



# **Proposed Zone Change to Planned Development (PD) at 198 E. McMillan Street and 237 William H. Taft Road in Mt. Auburn**

**Equitable Growth & Housing Committee**

May 6, 2025

# BACKGROUND

## APPLICANT & OWNER

- Union on Taft, LLC

## DEVELOPER

- Uptown Rental Properties & Chick-fil-A Inc.

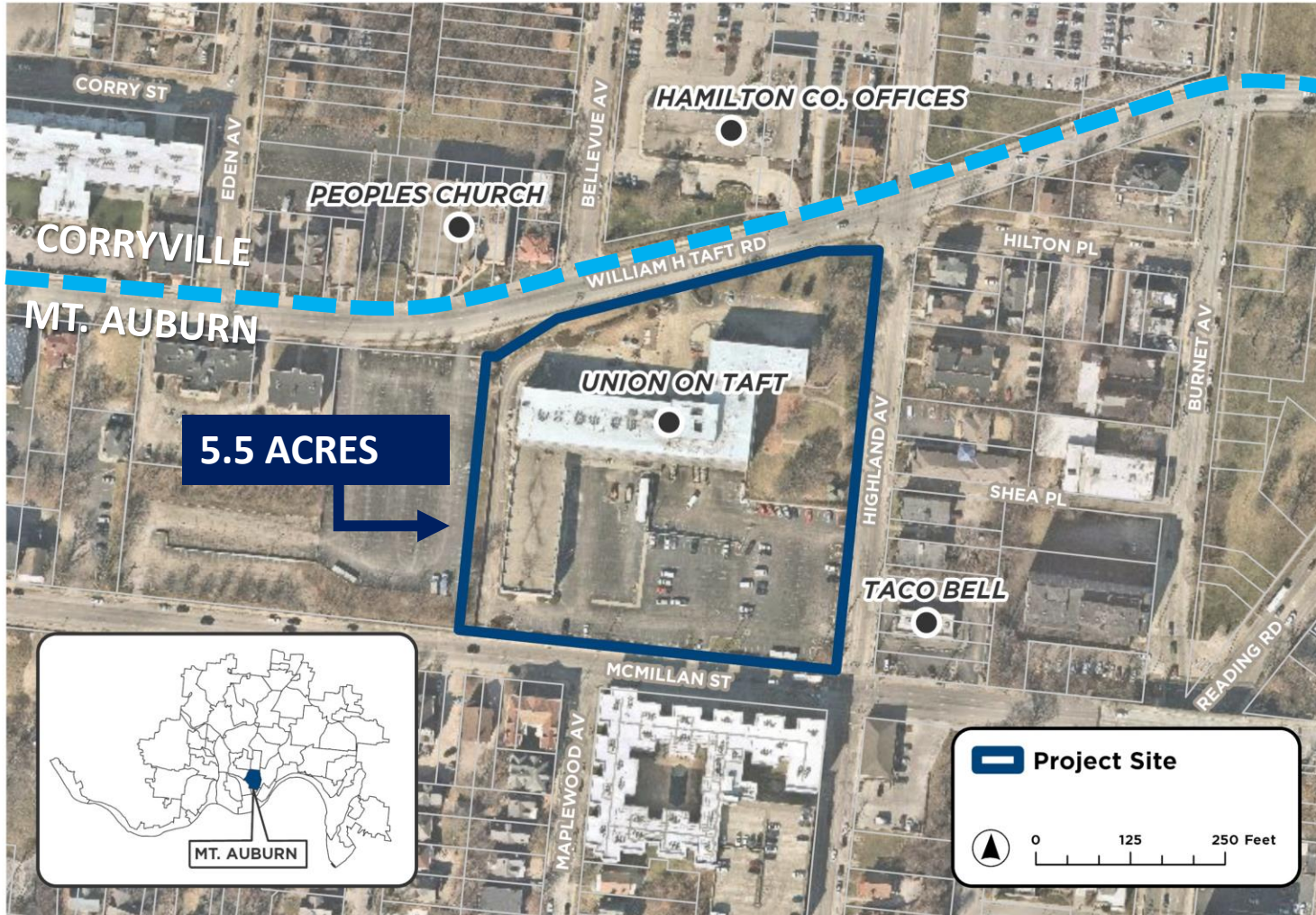
## REQUEST

- Zone Change to Planned Development
- Allow for a mixed-use development with an existing multi-family apartment building and a new Chick-fil-A restaurant.



