

Proposed Zone Change at 3201, 3215, 3223 and 3229 Woodburn Avenue in Evanston

Economic Growth and Zoning Committee
August 31, 2021

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Zoning Study Request

January 17, 2020



Evanston Community Council

3204 Woodburn Avenue • Cincinnati, Ohio 45207 <https://evanstoncouncil.org/>

Executive Board
Gregory Stewart, President
James Stubbins, Vice President
Dorinda Mann, Treasurer
Russell Hawkins, Past President
Secretary

Committee Chairs

Vicki Vidka, Board Liaison & Finance

Steve Adams

Russell Hill, Administration

Sharon Nix, Outreach

Joseph M. J. Day, Employment

Christy M. Day, Youth

Michelle M. Walker, Health

Jeff Reynolds, Senior

Georgia Braxton, Community

James Stahlman, Safety

January 17, 2020

Patrick DeHoney, City Manager
City of Cincinnati
601 Plain Street
Cincinnati, OH 45202

Dear City Manager:

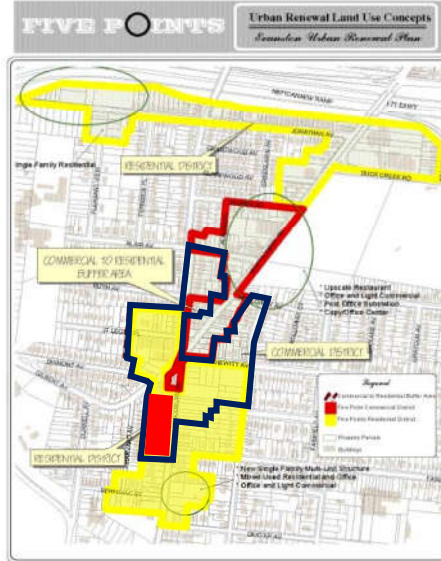
The Evanston Community Council is implementing our 2019-2020 Plan <https://evanstoncouncil.org/wp-content/uploads/2019/01/2019-2020-Plan.pdf>

“study the rezoning of the West side of Woodburn Avenue from 3201 to 3229 Woodburn to residential to conform with the specific recommendation in the Evanston-Five Point Urban Renewal Plan.”

Gregory Stewart, President
Evanston Community Council
Cc: Katherine Kough-Jure
Marissa Carter
Greg Knabler

Evanston Community Council meetings are held on the third Thursday of each month at 6:00 pm at the Evanston Recreation Center 3204 Woodburn Avenue

“Dedicated to the well-being of all residents and to the development of the community through education, business and spirituality.”



January 28, 2020

City of Cincinnati



City of Cincinnati
315 East Walnut Street
Cincinnati, Ohio 45202
Phone: 513.529.3000
www.cincinnati-oh.gov

Dorinda S. Mann

Commissioner

January 28th, 2020

Patrick DeHoney

City Manager

City of Cincinnati

Dear City Manager DeHoney,

I am writing to request that the Planning Department study the rezoning of the property on the West side of Woodburn Avenue from 3201 Woodburn to 3229 Woodburn to residential to conform with the specific recommendation in the Evanston-Five Point Urban Renewal Plan. This will allow the parcels to conform to their current use and the adjacent residential zoning.

This request has the approval of the Evanston Community Council. For questions, please contact the President of the ECC, Gregory Stewart, at 513-529-5203.

Sincerely,

Dorinda Mann

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Zoning Districts Studied

Residential Multi-family (RM-0.7)

- Single-, Two-, and Three-Family residential
- Continues to allow for multi-family construction
- Allows for “Cultural Institution” and “Community Service Facility” uses
- Some commercial uses permitted on ground floor only (w/ limitations)
- Serves as a transition/buffer district from RMX to CN-P

Residential Mixed (RMX)

- Single-, Two-, and Three-Family residential
- Does not allow for new multi-family construction
- Does not allow for stand-alone commercial uses
- Adjacent zoning district to the west and south
- Requested district several community members

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Public Comment

- **February 24, 2020** **Public Staff Conference**
 - Letters from community members requesting RMX zoning
- **October 28, 2020** **Virtual Meeting w/ Property Owners**
 - Property owners agreed residential use for site appropriate
 - Staff encouraged engagement to determine appropriate district
- **November 9, 2020** **Letter requesting RM-0.7**
- **November 12, 2020** **Email indicating vote from ECC for RMX**
- **November 12, 2020** **Virtual Meeting w/ Property Owners**
- **May 18, 2021** **Virtual Public Staff Conference**

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Conclusions

Department of City Planning and Engagement recommends the RM-0.7 district

- Compatibility with adjacent RMX and CN-P districts
- Addresses concern of stand-alone commercial use on the site
- Allows for continued use of property as multi-family residential
- Allows for Cultural Institutions and Community Service Facilities
- RM-0.7 used for recent developments in vicinity
 - St. Ambrose Apartments and Merrimac Square
- Any development requires Coordinated Site Review process

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Consistency with Plans

Evanston Five-Points Urban Renewal Plan (2003)

Urban Renewal Land Use Concept Map

- Residential District Recommended
- Commercial to Residential Buffer Area



Evanston Work Plan (2019)

Five Points: Opportunities / Recommendation

- Long-Term Opportunity Area
- Community Use



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Consistency with *Plan Cincinnati* (2012)

Guiding Geographic Principle #1

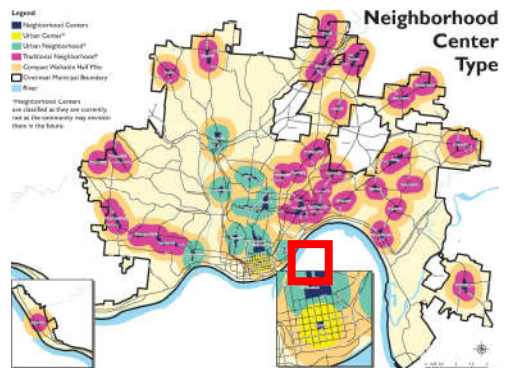
Focus revitalization on existing centers of activity

Live Initiative Area

Goal: Create a more livable community

Strategy: Become more walkable

Action Step: Integrate more housing into our neighborhood business districts to strengthen them and increase pedestrian activity



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Recommendation

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

APPROVE the zone change from Commercial Neighborhood - Pedestrian (CN-P) to Residential Multi-family (RM-0.7) at 3201, 3215, 3223 and 3229 Woodburn Avenue in Evanston.