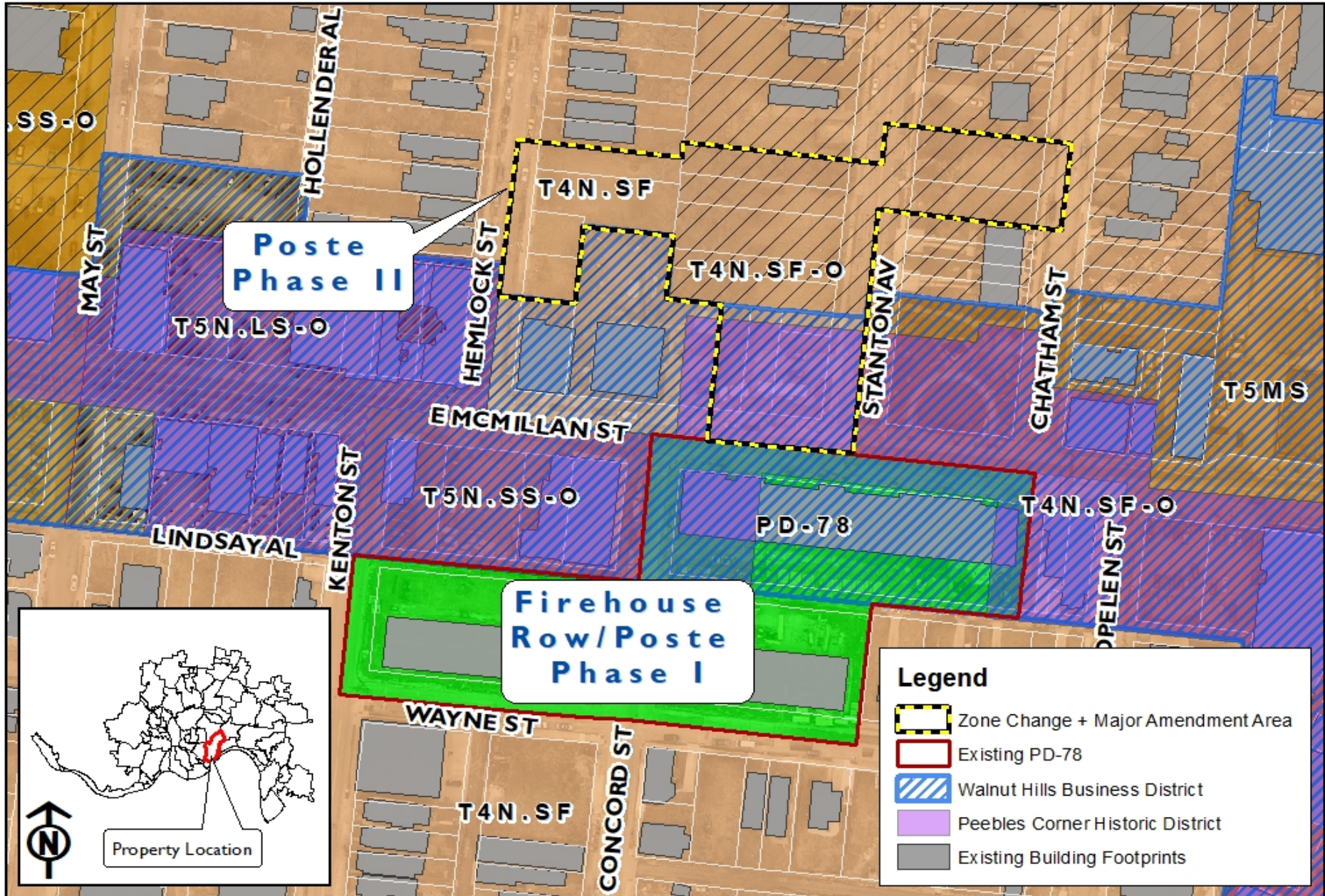


Proposed Zone Change and Major Amendment to the Concept Plan for PD-78, Firehouse Row, in Walnut Hills






