


February 2, 2021

**TO:** Mayor and Members of City Council  
**FROM:** Paula Boggs Muething, City Manager  
**SUBJECT:** Presentation – Amending Zoning at 548 and 588 Blair Avenue in Avondale

---

Attached is the presentation for a proposed zone change at 548 and 588 Blair Avenue (Blair Lofts Phase II) in Avondale.

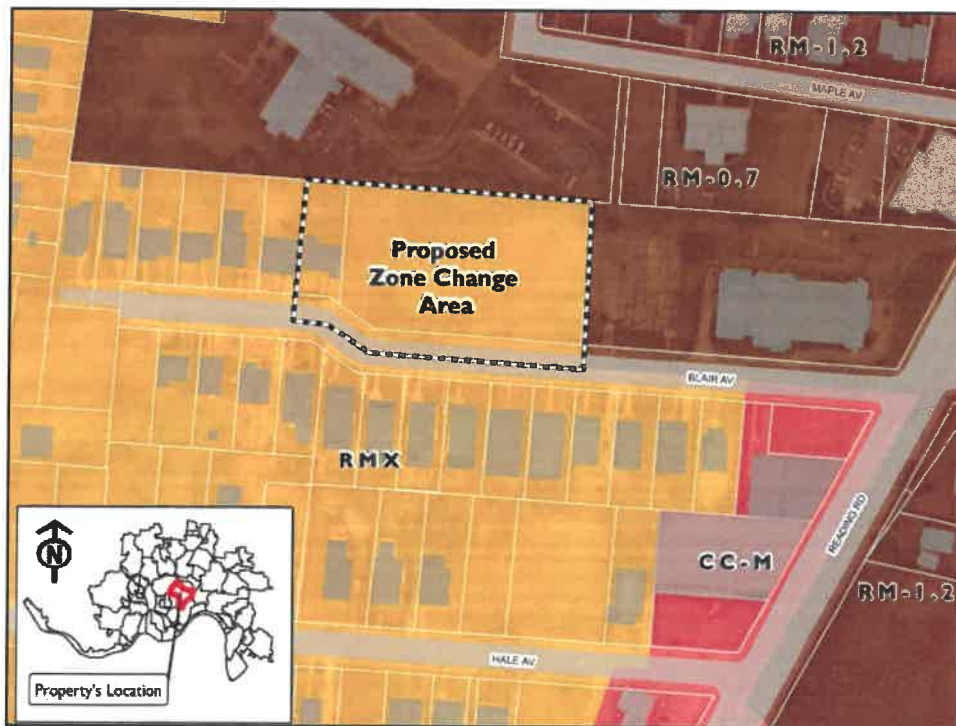
cc: Katherine Keough-Jurs, AICP, Director   
Department of City Planning



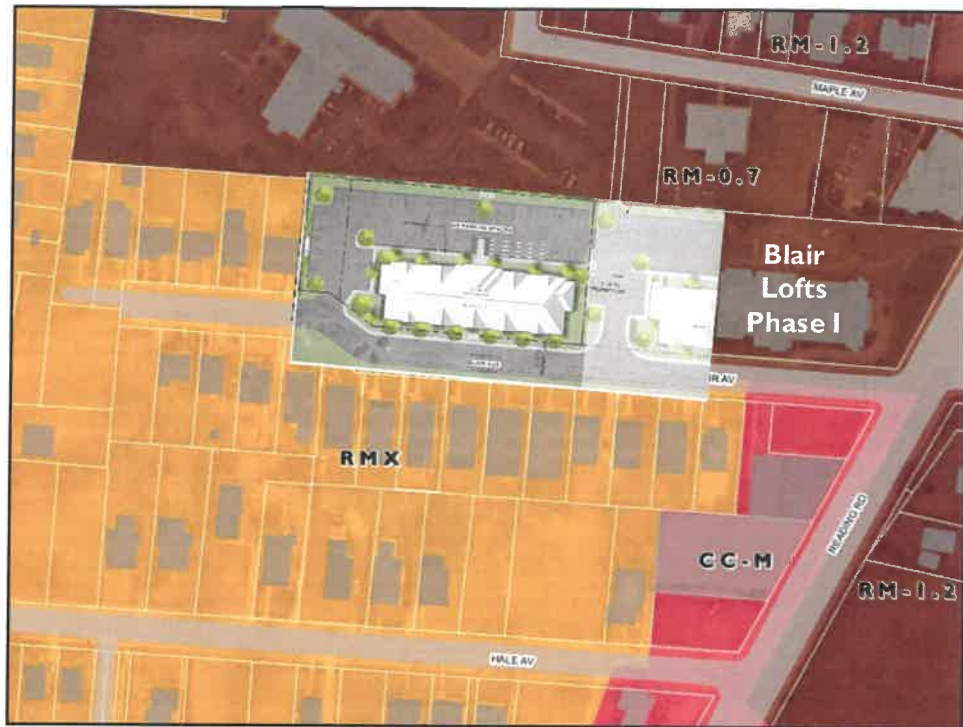
# Proposed Zone Change at 548 and 588 Blair Avenue in Avondale

