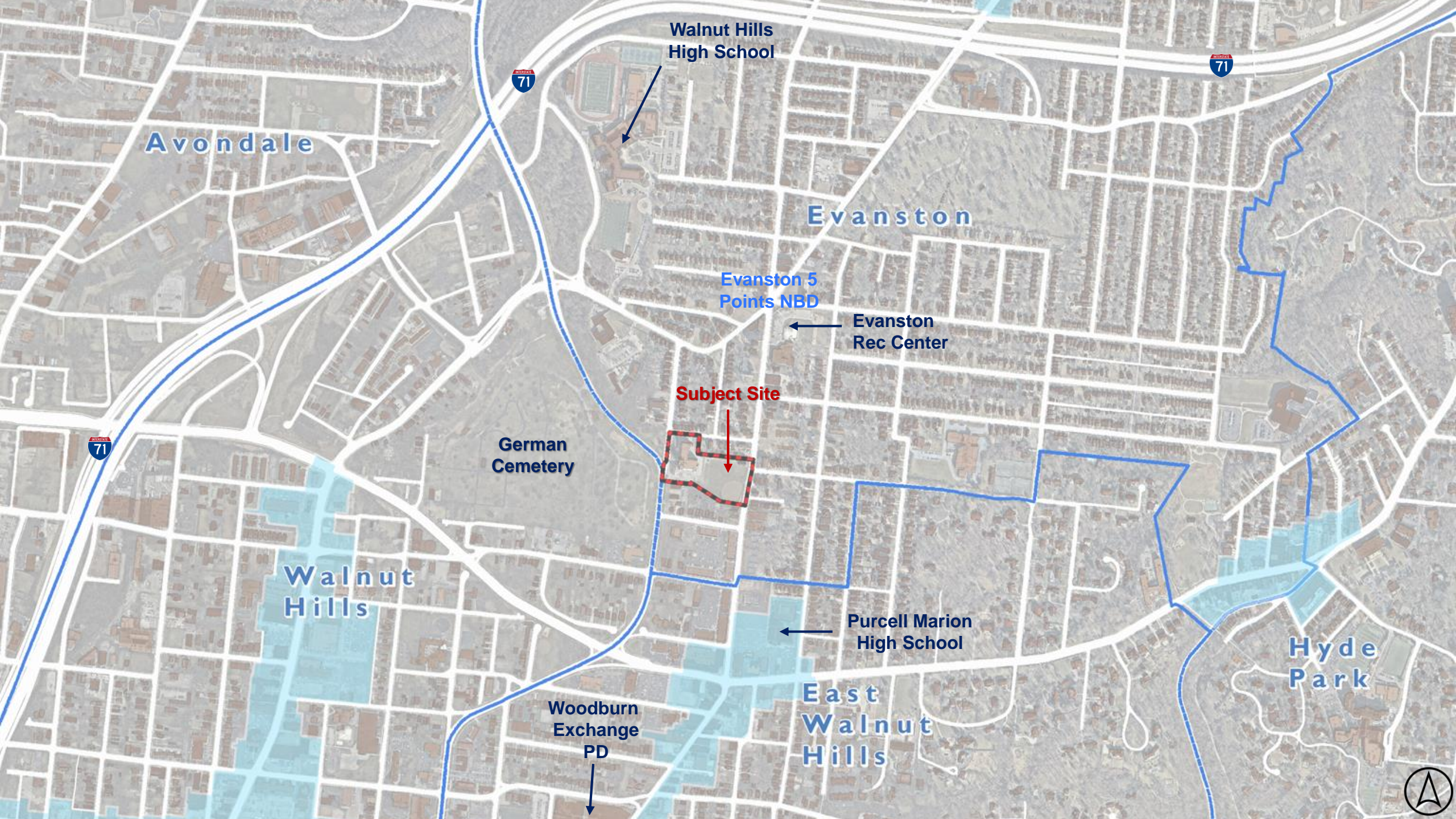


**Proposed Zone Change to a
Planned Development
including a Concept Plan and
Development Program Statement
at 3060 Durrell Avenue
in Evanston**

