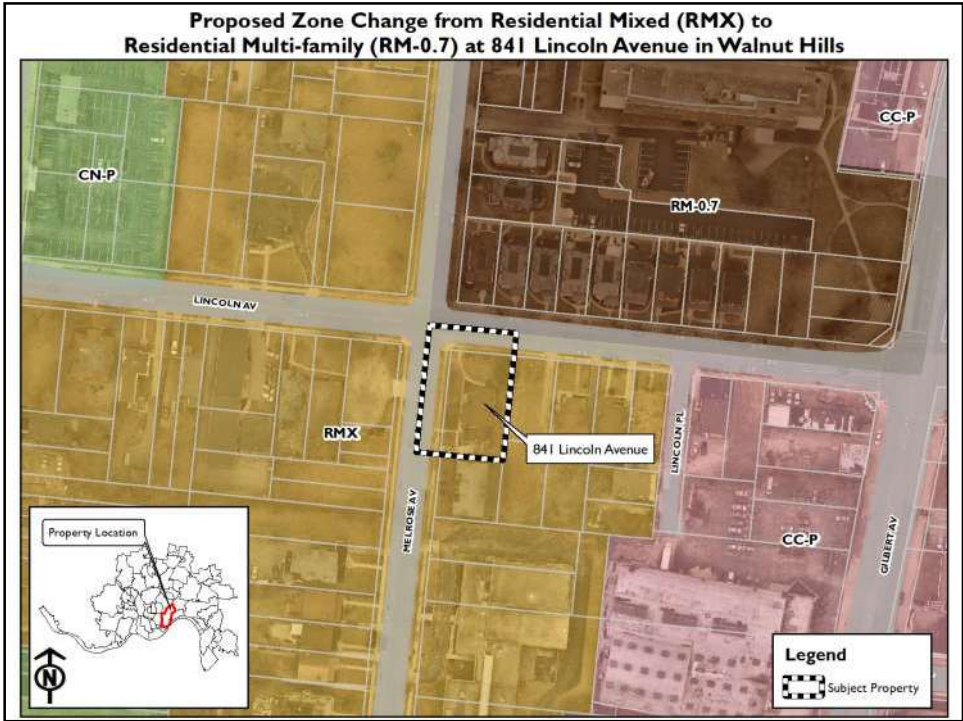


city of
CINCINNATI

Proposed Zone Change at 841 Lincoln Avenue in Walnut Hills

Economic Growth and Zoning October 13, 2020

1



2

Existing Conditions
3




2 ½ story, single family home



3

Zoning
4

Current	<p>RMX (Residential Mixed)</p> <ul style="list-style-type: none"> • Primarily residential (1-3 units) • Mix of lot sizes and house types
Proposed	<p>RM-0.7 (Residential Multi-family)</p> <ul style="list-style-type: none"> • Most intense residential district • Allows for some small-scale public and non-residential uses on the ground floor

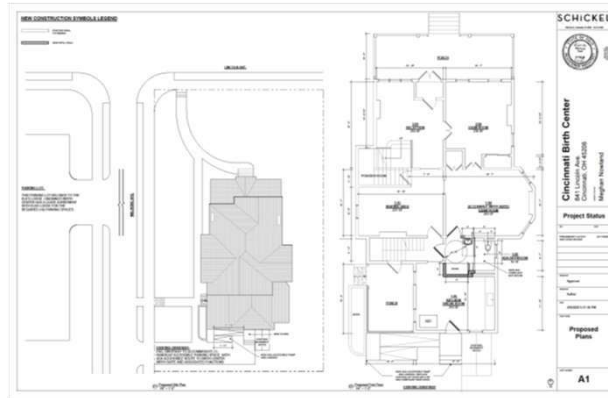


4

Proposed Development

5

- No change to exterior of building
- Add handicapped accessible entrance to rear of building
- Add handicapped accessible bathroom to interior
- Designate existing driveway parking space to handicapped use
- Lease agreement in place for parking in existing lot across the street.

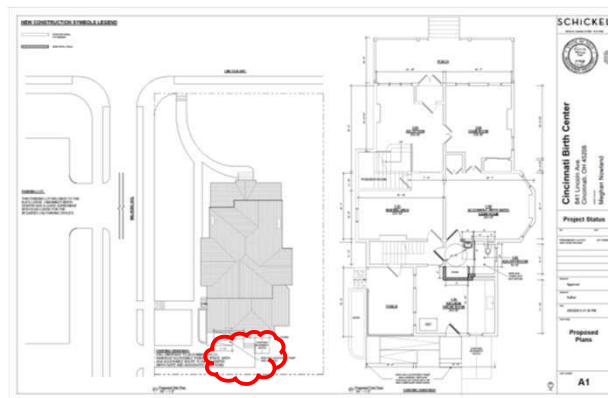


5

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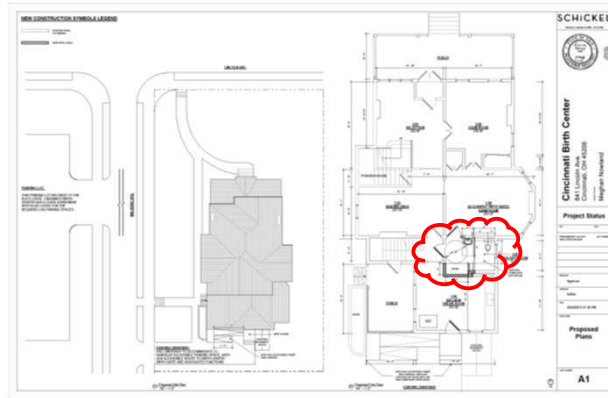