# BACKGROUND

## A PROPOSED ZONE CHANGE TO PLANNED DEVELOPMENT (PD) AT WILLIAM HOWARD TAFT, HIGHLAND, & MCMILLAN



### NEIGHBORHOODS:

- Mt. Auburn
- Corryville (Adjacent)

### SITE:

- 5.5 acres
- Existing Apartment Building
- 325 parking spaces



# BACKGROUND





# BACKGROUND

## A PROPOSED ZONE CHANGE TO PLANNED DEVELOPMENT (PD) AT WILLIAM HOWARD TAFT, HIGHLAND, & MCMILLAN



## SITE ZONING:

- Office General-Transportation Corridor (OG-T)

## ADJACENT ZONING:

- OG-T
- CC-M-T
- CC-P-T
- PD

# PD PURPOSE

## §1429-01 – Specific Purposes of a Planned Development

- a. Establish a procedure for the development of land in order to allow for a **more efficient** and **economic development** of property than ordinarily permitted by **conventional zoning**.
- b. Ensure orderly and thorough planning and review procedures that **lead to quality design and development**.
- c. Encourage **creativity** in developments by allowing greater flexibility in **access, light, open space and amenities**.
- d. Encourage **common open space** and provide for its **maintenance**.
- e. Encourage the **coordinated development** of properties that might otherwise be developed individually.



# PROPOSED DEVELOPMENT



## USES

- Phase One: Residential
- Phase Two: Restaurant

## LAND AREA

- Phase One: 4 acres
- Phase Two: 1.5 acres

**The two phases would be subdivided, if approved**

# PROPOSED DEVELOPMENT



## PHASE ONE

- No proposed changes
- Completed in 2023
- Existing apartment building  
(The Union on Taft Apartments)
- 103-units (student housing)
- 180 parking spaces
- Outdoor courtyard



