

Economic Growth & Zoning Committee | April 27, 2021

Zoning Map - Existing MONASTERYST PR SF-2 Foster's **PAVILION ST** PANEROS DE DA **Point** CN-P OG SF-2 MARINECO T.M. Berry International Friendship Park RAMPTOCOUTHELARING OREGON/ST PD RM-I.2 PR COLUMBIA PROMY RM-2.0 KILGOURST PR HIGHWAY RAMP ¿.Captain's Vatch Adam's Montgomery Place Inn PR

Zoning Map - Pre-2004 B-4 R<del>-</del>6 R-6T Gaine R±6 B-2 R-6T MARTINICE T.M. Berry International Friendship/Park RAMP TO COLUMBIA RECORY OREGONST R-7 BAUMST COLUMBIA PRIMY RF-1 R<del>-</del>6 KILGOURST DD HIGHWAY RAMP Captain's Adam's Montgomery

Zoning Map - Proposed PR SF-2 Foster's CN-P PAVILION ST **Point** PD=17 OG SF-2 CELESTIAL'ST > MARINER RM-0.7 T.M. Berry International RM-0.7 Friendship Park RM-0.7 OREGONST RM-1.2 BAUMST PR COLUMBIA PKWY RM-2.0 DD PR KILGOURST HIGHWATRAMP PD-17 Captain's Vatch Adam's Montgomery Place DD. Inn PR RF-R

# **Current Zoning District**

### Planned Development #17 (PD-17) | Adams Landing

- Established January 13, 2004 DD existed prior
- Guided by Development Agreement with Towne Properties (City Council Ordinance No. 407-2001)
- No Concept Plan or Development Program Statement for PD-17
- No Final Development Plan submitted for 975 Adams Xing
- Other portions of PD-17 already developed (to remain PD-17)