Economic Growth and Zoning Committee
February 2, 2021

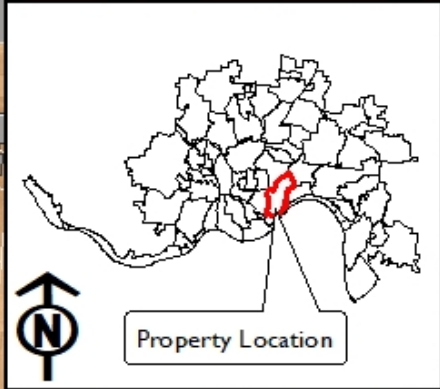
Proposed Zone Change and Major Amendment to the Concept Plan and Development Program Statement for PD-78, Firehouse Row, in Walnut Hills



Poste
Phase II

Firehouse
Row/Poste
Phase I

- Legend**
-  Zone Change + Major Amendment Area
 -  Existing PD-78
 -  Walnut Hills Business District
 -  Peebles Corner Historic District
 -  Existing Building Footprints



- May 2017 – City Planning Commission approved a zone change and Concept Plan for Planned Development #78 (PD-78)
- June 2017 – City Council approved a zone change and Concept Plan, establishing existing PD-78
- December 2017 – City Planning Commission approved a Final Development Plan

Approved Concept Plan and Final Development Plan⁴



Poste Exterior

According to **§1429-05** of the Cincinnati Zoning Code, PD Districts and development within PD Districts must comply with the following:

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ Historic Landmarks and Districts
- ✓ Hillside Overlay Districts
- ✓ Urban Design Overlay Districts

According to **§1429-09** of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement to include text or diagrams that specify:

- ✓ Plan Elements
- ✓ Ownership
- ✓ Schedule
- ✓ Preliminary Reviews
- ✓ Density and Open Space

Building 4:

