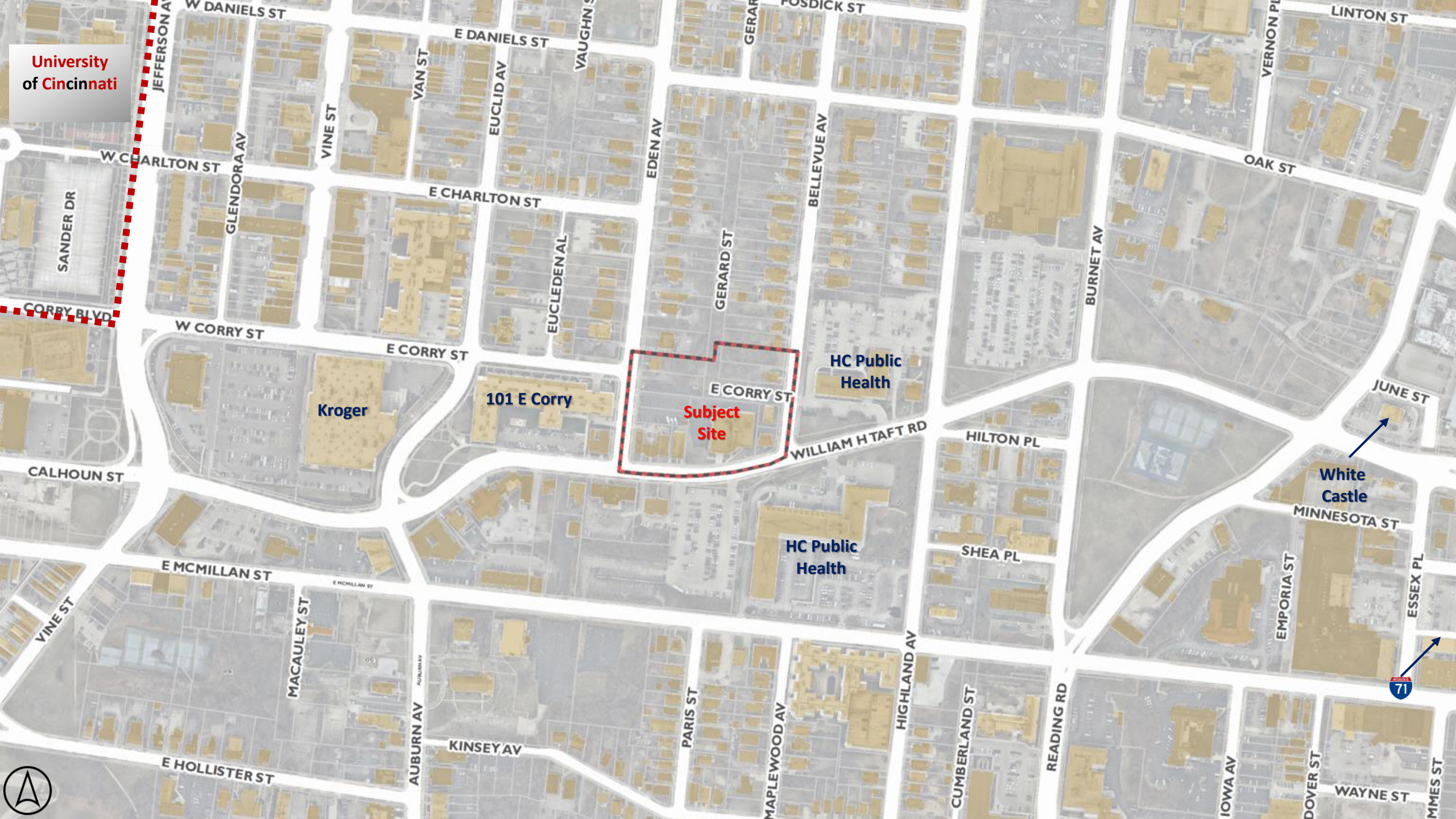


**Proposed Zone Change to a
Planned Development
including a Concept Plan and
Development Program Statement
at 220 William Howard Taft Road
in Corryville**

Equitable Growth & Housing Committee
April 23, 2024

University
of Cincinnati



JEFFERSON AVE

W DANIELS ST

E DANIELS ST

VAUGHN ST

VINE ST

YAN ST

EUCLID AV

EDEN AV

GERARD ST

BELLEVUE AV

OAK ST

LINTON ST

W CHARLTON ST

GLENDORA AV

E CHARLTON ST

SANDER DR

CORRY BLVD

W CORRY ST

E CORRY ST

Kroger

101 E Corry

Subject Site

E CORRY ST

HC Public Health

WILLIAM H TAFT RD

HILTON PL

JUNE ST

CALHOUN ST

White Castle

MINNESOTA ST

HC Public Health

SHEA PL

E MCMILLAN ST

MACAULEY ST

E MCMILLAN ST

EMPORIA ST

ESSEX PL

VINE ST

E HOLLISTER ST

AUBURN AV

KINSEY AV

PARIS ST

MAPLEWOOD AV

HIGHLAND AV

CUMBERLAND ST

READING RD

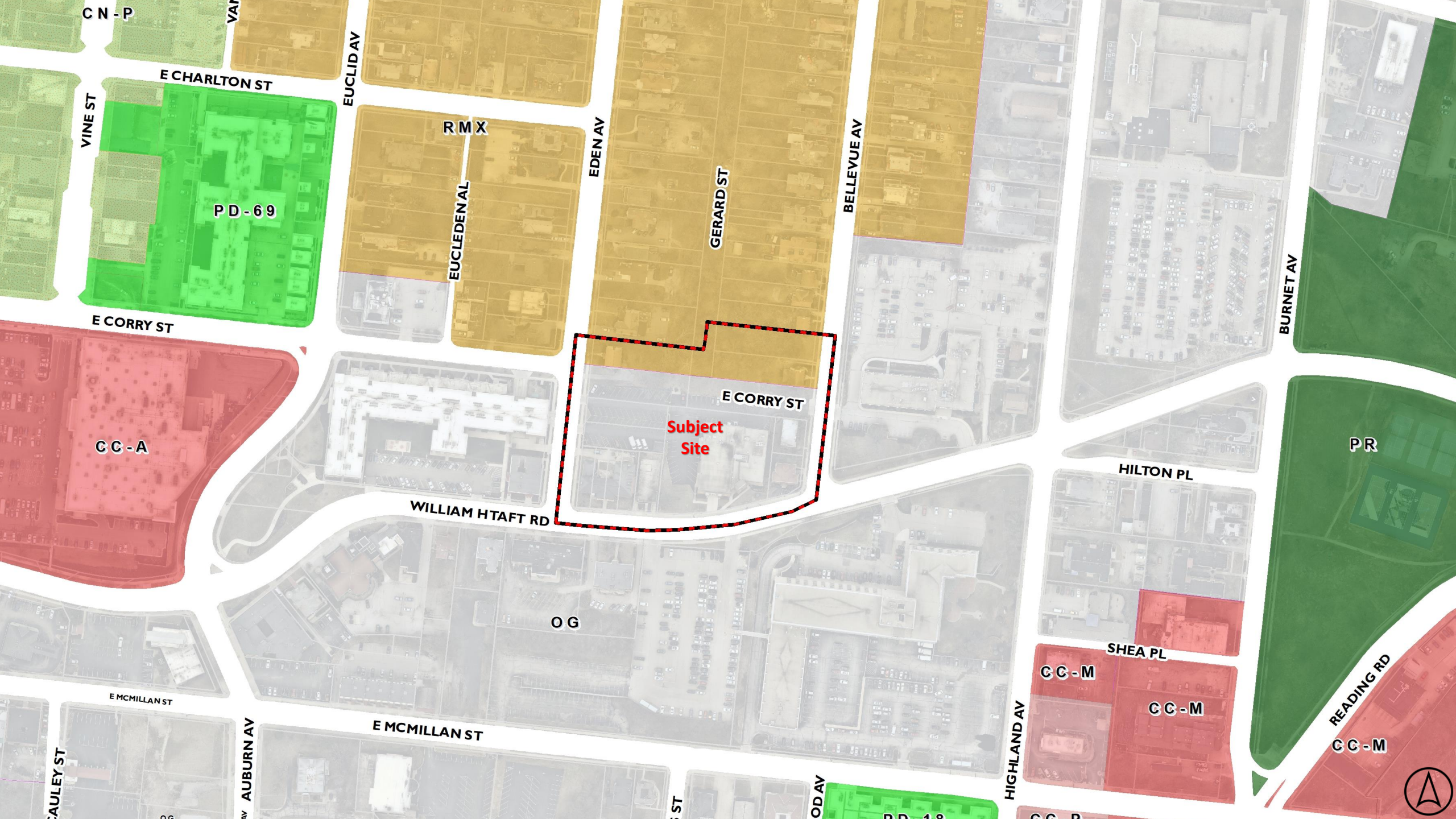
IOWA AV

DOVER ST

WAYNE ST

MIMES ST





CN - P

VAN

E CHARLTON ST

EUCLE DENAL

RMX

EUCLE DENAL

EDEN AV

GERARD ST

BELLEVUE AV

BURNET AV

VINE ST

PD - 69

E CORRY ST

E CORRY ST

Subject Site

CC - A

PR

WILLIAM HTAFT RD

HILTON PL

OG

CC - M

SHEA PL

CC - M

READING RD

CC - M

E MCCILLAN ST

E MCCILLAN ST

HIGHLAND AV

SAULEY ST

AUBURN AV

ODAY



Existing Zoning

Residential Mixed (RMX)

Create, maintain, and enhance areas of the city that have a **mix of lot sizes and house types at moderate intensities** (1-3 dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

Office General (OG)

To provide sites for **offices and research and development facilities in a large-scale or campus-like environment**. Offices, small-scale government offices and facilities, banks and other financial institutions and supporting non-office uses-business services and personal services-are allowed. Mixed-use developments with residential uses are also allowed.

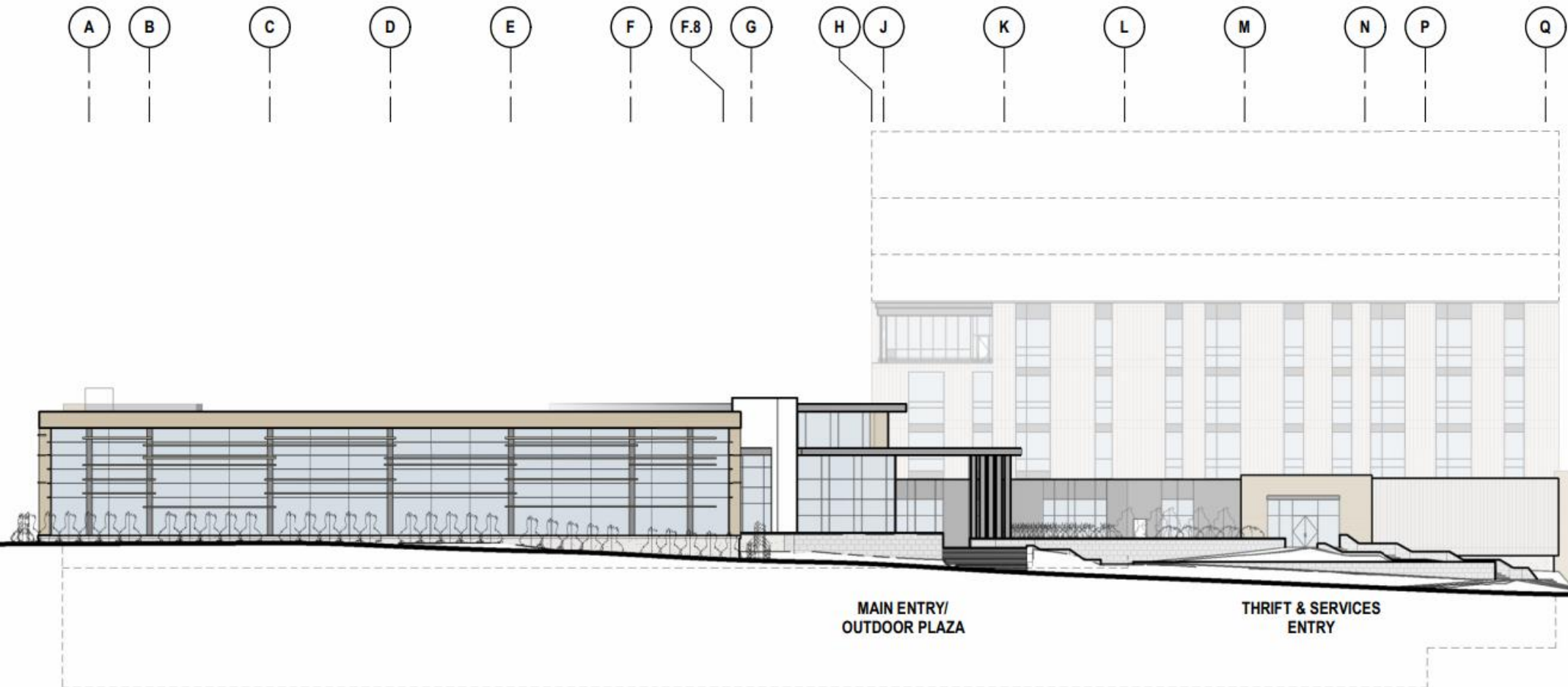
Existing Conditions



Concept Plan







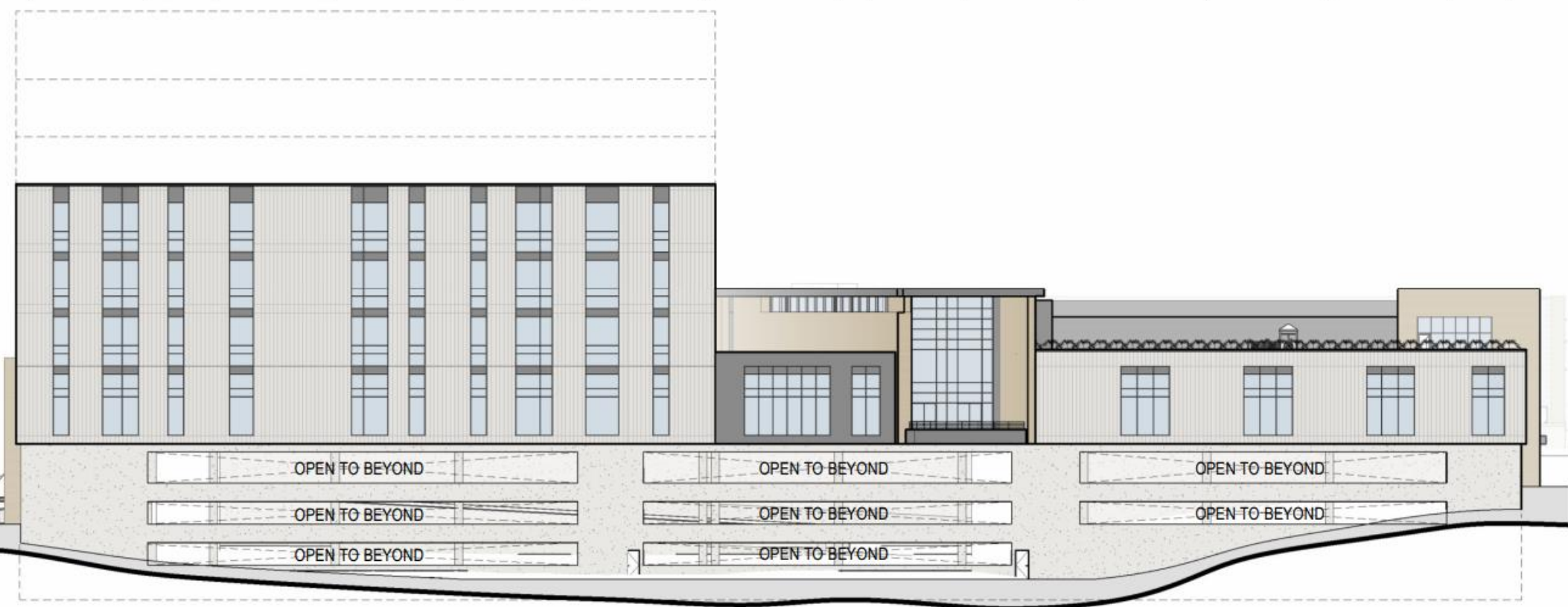
- TOWER - ROOF 972'-0"
- TOWER - LEVEL 700 958'-0"
- TOWER - LEVEL 600 944'-0"
- TOWER - LEVEL 500 931'-0"
- TOWER - LEVEL 400 917'-0"
- TOWER - LEVEL 300 903'-0"
- TOWER - LEVEL 200 889'-0"
- MAIN LEVEL 100 872'-0"
- LEVEL P1 - PARKING UPPER 857'-0"
- LEVEL P2 - PARKING MID 847'-0"
- LEVEL P3 - PARKING LOW 837'-0"

1
P-1

BUILDING ELEVATION - SOUTH

1/32" = 1'-0"

Q P N M L K J H G F.8 F E D C B A



- TOWER - ROOF 972'-0"
- TOWER - LEVEL 700 958'-0"
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1
P-3

BUILDING ELEVATION - NORTH

1/32" = 1'-0"

Basic PD Requirements

PLANNED DEVELOPMENT (PD): § 1429-05.

Per §1429-05 of the Cincinnati Zoning Code, Basic Requirements, PD Districts and development within PD Districts must comply with the following:

- a) Minimum Area**
- b) Ownership**
- c) Multiple Buildings on a lot**
- d) Historic Landmarks and Districts**
- e) Hillside Overlay Districts**
- f) Urban Design Overlay District**

Concept Plan and Development Program Statement

PLANNED DEVELOPMENT (PD): § 1429-09.

According to §1429-09 of the Cincinnati Zoning Code, Concept Plan and Development Program Statement, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (**Exhibit E** and **Exhibit F**). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a) Plan Elements**
- b) Ownership**
- c) Schedule**
- d) Preliminary Reviews**
- e) Density and Open Space**
- f) Other Information**

Community Engagement

Staff Conference

- **January 11, 2024** via Zoom with 15 people in attendance
- **Majority of public was in support:**
 - Sharing excitement about new Peoples Church facilities
 - Inclusion of residential apartments
- **Concerns:**
 - Loss of trees
 - On-street parking concerns (Eden Avenue)

City Planning Commission

- **March 15, 2024**

Analysis

- Mix of proposed uses complicates the proposed development as it would be constructed over two zoning districts
- Revitalize an underutilized site
- Planned developments establish set density, parking, height, and building design
 - Provides assurance to the City/community of intended use and scale
 - Any significant modification would require public engagement and a public hearing process
- PD process allows for continued public engagement through all phases

Consistency with Plan Cincinnati

Live Initiative Area

- **“Build a robust public life”**
 - “Create a welcoming atmosphere”
 - “Welcoming to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community”

Guiding Geographic Principle

- “Focus revitalization on existing centers of activity”

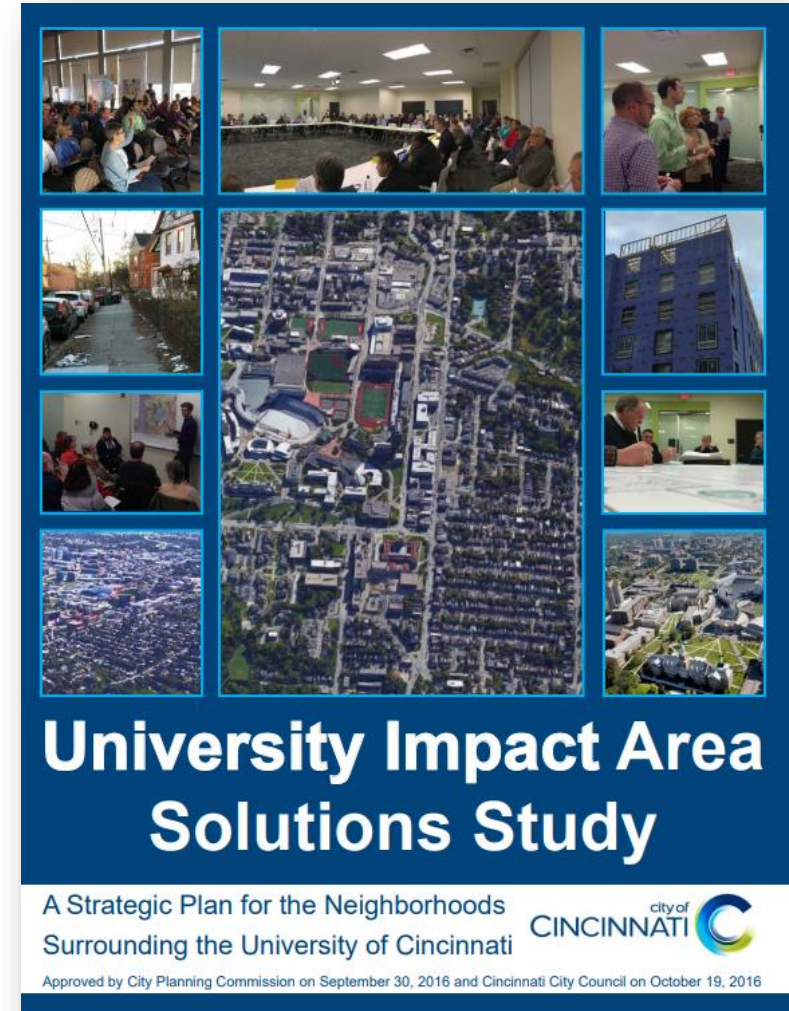
Guiding Policy Principle

- “Be aggressive and strategic in future growth and development”

Consistency with Other Plans

University Impact Area Solutions Study

- “Establish where growth and density should be located in the areas near the University of Cincinnati”
- **Create more parking opportunities** through revisions of parking regulations and new parking lots/garages



Recommendation

City Planning Commission recommends City Council take the following action:

- 1. ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-7 of this report; and
- 2. ACCEPT and APPROVE** the proposed zone change from Residential Mixed (RMX) and Office General (OG) to a Planned Development (PD), including a Concept Plan and a Development Program Statement, located at 220 William Howard Taft Road in Corryville.