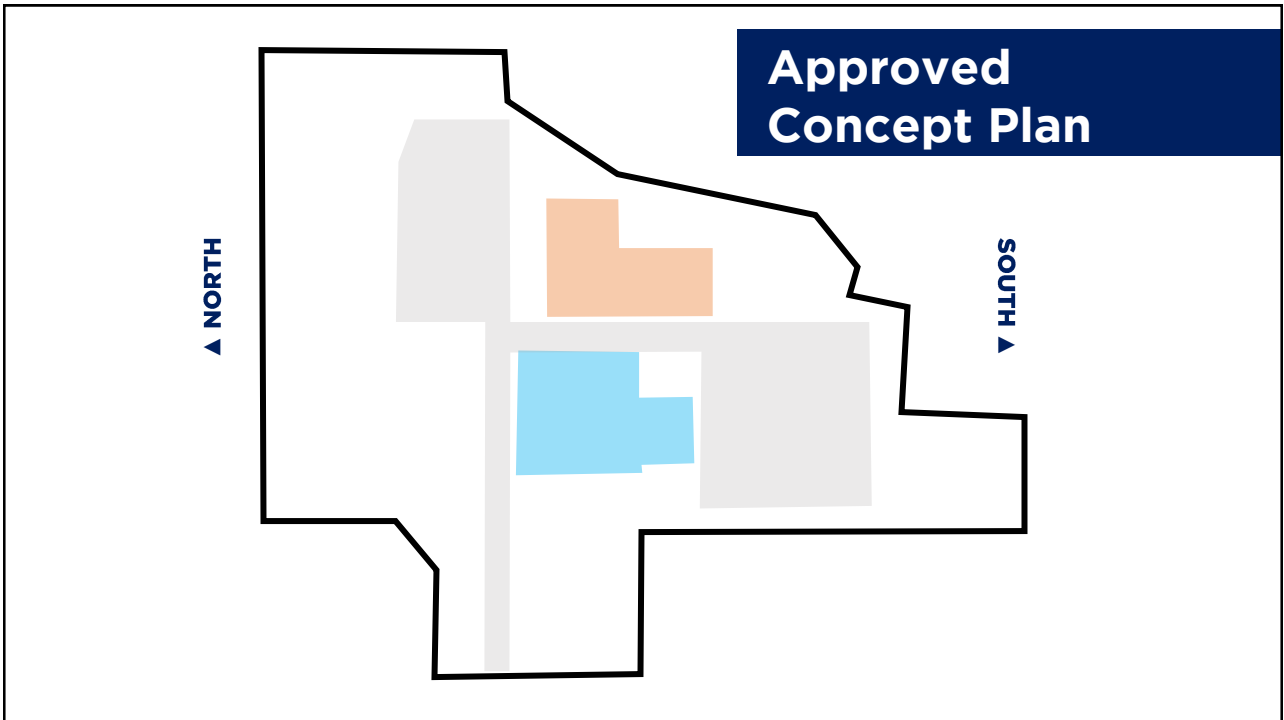
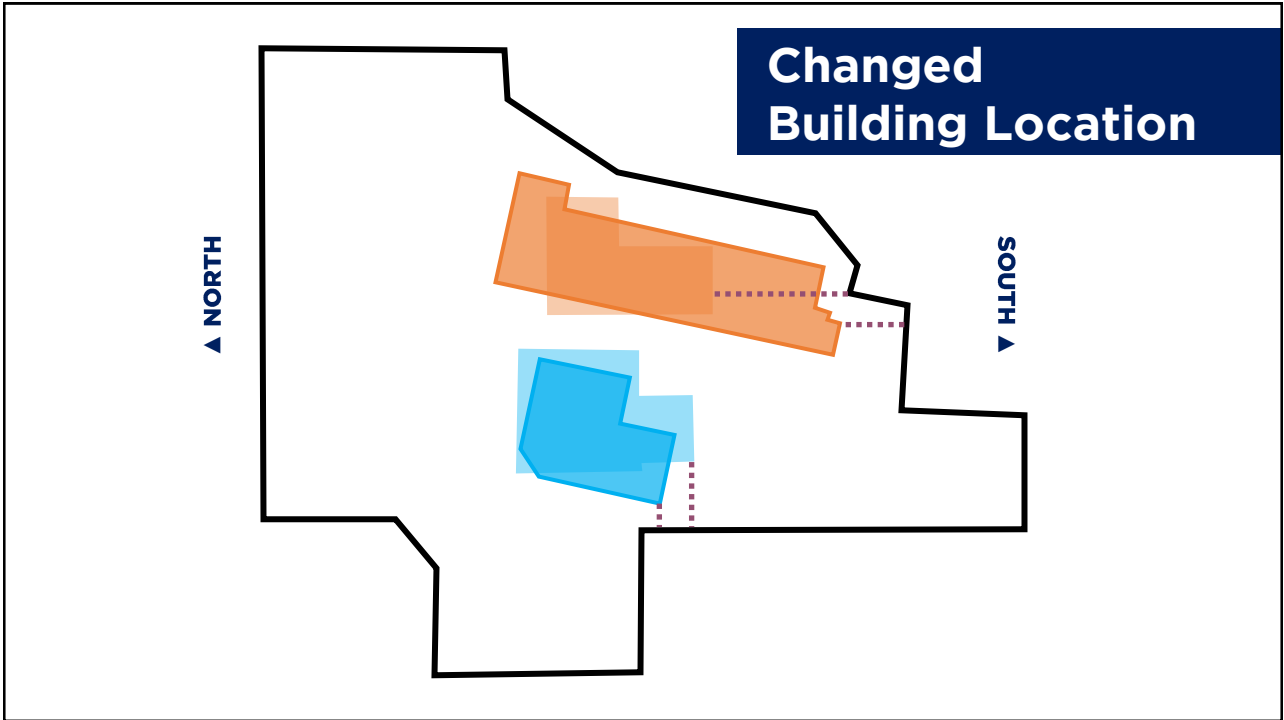