# Aerial View from William H Taft Road





# Site View from E. McMillan Street





# PROPOSED DEVELOPMENT



## PHASE TWO

- Existing surface parking
- Proposed Chick-fil-A



# Site View from Highland Avenue





# Site View from E. McMillan Street

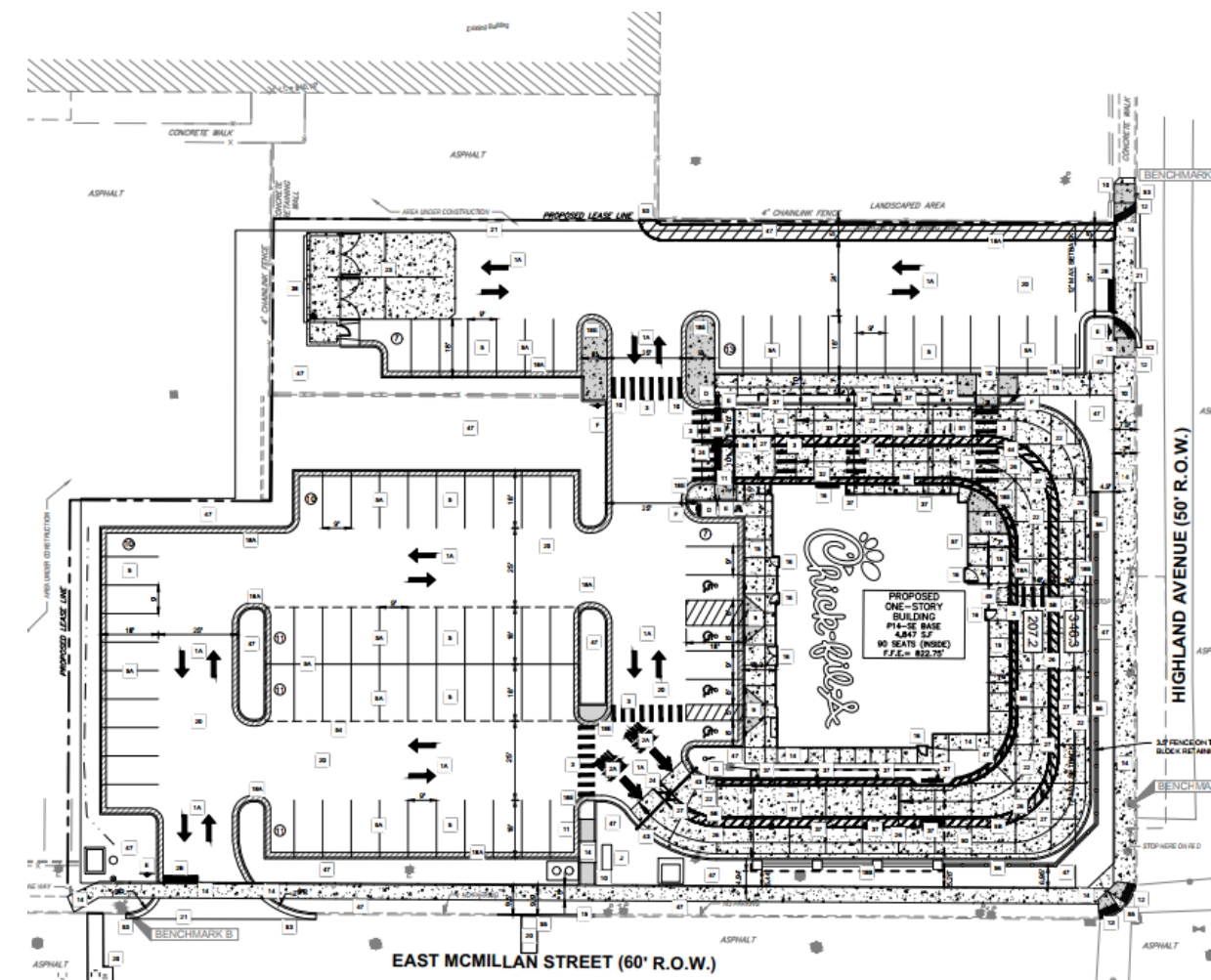




# PROPOSED DEVELOPMENT

## PHASE TWO

- One-story building
- Approx. 21-ft tall
- 5,020 square feet
- 76 Parking Spaces