Economic Growth & Zoning Committee  
February 2, 2021

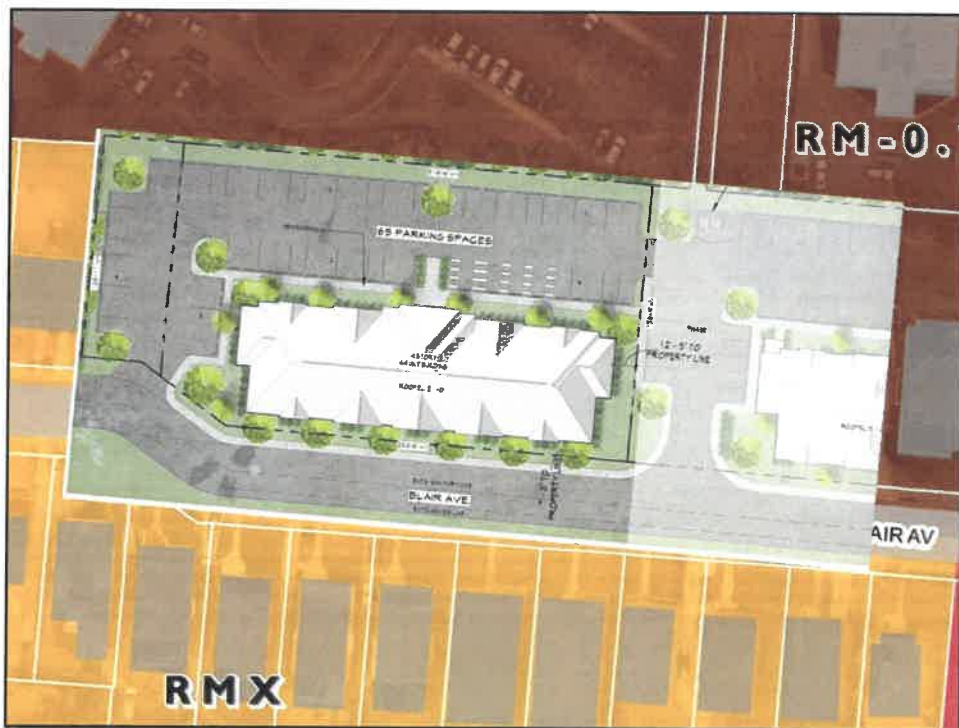
1



2



3



4

## Rendering

5



5

## Zoning Districts

6

**CURRENT**

Residential Mixed  
(RMX)

*Does not permit new multi-family buildings*

**PROPOSED**

Residential Multi-family 0.7  
(RM-0.7)

*Permits multi-family buildings*

*It is the adjacent zoning district (north and east)*

6

## Public Comment

7

- **Notices** sent to property owners within a 400-foot radius and Avondale Community Council (ACC)
- **Virtual Staff Conference** held on December 17, 2020
  - Members of the applicant team including, Kingsley + Co, Avondale Development Corporation, and Fairfield Homes
  - 5 community members, including ACC representatives and nearby property owners
    - Support for the project
    - Questions/concerns about traffic, parking, and height
- **Letter of Support** from ACC

7

## Community Engagement

8

Petitioner partnering with Avondale Development Corporation on community engagement efforts including:

- Use of social media and webpage to share info and solicit feedback/questions
- Plan to host quarterly meetings on Blair Lofts development

8

## Coordinated Site Review

9

### September 2020: Preliminary Design Review

- RM-0.7 zoning district identified as an appropriate zoning district for proposed development
- No concerns about the proposed zone change
- Development Design Review in future



