



Proposed Zone Change at 3701 President Drive in the Villages at Roll Hill

Equitable Growth & Housing Committee

June 6, 2023

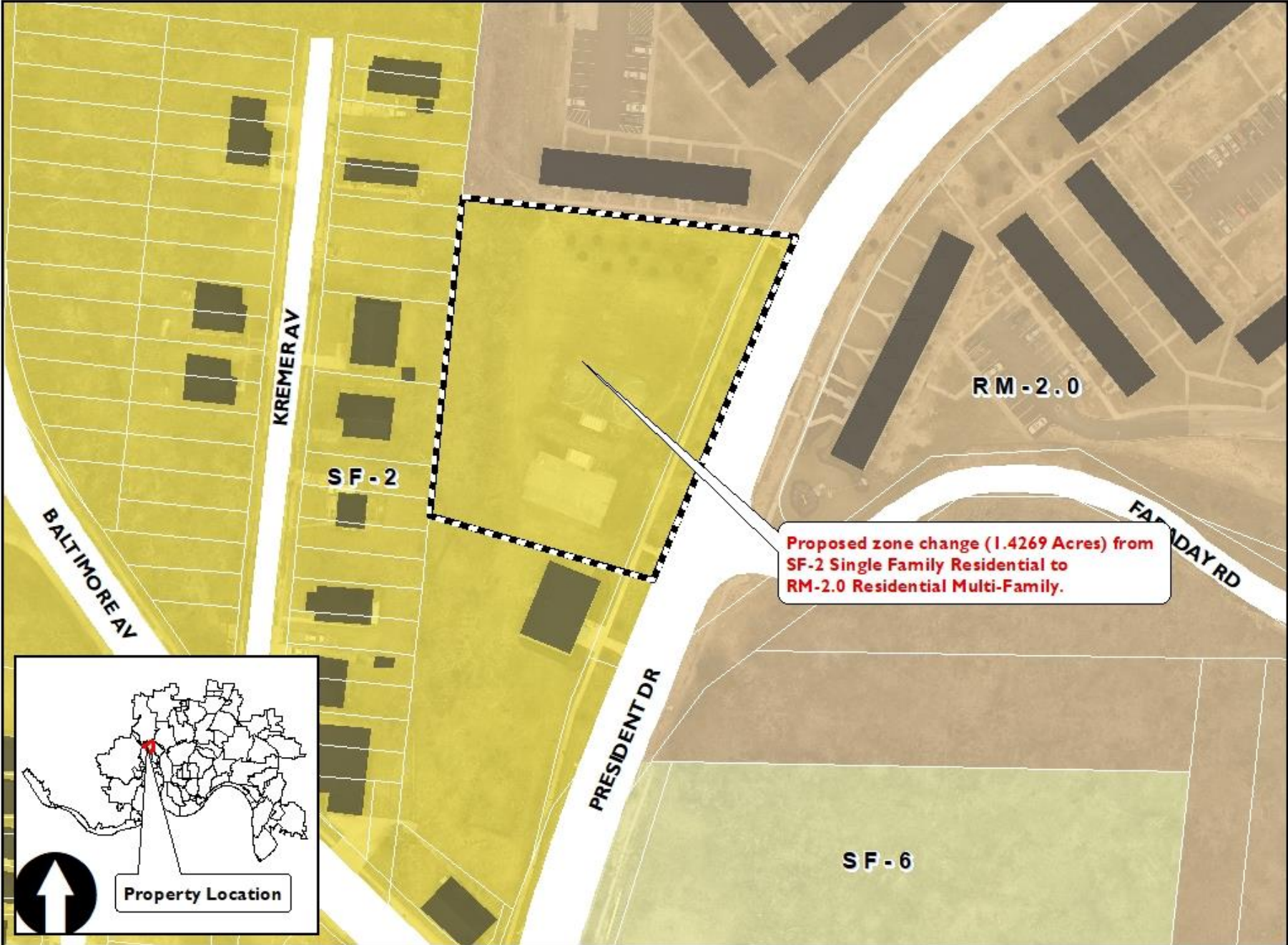
Proposed Zone Change

Single-Family Residential (SF-2)



Residential Multi-Family (RM-2.0)