6

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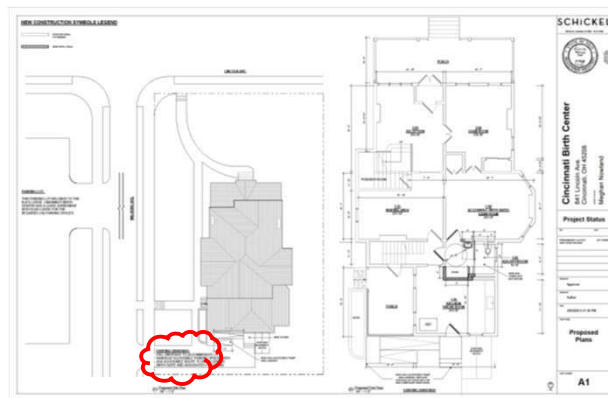


7

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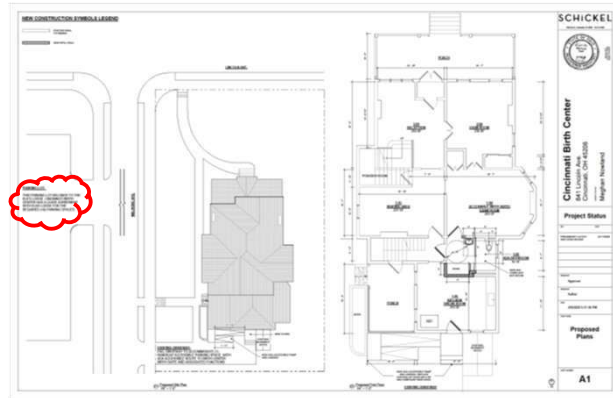


8

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9

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9

Zoning Relief

10

- The applicant will pursue the following from the Zoning Hearing Examiner:
 - Conditional use approval to use the entire building for the birth center
 - A special exception for the location of the parking (across the street)



10

Analysis

11

- RM-0.7 zone allows for some small-scale public and non-residential uses
- Lincoln Avenue has a mix of zoning designations
- No exterior changes are proposed – its appearance is consistent with the existing surrounding built environment
- Provide the home-like environment that the center seeks to provide



11

Coordinated Site Review

12

June 2020: Proposal submitted and reviewed

- Zone change recommended
- Zoning relief from the Zoning Hearing Examiner outlined – conditional use and special exception
- No other major concerns raised

12

Public Comment

13

- **Notices** sent to property owners and community councils within a 400-foot radius
- **Staff Conference** held on August 5, 2020
 - Applicant and project team in attendance
- **Letter of support** from the Walnut Hills Area Council



13

Consistency with *Plan Cincinnati* (2012)

14

Sustain Initiative Area

Goal I Become a healthier Cincinnati

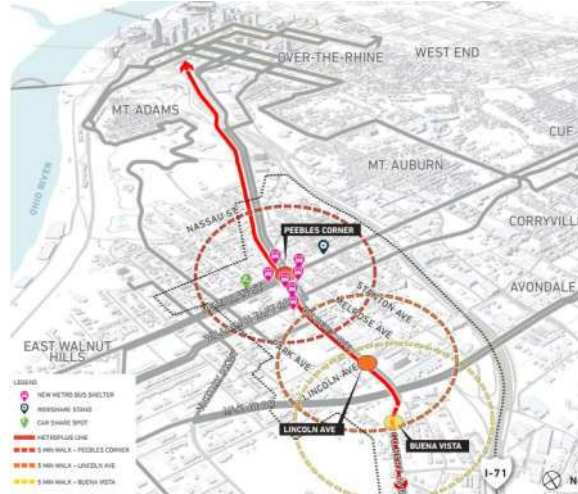
Strategy Decrease mortality and chronic and acute diseases



14

Walnut Hills Reinvestment Plan (2017)

Action Item 2: Strengthen Connections



The proposed zone is consistent with:

1. The existing surrounding built environment - it is directly adjacent to an RM-0.7 zone.
2. The Sustain Initiative Area of *Plan Cincinnati*, specifically the goal to, “Become a healthier Cincinnati” and the Strategy to “Decrease mortality and chronic and acute diseases.”



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

APPROVE the proposed zone change from Residential Mixed (RMX) to Residential Multi-family (RM-0.7) located at 841 Lincoln Avenue in Walnut Hills.