

February 2, 2021

To: Mayor and Members of City Council 202100188
From: Paula Boggs Muething, City Manager
Subject: Emergency Ordinance – Zone Change and Concept Plan for 1333 Arlington Street (Crosley Building) in Camp Washington

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1333 Arlington Street in the Camp Washington neighborhood from the MG, “Manufacturing General,” zoning district to Planned Development District No. 90, “Crosley Building.”

The City Planning Commission recommended approval of the amendment at its January 15, 2021 meeting.

Summary

The subject property, comprised of six parcels, is 1.562 acres in size, and located on the southeast corner of the intersection of Arlington Street and Sassafras Street (approximately 325’ east of Spring Grove Avenue), in the Camp Washington neighborhood. Crosley Renaissance, LLC, an ownership structure of Core Redevelopment and TWG Development, proposes to rehabilitate the existing structure into a mixed-use development consisting of affordable multi-family residential units and commercial use. Crosley Renaissance, LLC is seeking Low-Income Housing Tax Credits (LIHTC), which requires an application to be submitted to the Ohio Housing Finance Agency (OHFA) in February 2021. OHFA requires that the property be properly zoned prior to the LIHTC application submission. As such, Crosley Renaissance, LLC requests a zone change from Manufacturing General (MG) to Planned Development (PD) at 1333 Arlington Street in Camp Washington to permit the rehabilitation of the existing nine-story Crosley Radio Building into a 175 – 250 dwelling unit multi-family residential building with commercial use on the first floor (and potentially the ninth floor) and a parking ratio of 0.75 – 1.5 parking spaces per unit.

The City Planning Commission recommended the following on January 15, 2021 to City Council:

ACCEPT the Concept Plan and Development Statement as submitted and;

ADOPT the Department of City Planning Findings (detailed on page 9 of the staff report) and;

APPROVE the proposed zone change at 1333 Arlington Street from Manufacturing General (MG) to Planned Development including the Concept Plan and Development Program Statement in Camp Washington.

APPROVE the proposed Planned Development (PD) district that contains less than two-acres per Section 1429-05 (a) of the Cincinnati Zoning Code as the subject site and building are existing, and the proposed reuse of the building and site are appropriate for a PD.