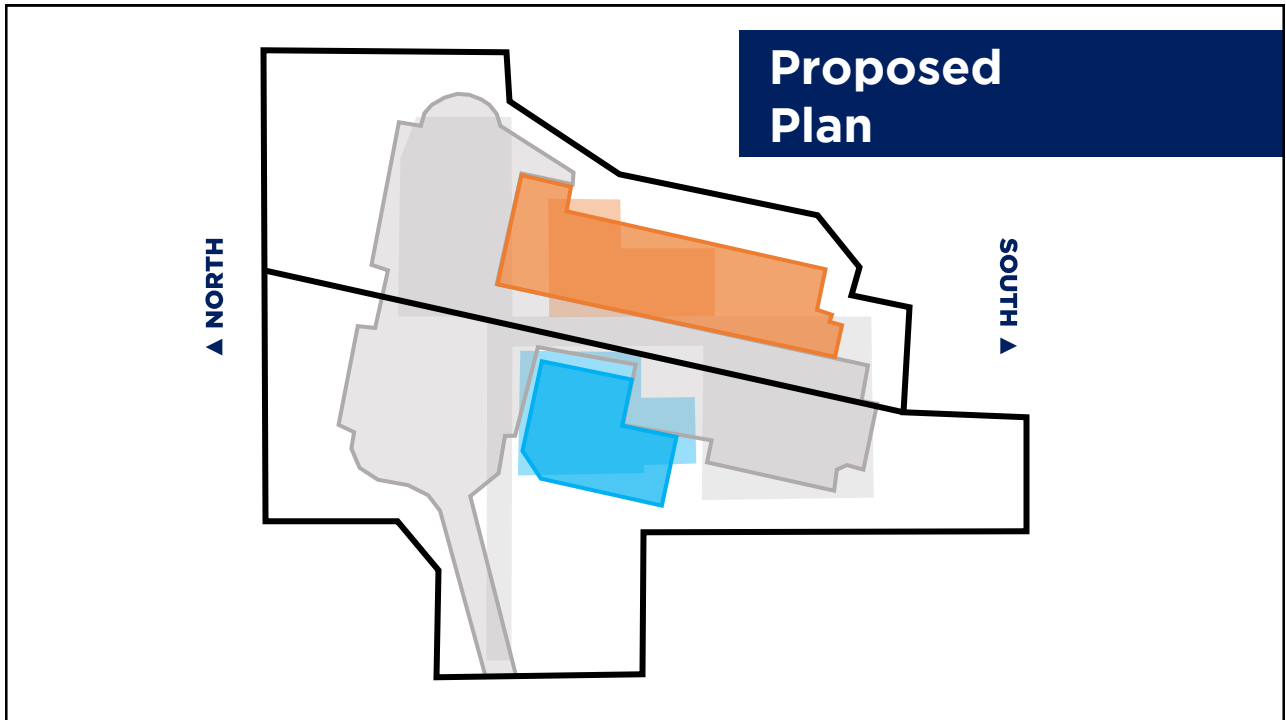
Major Amendment

The requested Major Amendment is considered such because it proposes to

- **Allow buildings closer to the perimeter property lines** than established in the approved Concept Plan.







Basic Requirements of a PD

- a. Minimum Area
- b. Ownership
- c. Multiple Buildings on a Lot
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

Basic Requirements of a PD

- a. **Minimum Area**
- b. **Ownership**
