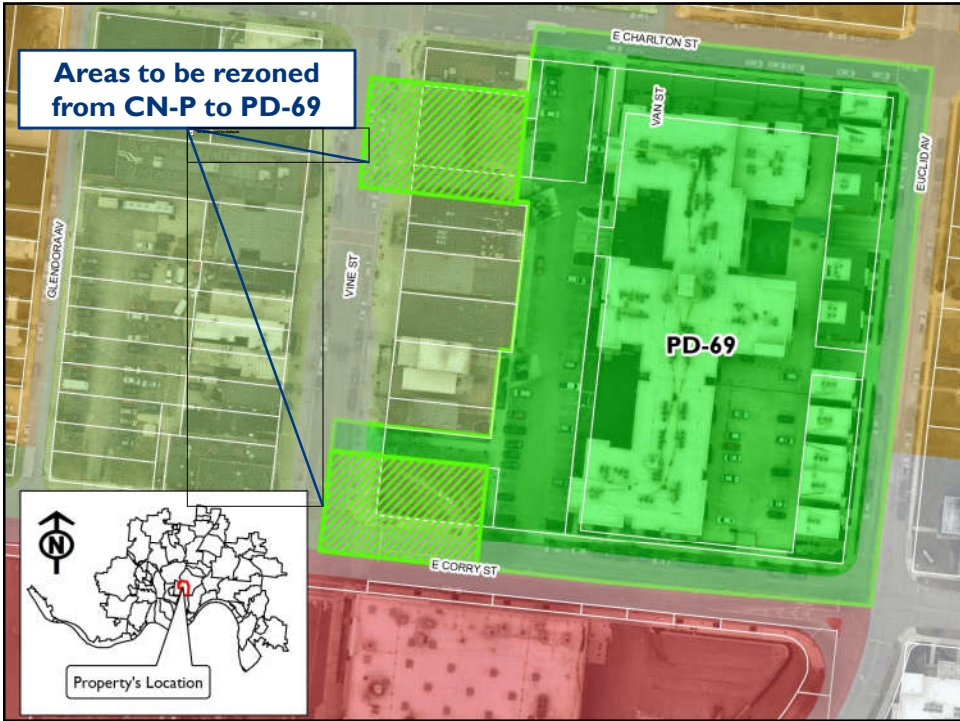




Proposed Zone Change and Major Amendment to the Concept Plan for PD-69 in Corryville

Economic Growth & Zoning Committee
August 4, 2020

1

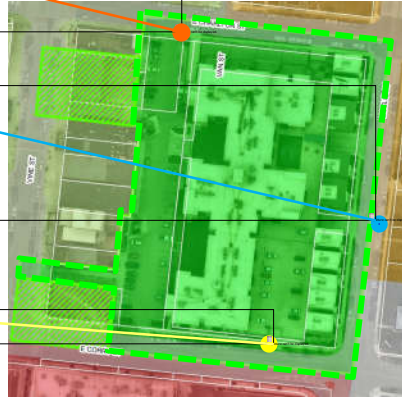


2

Existing Planned Development & Approved Concept Plan 3



- 149 units (in townhouses and multi-family building)
- Parking garage
- City-owned parking lot



3

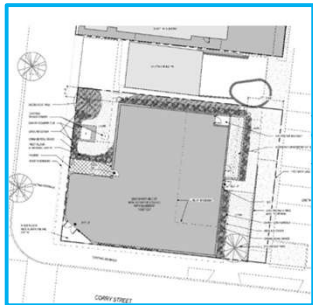
Proposed Major Amendment to Concept Plan 4

4

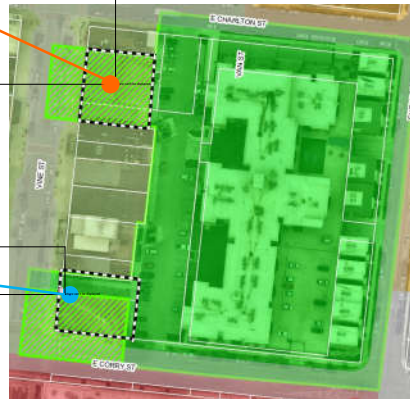
2630 Short Vine



2600 Short Vine



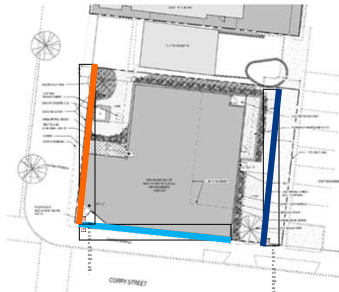
- 19-unit multi-family building at 2630 Short Vine
- 8-unit mixed-use building with 2,241 sq. ft. of retail at 2600 Short Vine



4

2600 Short Vine

5



Short Vine Street



Corry Street



Rear

5

2630 Short Vine

6



Short Vine Street



Rear

6

Coordinated Site Review

7

- March 2020 - **Preliminary Design Review** of 2600 Short Vine Street
- March 2020 - **Preliminary Design Review** of 2630 Short Vine Street
- June 2020 - **Technical Design Review** of proposed Major Amendment and Final Development Plan



7

Public Comment

8

- Notices sent to property owners within 400' and Corryville Community Council
- Proposal posted on the website
- Staff Conference held on June 23, 2020
 - Applicant team in attendance
 - No community members attended
- Letters of support submitted by Corryville Community Council and Short Vine Association



8

Consistency with *Plan Cincinnati* (2012)

9

Compete Initiative Area

- Strategy: “Target investment to geographic areas where there is already economic activity.”

Live Initiative Area

- Goal: “Provide a full spectrum of housing options and improve housing quality and affordability.”
- Strategy: “Support and stabilize our neighborhoods.”



9

Consistency with Plans

10

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

- Housing and Neighborhood Conditions Initiative Goal 1: “Develop and maintain quality housing.”

***University Village Urban Renewal Plan* (2005)**

- Vision Plan Statement: “Continue to promote private reinvestment into the neighborhood housing stock as a means to increase the economic diversity with the primary trade area population.”
- Future Housing Goal: “Future housing should provide higher density to complement the commercial district and provide a transition in scale to the single-family and attached housing.”



10

Analysis

11

- Reactivates a currently vacant lot and blighted lot in the Short Vine Street
- Increases walkability and housing options within the NBD
- Supports the NBD and surrounding employment center area and University of Cincinnati
- Aligns with goals of neighborhood organizations and plans
- Consistent with §1437-09 *Development Standards in UD Overlay Districts*



11

Findings

12

It is the opinion of staff of the Department of City Planning that the Major Amendment to the Concept Plan and Development Program Statement is in compliance with the requirements of §1429-12 *Amendments to a Planned Development Concept Plan* of the Cincinnati Zoning Code.

The proposal is consistent with the purpose of the Planned Development District Regulations.



12

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

1. **APPROVE** the proposed change in zoning at 2600, 2622, and 2624-2632 Short Vine Street from CN-P (Commercial Neighborhood-Pedestrian) to PD-69 (Planned Development #69);
2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #69, VP3, as specified on pages 2-3 of this report; and
3. **ADOPT** the Department of City Planning Findings as detailed on page 5 of this report.

