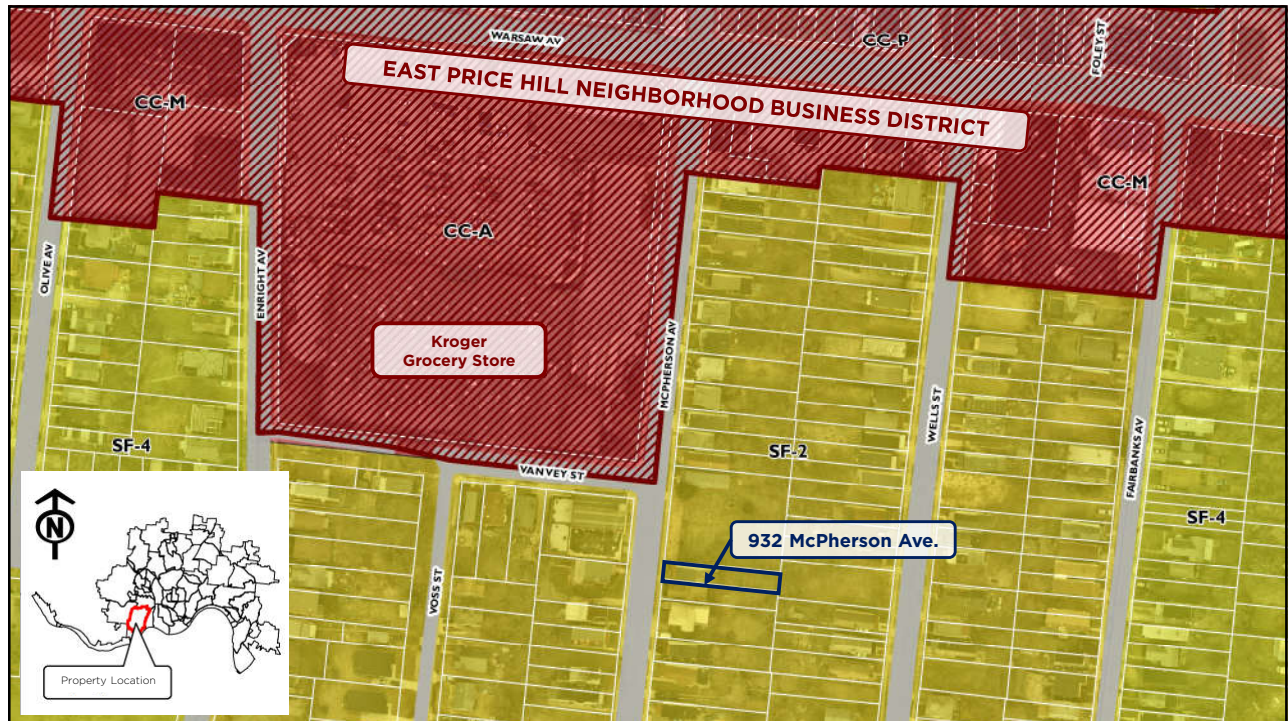


Notwithstanding Ordinance to Permit a Two-Family Dwelling at 932 McPherson Ave. in East Price Hill

Equitable Growth & Housing Committee | February 15, 2022

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Background & Proposed Notwithstanding Ordinance



- Permit development of **two-family dwelling** notwithstanding:
 - Chapter 1403, Single-Family District, Use Limitations
 - Any other applicable zoning regulations that would prevent property's development and use as two-family (such as off-street parking requirements)
- Two-family dwelling to serve seven graduates of BLOC's recovery program

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Analysis – CMC Sec. 111-5

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;
- Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to: (criteria outlined in staff report)
 - **Compatible land uses** – consistent with residential and commercial land uses
 - Enhancing **pedestrian friendly-environment** and reducing reliance on automobiles – less than 500 ft. from grocery store and within 0.12 miles from a bus stop
 - Promoting **economic stability of existing land uses** - near a neighborhood business district/commercial area

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Public Comment & Notification

- Notice sent to property owners within 400', as well as the East Price Hill Improvement Association and Price Hill Will
- BLOC Ministries has been active in the neighborhood for over 24 years and has discussed the project with neighbors
- Letter of support from Price Hill Will

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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”

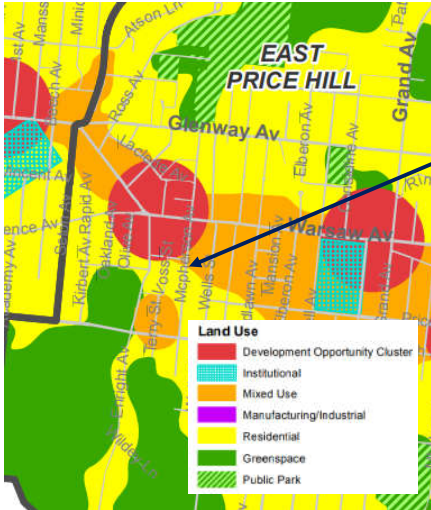
Strategy: “Offer housing options of varied sizes and types for residents at all stages of life”

Guiding Geographic Principle: “Focus revitalization on existing centers of activity”



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Consistency with *Price Hill Plan* (2015)



Future Land Use map: Residential with transition to mixed-use

Housing Action Step: “Create desirable new and rehabbed homes that provide an attractive housing stock to meet a range of market demands”

7

Conclusions

The Notwithstanding Ordinance will permit the installation of artwork on the Ohio Avenue steps which will:

- **Complements surrounding land uses**
- **Enhances the quality and character of the area** by rehabilitating an existing vacant building that will fit within the neighborhood context
- Provides **safe and quality housing** for seven individuals within proximity of a bus route and Neighborhood Business District
- Is **consistent with *Plan Cincinnati*** (2012) and the ***Price Hill Plan*** (2014)

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Recommendation

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

APPROVE the Notwithstanding Ordinance to permit the development of a two-family dwelling at 932 McPherson Avenue in East Price Hill with the following conditions:

- 1) The development and use of 932 McPherson Avenue as a two-family dwelling must be developed as per the plans on file with the Department of Buildings and Inspections under permit no. 2021P07766.
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the properties shall remain subject to all other provisions of the Cincinnati Municipal Code, SF-2, "Single-family," zoning district.