### Timeline



January 13, 2004

**City Council** 

Approval of Current Zoning code and districts



February 16, 2007

**City Planning Commission** 

Informational update on PD-17 zone changes



March 2, 2021

**Zone Change Petition Submitted** 

Request for 975 Adams Xing only PD-17 to DD zoning



Rezoning of portions of PD-17 recommended. Adams Landing remained within PD-17



**Coordinated Site Review** 

Application Submitted for 975 Adams Xing with question of Zone Change

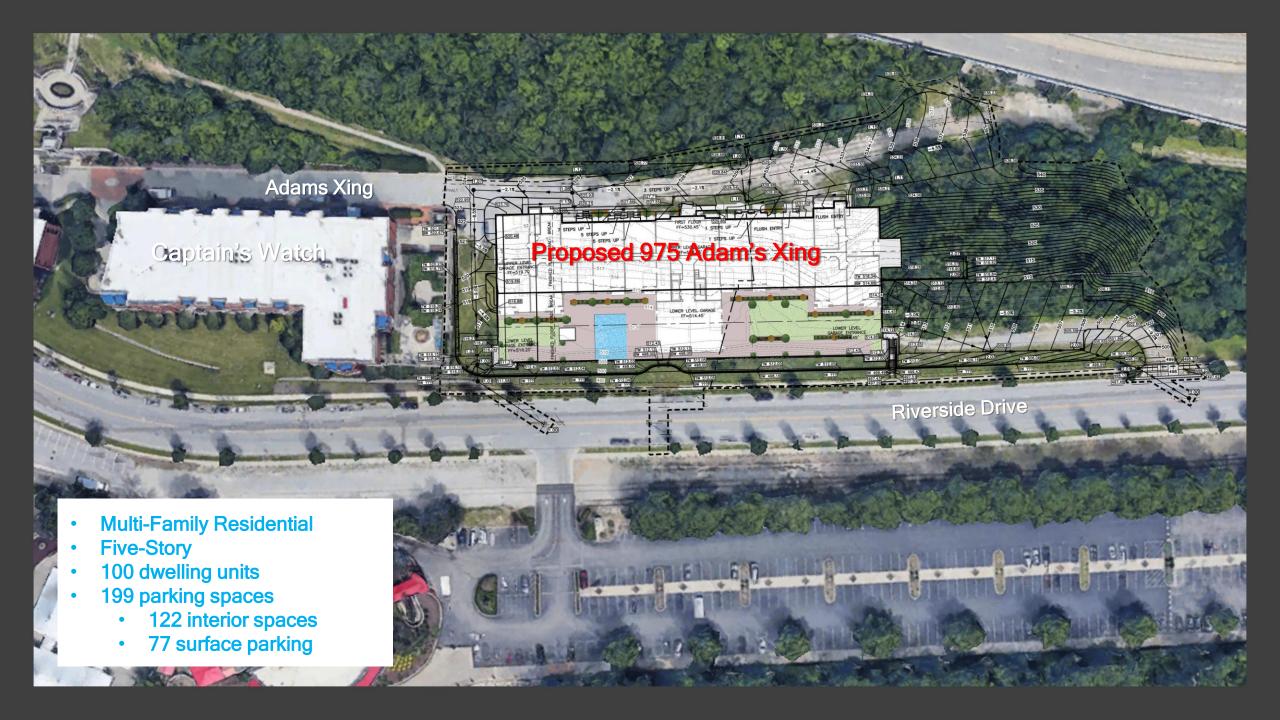
September 2, 2020

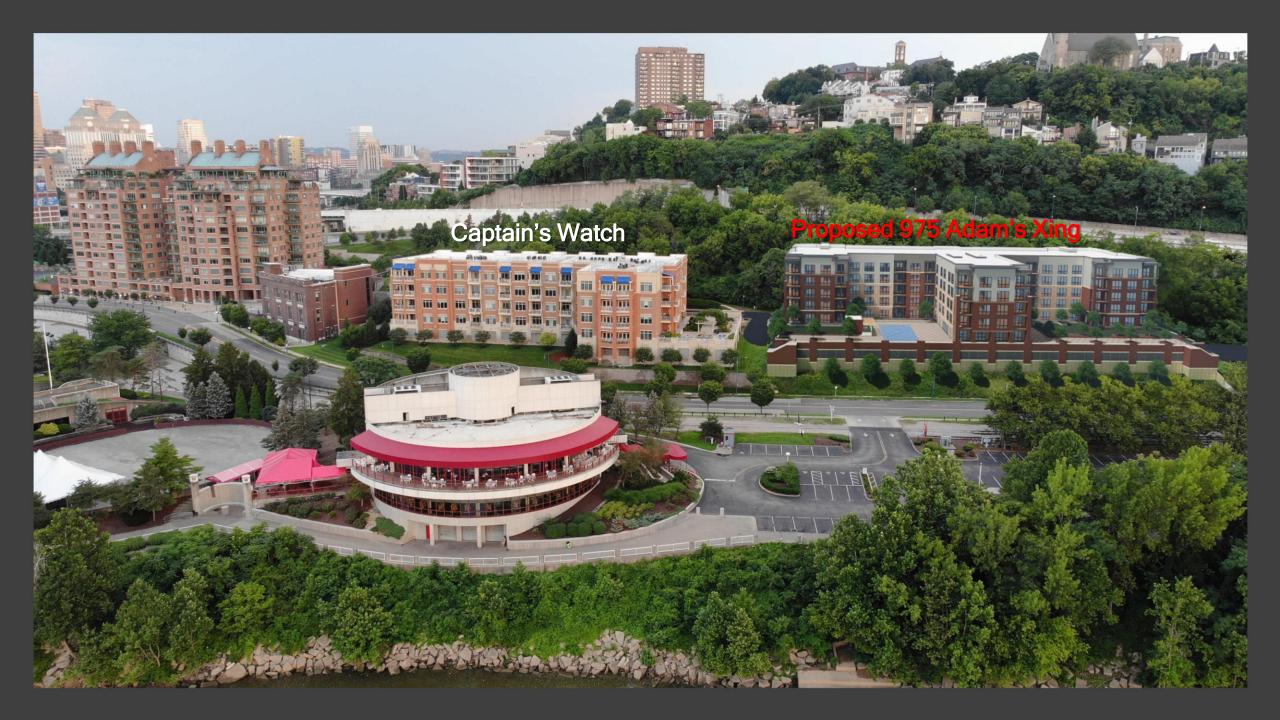
**City Planning Commission** 

Consideration of Zone Change from PD-17 to DD-B

April 2, 2021







## **Amendments to Chapter 1411 Maps**

#### Map 1411-05: Use Subdistrict Overlay

Subdistrict B (adjacent)