Equitable Growth & Housing Committee
March 12, 2024



Walnut Hills High School

Avondale

Evanston

Evanston 5 Points NBD

Evanston Rec Center

Subject Site

German Cemetery

Walnut Hills

Purcell Marion High School

Hyde Park

East Walnut Hills

Woodburn Exchange PD



Navy Reserve Center

Hoffman School

German Cemetery

Subject Site

Hoffman Playground

First Antioch Baptist Church

DeSales Flats

Everly Townhomes

DURRELL AV

HARVARD AV

FAIRFAX AV

Crosstown: West End - Evanston

MERRIMAC ST

Anderson - Uptown

DEXTER AV

NEILSON PL

GILPIN AV

HACKBERRY ST

CLEINVIEW AV

VICTORY PKWY

WOODBURN AV

LINCOLN AV





SF-4
German Cemetery

RMX

DURRELLAY

HARVARD AV

RMX

FAIRFAX AV

Crosstown: West End - Evanston

RM-0.7

SF-4

MERRIMAC ST

CN-P

Subject Site

DEXTER AV

RMX

NEILSON PL

GILPIN AV

RMX

PR

PD-72

RM-0.7

Everly Townhomes

PD-72

WOODBURN AV

HACKBERRY ST

CLEINVIEW AV

LINCOLN AV



Request & Existing Zoning

Kingsley + Co. “the applicant” is requesting the following:

- A **zone change** to a Planned Development (PD)
- A **Concept Plan** for the entire site (buildings, parking, etc.)

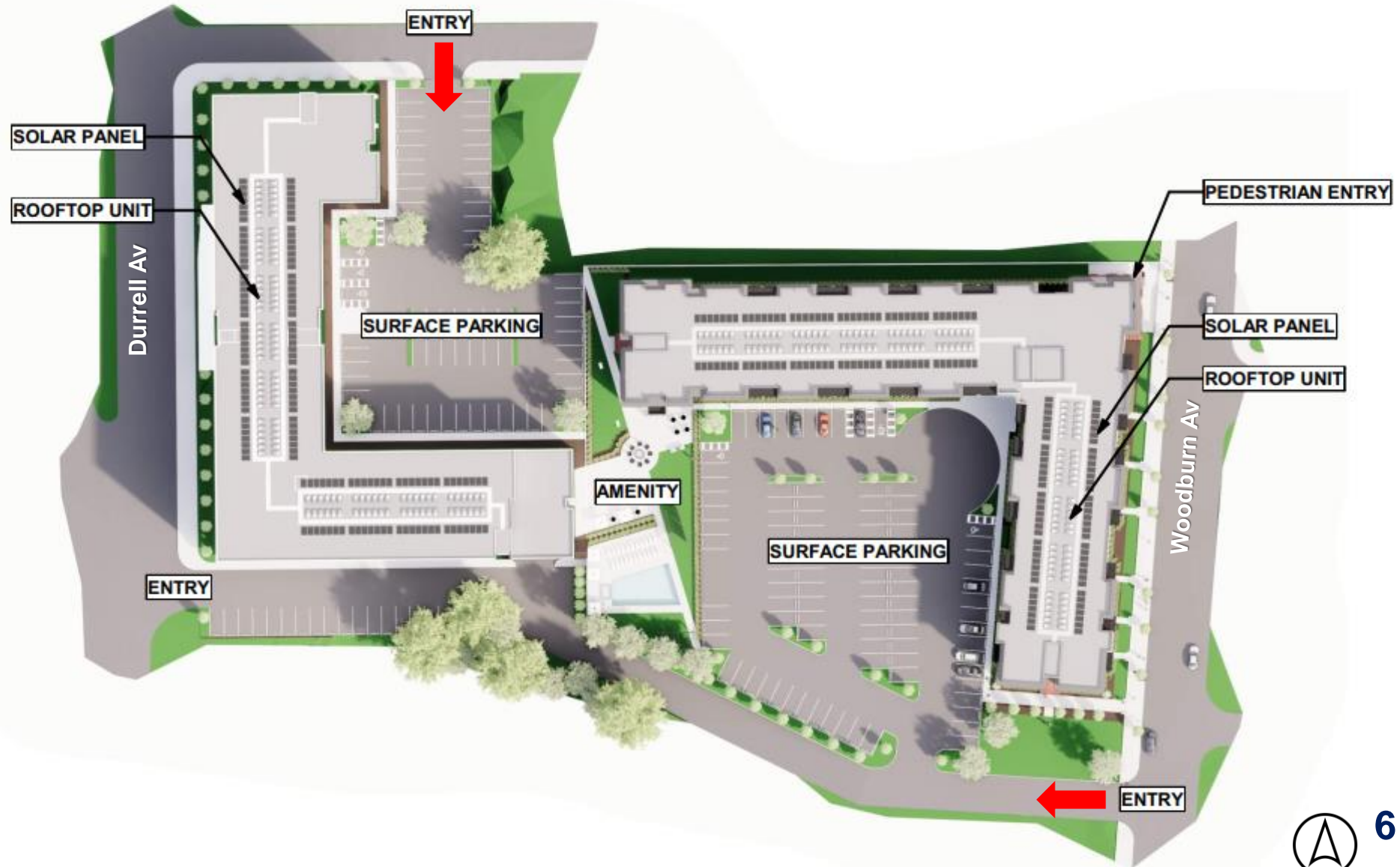
Residential Mixed (RMX)