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- f. Urban Design Overlay Districts

Concept Plan & Development Program Statement

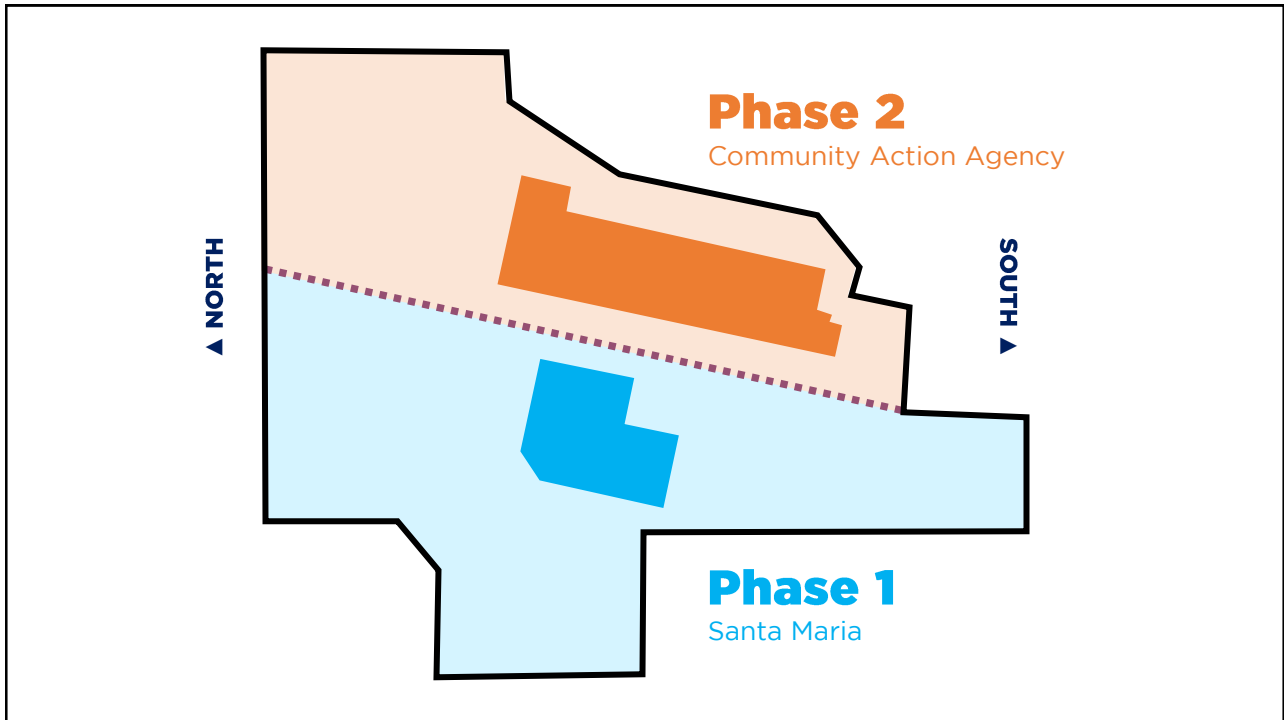
- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership – CMHA → Santa Maria and CAA
- c. Schedule – 2 Phases
- d. Preliminary Reviews
- e. Density and Open Space



Coordinated Site Review

- **Preliminary Design Review:** July 2023
- **Development Design Review:** November 2024

No concerns were identified in the most recent review.

