

April 27, 2021

202101532

TO: Mayor and Members of City Council
FROM: Paula Boggs Muething, City Manager
SUBJECT: Presentation – Zone Change at 975 Adams Xing in the East End

Attached is the presentation for a proposed Zone Change at 975 Adams Xing in the East End

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

Proposed Zone Change from PD-17 to DD-B at 975 Adams Xing in the East End

Economic Growth & Zoning Committee | April 27, 2021

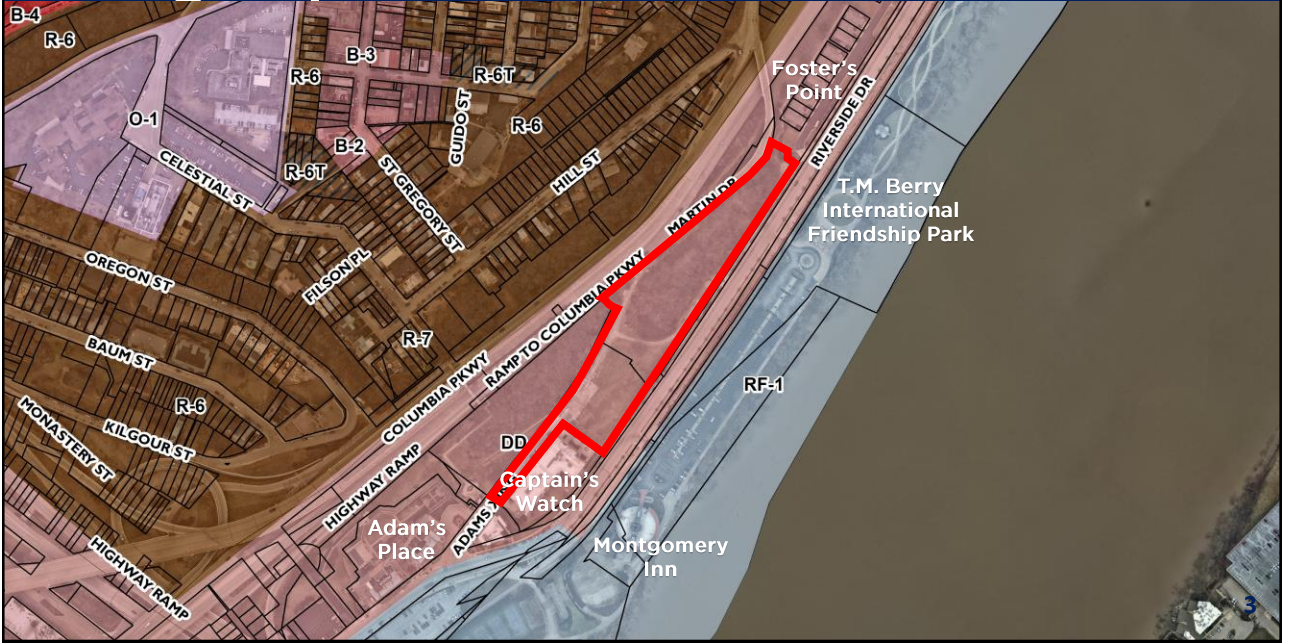
1

Zoning Map – Existing



2

Zoning Map - Pre-2004



3

Zoning Map - Proposed



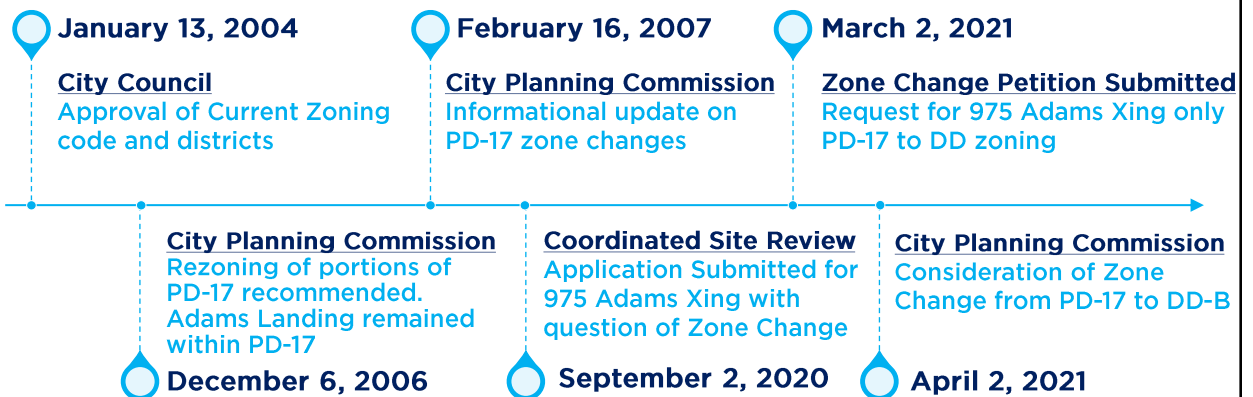
4

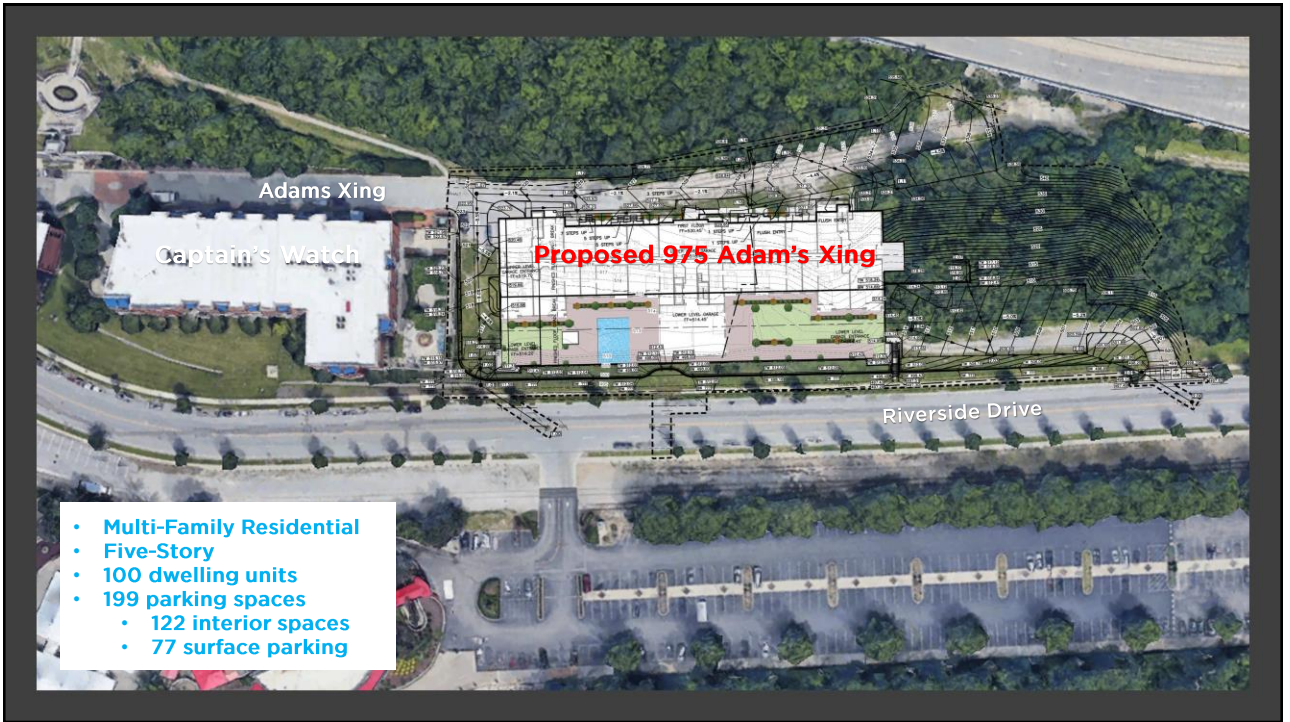
Current Zoning District

Planned Development #17 (PD-17) | Adams Landing

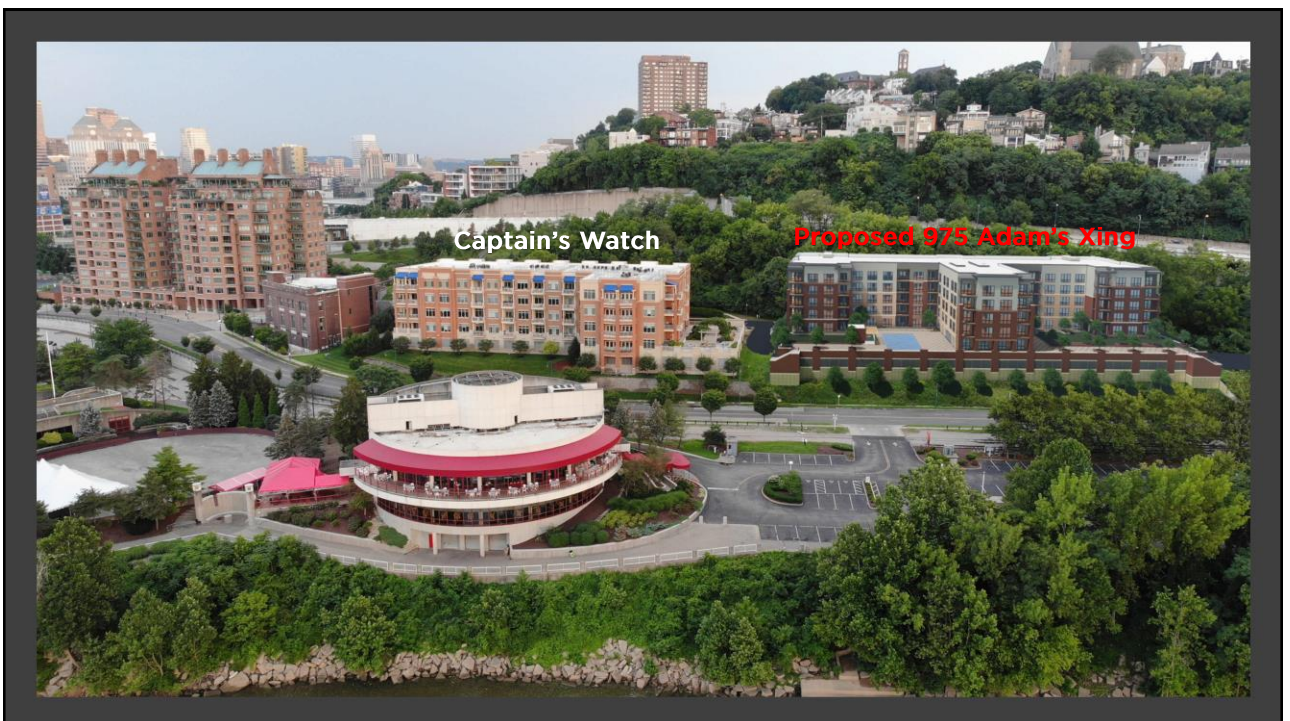
- Established January 13, 2004 – DD existed prior
- Guided by Development Agreement with Towne Properties (City Council Ordinance No. 407-2001)
- No Concept Plan or Development Program Statement for PD-17
- No Final Development Plan submitted for 975 Adams Xing
- Other portions of PD-17 already developed (to remain PD-17)

Timeline





7



8

Amendments to Chapter 1411 Maps

Map 1411-05: Use Subdistrict Overlay

- Subdistrict B (adjacent)

Map 1411-09: Floor Area Ratio (FAR) Overlay

- Maximum FAR Overlay of 5

Map 1411-13: Maximum Building Height Overlay

- Maximum Building Height Overlay of 595 ASL

Map 1411-15: Parking Subdistrict Overlay

- Subdistrict Y (adjacent)



Public Engagement

- | | |
|---------------------|-------------------------------------|
| • December 21, 2020 | Mt. Adams Civic Association Meeting |
| • January 8, 2021 | Mt. Adams Leadership Meeting |
| • January 27, 2021 | Adam's Place Condo Association |
| • February 8, 2021 | East End Area Council Meeting |
| • February 15, 2021 | Captain's Watch Condo Association |
| • March 16, 2021 | Mt. Adams Leadership Meeting |
| • March 22, 2021 | Virtual Public Staff Conference |

Review and Public Comment

- **Coordinated Site Review – Development Design Review (CPRE200080)**
 - September 22, 2020 – Advisory Team Meeting
 - September 29, 2020 – w/ Client Meeting
- **Public Comment and Notification**
 - **Mailing/Email Notification**
 - Property owners within 400' of subject property and all owners within PD-17
 - East End Area Council and Mount Adams Civic Association
- **Virtual Public Staff Conference – March 22, 2021**
 - Viewshed protection, parking and circulation, building height, impact on other PD-17 properties, guarantee of proposed development from applicant

Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Provide a full spectrum of housing options, and improve housing quality and affordability

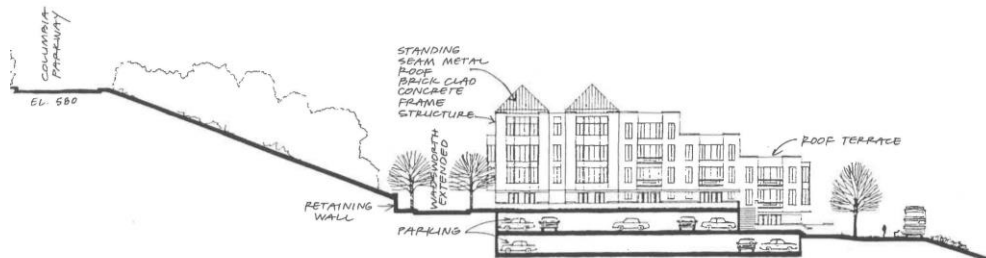
Strategy: Provide quality healthy housing for all income levels

Action Step: Improve the quality and number of moderate to high-income rental and homeowner units

Consistency with *East End Riverfront Community Development Plan* (1992)

Section 4.6 | Large Parcel Development

“New residential development should be compatible in scale and massing to the approved Adam’s Landing development. The height and articulation of the building masses should serve to frame views from portions along and above Eastern Avenue and Columbia Parkway”



Analysis and Conclusions

- Existing PD-17 does not allow for development of the property as there is no Concept Plan or Development Program Statement
- The DD district existed on the property prior to PD-17
- The uses and development standards of the DD-B district are compatible with surrounding uses and built environment
- Chapter 1411 maps will be amended to reflect appropriate subdistricts and overlays related to parking, building height, floor area ratio, and uses
- Consistent with *Plan Cincinnati* (2012) and the *East End Riverfront Community Development Plan* (1992)

Recommendation

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

APPROVE the zone change from Planned Development #17 (PD) to Downtown Development - Residential (DD-B) at 975 Adams Xing in the East End; and

APPROVE the modifications to the maps in Chapter 1411 - Downtown Development Districts as outlined on pages 3 - 4 of the Staff Report