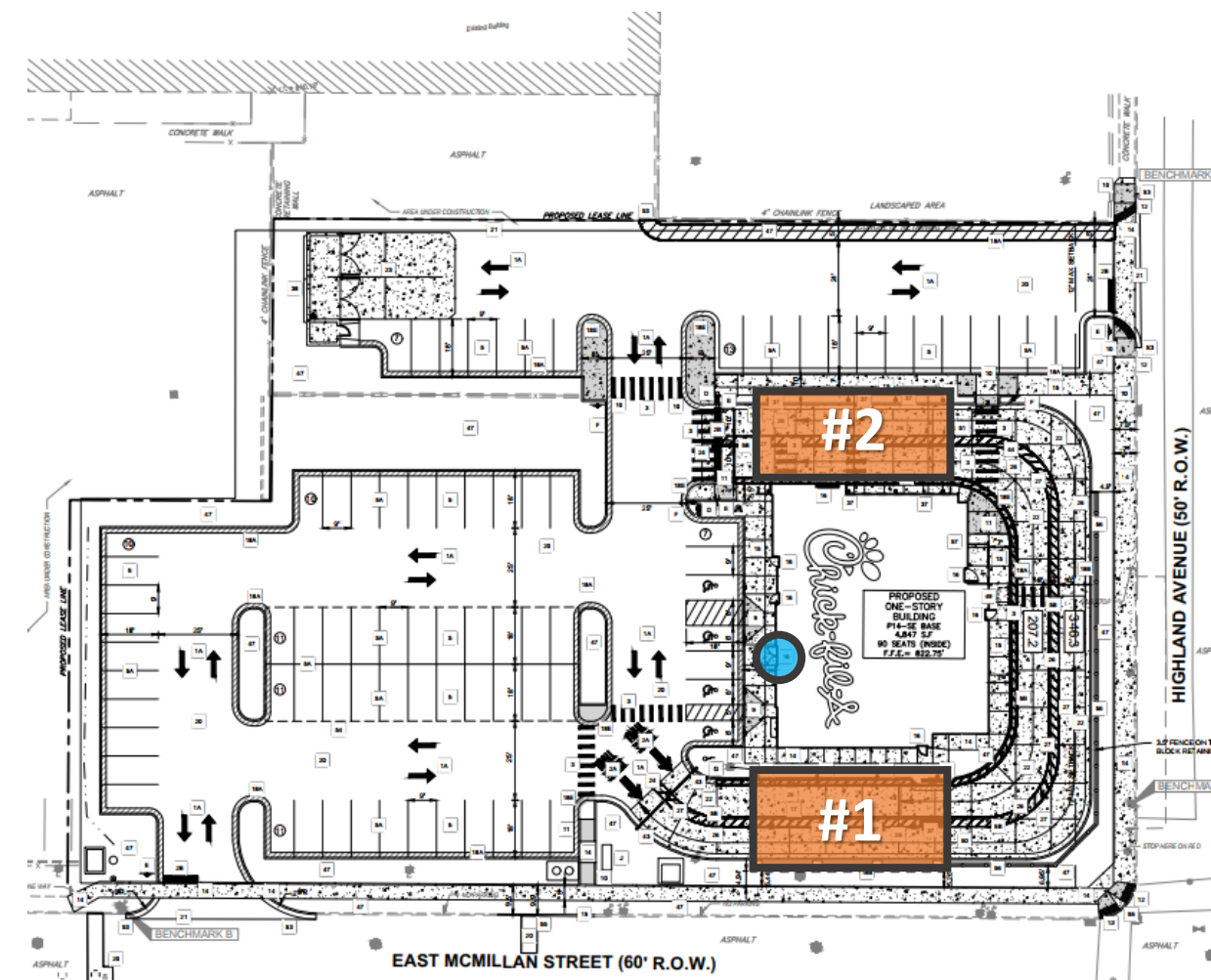
# PROPOSED DEVELOPMENT

## PHASE TWO

- Main entrance is on the west façade (blue dot)
- Two canopies are proposed (orange blocks)

#1 – Drive-through order point, approx. 60-ft long

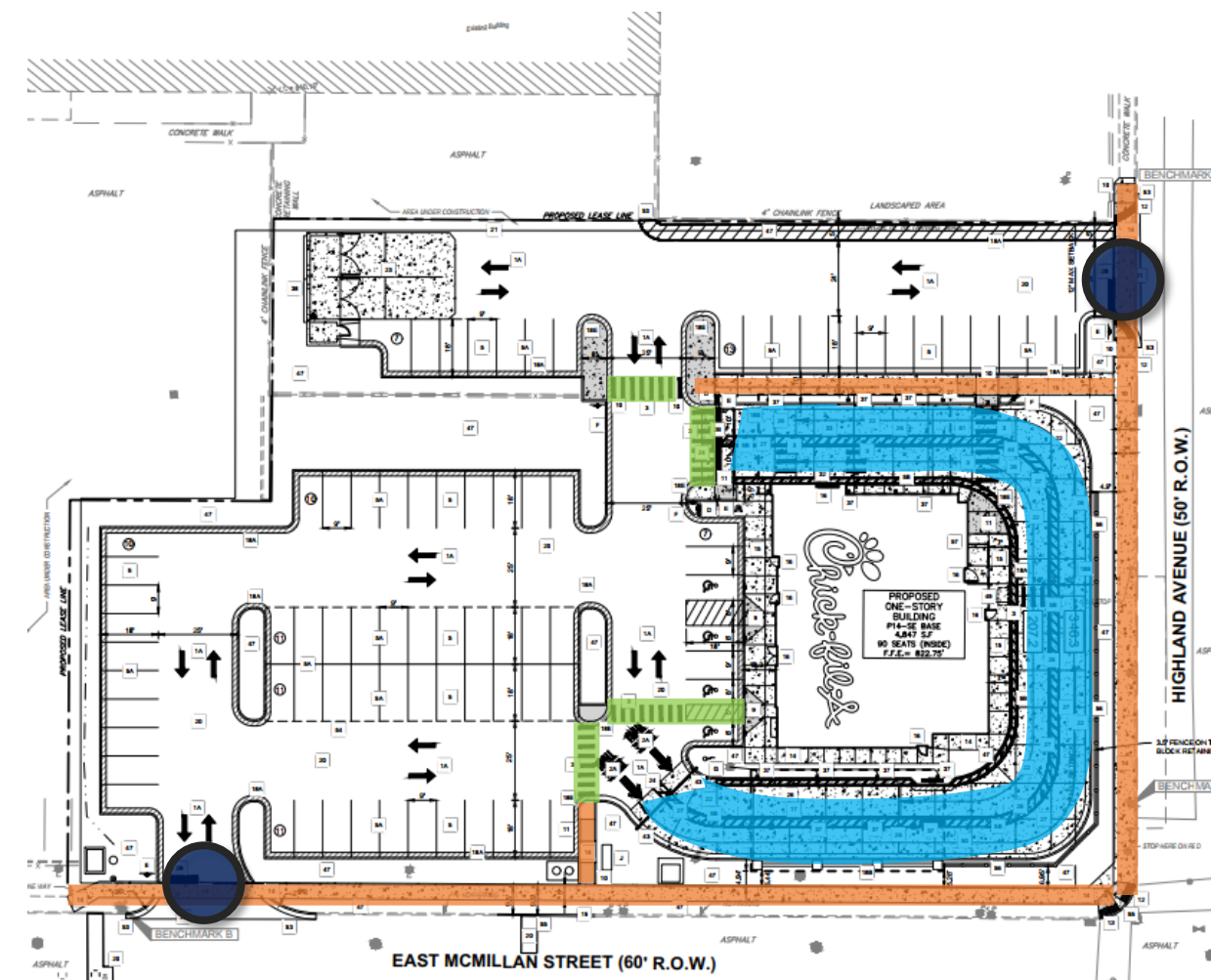
#2 – Drive-through pick-up window, approx. 31-ft x 50-ft



# PROPOSED DEVELOPMENT

## PHASE TWO

- Two Entrances (blue dots)
- Two-lane drive-through (blue line)
- Pedestrian Network
  - Sidewalk access on E. McMillan Street and Highland Avenue (orange lines)
  - Four pedestrian crosswalks (green blocks)