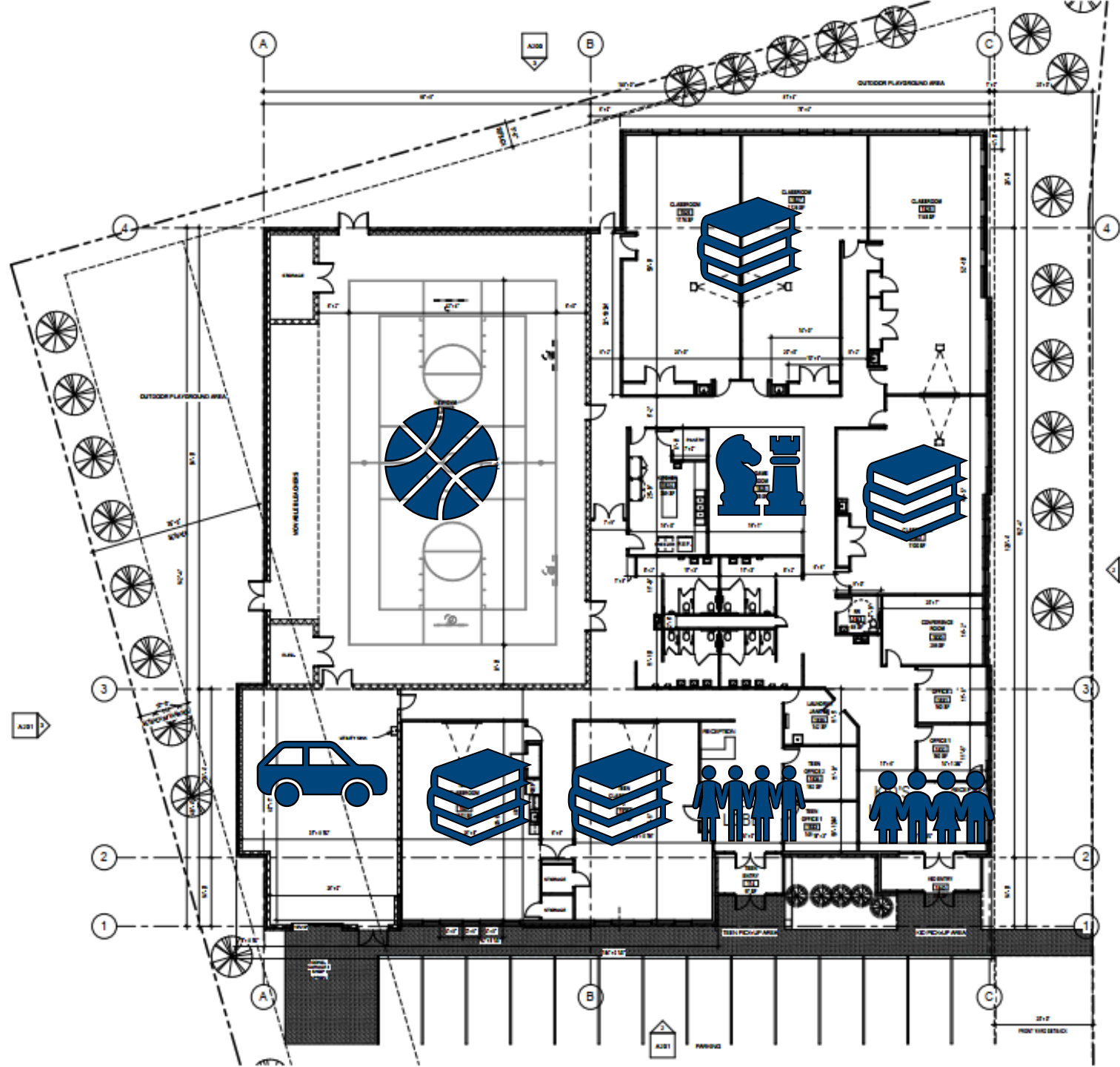
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Site View looking West on President Drive