Public Comment

- **Virtual Public Staff Conference**
January 23, 2025
 - General support for the project overall
- **Letter of Support from EPHIA**
November 15, 2021
- **Letter of Support (Subdivision) from EPHIA**
January 30, 2025

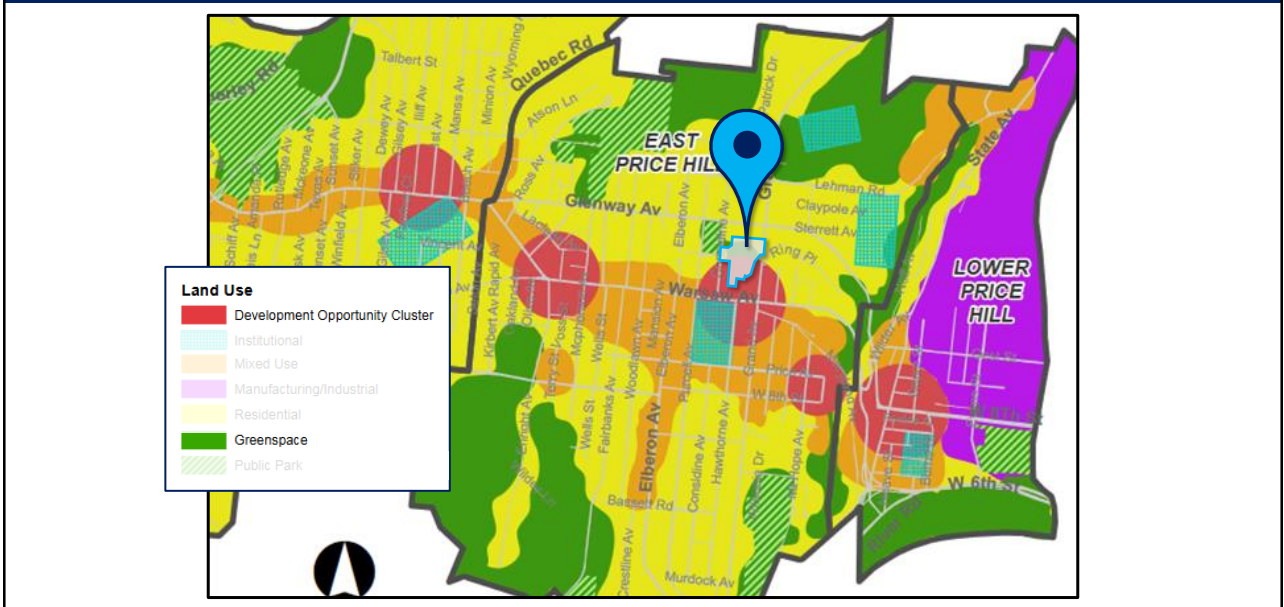
Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Build a robust public life

Strategy: Create a welcoming civic atmosphere

Consistency with *Price Hill Plan* (2015)



Consistency with *Price Hill Plan* (2015)

Community Theme

Goal: Make Price Hill a very neighborly, safe, and family-friendly community in which to live, work, and play

Analysis

- The project will **reactivate a currently vacant property** in East Price Hill
- The proposed development will **provide beneficial services** to the surrounding community through two reputable Cincinnati organizations
- The proposed changes in the Major Amendment were **necessitated by the soil and hillside conditions** on the site
- The project is **supported by the neighborhood**
- The proposed Major Amendment **is in compliance with all applicable purposes and requirements** for PDs and Amendments

Recommendation

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

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for PD #101, Santa Maria Community Services.