49-58 units
50-58 parking spaces
~4,000 sq ft amenity space



HEMLOCK ST

HOLLENDERAL

STANTON AV

CHATHAM ST

E MCMILLAN ST

T5MS

KENTON ST

T5N.SS-0

CONCORD ST

PD-78

LINDSAYAL

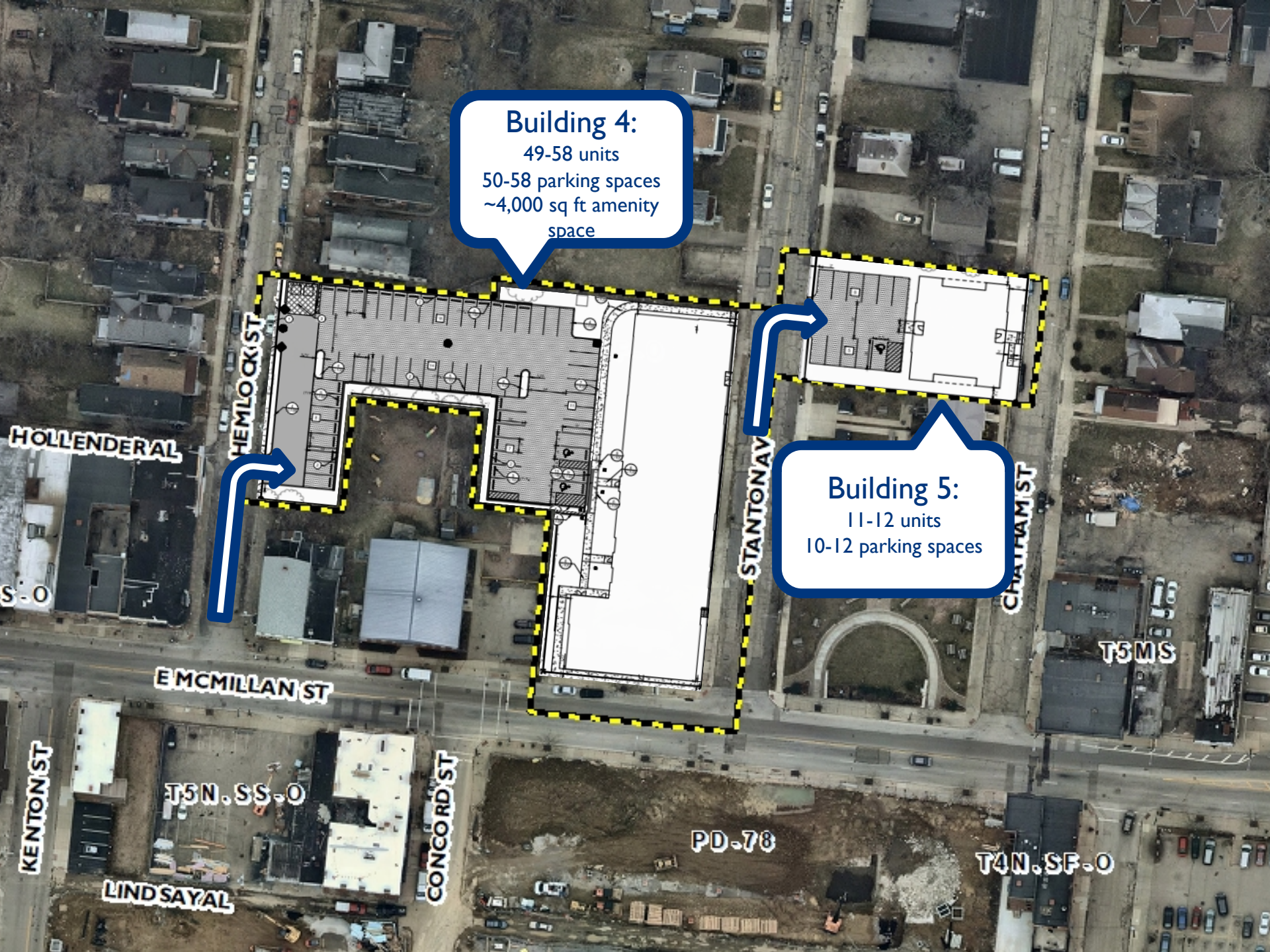
T4N.SF-0

Building 4:

49-58 units
50-58 parking spaces
~4,000 sq ft amenity space

Building 5:

11-12 units
10-12 parking spaces



Proposed Major Amendment to the Concept Plan

	Previously Approved Concept Plan	Proposed Major Amendment to the Concept Plan	Proposed Totals
Acreage	Total of 2.724 acres	Additional 1.779 acres	Total of 4.503 acres
Number of Buildings	3 Buildings	Additional 2 Buildings	5 Buildings
Number of Residential Units	124 Total units	Additional 60-70 units	184-194 Total units
Commercial Space	4,420 square feet	No proposed change	4,420 square feet
Amenity Space	None	Approximately 4,000 square feet	Approximately 4,000 square feet
Parking	66 surface spaces 44 garage spaces 6 accessible spaces 116 Total spaces	Additional 60-70 surface spaces	176-186 Total spaces

January 2020 – Developmental Design Review

- Need for a zone change and Major Amendment identified
- Comments about testing fire hydrant flows
- No major concerns

The petitioner plans to use commercially reasonable efforts to meet or exceed goals for 25% MBE, 7% WBE, and 30% SBE participation.

Proposal posted on Department of City Planning website

Community Meetings

- October 2019 – Developer meetings with neighborhood began
- May 2020 – 2 focus groups held
- September 2020 – Most recent presentation to WHAC

Virtual Staff Conference – August 24, 2020

- Attendees included City Staff, petitioner, WHRF Executive Director, WHAC President, and 8 community members
- Concerns and questions regarding parking, unit prices, landscaping, and Divine Daycare and Johnny's Market