#### Map 1411-09: Floor Area Ratio (FAR) Overlay

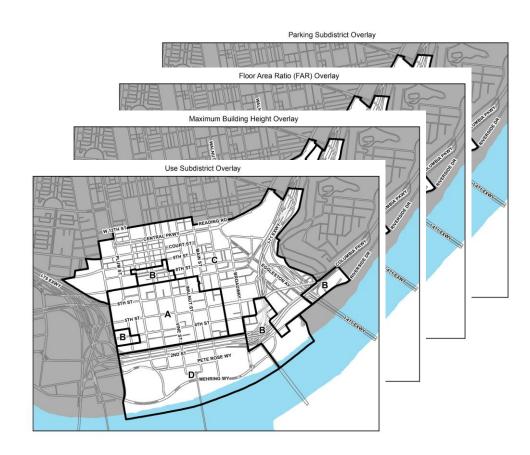
Maximum FAR Overlay of 5

#### Map 1411-13: Maximum Building Height Overlay

Maximum Building Height Overlay of 595 ASL

#### Map 1411-15: Parking Subdistrict Overlay

Subdistrict Y (adjacent)



# Public Engagement

 December 21, 2020 Mt. Adams Civic Association Meeting

 January 8, 2021 Mt. Adams Leadership Meeting

 January 27, 2021 Adam's Place Condo Association

East End Area Council Meeting

Captain's Watch Condo Association

Mt. Adams Leadership Meeting

Virtual Public Staff Conference

- February 8, 2021
- February 15, 2021
- March 16, 2021
- March 22, 2021



### **Review and Public Comment**

- Coordinated Site Review Development Design Review (CPRE200080)
  - September 22, 2020 Advisory Team Meeting
  - September 29, 2020 w/ Client Meeting
- Public Comment and Notification
  - Mailing/Email Notification
    - Property owners within 400' of subject property and all owners within PD-17
    - East End Area Council and Mount Adams Civic Association
- Virtual Public Staff Conference March 22, 2021
  - Viewshed protection, parking and circulation, building height, impact on other PD-17 properties, guarantee of proposed development from applicant



# Consistency with Plan Cincinnati (2012)

#### **Live Initiative Area**

Goal: Provide a full spectrum of housing options, and improve housing quality and affordability

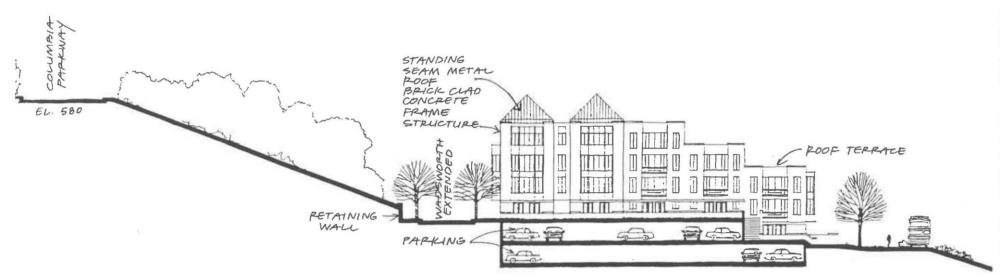
**Strategy:** Provide quality healthy housing for all income levels

Action Step: Improve the quality and number of moderate to high-income rental and homeowner units

# Consistency with East End Riverfront Community Development Plan (1992)

### Section 4.6 | Large Parcel Development

"New residential development should be compatible in scale and massing to the approved Adam's Landing development. The height and articulation of the building masses should serve to frame views from portions along and above Eastern Avenue and Columbia Parkway"



## **Analysis and Conclusions**

- Existing PD-17 does not allow for development of the property as there is no Concept Plan or Development Program Statement
- The DD district existed on the property prior to PD-17
- The uses and development standards of the DD-B district are compatible with surrounding uses and built environment
- Chapter 1411 maps will be amended to reflect appropriate subdistricts and overlays related to parking, building height, floor area ratio, and uses
- Consistent with *Plan Cincinnati* (2012) and the *East End Riverfront Community Development Plan* (1992)

### Recommendation

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

APPROVE the zone change from Planned Development #17 (PD) to Downtown Development - Residential (DD-B) at 975 Adams Xing in the East End; and

**APPROVE** the modifications to the maps in Chapter 1411 - Downtown Development Districts as outlined on pages 3 - 4 of the Staff Report