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**.

Concept Plan

Includes:

- 2 buildings, 4 stories
- 240 units (studios to 3-bed apartments)
- 248 off-street parking spaces



SITE DEVELOPMENT

WOODBURN BUILDING FOOTPRINT: 34,130 SF
 DURRELL BUILDING FOOTPRINT: 33,750 SF
 TOTAL BUILDING FOOTPRINT: 67,880 SF
 ASPHALT FOOTPRINT: 84,919 SF

WOODBURN UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
24	63	38	8
18% 46% 28% 6%			

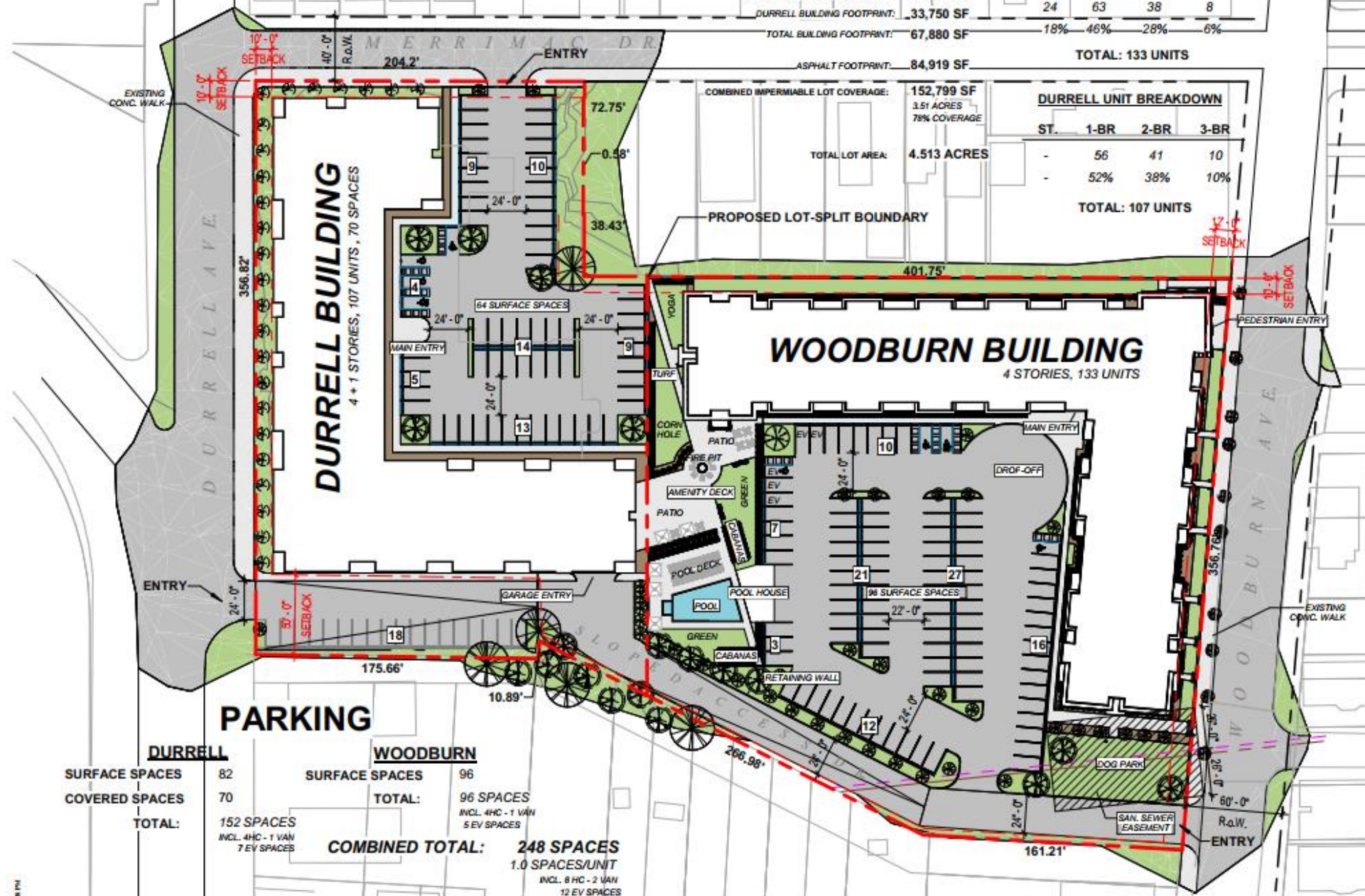
TOTAL: 133 UNITS

DURRELL UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
-	56	41	10
52% 38% 10%			

TOTAL: 107 UNITS

COMBINED IMPERMIABLE LOT COVERAGE: 152,799 SF
 3.51 ACRES
 78% COVERAGE
 TOTAL LOT AREA: 4.513 ACRES



DURRELL		WOODBURN		COMBINED TOTAL:
SURFACE SPACES	82	SURFACE SPACES	96	
COVERED SPACES	70	TOTAL:	96 SPACES INCL. 4HC - 1 VAN 5 EV SPACES	
TOTAL:	152 SPACES INCL. 4HC - 1 VAN 7 EV SPACES			

PRELIMINARY SITE DEVELOPMENT PLAN 1" = 60'-0"





BERARDI+COLUMBUS
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

THE MINGO

WOODBURN AND DEXTER VIEW SOUTHWEST





BERARDI+COLUMBUS
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

THE MINGO





BERARDI+COLUMBUS
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

THE MINGO

WOODBURN VIEW WEST

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:

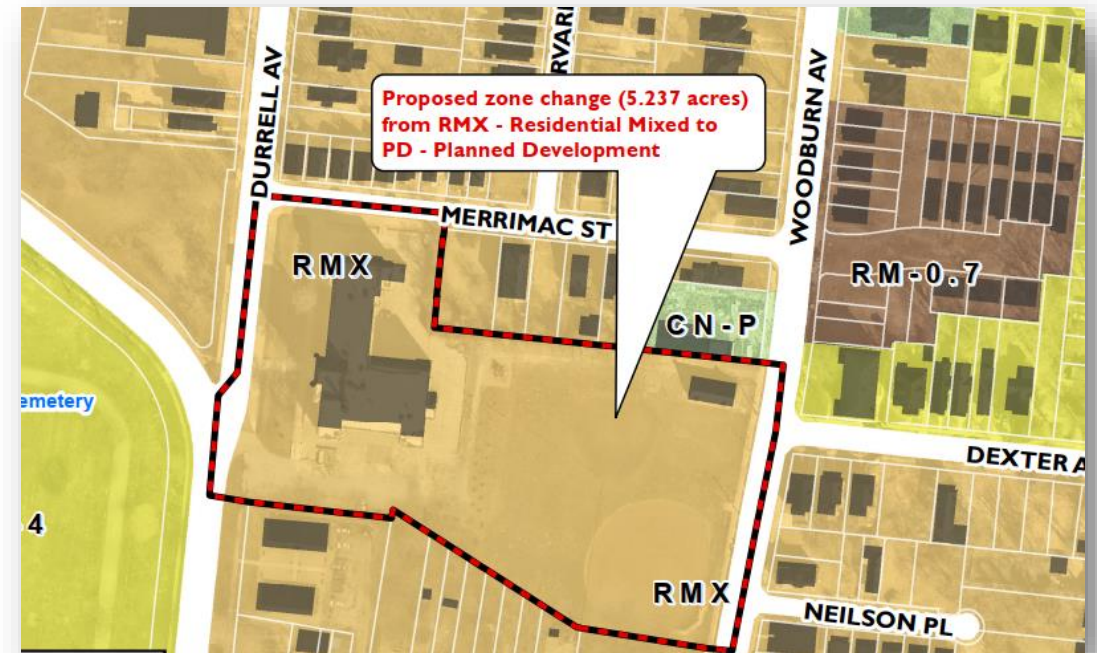
- a) Minimum Area
- b) Ownership
- c) Multiple Buildings on a lot
- d) Historic Landmarks and Districts
- e) Hillside Overlay Districts
- f) Urban Design Overlay District

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**



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:

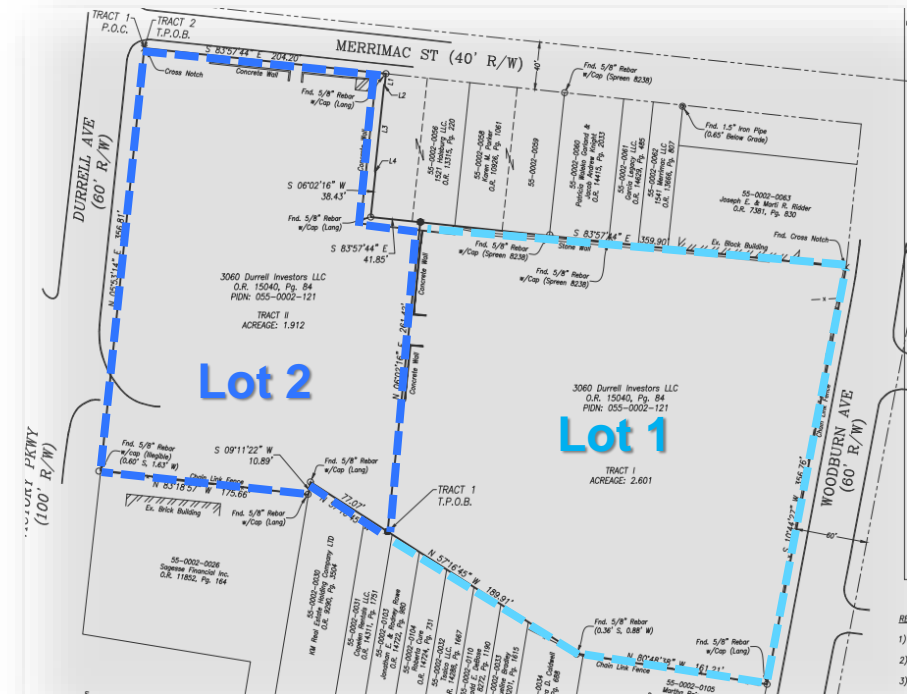
- a) Minimum Area
- b) Ownership – Provided ownership**
- c) Multiple Buildings on a lot
- d) Historic Landmarks and Districts
- e) Hillside Overlay Districts
- f) Urban Design Overlay District

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



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 – Not in a historic district**
- e) Hillside Overlay Districts
- f) Urban Design Overlay District

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 – Not in a hillside overlay**
- f) Urban Design Overlay District

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 – Not in UDOD**

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**

Coordinated Site Review

- **Advisory Team Meeting** – September 26, 2023
- **Client Meeting** – October 3, 2023
 - Department of Transportation & Engineering (DOT E)
 - Driveway access needs to be removed from Durrell/Victory Pkwy entrance
 - Traffic Impact Study is required
 - Will go back through CSR during the Final Development Plan submittal

Community Engagement

Staff Conference #1

- November 6, 2023 via Zoom with 47 people in attendance
- Majority of people had concerns with density, not enough off-street parking, limited greenspace, loss of Hoffman School, decreasing property values, and increased traffic congestion.

Applicant team digested feedback & submitted revised plans and details.