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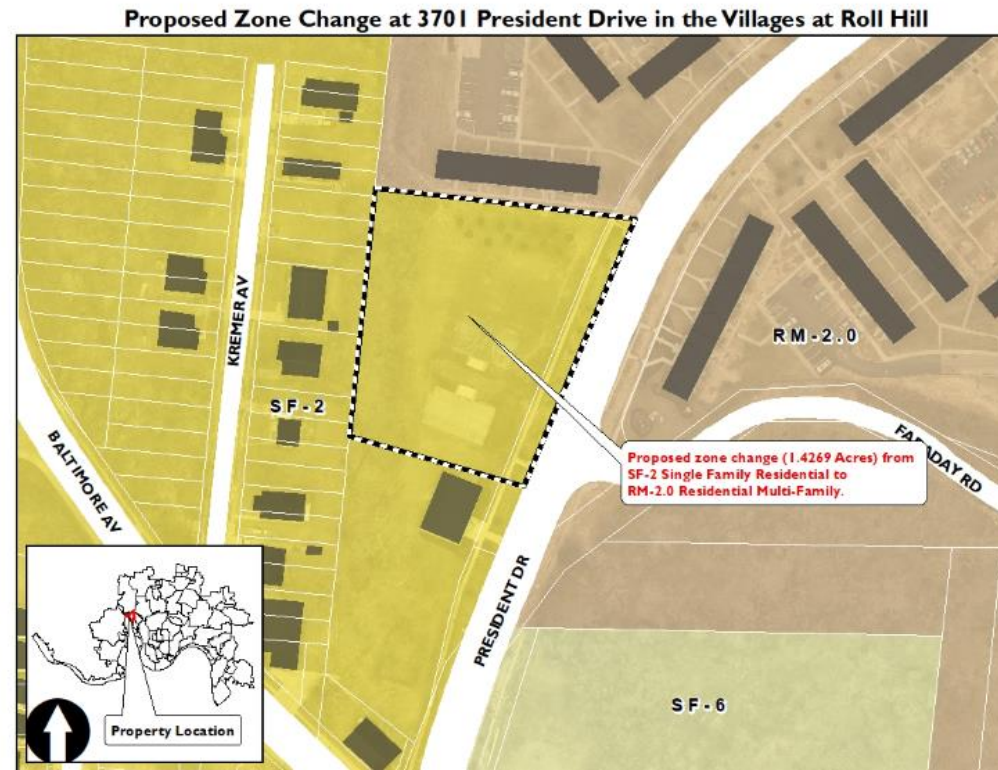
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Background:

Fay Limited Partnership is requesting a Zone Change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill. The subject property is currently occupied by open space and tennis courts, and the request is to facilitate the construction of a new Boys & Girls Club Community Center.

Project Location:

3701 President Drive, Cincinnati, Oh 45225 - see map below:



Consistency with Plans

Plan Cincinnati (2012)


Live Initiative Area

- **Goal:** “Build a robust public life”
- **Strategy:** “Create a welcoming civic atmosphere”

Live | 153

Create a welcoming civic atmosphere.

Since 1950, Cincinnati has seen a steady decrease in population. Part of the approach to increasing our population is to be welcoming to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community. We will welcome and support all ethnicities, races, religions, and sexual orientations. We will create a Cincinnati that is connected, welcoming, and attractive to all people.



Build stronger communities by increasing civic engagement.

When people feel like they are truly a part of their community, they are more likely to feel optimistic and actively participate in improving their neighborhood. Cincinnati will increase its level of social capital, also known as “community connectedness,” which refers to social networks and the trust and reciprocity that they share. Studies show that communities with high levels of social capital are likely to have higher educational achievement, better performing government, faster economic growth, and less crime and violence. People in these communities are also likely to be happier, healthier, and have a longer life expectancy. When all of our residents are involved and creatively engaged at the neighborhood and city level, our city can be extraordinary.

Current Initiatives:

- **CoreChange** is a grassroots community effort to tackle long-standing social issues such as child care, jobs for those with limited skills, transportation, food deserts, and changing the narrative and attitudes of local citizens. One of the CoreChange Working Groups is focused on increasing civic engagement.
- **Bridges for a Just Community** publishes an annual Human Relations Progress Report that shows progress towards inclusion, closeness and fair treatment among different social groups living in the Greater Cincinnati area.
- Hosted by Cincinnati Public School Roberts Academy, Literacy Center West and Santa Maria, the **International Welcome Center (IWC)** in Price Hill gives Cincinnati's immigrants a unique, effective and open community education and support center with programs provide them with helpful resources and a welcoming environment.

Conclusions

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is **consistent with the existing surrounding zoning** districts.
2. It is **consistent with *Plan Cincinnati (2012)*** within the Live Initiative Area.
3. The proposed use will **benefit the area's young people** and has the support of community members.

Recommendation

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

APPROVE the proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.