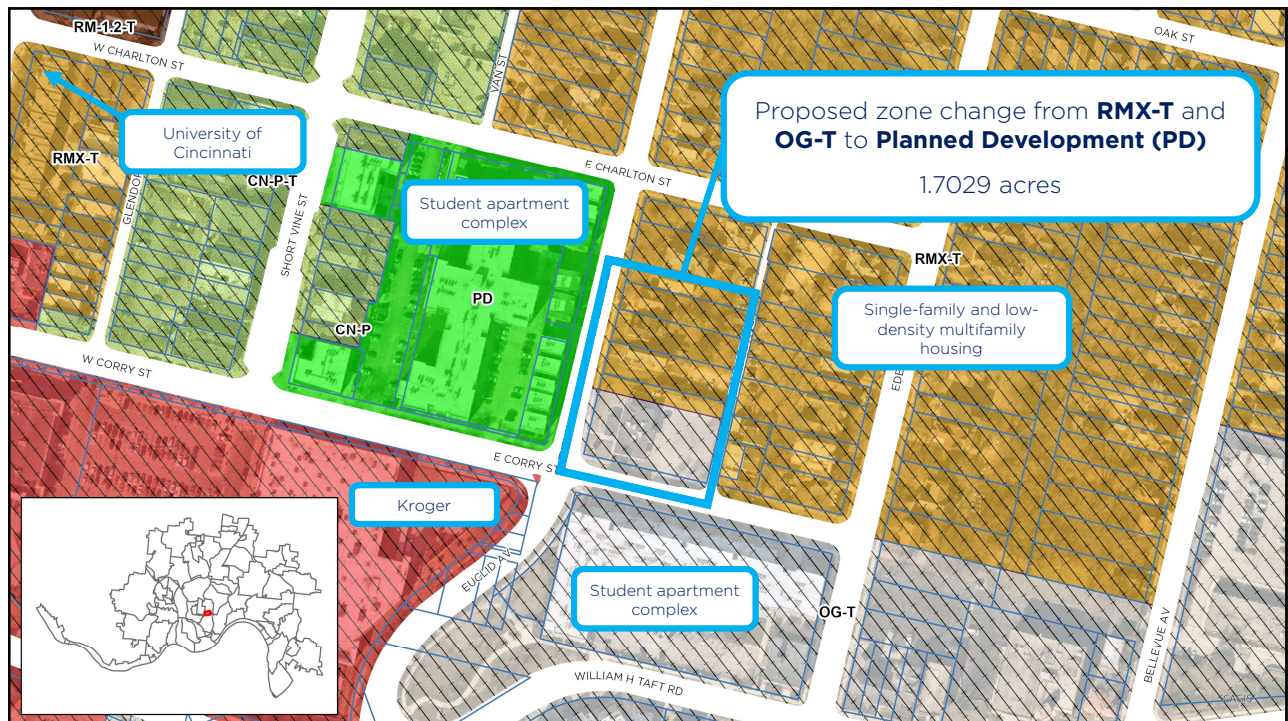


# Proposed Zone Change from RMX-T and OG-T to Planned Development at 2608-2622 Euclid Avenue in Corryville

Equitable Growth & Housing Committee  
March 11, 2025

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# Background

## Applicant

Kingsley + Co.



## Timeline

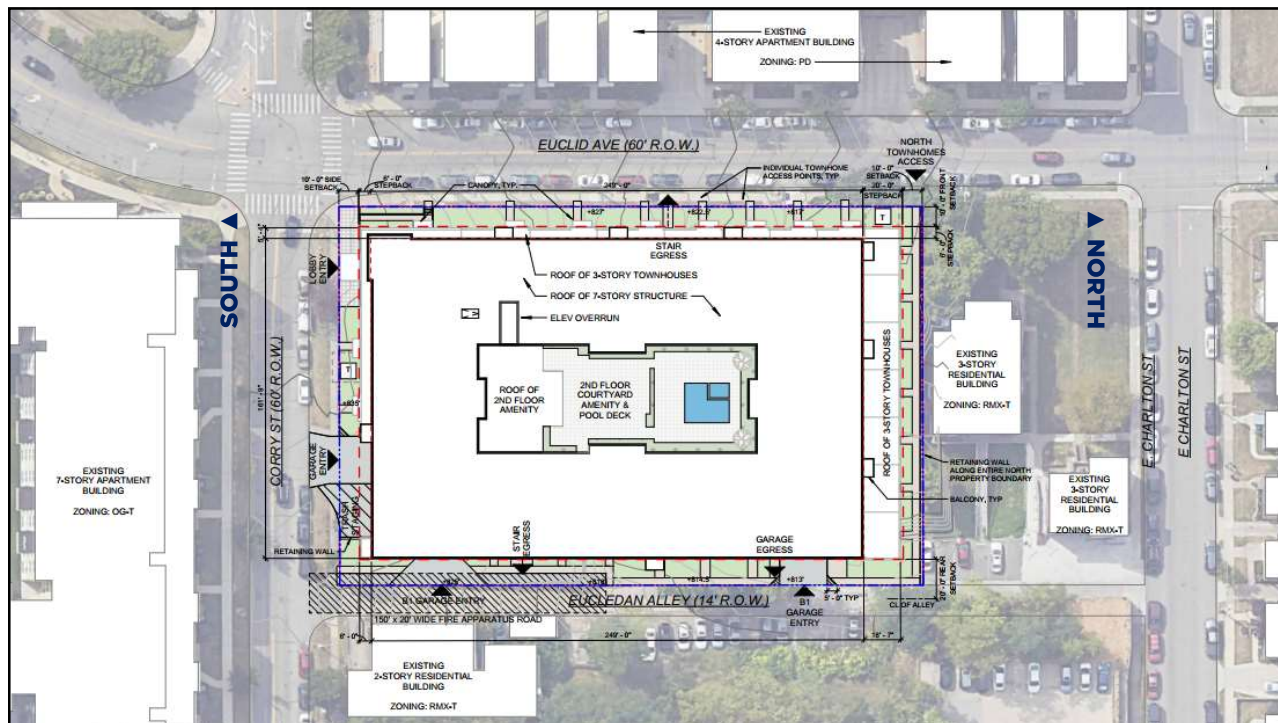
Application for a zone change to PD completed in December 2024.

## Proposal

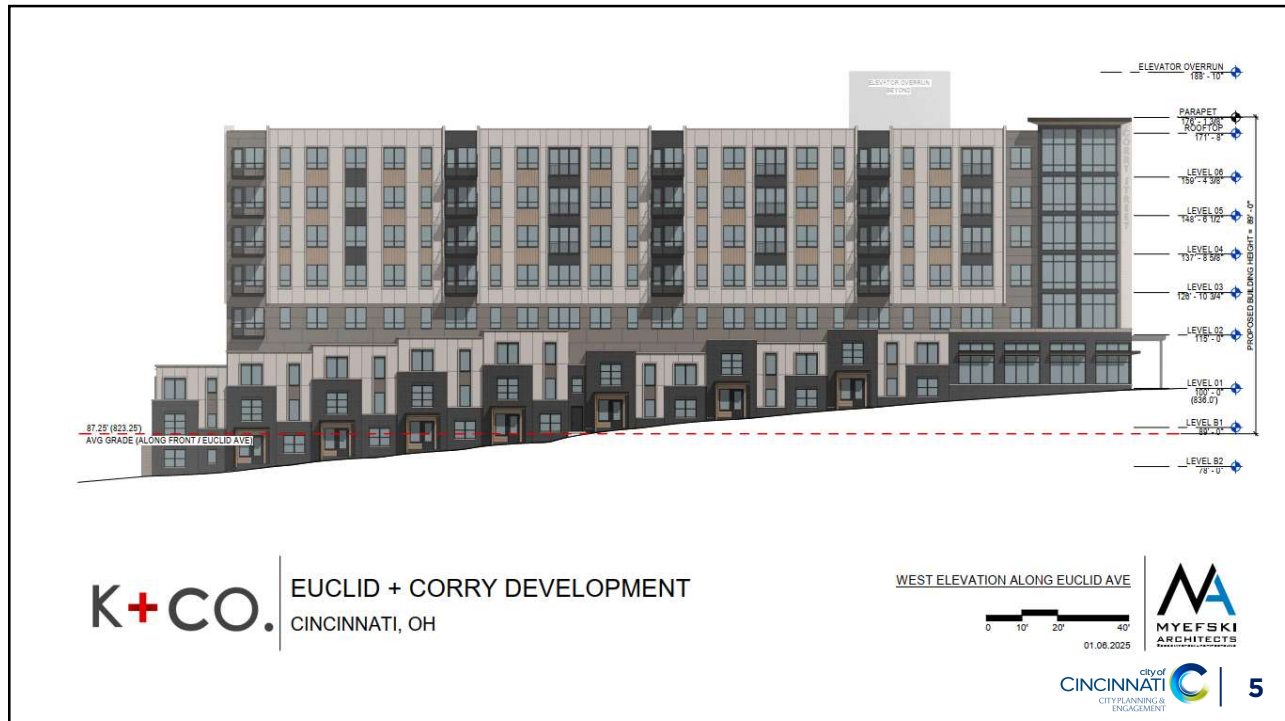
Zone change for a student housing development.



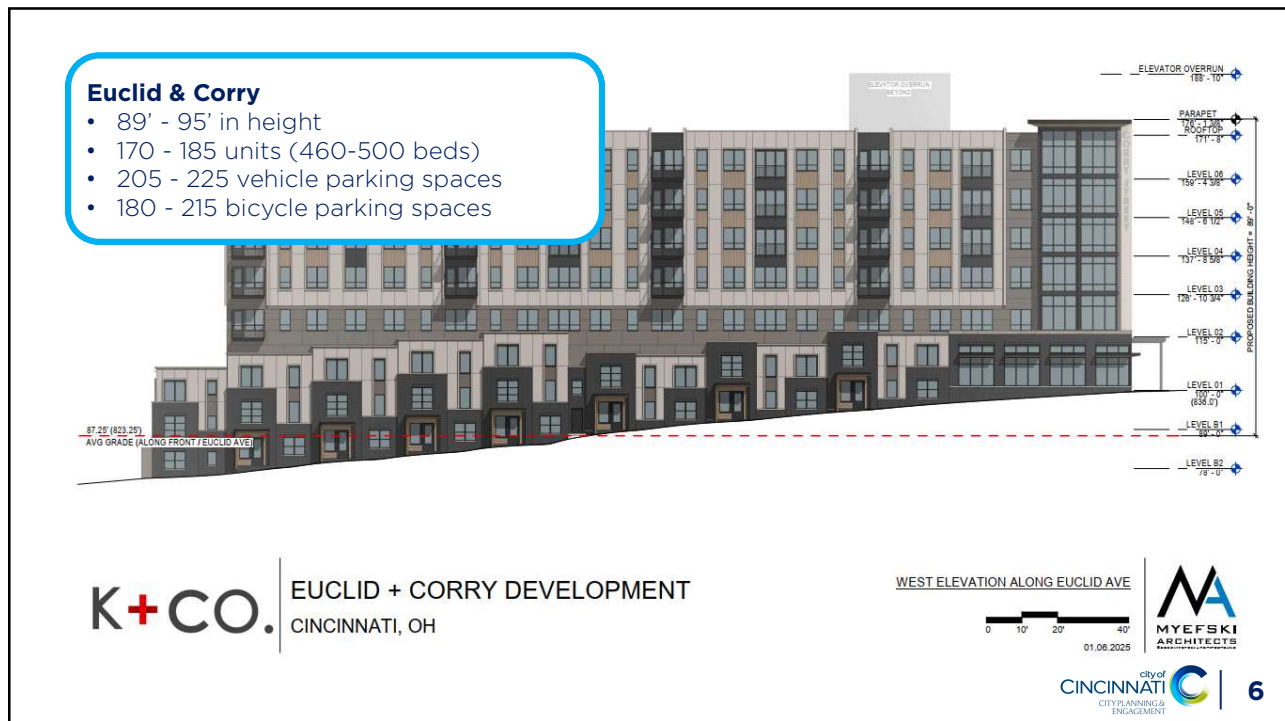
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## Why PD?

### RMX-T

#### Variations Required:

- **Height** of 28'
- **Setback**

### OG-T

#### Variations Required:

- **FAR** of 1.69 or 96,000
- **Setback**
- **Conditional Use** for first floor residential use

In both cases, the **required variations** would likely be **prohibitive** to the proposed development

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## §1429-05: Basic Requirements of a PD

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

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## §1429-05: Basic Requirements of a PD

- (a) **Minimum Area**
- (b) **Ownership**
- (c) **Multiple Buildings on a Lot**
- (d) **Historic Landmarks and Districts** – Not applicable
- (e) **Hillside Overlay** – Not applicable
- (f) **Urban Design Overlay District** – Not applicable

## §1429-09: Concept Plan & Program Statement

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

## §1429-09: Concept Plan & Program Statement

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

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## Coordinated Site Review

### Development Design Review | November 2024

- No objections.
- Additional requirements for permits:
  - **DOT** will require a Traffic Impact Study.
  - **SMU** will require an Erosion and Sediment Control Plan.

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## Review and Public Comment

### Public Comment and Notification

- Mailed notification to applicants, Corryville Community Council, Mt. Auburn Community Council, and property owners within 400-feet

### Other Correspondence

- Letter of support from Corryville Community Council
- 128 letters of support from residents
- 6 letters of opposition

## Review and Public Comment

### Public Staff Conference | January 7, 2025

- 27 members of the public attended.
- General support of the proposed use for student housing.
- Concern about the number of cars the project could bring to the street, and its effect on the already limited on-street parking availability. Concerns also about the temporary removal of on-street parking spaces during construction.

# Public Comment and Engagement

## Public Staff Conference | January 7, 2025

- 27 members of the public attended.
- General support of the proposed use for student housing.
- Concern about the number of cars the project could bring to the street, and its effect on the already limited on-street parking availability. Concerns also about the temporary removal of on-street parking spaces during construction.

In response, the applicant **revised the plan** to include **more vehicular and bicycle parking.**

**Original: 165-180** parking spaces, **170-200** bicycle spaces

**Revised: 205-225** parking spaces, **180-215** bicycle spaces

# Consistency with Plans

## *Plan Cincinnati (2012)*

### Live Initiative Area

**Goal** to “Provide a full spectrum of housing options, and improve housing quality and affordability” and the **strategy** “Offer housing options of varied sizes and types for residents at all stages of life.”

## *Green Cincinnati Plan (2023)*

### Building & Energy Focus Area

**Goal** to “Reduce building emissions 30% from 2021 levels by 2030” and the **strategy** “Decrease energy usage in new buildings through adoption of energy efficiency and electrification technologies.”

## *University Impact Area Solutions Study (2016)*

### Housing Area

**Goal** to “Develop and maintain quality housing.”



## Analysis

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

## Recommendation

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.