9

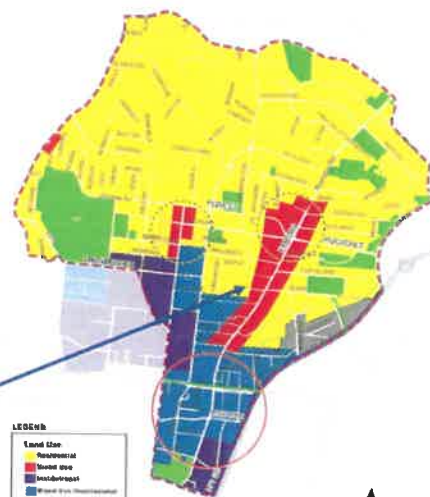
## Consistency with Avondale Quality of Life Movement (2020) 10

### Improving Housing Goal

“Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new residents”

### Future Land Use Map

Within residential land use area; adjacent to mixed use



10

## Consistency with *Plan Cincinnati* (2012)

11

### Live Initiative Area

**Goal 3** “Provide a full spectrum of housing options, and improve housing quality and affordability”

**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”



11

## Analysis

12

The proposed zone change would:

- Extend adjacent RM-0.7
- Concentrate density near Reading Road corridor and near two neighborhood business districts
- Permit multi-family housing in a neighborhood that has identified the need for more housing in its neighborhood plan

Additionally, petitioner is working in partnership with community organizations and stakeholders.



12

## Conclusion

13

The proposed zone change is consistent with:

1. The existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. The *Avondale Quality of Life Movement (2020)* which identifies the area for future residential use and a Goal to “Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new resident.”
3. *Plan Cincinnati (2012)* within the Live Initiative Area, specifically the Goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability.”



13

## Recommendation

14

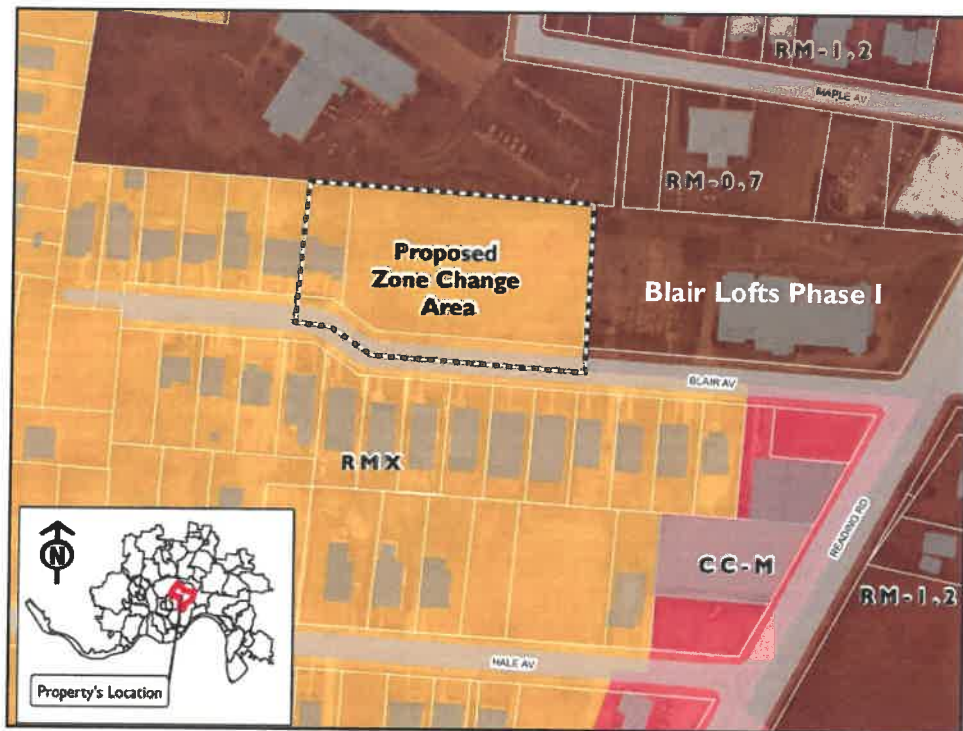
The City Planning Commission recommends that City Council take the following action:

**APPROVE** the proposed zone change from RMX (Residential Mixed) to RM-0.7 (Residential Multi-family) at 548 and 588 Blair Avenue in Avondale.



14





15