

September 13, 2022

**To:** Members of the Equitable Growth and Housing Committee  
**From:** John P. Curp, Interim City Manager *WJ*  
**Subject:** Ordinance for the Rezoning of 3002-3026 Woodburn Avenue in Evanston

202201658

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Transmitted is Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3002-3026 Woodburn Avenue in the Evanston Neighborhood from the RMX, "Residential Mixed," zoning district to the RM-0.7, "Residential Multi-Family," zoning district to facilitate the construction of a 29-home single-family development.

The City Planning Commission recommended approval of the plan at its August 5, 2022 meeting.

**Summary:**

The petitioner, Onyx + East, requests a zone change at 3002 through 3026 Woodburn Avenue in Evanston from Residential Mixed (RMX) to Residential Multi-Family (RM-0.7) to permit the future construction of 29 single-family attached and detached residences on their own separate lots. The proposed zone change will allow the planned future construction of 29 detached and attached single-family homes.

There will be 26 townhomes (two-to-three-bedroom units) and three (3) four-bedroom, single-family homes on the site with a newly created private street with intended access from Woodburn Avenue. Each of these proposed residences will have rear facing garages, with the private streets allowing access. Most of the proposed residences will have the front of the structures face the street on Woodburn Avenue and DeSales Lane, with the three, single-family detached homes in the northeast portion of the project site. Three different varieties of floor plans are being proposed.

The City Planning Commission recommended the following on August 5, 2022, to City Council:

**APPROVE** the proposed change in zoning from Residential Mixed (RMX) to Residential Multifamily (RM-0.7) at 3002-3026 Woodburn Avenue in Evanston.

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

September 13, 2022

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement <sup>VJS</sup>

Copies to: Jesse Urbancsik, Senior City Planner, Department of City Planning and Engagement

Subject: Scheduling of Ordinance – Zone Change at 3002-3026 Woodburn Avenue in Evanston

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The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee on September 13, 2022. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

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 August 5, 2022;
- 3) The Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.