



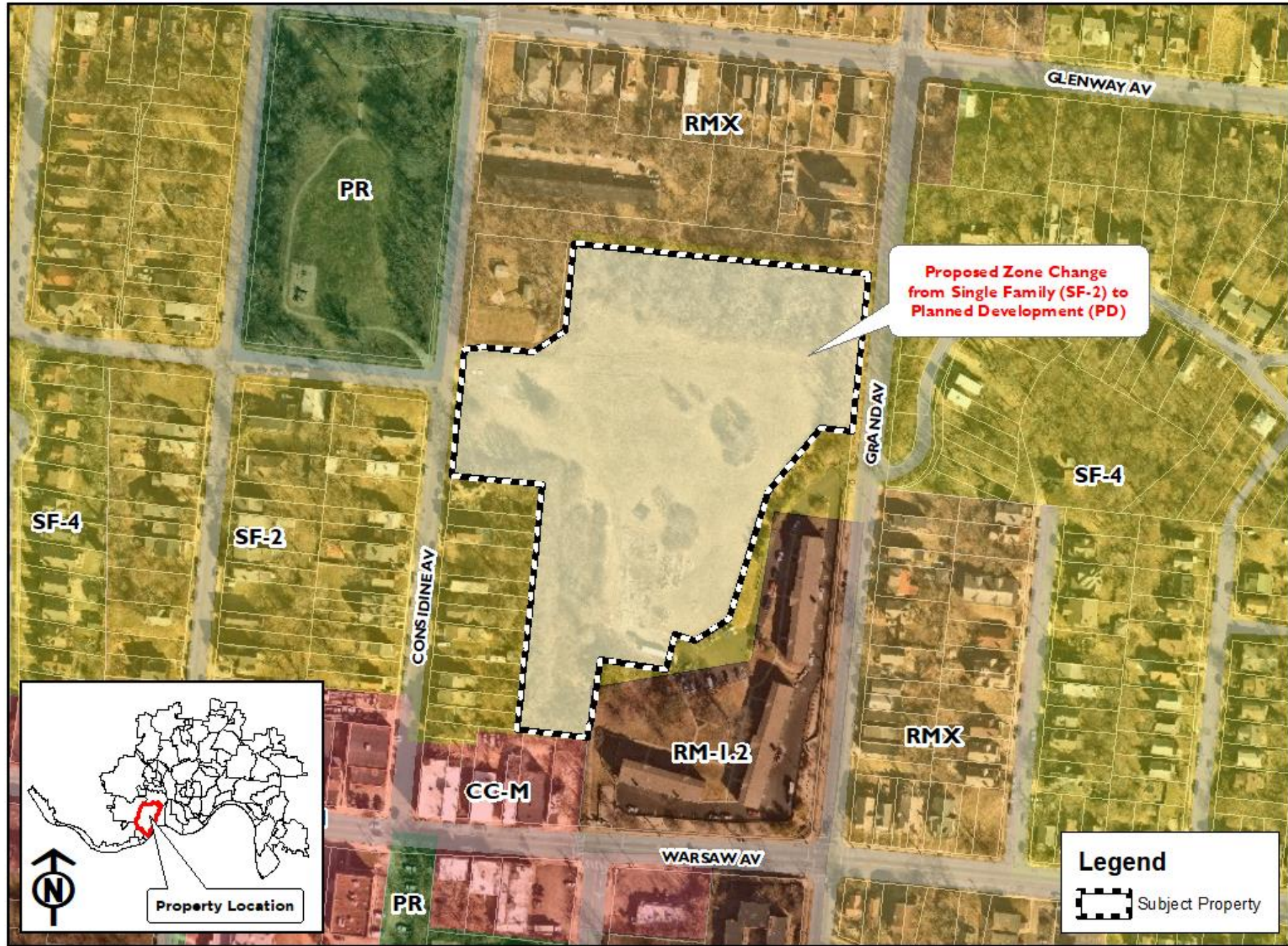
**Proposed Zone Change from SF-2 to  
Planned Development  
at 1048 Considine Avenue in East Price  
Hill**