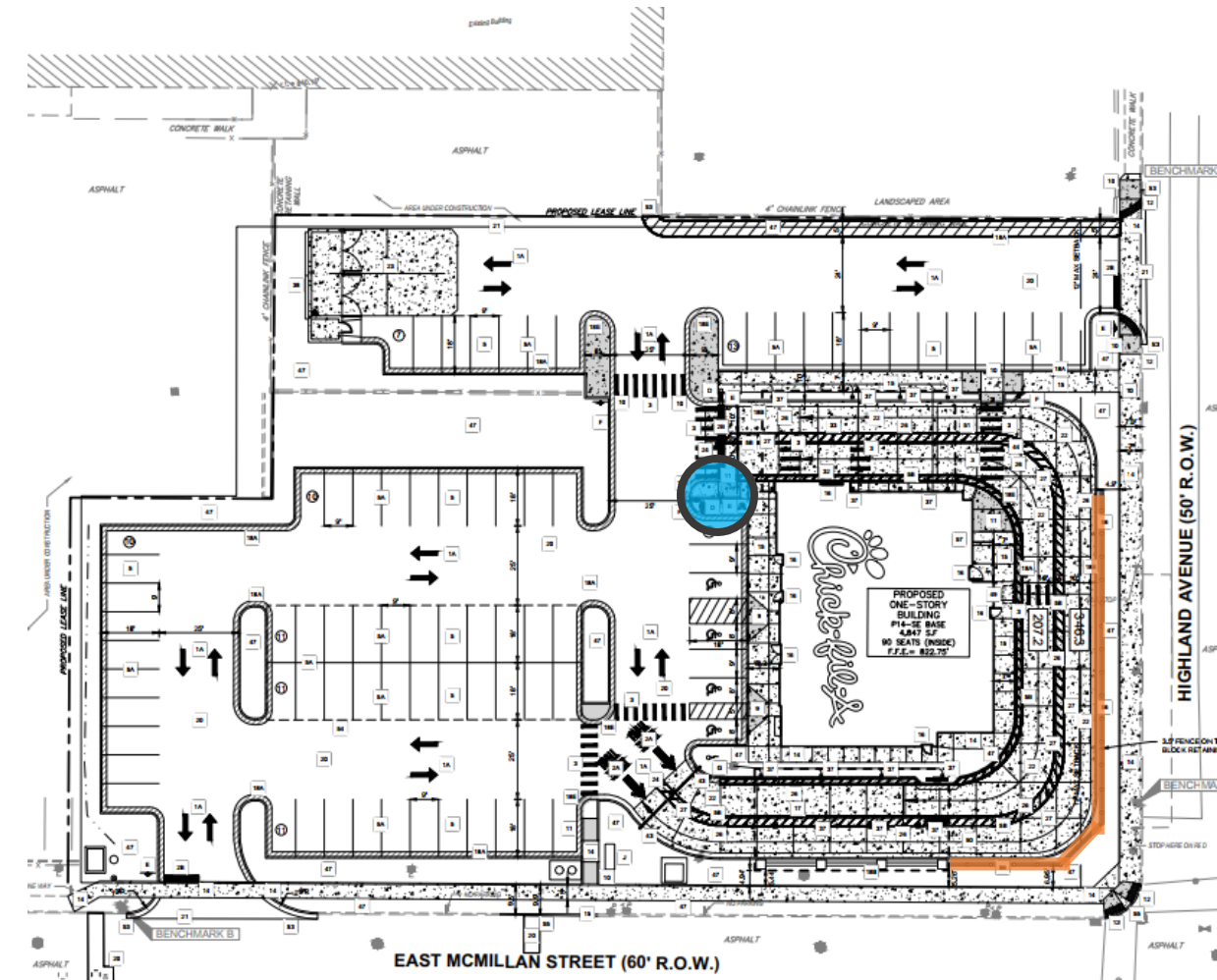




# PROPOSED DEVELOPMENT

## PHASE TWO

- Outdoor eating area for four guests (blue dot)
- Existing fences and retaining walls would remain, except for a 20-ft reduction to one internal wall
- New proposed 2-ft retaining wall with 3.5-ft fence along Highland Avenue and E. McMillan Street (orange line)



# PROPOSED DEVELOPMENT





# BACKGROUND

Zoning Review			
Zoning District	OG-T (Existing Zoning District)	CC-P-T (Adjacent Commercial District)	CC-M-T (Adjacent Commercial District)
Uses Allowed	Restaurant use permitted with conditions  Drive-throughs <u>not</u> permitted	Restaurant use permitted  Drive-throughs <u>not</u> permitted	Restaurant use permitted  Drive-throughs <u>permitted in</u> <u>rear yard</u>



# COORDINATION

- **DCPE-Applicant Meetings**

- (5) meetings throughout planning process
- Staff recommended **changes to the site design** to better comply with **CC-M-T**.
- **Changes could not be made** to preserve the **optimal traffic flow** required for the restaurant use.
- A **zone change to Planned Development**, that included the existing multi-family apartment building, was the only path forward.



# PUBLIC ENGAGEMENT

- **Mt. Auburn Community Council (MACC)**
  - Applicant team has attended **(5+) MACC meetings**
  - General support for the restaurant use
  - Concerns about traffic
  - **MACC has not voted on support**
- **Other community meetings**
  - Mt. Auburn CDC
  - Corryville CDC
  - University of Cincinnati
  - The Port of Greater Cincinnati



# PUBLIC COMMENT & NOTICE

- **Public Staff Conference:** March 6, 2025
  - **(3)** public members in attendance; **(1)** member of MACC
  - General support for the project
  - Praise for the applicant's involvement with MACC
  - Concerns around traffic flow on Highland Avenue and internal stacking spaces
- **CPC Notice:** March 21, 2025
  - Notices were sent to Mt. Auburn and Corryville Community Councils and property owners within 400-ft.
  - **1** public letter of opposition
  - Concerns about the site design and auto-oriented use of the site.

# SITE UPDATES

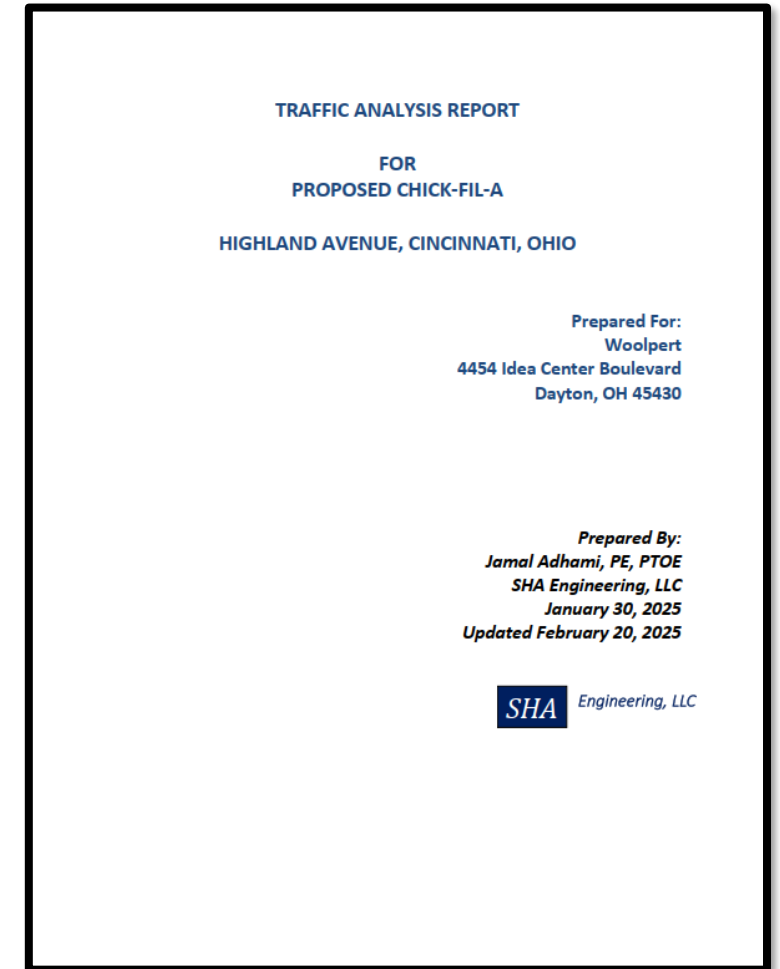
- **Site Design Updates**

- Updated **Landscaping** to comply with DOTE requirements
- New **masonry wall and fencing** along E. McMillan Street and Highland Avenue.
- New **canopy along E. McMillan Street** to bring the structure to the sidewalk and buffer vehicles.
- **Improved pedestrian network:**
  - Pedestrian walkway from Highland Avenue
  - Pedestrian walkway from E. McMillan Street
  - Internal crosswalks connecting the walkways to the building