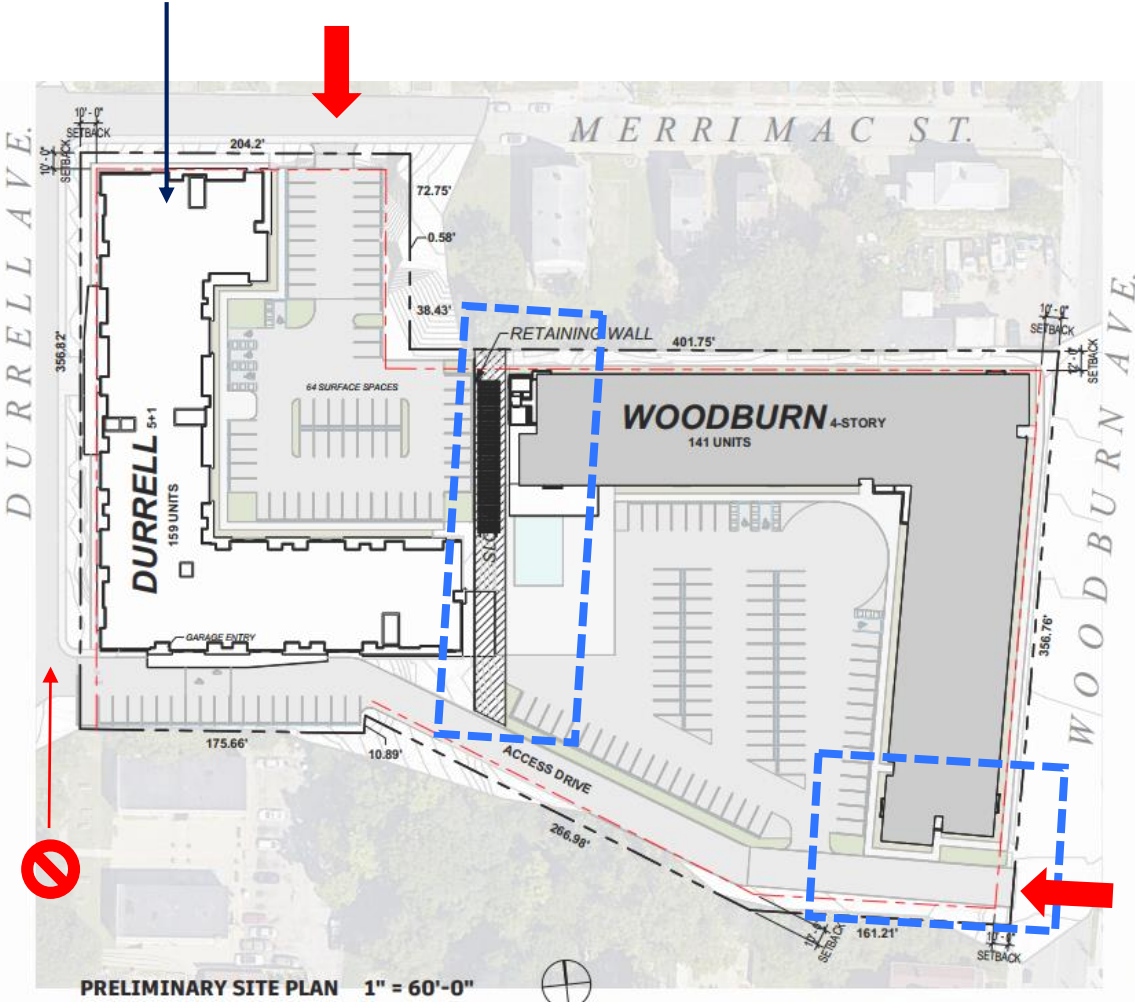
Staff Conference #2

- January 8, 2024 via Zoom with 33 people in attendance
- Attendees appreciated revisions, but similar concerns regarding parking, number of units, and the height of Durrell Building.