**Equitable Growth & Housing Committee**

February 27, 2024

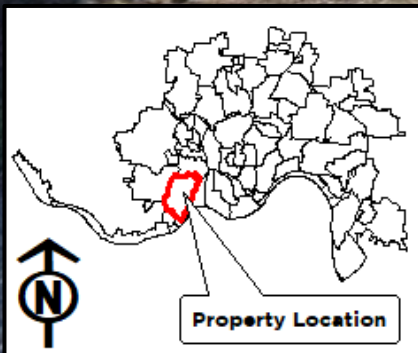


# Proposed Planned Development at 1048 Considine Avenue in East Price Hill





# Site view from Considine Ave



# Background

## Applicant

DNK Architects and CMHA on behalf of Santa Maria Community Services.

## Timeline

Original application for a zone change to Urban Mix (UM) completed in October 2023.

Staff recommended a zone change to PD in November 2023.

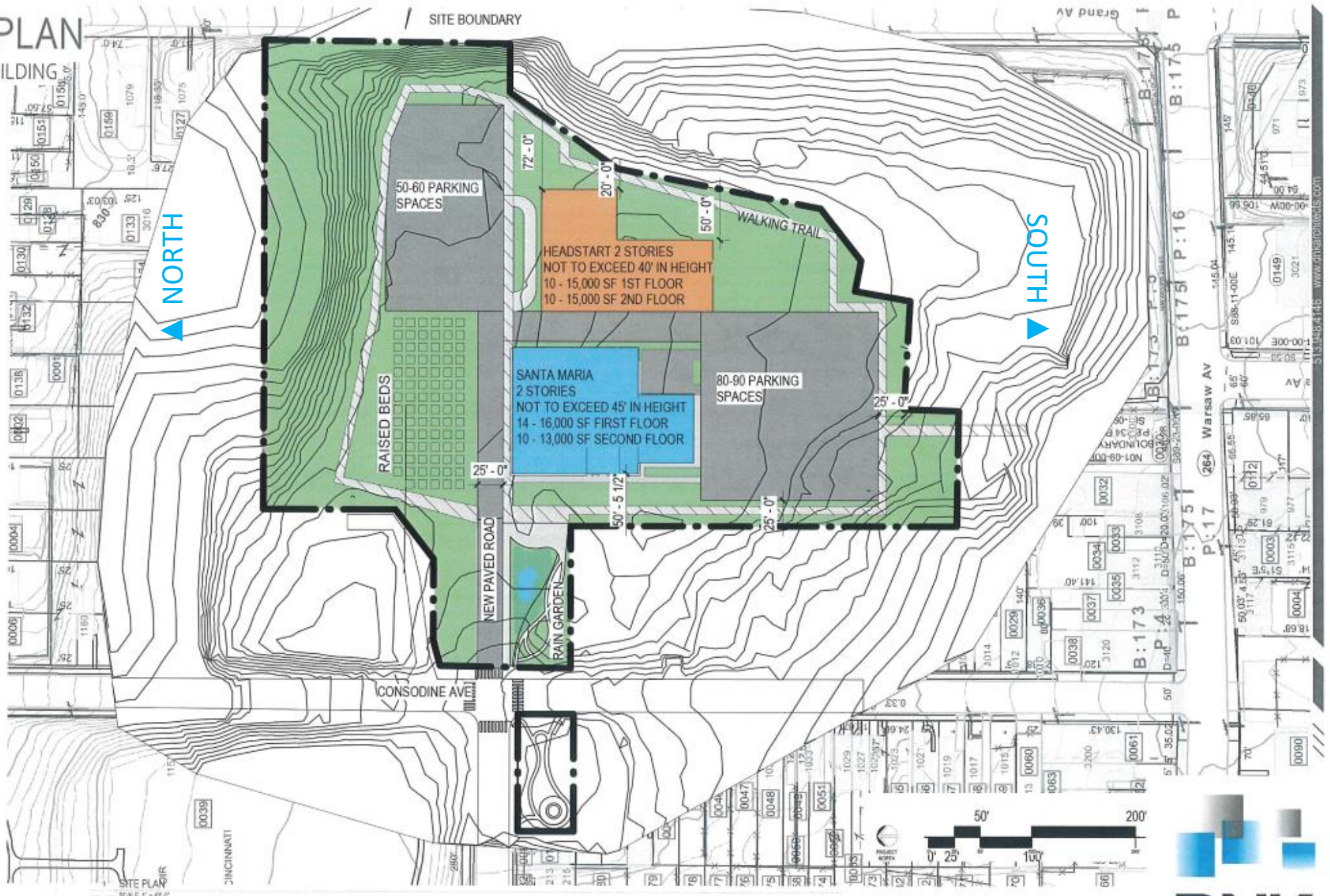




# SITE PLAN

OFFICE BUILDING

03/02/23



# Proposed Development

## Future Uses

Component	Uses	Square Footage	Height
<b>Santa Maria Community Services Offices</b>	Community Service Facility	Up to 29,000 sq. ft.	2 stories Up to 40 ft.
<b>Community Action Agency Head Start</b>	Day Care Center	Up to 30,000 sq. ft.	2 stories Up to 40 ft.

## Accessory Uses

Two surface parking lots, raised planting beds, and a playground for the HeadStart.

# Proposed Development

## Schedule

- **Phase 1:** Construction of the Santa Maria building, its parking lot, and the site access drive.
- **Phase 2:** Major subdivision of the site, followed by construction of the HeadStart and its parking lot.

