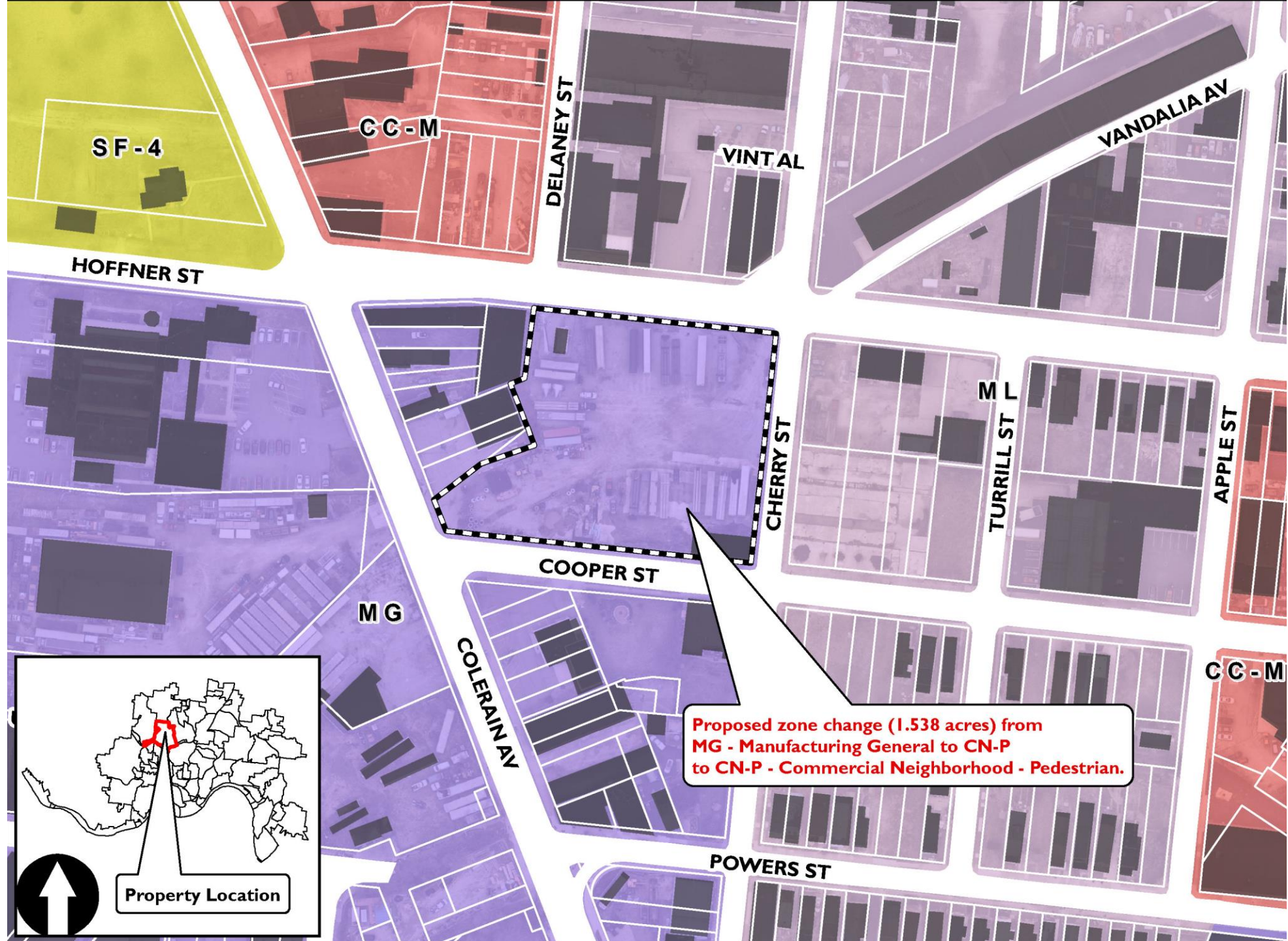


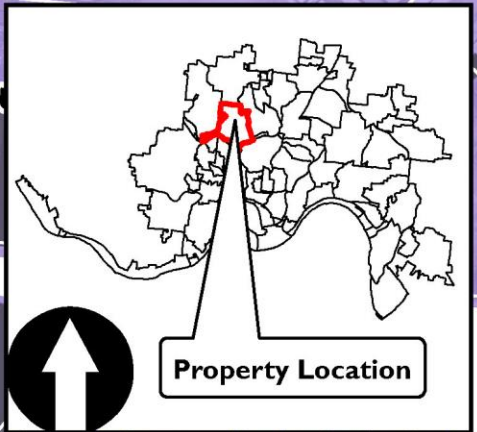


Proposed Zone Change at 1670 Cooper Street in Northside

Equitable Growth & Housing Committee
June 21, 2023



Proposed zone change (1.538 acres) from
MG - Manufacturing General to CN-P
to CN-P - Commercial Neighborhood - Pedestrian.



Proposed Zone Change

Existing Zoning District:

Manufacturing General (MG)

- *To create, preserve and enhance areas that are appropriate for a wide variety of supporting and **related commercial and manufacturing establishments** that may have the potential to generate off-site impacts.*

Proposed Zoning District:

Commercial Neighborhood – Pedestrian (CN-P)

- *To identify, create, maintain and enhance **mixed-use neighborhood commercial centers** that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a **mix of commercial and residential uses**.*



HOFFNER ST.

ART DISPLAY:
PAR PROJECTS
COLLABORATION

EXISTING
CELL TOWER

PROPOSED BUILDING

CHERRY ST.

COOPER ST.





COOPER STREET VIEW



CHERRY STREET VIEW

Public Comment

- **Public Staff Conference:** March 3, 2023
 - 13 members of the public in attendance + staff and applicant team
 - Supportive of zone change however multiple concerns regarding future development were brought up
- **Mailed Notification for Staff Conference and City Planning Commission**
 - To property owners within 400' of subject property
- **City Planning Commission Meeting:** April 21, 2023
- **Letter of Support**
 - Northside Community Council + others
- **Letters of Opposition**
 - Exhibit H

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “create a more livable community” through the **strategy** to “support and stabilize our neighborhoods”.



Northside Comprehensive Land Use Plan Update (2014)

- “Focus redevelopment opportunities in the area south of Blue Rock Street for new kinds of commercial, residential, studio and light manufacturing uses and other unique, unconventional live/work spaces”
- “Pursue compatible land use and redevelopment opportunities for vacant or underutilized land”
- “Create a wide variety of quality housing types for a diverse group of people with mixed incomes”

Conclusions

- **Proposed zone change would:**

- Be consistent with the existing surrounding zoning districts and built environment
- Permit the future development of the 3-story multi-family residential building
 - Provides more housing options for the neighborhood and Cincinnati in general

- **Other Conclusions:**

- Consistent with the *Northside Comprehensive Land Use Plan Update (2014)*
- Consistent with *Plan Cincinnati (2012)*

CPC Recommendation

City Planning Commission recommends City Council take the following action:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.