



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, May 20, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Proposed Major Amendment to Planned Development PD #67 at 3701 Montgomery Road in Evanston.

Andrew Halt, Senior City Planner

AGENDA

1. [202500931](#) **REPORT**, dated 5/7/2025, submitted Sheryl M. M. Long, City Manager, regarding examination of Camp Washington Zoning Diagnostic. (Reference Document # 202402541)

Sponsors: City Manager
Attachments: [Report](#)
2. [202500965](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated 5/20/2025, regarding Ordinance for the Major Amendment to PD-67 at 3701 Montgomery Road in Evanston.

Sponsors: City Manager
Attachments: [Transmittal](#)
[Presentation](#)

START OF PUBLIC HEARING

3. [202500825](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, on 4/23/2025, **APPROVING** a major amendment to the concept plan and development program statement governing a portion of the Planned Development District No. 67, "University Station," to change the uses permitted within the planned development to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, "Commercial Neighborhood," zoning district in the area located at 3701 Montgomery Road in the Evanston neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Exhibit I](#)
 [Legislative Record](#)
 [Memo to Clerk](#)

END OF PUBLIC HEARING

ADJOURNMENT

May 7, 2025

To: Mayor and Members of City Council

202500931

From: Sheryl M.M. Long, City Manager

Subject: **Examination of Camp Washington Zoning Diagnostic**

Reference Document # 202402541

At its session on December 18, 2024, City Council adopted and referred the following item for review and report:

WE MOVE that the administration review the recently completed zoning diagnostic report prepared for the Camp Washington Urban Redevelopment Corporation (CWURC) to identify the best course of action for the revitalization of the Camp Washington neighborhood.

FURTHER WE MOVE that the administration consider the identification of strategies to lessen the impact of tow yards/lots that have arisen in Camp Washington to improve the quality of life for the residents of that neighborhood.

BACKGROUND

The Department of Community and Economic Development (DCED) has been made aware of stakeholder concerns in the Camp Washington neighborhood regarding the proliferation of towing yards near residential and business district areas.

DCED recently engaged with the Camp Washington Urban Redevelopment Corporation (CWURC) and obtained a copy of the zoning diagnostic report produced by ZoneCo, LLC on behalf of CWURC.

ANALYSIS

The ZoneCo report highlights the unique characteristics of Camp Washington, a neighborhood where residential and manufacturing uses have coexisted in close proximity for generations. This high-density urban environment includes numerous architecturally significant buildings. CWURC and other Camp Washington stakeholders are focused on revitalizing the community through renovation and land redevelopment. Key priorities for the neighborhood include improving the housing stock, revitalizing the business district, and preserving or enhancing legacy manufacturing uses. Towing and parking lots, particularly when occupying prominent street frontage, are generally not considered by the

community to be beneficial or to represent the highest and best use of valuable land, such as MG-zoned parcels.

The report provides recommendations on potential zoning changes, including ‘urban mix’ or ‘innovation’ designations, which ZoneCo believes would better align with Camp Washington’s strategic priorities than the current zoning.

NEXT STEPS

Since receipt of the ZoneCo report, the Department of City Planning and Engagement is now in the process of conducting a thorough zoning study, using the recommendations in the ZoneCo report as a resource.

The zoning study is expected to be completed in Spring 2025 with any recommended zoning map or text amendments to be considered by City Planning Commission and City Council by Fall 2025.

cc: Markiea L. Carter, Director, Department of Community & Economic Development
Katherine Keough-Jurs, Director, Department of City Planning and Engagement

May 20, 2025

TO: Members of the Equitable Growth & Housing Committee 202500965

FROM: Sheryl M. M. Long, City Manager

SUBJECT: Presentation – Ordinance for the Major Amendment to PD-67 at 3701
Montgomery Road in Evanston.

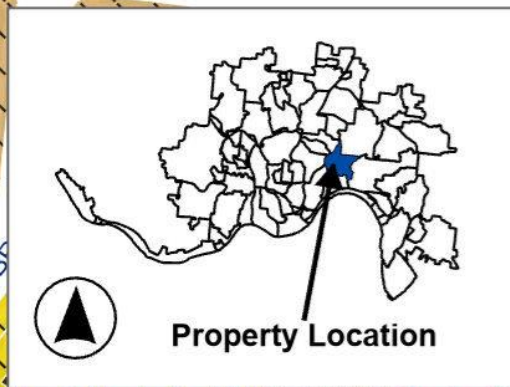
Attached is the presentation for a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

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



Proposed Major Amendment to Planned Development PD #67 located at 3701 Montgomery Road in Evanston

Equitable Growth and Housing Committee
May 20, 2025

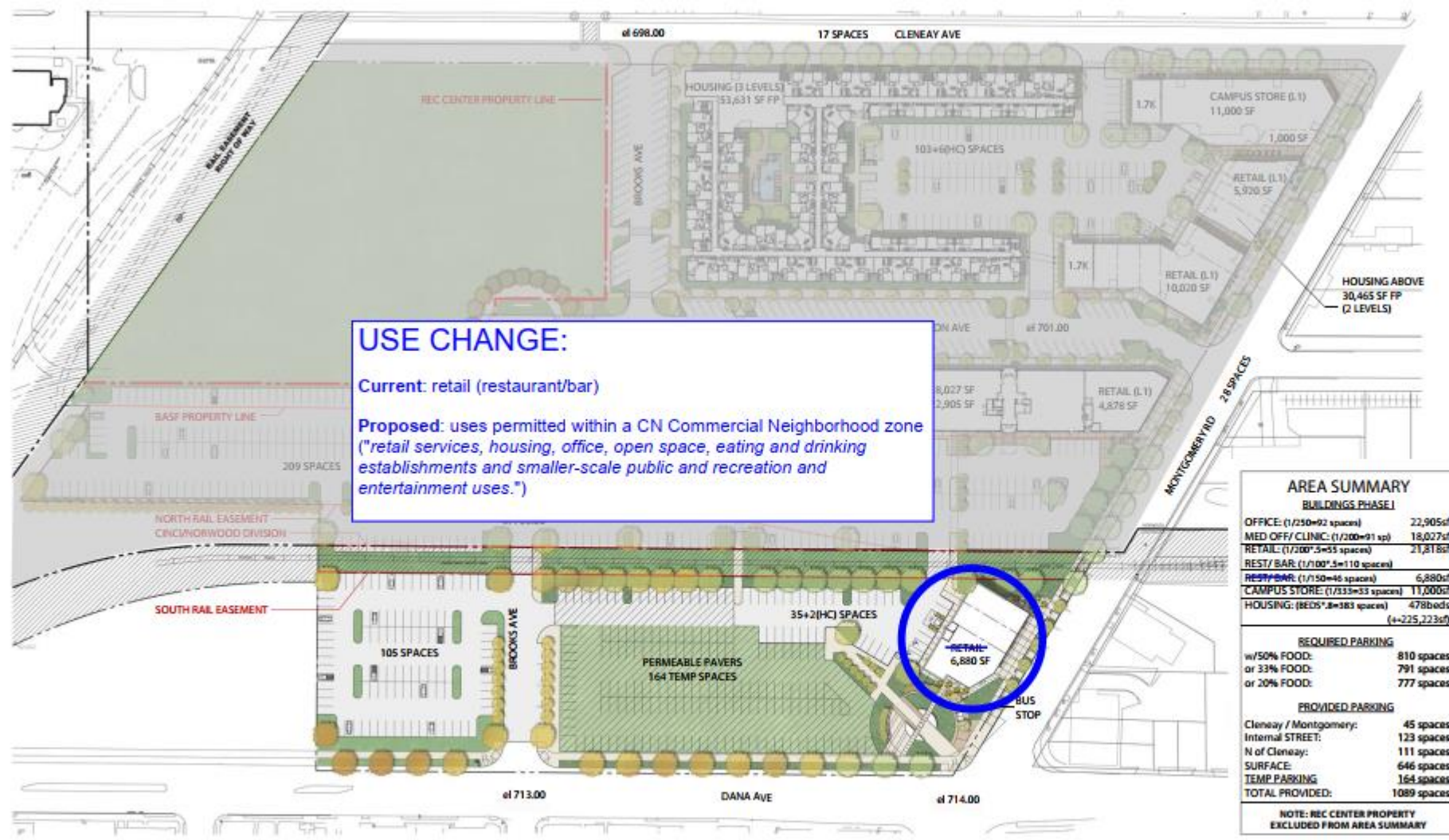


Request & Existing Zoning

MSA Design & Xavier University is requesting the following:

- Major Amendment to PD-67
- Change in the permitted use

Concept Plan



Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67). University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaneay Avenue in Norwood.

Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaneay Avenue "main street corridor."

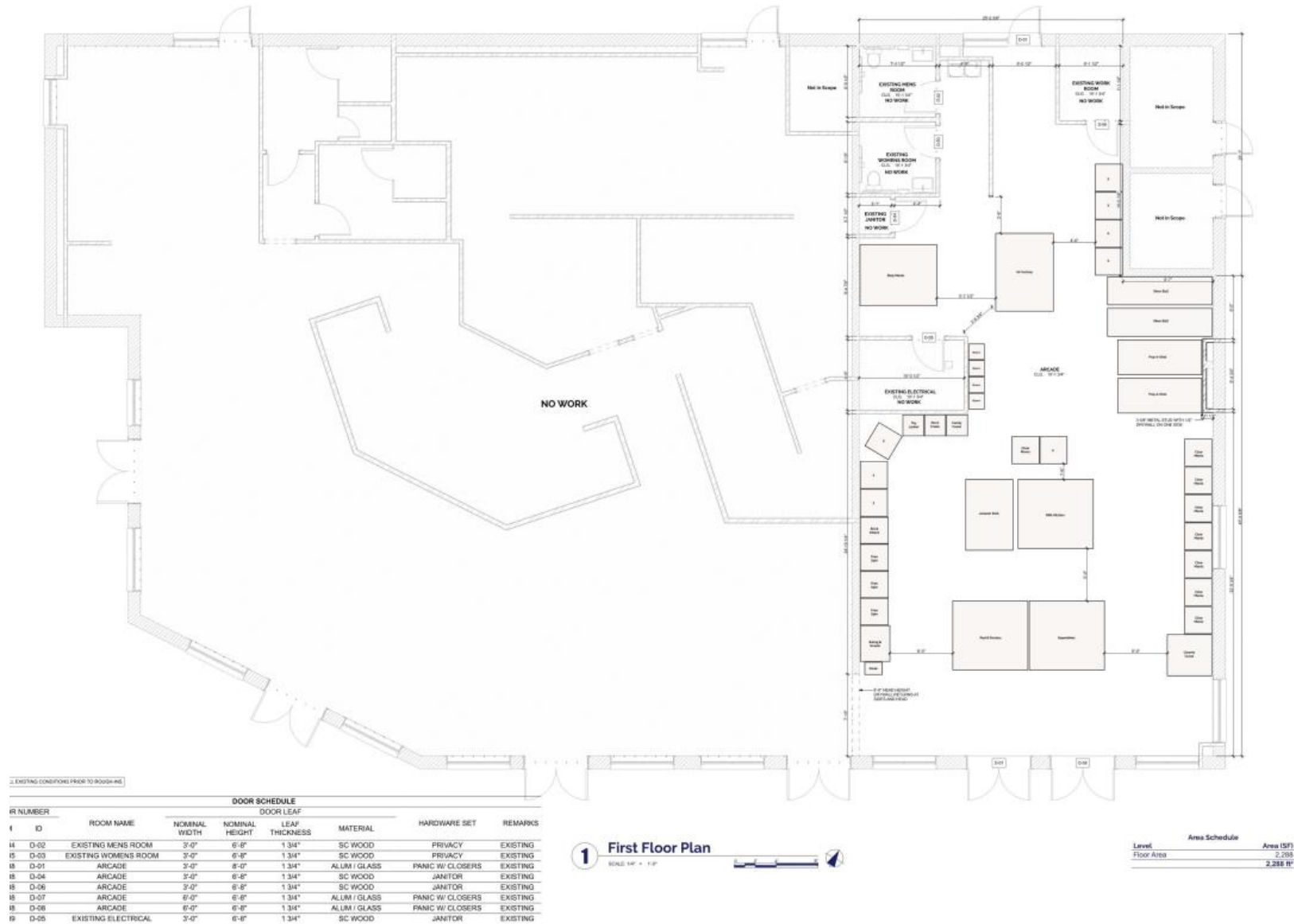
This Use Change will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with this building and its use are existing. Other than the use change, all other aspects of the planned development would remain the same.

The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.

PRELIMINARY : DIMENSIONS, SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS DEVELOP



Interior Development Plan



Community Engagement

Staff Conference

- April 2, 2025 via Zoom
 - Applicant + City staff in attendance
- Mailed Notification for City Planning Commission
 - Property owners within 400' of subject property
 - Evanston Community Council
- Approved by City Planning Commission on April 18, 2025



Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference and City Planning Commission on a Proposed Major Amendment to Planned Development #67

Please be advised of the following upcoming meetings. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed amendment.

Subject: Proposed Major Amendment to Planned Development #67, University Station, for Phase I for a Use Change of the existing building (the previous Trailhouse).

Location: 3701 Montgomery Road, Cincinnati, OH 45207
Applicant: MSA Design

Public Staff Conference:

Date: Wednesday, April 2nd, 2025
Time/Location: 4:00pm via Zoom

City Planning Commission:

Date: Friday, April 18th, 2025
Time/Location: 9:00am in City Hall Chambers or via Zoom

To register for the meeting and for more information: <https://www.cincinnati-oh.gov/planning/projects/active/>



Any written statement to the Department of City Planning and Engagement is welcome. Please direct written statements, requests, and other communications to the office listed to the right:

Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbancsik@cincinnati-oh.gov (Email)

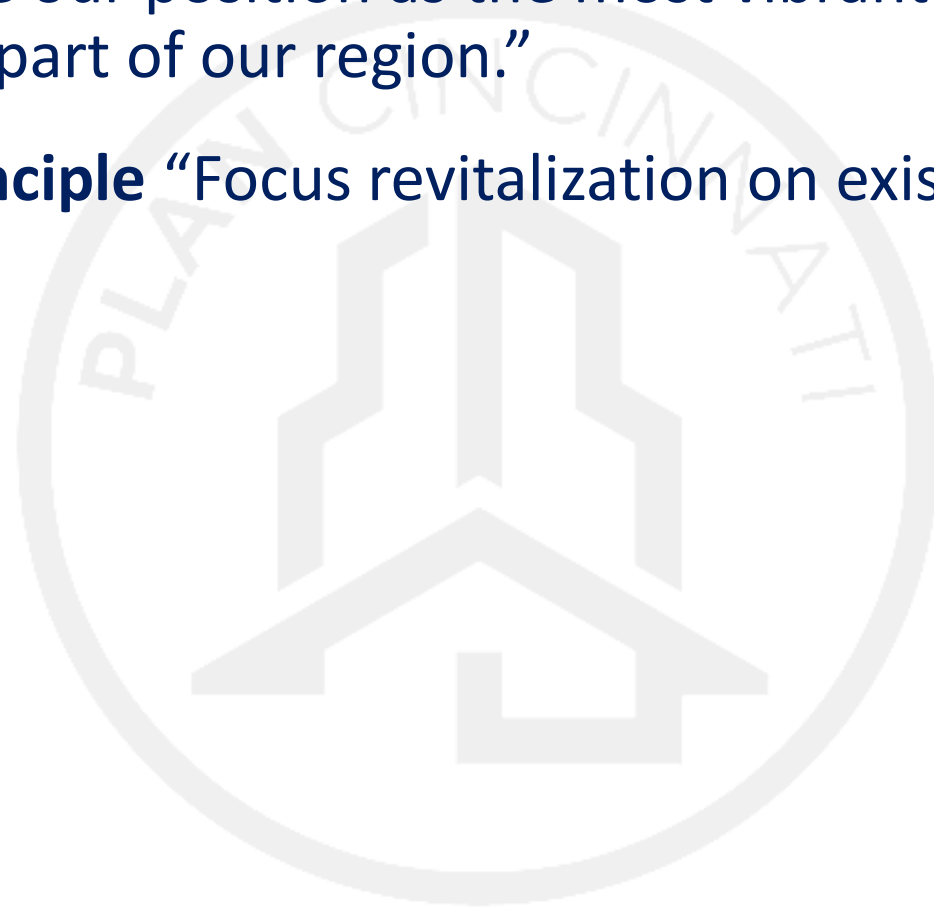
The City of Cincinnati is committed to equal access during meetings and at facilities by providing reasonable accommodations for individuals with disabilities upon request.

Analysis

- Helps support the neighborhood business districts and surrounding commercial uses
- Not changing the boundary of PD-67, just changing the permitted use

Consistency with Plan Cincinnati

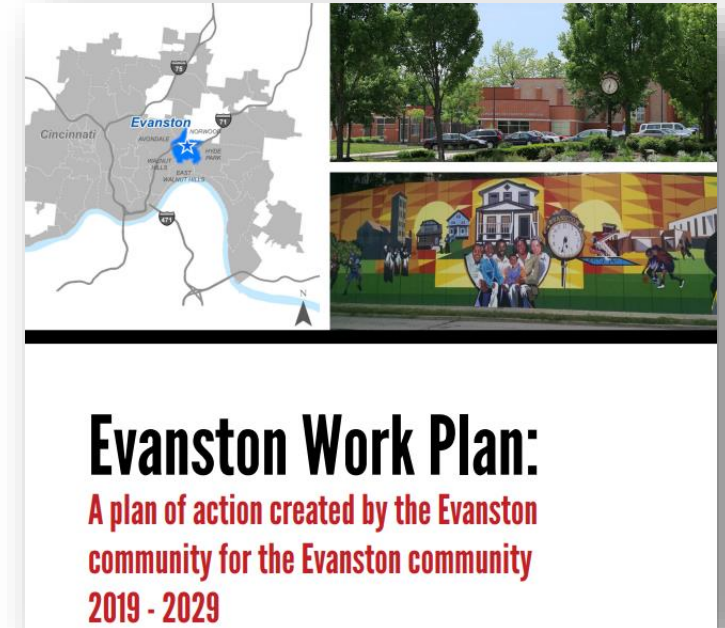
- **Compete Goal** “Cultivate our position as the most vibrant and economically healthiest part of our region.”
- **Guiding Geographic Principle** “Focus revitalization on existing centers of activity.”



Consistency with Other Plans

Evanston Work Plan (2019)

- “Brining Life Back to Business Districts.”
- “Position commercial real estate to support a diversity of locally and corporately owned businesses that would be attractive to residents and where our community can work can thrive.”
- “Revive Evanston’s Business Districts to preserve the rich culture and history of the community, reflecting education and arts and promoting the community as a great place to live and work.”



Recommendation

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

- 1. ADOPT** the Department of City Planning and Engagement Findings; and
- 2. APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67 located 3701 Montgomery Road in Evanston.

April 23, 2025

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

202500825

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 67, “University Station,” to change the uses permitted within the planned development to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, “Commercial Neighborhood,” zoning district in the area located at 3701 Montgomery Road in the Evanston neighborhood.

The City Planning Commission recommended approval of the designation at its April 18, 2025, meeting.

Summary

The applicant team MSA Design, on behalf of Xavier University, requested another Major Amendment on February 12, 2025 to amend the existing Concept Plan and Development Program Statement to include additional uses. The additional approved uses would include, “small-scale recreation and entertainment” and uses consistent with the Commercial Neighborhood – CN zoning district such as retail, commercial, office, and housing. Other than expanding the uses permitted, all other aspects of the Planned Development will remain the same and will not affect any physical attributes, including the subject building located at 3701 Montgomery Road.

The City Planning Commission recommended the following on April 18, 2025, to City Council:

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

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

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

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 67, “University Station,” to change the uses permitted within the planned development to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, “Commercial Neighborhood,” zoning district in the area located at 3701 Montgomery Road in the Evanston neighborhood.

WHEREAS, Xavier University, owns or controls certain real property in the Evanston neighborhood located at 3701 Montgomery Road (“Property”), which property Council rezoned to Planned Development District No. 67 (“PD-67”), pursuant to Ordinance No. 0361-2012 adopted on October 3, 2012; and

WHEREAS, the Property currently contains a vacant one-story commercial structure that formerly contained a restaurant and bank and the original concept plan and development program statement for PD-67 established retail, restaurant, and bar uses on the Property; and

WHEREAS, MSA Design, has petitioned the City to approve a major amendment to the PD-67 concept plan and development program statement to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, “Commercial Neighborhood,” zoning district; and

WHEREAS, the proposed major amendment to the PD-67 concept plan and development program statement will allow for the former commercial bank space to be converted into an arcade, and affords greater flexibility for future uses on the Property to respond to market and neighborhood changes; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on April 18, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-67; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-67 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-67 is in accordance with Plan Cincinnati (2012), and the “Compete” initiative area with the goal to “[c]ultivate our position as the most vibrant and economically healthiest part of our region” (page 114); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-67 is in accordance with Goal 3 of the Evanston Work Plan (2019), which encourages development that can “[r]evive Evanston’s Business Districts to preserve the rich culture and history of the community, reflecting education and the arts and promoting the community as a great place to live and work” (page 80); and

WHEREAS, Council considers the major amendment to the PD-67 concept plan and development program statement to be in the best interest of the City and the general public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission’s findings that the major amendment to Planned Development District No. 67 (“PD-67”) further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-67 are hereby amended to incorporate the concept plan amendment, attached hereto as Attachment A and incorporated herein by reference, and the development program statement amendment, attached hereto as Attachment B and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-67 are not amended herein, they shall remain in full force and effect.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Development Program Statement

PD-67 Use Change for Trailhouse at 3701 Montgomery Road

February 12, 2025

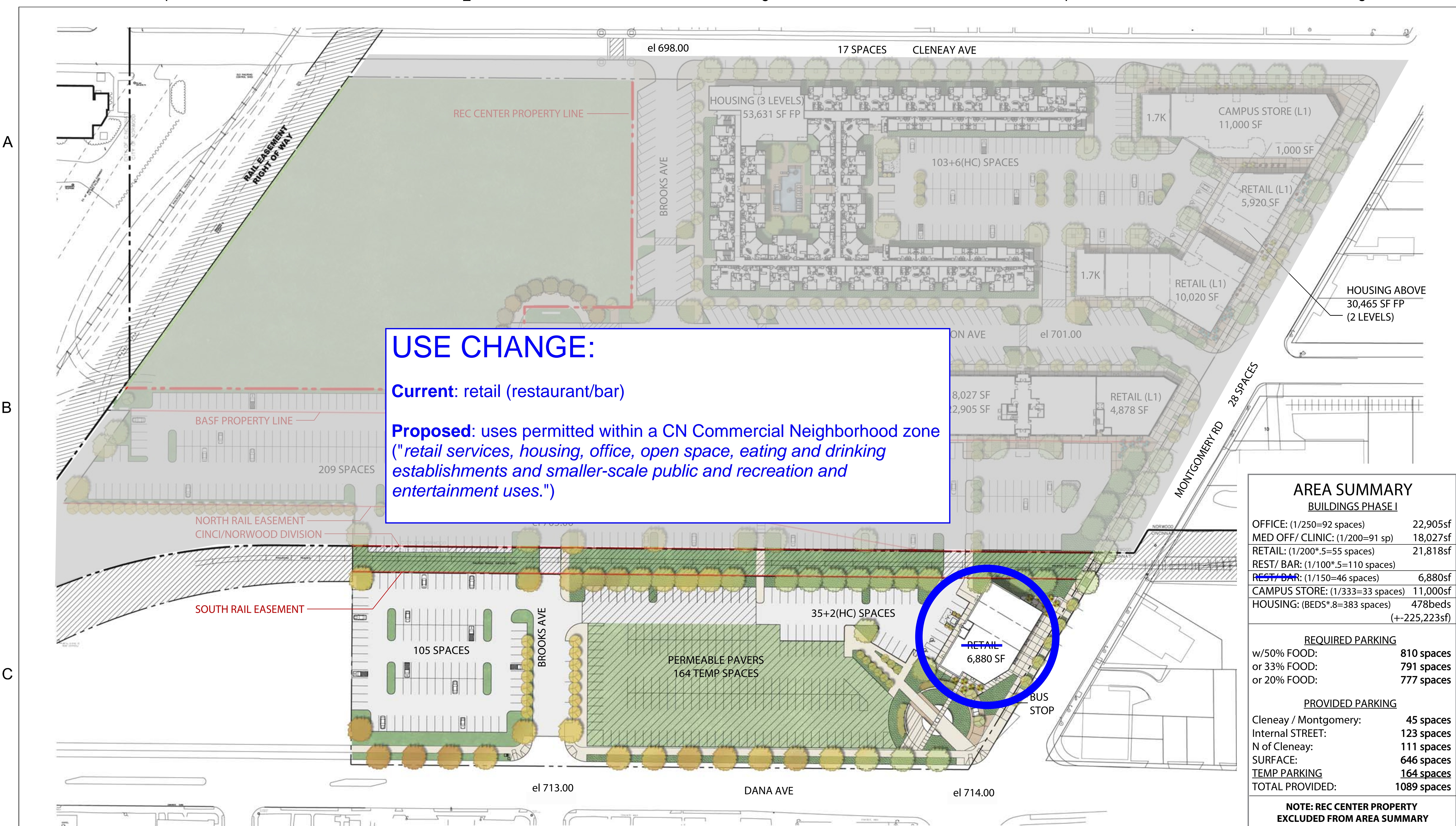
Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67), University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaney Avenue in Norwood.

Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaney Avenue "main street corridor."

This Use Change will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with this building and its use are existing. Other than the use change, all other aspects of the planned development would remain the same.

The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.



Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67), University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaneay Avenue in Norwood.

Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaneay Avenue "main street corridor."

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The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.

		Planned Development 67 Use Change			<table border="1"><tr><th>Number</th><th>Date</th><th>Issued For</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	Number	Date	Issued For				<table border="1"><tr><td colspan="2">Amended Concept Plan</td></tr><tr><td>Date 02/10/2025</td><td>Drawing Number</td></tr><tr><td>Scale AS INDICATED</td><td rowspan="2">G-101</td></tr><tr><td>Proj. Number</td></tr></table>	Amended Concept Plan		Date 02/10/2025	Drawing Number	Scale AS INDICATED	G-101	Proj. Number
						Number	Date	Issued For											
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Date 02/10/2025	Drawing Number																		
Scale AS INDICATED	G-101																		
Proj. Number																			

Exhibit A



SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

GENERAL INFORMATION:

Location: 3701 Montgomery Road, Cincinnati, OH 45207

Petitioner: MSA Design
316 West Fourth Street, Cincinnati, OH 45202

Owner: Xavier University
3800 Victory Parkway, Cincinnati, OH 45207

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67 to change the permitted uses to include smaller-scale recreation and entertainment uses for a new business located at 3701 Montgomery Road.

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Development Program Statement
- Exhibit C – Development Plans
- Exhibit D – Amended Concept Plan

BACKGROUND:

Planned Development #67 (PD-67), University Station, formerly known as Dana Montgomery, was established on October 3, 2012. University Station consists of properties located within the City of Norwood and the City of Cincinnati. The project portion that is located within the City consists of office and commercial spaces as part of a larger development site near Xavier University's campus also including more offices, residential/student apartments, and retail. A Major Amendment to the Concept Plan and Development Program Statement was approved in April of 2013, moving 6,880 square feet of retail space that was originally slated for the Norwood portion of the development site to the City of Cincinnati portion.

In November of 2024, another Major Amendment was approved to establish the new College of Osteopathic Medicine which is currently under construction.

The applicant team MSA Design, on behalf of Xavier University, requested another Major Amendment on February 12, 2025 to amend the existing Concept Plan and Development Program Statement to include additional uses. The additional approved uses would include, "small-scale recreation and entertainment" and uses consistent with the Commercial Neighborhood – CN zoning district such as retail, commercial, office, and housing. Other than expanding the uses permitted, all other aspects of the Planned Development will remain the same and will not affect any physical attributes, including the subject building located at 3701 Montgomery Road.

ADJACENT LAND USE AND ZONING:

The site is currently zoned as a Planned Development (PD-67). The adjacent zoning and land uses are as follows:

North:

Zoning: O-PUD (City of Norwood)

- Use: Institutional, commercial, student housing, retail
- East:**
 Zoning: MG-T
 Use: Commercial, surface parking
- South:**
 Zoning: RM-2.0-MH and CC-A-T
 Use: Single-family residential, commercial, gas station
- West:**
 Zoning: IR
 Use: Institutional

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The applicant is proposing to change the permitted uses within the building located at 3071 Montgomery Road. The subject building was previously home to Listermann's Trail House and Truist Bank. The original Planned Development established the proposed building uses as "retail," "retail/restaurant," and "restaurant/bar." Xavier University is now seeking to amend PD-67 to allow the use of "small-scale recreation and entertainment" and uses consistent with the Commercial Neighborhood – CN zoning district.

Per *Section 1429-12. – Amendments to the Planned Development Concept Plan* of the Cincinnati Zoning Code, this is considered a Major Amendment which must be approved by Cincinnati Planning Commission and City Council.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

According to §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD districts and development within PD districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be two contiguous acres.*
 Planned Development #67 is 6.478 acres total.
- b. ***Ownership*** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*
 Xavier University is the owner of the subject site.
- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*
 This is an existing building that is not being modified other than the use.
- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*
 No portion of the site is located within a historic district, nor does the site contain any historic landmark.
- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*
 No portion of the site is located within the Hillside Overlay District.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The applicant team has submitted a proposed Major Amendment to the Concept Plan and Development Program Statement that includes sufficient information regarding the proposed use.

- b. **Ownership** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The applicant has provided evidence that Xavier University has sufficient control over the subject tract of land.

- c. **Schedule** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The project will be constructed in a single phase.

- d. **Preliminary Reviews** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposal is seeking additional permitted uses in an existing building. The applicant is aware of future permit requirements for interior renovations.

- e. **Density and Open Space** – *Calculations of density and open space area.*

No changes to the density and open space are proposed.

PUBLIC COMMENT AND NOTIFICATION:

There was a virtual public staff conference held on April 2, 2025, with no members of the public in attendance. City staff and a member of the applicant team were in attendance and held the meeting. Notices for the public staff conference and the City Planning Commission meeting were sent out to all property owners within 400 feet of the site and the Evanston Community Council.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposal is consistent with multiple goals and principles of *Plan Cincinnati*:

- Compete Goal 2: “Cultivate our position as the most vibrant and economically healthiest part of our region” through the strategies to “Target investment to geographic areas where there is already economic activity” and to “strategically select areas for new growth” (p. 115).
- Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86).

Evanston Work Plan (2019)

The proposal is consistent with multiple goals and recommendations of the *Evanston Work Plan*:

- Community Conversation Insight of “Bringing Life Back to Business Districts” (p. 12). The plan specifically highlights the community’s desire to see new investment and new life located within the business districts.
- Goal 2 to “Position commercial real estate to support a diversity of locally and corporately owned businesses that would be attractive to residents and where our community can work and thrive” (p. 13).
- Goal 3 to “Revive Evanston’s Business Districts to preserve the rich culture and history of the community, reflecting education and the arts and promoting the community as a great place to live and work” (p. 13).

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposal is consistent with *Plan Cincinnati* and the *Evanston Work Plan*.

2. *The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposal is an amendment to an already approved and established Planned Development district.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;*

The proposal is an amendment to an already approved and established Planned Development and is seeking additional permitted uses in an existing structure.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.*

All provisions are covered in the submitted Concept Plan and Development Program Statement.

ANALYSIS:

The proposed Major Amendment to the Concept Plan and Development Program Statement would allow for additional permitted uses of the subject building formerly known as the Listermann Trail House and Truist Bank which has been closed. The existing space from the former brewery/restaurant will stay the same, and the former bank space, directly north of the brewery/restaurant will become an arcade, incorporating and combining the “restaurant/bar” use into the new use. The proposed new use of the former bank space is classified as a “small-scale recreation and entertainment” according to the Cincinnati Zoning Code. This use was not identified in the

original Concept Plan and Development Program Statement as it only described the uses as “retail”, “retail/restaurant,” and “restaurant/bar.” The Major Amendment would also permit all uses within the CN-Commercial Neighborhood zoning district including “retail services,” “office,” “open space,” and “eating and drinking establishments.” This would limit potential future Major Amendments and allow for flexibility of the space as the market and neighborhood changes.

The additional permitted uses will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with the subject building are all staying the same. The uses are compatible with the mixed-use Planned Development. The proposed allowed uses are consistent with the type of development envisioned by the community of Evanston and consistent with the aforementioned plans.

CONCURRENT APPROVAL WITH FINAL DEVELOPMENT PLAN:

According to §1429-16 *Concurrent Approval of Concept Plan, Development Program Statement and Final Development Plan* - The City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Major Amendment to the Concept Plan and Development Program Statement are following §1429-05 and §1429-09 and satisfies the criteria outlined in §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Major Amendment for PD-67 in Evanston

Exhibit A



Development Program Statement

PD-67 Use Change for Trailhouse at 3701 Montgomery Road

February 12, 2025

Xavier university requests a Major Amendment to the Final Development Plan for Phase 1 of Planned Development District #67 (PD-67), University Station, located at 3701 Montgomery Road in Evanston, for a partial Use Change. PD-67 established a "business corridor" along Dana Avenue and a "main street corridor" along Montgomery Road including portions of Montgomery Road and Cleaney Avenue in Norwood.

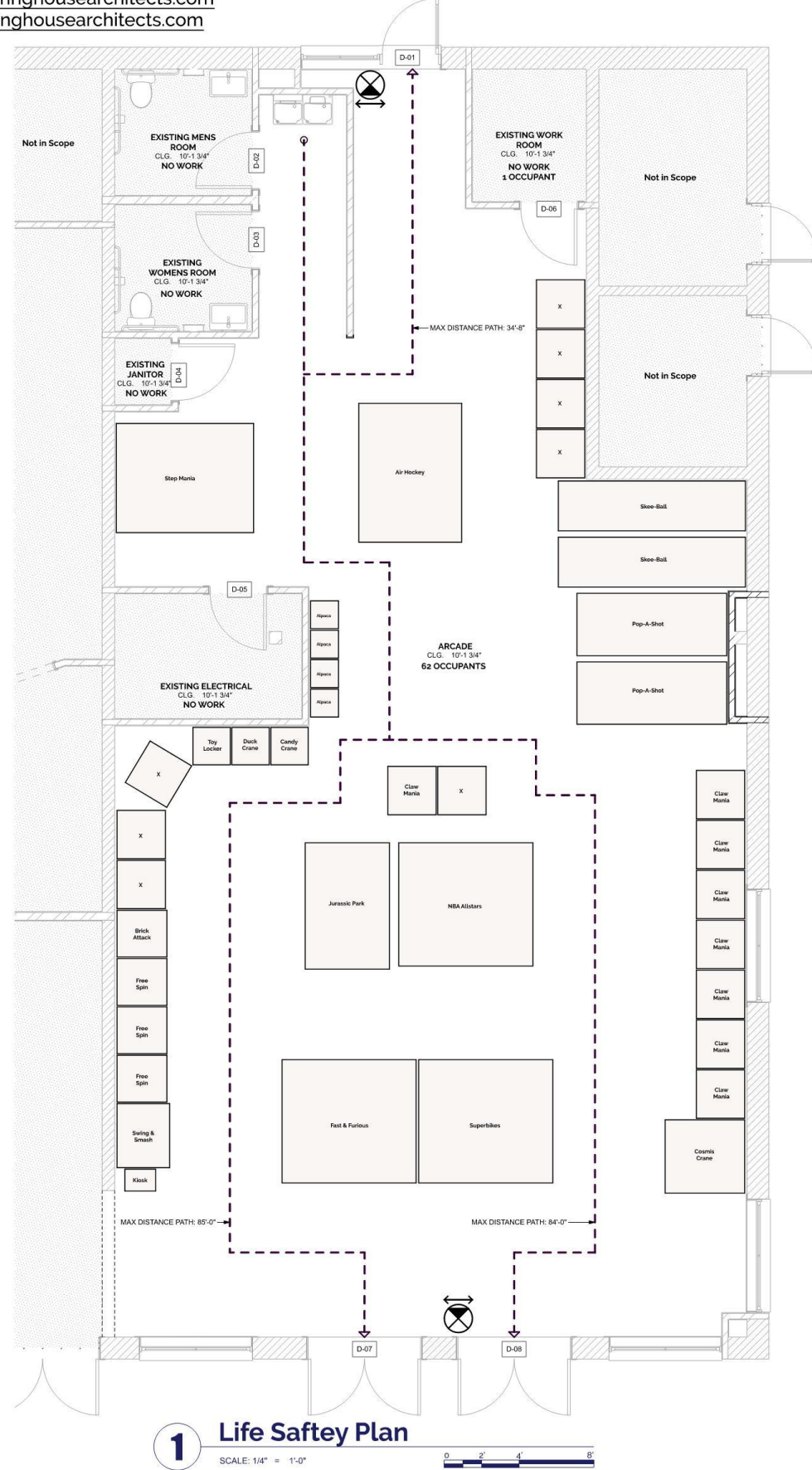
Since the establishment of PD-67, Xavier University has gained control of the building at 3701 Montgomery Road and is proposing a major amendment to the Concept Plan for Planned Development District # 67 (PD-67) to provide a Use Change for the 6,880 square building located at 3701 Montgomery Road (the corner of Montgomery Road and Dana Avenue).

When the proposal for this building was submitted as an amendment to PD-67 in 2013, the building's uses were loosely described in various drawings and documents as "retail," "retail/restaurant," and "restaurant/bar." The university seeks to modify the planned development to allow uses that are consistent with the Commercial Neighborhood CN zone, which is the character of development sought for the Montgomery Road and Cleaney Avenue "main street corridor."

This Use Change will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with this building and its use are existing. Other than the use change, all other aspects of the planned development would remain the same.

The Use Change is compatible with the intent of the planned development. Further, the proposed allowable uses are consistent with the type of development envisioned in the Evanston Neighborhood Business District (NBD) Urban Renewal Plan (1998), consistent with Plan Cincinnati (2012) initiatives and goals, and supports recent city initiatives to revitalize neighborhoods and support their business districts.

Springhouse ARCHITECTS
Todd Voby
Springhouse Architects
205 East Street
Springboro, OH 45066
todd@springhousearchitects.com
www.springhousearchitects.com



Plumbing Fixture Count

1. SINKS
2. TOILETS
3. SHOWERS
4. BATHTUBS
5. SINKS
6. TOILETS
7. SHOWERS
8. BATHTUBS
9. SINKS
10. TOILETS
11. SHOWERS
12. BATHTUBS

Plan Legend

Fire Exit
Escape Route
Emergency Exit Sign w/ Illumination

University Station

- Sheet Index**
- 1.00 Cover Sheet
 - 2.01 First Floor Demolition Plan
 - 3.01 First Floor Plan
 - 3.02 Reflected Ceiling Plan
- Drawing Symbols**
- Exhaust Fan
 - Smoke Detector
 - Carbon Monoxide Detector
 - Floor Drain
 - House Bldg
 - Section/Elevation Marker
 - Material Tag
 - Window Tag

Code Review Summary

PROJECT CODE SUMMARY:
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.

PROPOSED ALTERATIONS:
• DEMOLITION OF THE UNIVERSITY STATION BUILDING.
• DEMOLITION OF THE UNIVERSITY STATION BUILDING.
• DEMOLITION OF THE UNIVERSITY STATION BUILDING.

APPLICABLE CODES:
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.
• THE PROJECT IS A DEMOLITION PROJECT FOR THE UNIVERSITY STATION BUILDING.

General Notes

1. ALL EXISTING DIMENSIONS NOTED ARE FACE OF SHEETING TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF STUD.
2. ALL EXISTING DIMENSIONS NOTED ARE FACE OF SHEETING TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF STUD.
3. ALL EXISTING DIMENSIONS NOTED ARE FACE OF SHEETING TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF STUD.
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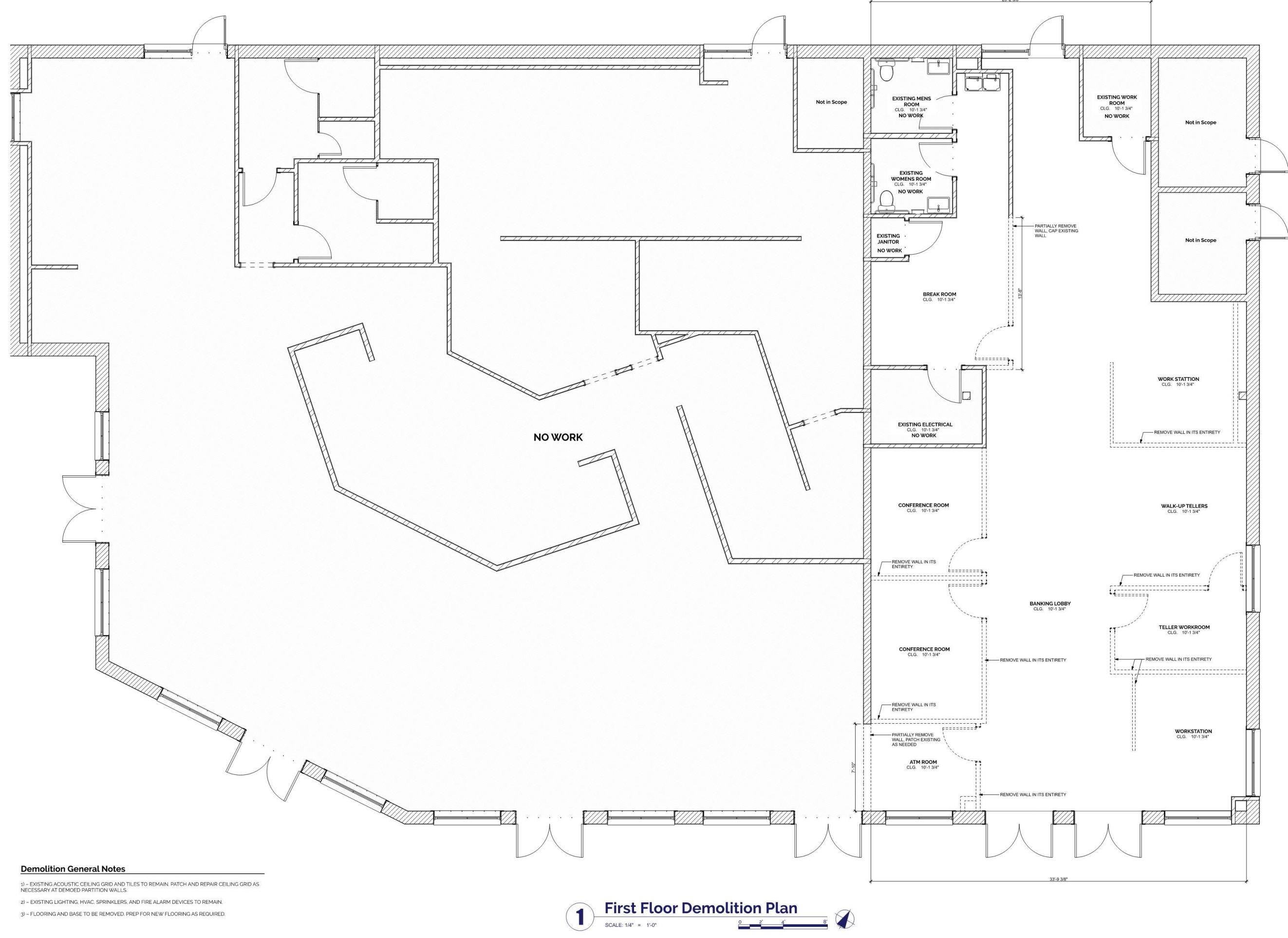
Springhouse ARCHITECTS
UNIVERSITY STATION
3701 MONTGOMERY ROAD
CINCINNATI, OHIO 45207