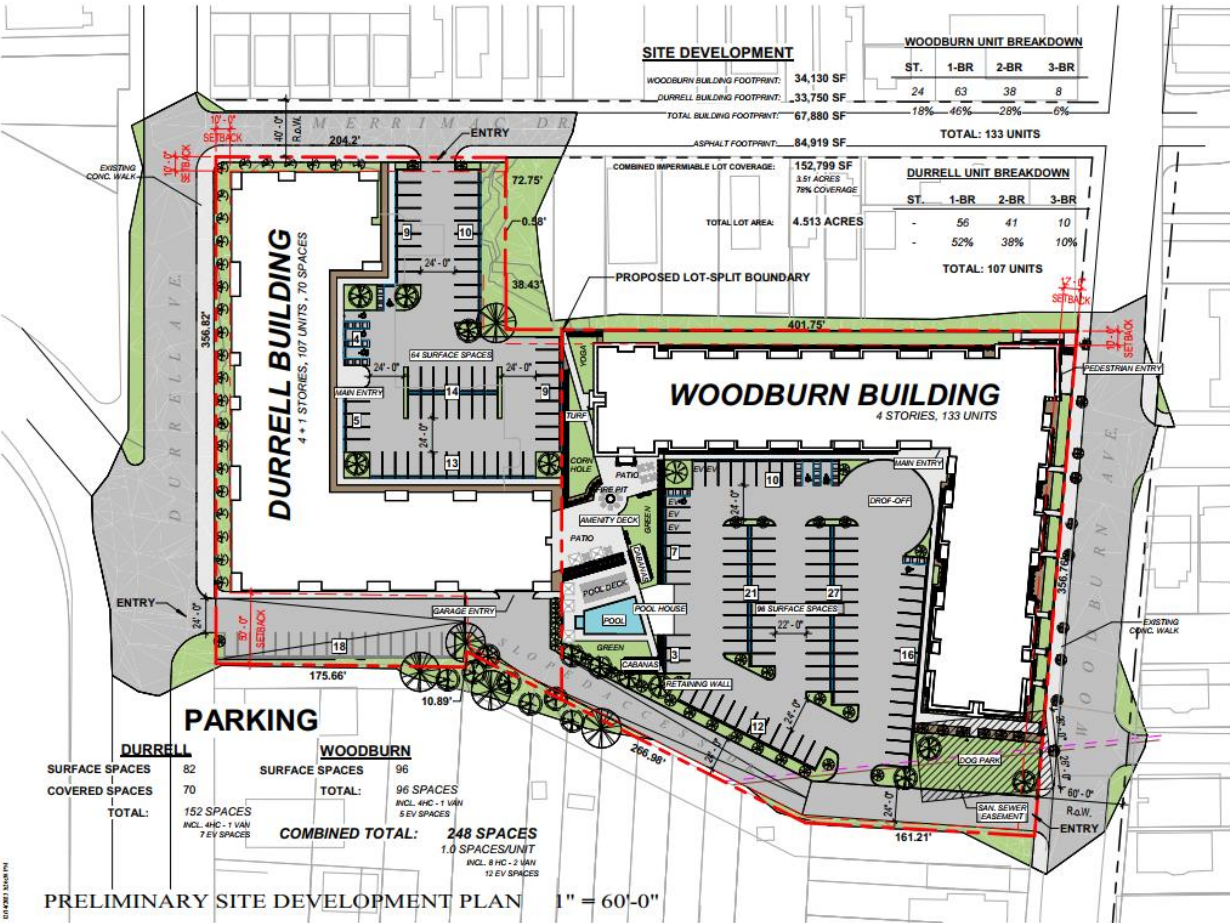
City Planning Commission

- Approved on February 16, 2024

Shrunk the building height by 1 story



1st Submittal




Current Submittal





City Planning and Engagement / Planning Projects and Studies / Active/Ongoing
 / Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston


CITY PLANNING AND ENGAGEMENT MENU

About City Planning and Engagement 

City Planning and Engagement Calendar

City Planning Commission

Accessory Dwelling Units

Connected Communities 

Community Engagement 

Maps, Data, and Resources

Neighborhood Plans 

Plan Cincinnati 

Planning Projects and Studies 

2023 Annual Report and 2024 Work Program

Active/Ongoing

Completed/Past

Other Resources

Subdivisions and Lot Splits

Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston

Background:

Kingsley + Co., is requesting a zone change from Residential - Mixed (RMX) to Planned Development (PD) for the property located at 3060 Durrell Avenue. The proposed zone change is currently a 4.513-acre site located off of Victory Parkway within the Evanston neighborhood and close to East Walnut Hills. This application is for a Development Program Statement and Concept Plan. This will have to come back through the Final Development stage as well for the Planned Development Process.

More information regarding the Planned Development process: [Chapter 1429 - PLANNED DEVELOPMENT DISTRICTS | Code of Ordinances | Cincinnati, OH | Municode Library](#)

The proposed Planned Development will consist of two multi-family buildings with 240 mixed-income housing units, ranging from studios to 3-bedroom apartments. Both buildings are intended to be 4-stories tall. The development will additionally feature a range of amenities, including a swimming pool, coworking spaces, rooftop areas and dog runs. The proposed development will also include nearly 248 parking spaces (1.03 parking spaces per unit).

