

April 2, 2025

To: Mayor and Members of City Council 202500648

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Zone Change from Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2719 Erie Avenue in the Hyde Park neighborhood from the CN-P-B, “Commercial Neighborhood Pedestrian – Neighborhood Business District,” zoning district to Planned Development District No. 103.

The City Planning Commission recommended approval of the designation at its March 7, 2025 meeting.

Summary

The petitioner, HPSRD, LLC, has requested a Zone Change from Commercial Neighborhood Pedestrian – Neighborhood Business District (CN-P-B) to Planned Development No. 103 (PD-103) to facilitate the construction of a mixed-used development on the property. The site currently has a mix of 1-2 story commercial buildings and a surface parking lot. The site is within the Hyde Park Square Neighborhood Business District and is within Urban Design Overlay District 4 (UDOD #4).

If approved, the proposed mixed-use development would include a ~90-unit boutique hotel, ~120 unit multi-family building, ~350 parking spots, retail/restaurant spaces, and renovation of the existing À L'aise apartment building. The new buildings are proposed to be 7 stories (about 85 feet tall), but would be about 5-6 stories at street level, and then have upper levels set back from the street. There is a proposed internal driveway for access to the parking garage and utilities, as well as an internal plaza.

The City Planning Commission recommended the following on March 7, 2025 to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted; and

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change from Commercial Neighborhood Pedestrian Neighborhood Business District (CN-P-B) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2719 Erie Avenue within Urban Design Overlay District 4 (UDOD #4) in Hyde Park.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement