

June 21, 2023

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager 

202301580

Subject: Ordinance – Proposed zone change at 2133 Ravine Street from PR to SF-2 in Over-the-Rhine

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain property located at 2133 Ravine Street in the Over-the-Rhine neighborhood from the PR, “Park and Recreation,” zoning district to the SF-2, “Single-family,” zoning district to facilitate construction of a single-family home.

Summary

The proposed zone change is for a small vacant lot at the northwest corner of Ravine Street and Conroy Place in Over-the-Rhine. The applicant is requesting the current PR (Park and Recreation) zoning be changed to the adjacent SF-2 zoning (Single-family Residential) for future development of a single-family home. The property is surrounded by single-family zoning and predominantly single-family homes aside from Fairview Park, adjacent to the north.

This property is located within the Over-the-Rhine neighborhood, near the CUF neighborhood, and touches a Hillside Overlay District. Any future development will need to meet the Hillside Overlay regulations. This zone change to SF-2 will provide for a new residential development, hopefully spurring the revitalization of vacant lots in the area. It is a community goal to increase residential uses and homeownership and create a more pedestrian-friendly character to the neighborhood. This site is on the hillside and will provide significant views of the City. It is of no benefit to the City for this parcel to remain zoned Park and Recreation when there is no park located on this small parcel at this address and it is privately-owned. The Over-the-Rhine Community Council is supportive of the zone change.

On June 2, 2023, the City Planning Commission voted unanimously to recommend approval of the zone change at 2133 Ravine Street from Park and Recreation (PR) to Single-family (SF-2) in Over-the-Rhine to City Council.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement 

June 7, 2023

To: Office of Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement KKS

Subject: Ordinance – Proposed zone change at 2133 Ravine Street from PR to SF-2 in Over-the-Rhine

The above referenced Ordinance is ready to be scheduled for a City Council Committee. This item requires a public hearing and notice in the City Bulletin 14 days before the public hearing.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated June 2, 2023;
- 3) The mailing labels for notification of all property owners within 400 feet;
- 4) A copy of the mailing labels for your records

June 7, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain property located at 2133 Ravine Street in the Over-the-Rhine neighborhood from the PR, "Park and Recreation," zoning district to the SF-2, "Single-family," zoning district to facilitate construction of a single-family home.

Summary

The proposed zone change is for a small vacant lot at the northwest corner of Ravine Street and Conroy Place in Over-the-Rhine. The applicant is requesting the current PR (Park and Recreation) zoning be changed to the adjacent SF-2 (Single-family Residential) for future development of a single-family home. The property is surrounded by single-family zoning and predominantly single-family homes aside from Fairview Park, adjacent to the north.

This property is located within the Over-the-Rhine neighborhood, near the CUF neighborhood, and touches a Hillside Overlay District. Any future development will need to meet the Hillside Overlay regulations. This zone change to SF-2 will provide for a new residential development, hopefully spurring the revitalization of vacant lots in the area. It is a community goal to increase residential uses and homeownership and create a more pedestrian-friendly character to the neighborhood. This site is on the hillside and will provide significant views of the City. It is of no benefit to the City for this parcel to remain zoned Park and Recreation when there is no park located on this small parcel at this address and it is privately-owned. The Over-the-Rhine Community Council is supportive of the zone change.

On June 2, 2023, the City Planning Commission voted unanimously to recommend approval of the zone change at 2133 Ravine Street from Park and Recreation (PR) to Single-family (SF-2) in Over-the-Rhine to City Council.

Motion to Approve the

Administration's recommendation: Mr. Samad

Ayes:

Ms. Tallent

Mr. Eby

Seconded:

Ms. Sesler

Ms. Kearney

Mr. Stallworth

Ms. Sesler

Mr. Samad

Ms. Beltran

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Honorable City Planning Commission
Cincinnati, Ohio

June 2, 2023

SUBJECT: A report and recommendation on a proposed zone change from Park and Recreation (PR) to Single-family Residential (SF-2) at 2133 Ravine Street in Over-the-Rhine.

GENERAL INFORMATION:

Owner: Conroy Place, LLC
Owner's address: 2347 Reading Road, Cincinnati, Ohio 45202
Applicant: Sean Suder, Suder, LLC
Applicant's address: 455 Delta Avenue, Suite 203, Cincinnati, Ohio 45226

BACKGROUND:

The proposed zone change is for a small vacant lot at the northwest corner of Ravine Street and Conroy Place in Over-the-Rhine. The applicant is requesting the current PR (Park and Recreation) zoning be changed to the adjacent SF-2 (Single-family Residential) for future development of a single-family home. The property is surrounded by single-family zoning and predominantly single-family homes aside from Fairview Park, adjacent to the north.

ADJACENT LAND USE AND ZONING:

South: SF-2 (Single-family residential)
East: SF-2 (Single-family residential)
North: PR (Park and Recreation)
West: SF-2 (Single-family residential)

ANALYSIS:

This property is located within the Over-the-Rhine neighborhood, near the CUF neighborhood, and touches a Hillside Overlay District. Any future development will need to meet the Hillside Overlay regulations. This zone change to SF-2 will provide for a new residential development, hopefully spurring the revitalization of vacant lots in the area. It is a community goal to increase residential uses and homeownership and create a more pedestrian-friendly character to the neighborhood. This site is on the hillside and will provide significant views of the City. It is of no benefit to the City for this parcel to remain zoned Park and Recreation when there is no park located on this small parcel at this address and it is privately-owned. The Over-the-Rhine Community Council is supportive of the zone change.

PUBLIC COMMENT:

The Department of City Planning and Engagement staff held a public staff conference on May 2, 2023, regarding this proposed zone change. The Over-the-Rhine and CUF community councils, along with property owners within 400 feet of the zone change were notified. One abutting property owner attended and had questions but there were no concerns about the zone change. Attached is a letter of support from a neighboring property owner who could not attend the staff conference.

CONSISTENCY WITH PLANS:

The proposed zone change is consistent with *Plan Cincinnati* (2012) in the Live Initiative Area, which recommends "to provide a full spectrum of housing options and improve housing quality and

affordability” (pg. 164) and “improve the quality and number of moderate to high-income rental and homeowner units” (pg. 165).

This proposal is also consistent with the *Over-the-Rhine Comprehensive Plan (2002)* particularly within the Housing Goal I to “Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents” (page 47).

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. A new residential development could increase homeownership in the neighborhood.
2. This development is consistent with the *Over-the-Rhine Comprehensive Plan (2002)* and *Plan Cincinnati (2012)*.
3. The site is zoned Park and Recreation but is surrounded by residential zoning and not currently a part of or used as a public park.
4. This zone change will be beneficial to the Over-the-Rhine community.

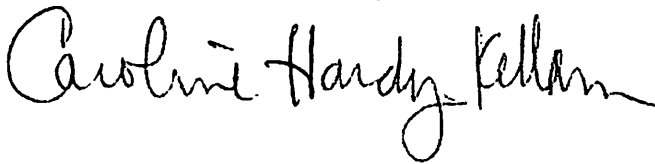
RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that City Planning Commission take the following action:

APPROVE the proposed zone change from PR (Park and Recreation) to SF-2 (Single-family Residential) at 2133 Ravine Street in Over-the-Rhine.

Respectfully submitted:

Approved:



Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement