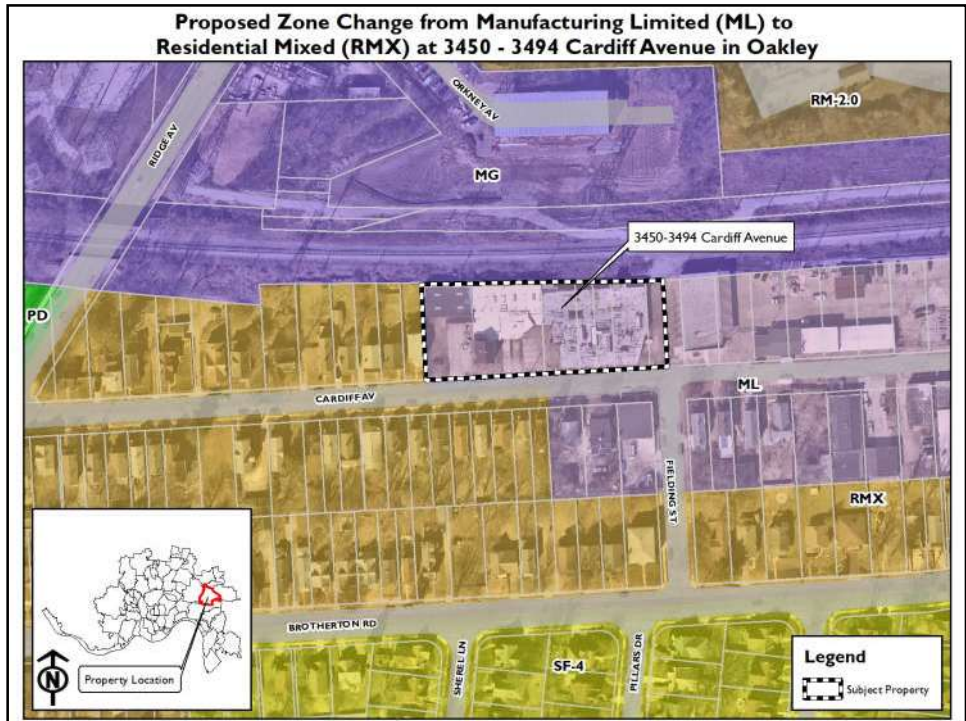


# Proposed Zone Change at 3450-3494 Cardiff Avenue in Oakley

## Economic Growth and Zoning October 13, 2020

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## Existing Conditions

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## Zoning

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### Current

#### ML (Manufacturing Limited)

- Allows a range of low impact manufacturing activities and supporting commercial uses
- Single-family housing is permitted with different development regulations

### Proposed

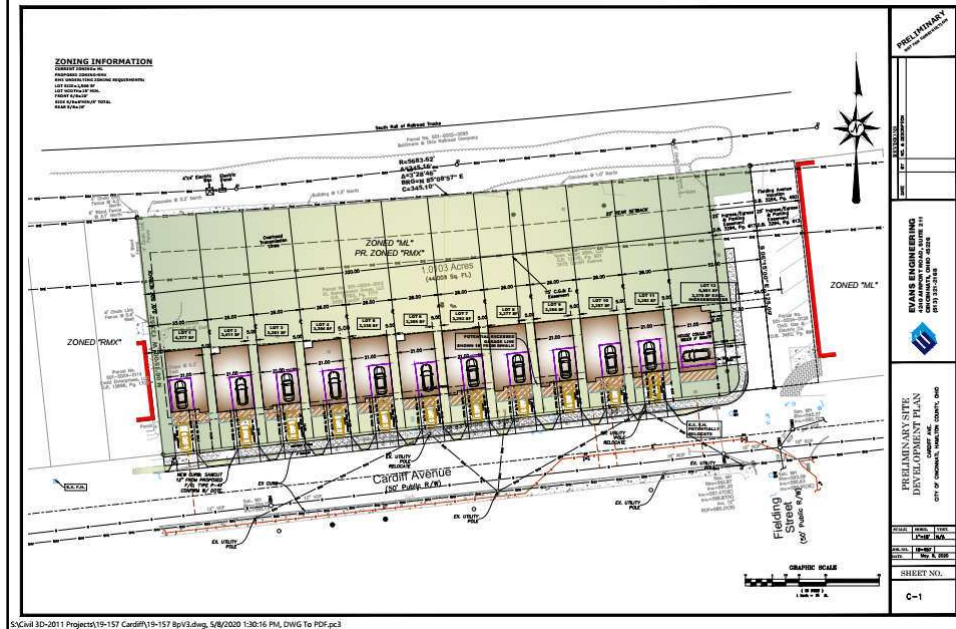
#### RMX (Residential Mixed)

- Primarily residential (1-3 units)
- Mix of lot sizes and house types

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## Proposed Development

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## Analysis

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- The proposed zone change will facilitate the future subdivision and construction of 12 single-family homes
- Develop with minimal deviations from the development regulations
- Reflects more accurately how the properties will be used
- Consistent with surrounding built environment and adjacent zoning district

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## Coordinated Site Review

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### **November 2019: Proposal submitted and reviewed**

- Zone change recommended
- Access points and easements discussed

### **May 2020: Revised site plan submitted**

- New access points identified
- Dimensional variances required



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## Public Comment

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- **Notices** sent to property owners within a 400-foot radius and the Oakley Community Council
- **Staff Conference** held on August 27, 2020
  - Project team, City staff, and 3 nearby property owners in attendance
  - No questions or concerns raised
- **Letter of support** from the Oakley Community Council



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### ***Plan Cincinnati (2012)***

#### Live Initiative Area

- Goal 1: Provide a full spectrum of housing options, and improve housing quality and affordability
- Strategy: Support and stabilize our neighborhoods

### ***Oakley Master Plan (2019)***

#### Managing Our Future Growth Focus Area

- Goal 2: Increase the percentage of owner-occupied homes



The proposed zone is consistent with:

1. The existing surrounding built environment and is directly adjacent to an RMX zone.
2. The Live Initiative Area of *Plan Cincinnati (2012)*, specifically the goal to, “provide a full spectrum of housing options, and improve housing quality and affordability”.
3. The Managing Our Future Growth focus area of the *Oakley Master Plan (2019)*.



## Recommendation

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

**APPROVE** the proposed zone change from Manufacturing Limited (ML) to Residential Mixed (RMX) at 3450-3494 Cardiff Avenue in Oakley.