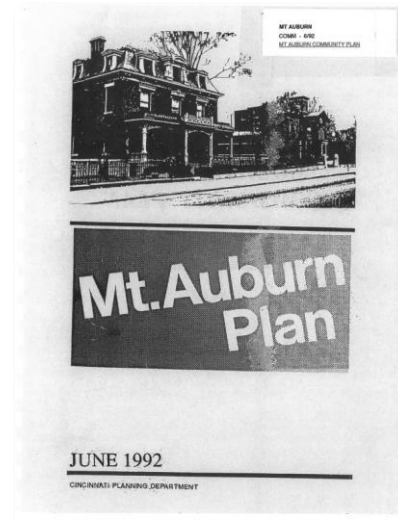
# TRAFFIC ANALYSIS

- **DOTe Accepted Traffic Analysis:**  
February 2025
  - DOTE **accepted the analysis recommendations** and determined that **no changes are necessary** for the right-of-way to support the traffic for the proposed restaurant.
  - Submitted by SHA Engineering, LLC



# Consistency with City Plans

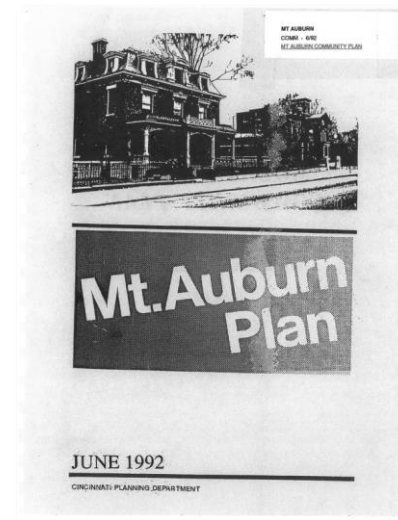
- Plan Cincinnati (2012)
- Green Cincinnati (2023)
- Mt. Auburn Community Plan (1992)





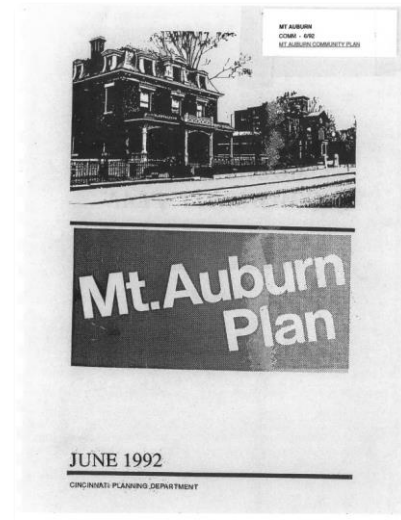
# Consistency with City Plans

- Plan Cincinnati (2012)
- **Green Cincinnati (2023) → Consistent**
- **Mt. Auburn Community Plan (1992) → Consistent**



# Consistency with City Plans

- Plan Cincinnati (2012) → Both Consistent & Inconsistent
- Green Cincinnati (2023) → Consistent
- Mt. Auburn Community Plan (1992) → Consistent





# Planning Commission Action (§ 1429-11.a)

1. PD plans are **consistent with applicable plans** and policies and is **compatible with surrounding development**;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

# PLANNING COMMISSION ANALYSIS

- The City Planning Commission **supports** the proposed zone change for the following reasons:
  - Site design and drive-thru location are **justified based on the site's surroundings and location** near I-71 and the traffic counts along E. McMillan Street.
  - **Adjustments were made to the site design**, including a pedestrian network and building edge along E. McMillan Street.
  - Job and business **creation**.
  - The applicant's **experience** with Uptown's market.
  - The applicant's interest in **developing housing on the adjacent site**.
  - **DOT support** for traffic analysis.



# RECOMMENDATION

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

- 1. ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2. APPROVE** the proposed zone change from Office General-Transportation Corridor (OG-T) to Planned Development (PD) at 198 E. McMillan Street and 237 William H. Taft Road in Mt. Auburn.