Project Location:

3060 Durrell Avenue, Cincinnati, OH 45207

Analysis

- New housing options to the neighborhood and City
- Revitalize an underutilized site
- Permits more than 3 units on a lot and a larger overall density compared to other zoning districts
- 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

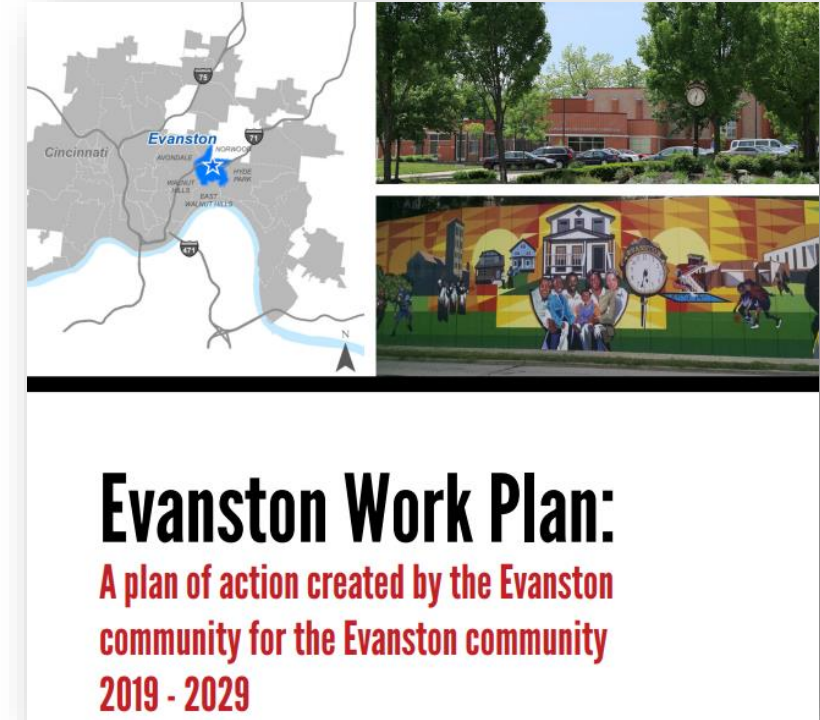
Live Initiative Area

- **“Provide a full spectrum of housing options, and improve housing quality and affordability”**
 - “Provide quality healthy housing for all income levels”
 - “Improve the quality and number of moderate to high-income rental and homeowner units”
- **Guiding Geographic Principle**
 - “Focus revitalization on existing centers of activity”
- **Center of Activity**
 - Evanston 5 Points Neighborhood Business District which aims to target investment to geographic areas where there is already economic activity.

Consistency with Other Plans

Evanston Work Plan (2019)

- **“Create a sustainable, mixed income neighborhood without displacement.”**
 - Welcomes new residents
 - Provides a broad spectrum of housing choices within the neighborhood that vary in price and type
 - Promotes African American participation
 - Includes minority contractors in construction projects



Conclusion

- **Consistent** with Live Initiative Area of *Plan Cincinnati* to “Provide a full spectrum of housing options, and improve housing quality and affordability” and more.
 - Guiding Geographic Principle to “Focus Revitalization on existing centers of activity.”
- **Consistent** with the *Evanston Work Plan* to “Create a sustainable, mixed income neighborhood without displacement.”
- The PD zoning district requires a more **extensive public process** than a regular zone change which will allow community members to have additional engagement opportunities during the Final Development Plan process.
- The **PD zoning is appropriate** given the property’s size and location within the Evanston neighborhood and **close proximity** to the Evanston Five Points Neighborhood Business District and the East Walnut Hills Neighborhood Business District.

Recommendation

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

- 1. ACCEPT** the Concept Plan and Development Program Statement as submitted; and
- 2. ADOPT** the Department of City Planning and Engagement Findings as detailed on pages 3-9 of this report; and
- 3. APPROVE** the proposed zone change from Residential Mixed (RMX) to a Planned Development (PD), including a Concept Plan and Development Program Statement, located at 3060 Durrell Avenue in Evanston.