# §1429-05: Basic Requirements of a PD

- ✓ **Minimum Area**
- ✓ **Ownership**
- ✓ **Multiple Buildings on a Lot**
- ✓ **Historic Landmarks and Districts**
- ✓ **Hillside Overlay**
- ✓ **Urban Design Overlay District**



# §1429-09: Concept Plan & Program Statement

- ✓ **Plan Elements**
- ✓ **Ownership**
- ✓ **Schedule**
- ✓ **Preliminary Reviews**
- ✓ **Density and Open Space**

# Coordinated Site Review

## Preliminary Design Review | July, 2023

- No objections.
- **DOT** will require a Traffic Impact Study.
- **SMU** will require an Erosion and Sediment Control Plan.

# Public Comment and Engagement

## Neighborhood

- ✓ East Price Hill Improvement Association
- ✓ Price Hill Will

## Adjacent Property Owners

- ✓ CMHA
- ✓ Cincinnati Parks
- ✓ Cincinnati Park Board



# Public Comment and Engagement

## Public Staff Conference | November 28, 2023

- Originally held for the zone change request to Urban Mix (UM).
- Two members of the public attended, no objections.
- Mainly addressed questions about the project and services provided by Santa Maria.
- Concern about industrial encroachment into the residential part of the neighborhood related to a nearby property, as well as some concern about traffic.

# Consistency with *Plan Cincinnati* (2012)

## Live Initiative Area

**Goal:** Build a robust public life.

**Strategy:** Creating a welcoming civic atmosphere to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community.

# Consistency with the *Price Hill Plan* (2015)

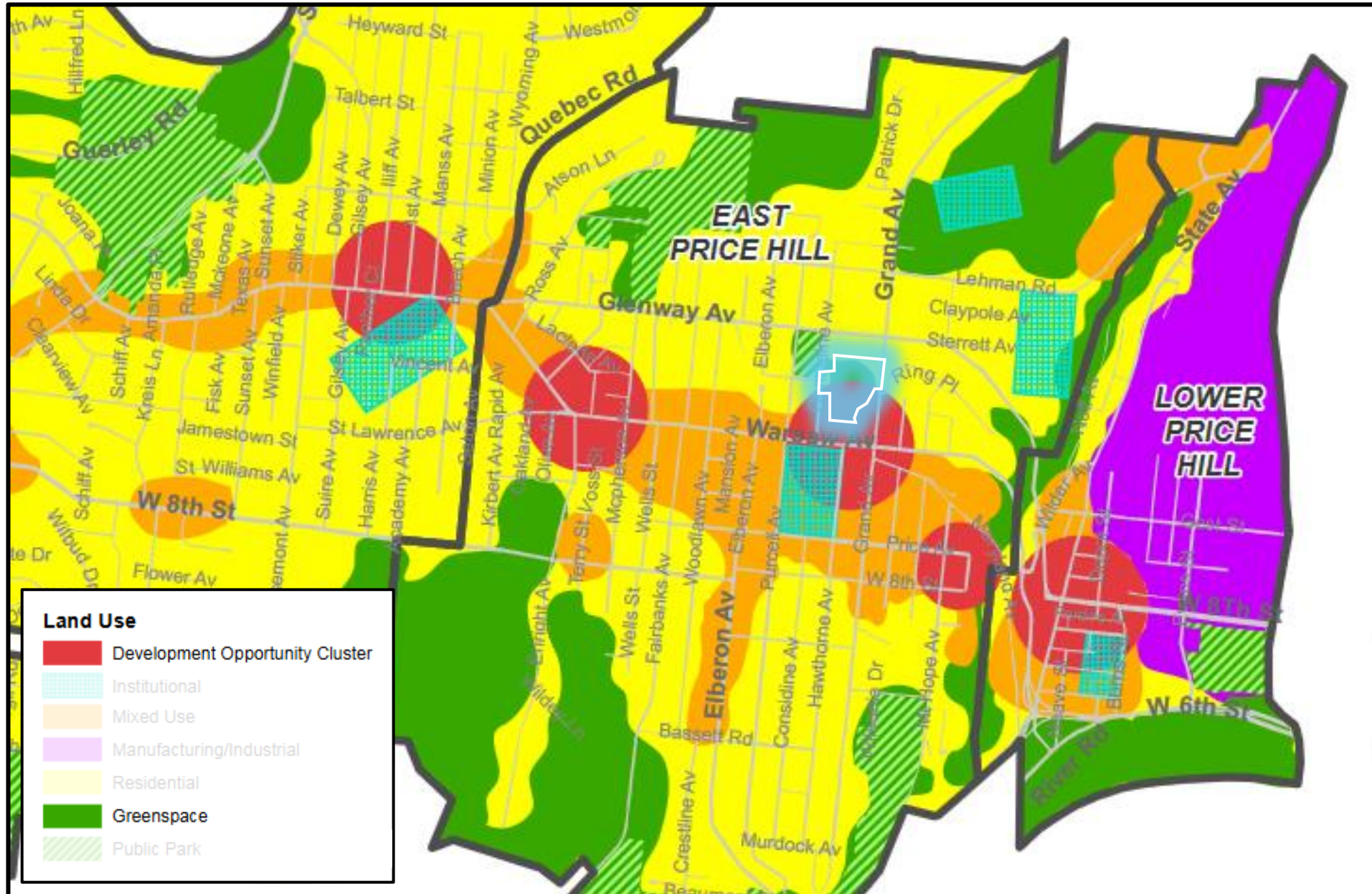
## “Community” Theme

**Goals:** Make Price Hill a neighborly, safe, and family-friendly community in which to live, work, and play.

Embrace Price Hill’s urban and culturally unique community and come together as one while still celebrating its diversity.



# Price Hill Plan (2015) Future Land Use Map



# Conclusions

The staff of the Department of City Planning and Engagement **supports the proposed zone change from Single-Family (SF-2) to Planned Development (PD)** including the Concept Plan and Development Program Statement to allow for a mixed-use development including a community service facility and day care center for the following reasons:

# Conclusions

1. The proposed development **is consistent** with the Price Hill Plan (2015) and Plan Cincinnati (2012). It has also been **thoroughly engaged** on by the applicant and is **well-supported** by the community.



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2. The PD zoning is **appropriate** in this area because the proposed development is **atypical** and does not conform with any existing or potential zoning districts, but is **still appropriate** for the subject location and in-line with the adjacent land use patterns.

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3. The PD zoning district requires a **more extensive** public process than a regular zone change, which will allow community members to have **additional opportunities to be heard** during the Final Development Plan for the proposal.

# Recommendation

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from SF-2 to PD, including the Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.