City Planning Commission – December 18, 2020

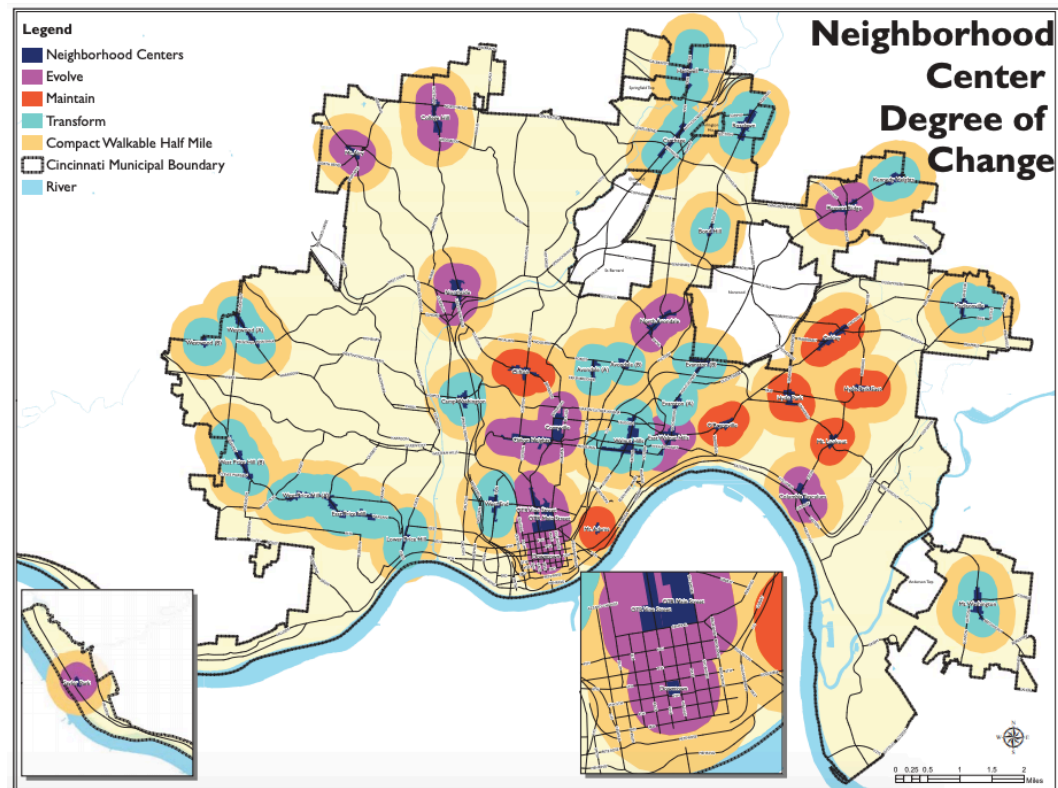
- 1 letter of support, 2 letters in opposition

Live Initiative Area

Goal to "Create a more livable community" (p. 156)

Goal to "Provide a full spectrum of housing options and improve housing quality and affordability" (p. 164)

Geographic Principle to "Focus revitalization on existing centers of activity" (p. 86)



Housing Market Analysis

Action Item 4: Focus Development Resources in Three Places - Peebles Corner

- Second phase of Firehouse Row specifically called for in plan with support for zone change



- Will reactivate currently vacant lots
- Will create continuity and increased walkability into business district
- Will increase housing opportunities
- Consistent with *Plan Cincinnati (2012)* and the *Walnut Hills Reinvestment Plan (2017)*
- Petitioner has continually engaged with community and made changes where feasible

It is the opinion of staff of the Department of City Planning that the Major Amendment to the Concept Plan and Development Program Statement is in compliance with the requirements of §1429-12 *Amendments to a Planned Development Concept Plan* of the Cincinnati Zoning Code.

The proposal is consistent with the purpose of the Planned Development District Regulations.

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

- 1. APPROVE** the proposed change in zoning at 2508-2520 Hemlock Street from T4N.SF to Planned Development #78 (PD-78) and at 750-758 East McMillan Street, 2507-2517 Stanton Avenue, and 2521-2525 Chatham Street from T4N.SF-O to Planned Development #78 (PD-78);
- 2. APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #78, Firehouse Row, as specified on pages 3-7 of the report; and
- 3. ADOPT** the Department of City Planning Findings as detailed on page 10 of the report.