ISSUED: 12/20/24
DATE: 12/20/24

FILE NUMBER: 24-470
DRAWN BY: HB
CHECKED BY: TY

PERMIT DATE: 12/20/24
DRAWING TITLE: Cover Sheet

6.0



Demolition General Notes

1. DEMOLITION OF THE UNIVERSITY STATION BUILDING.
2. DEMOLITION OF THE UNIVERSITY STATION BUILDING.
3. DEMOLITION OF THE UNIVERSITY STATION BUILDING.

1 First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

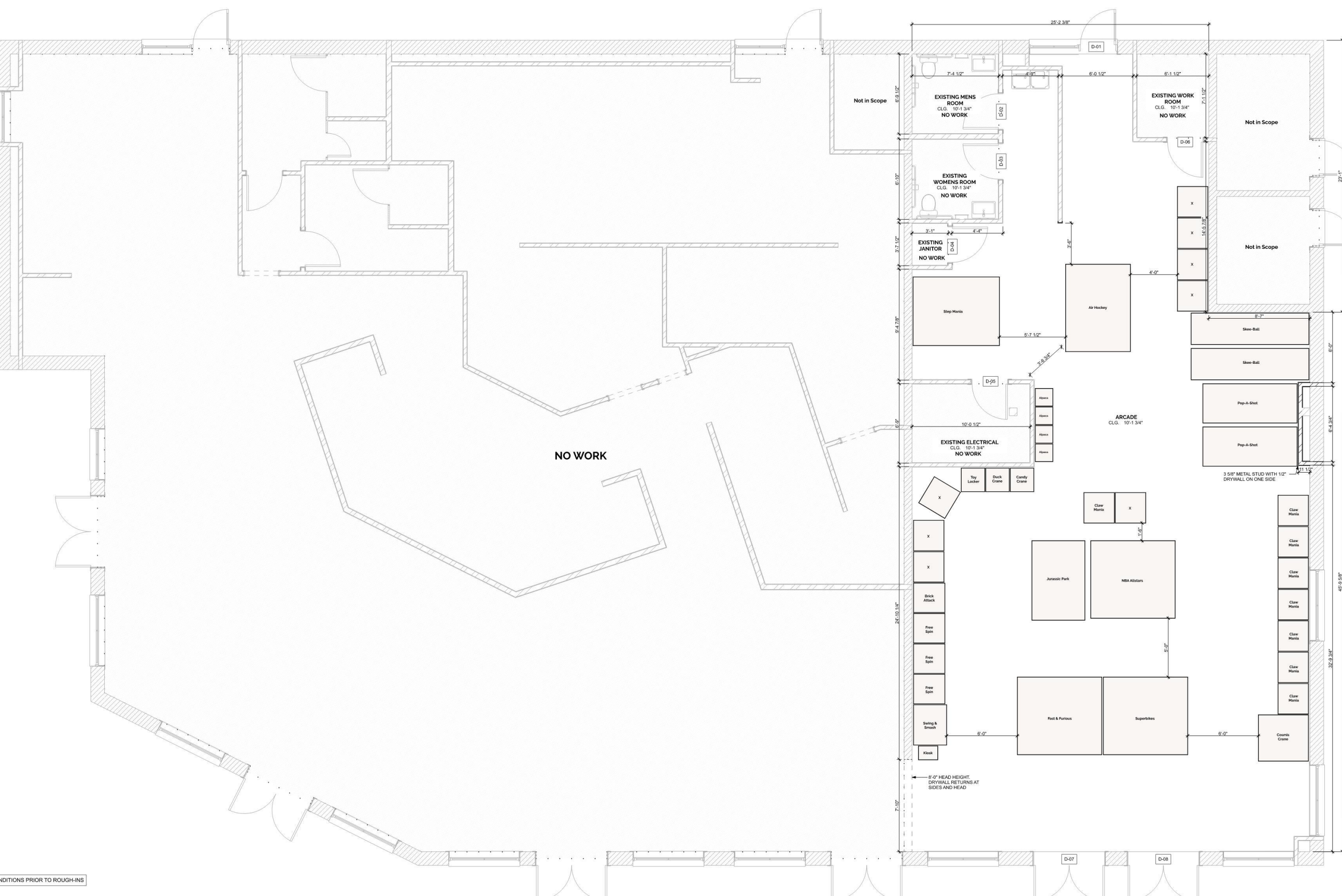
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3701 MONTGOMERY ROAD
CINCINNATI, OHIO 45207

ISSUED: 12/20/24
DATE: 12/20/24

FILE NUMBER: 24-470
DRAWN BY: HB
CHECKED BY: TY

PERMIT DATE: 12/20/24
DRAWING TITLE: First Floor Demolition Plan

2.1



DOOR NUMBER	ROOM NAME	NOMINAL WIDTH	NOMINAL HEIGHT	DOOR LEAF	MATERIAL	HARDWARE SET	REMARKS
004	D-02	3'-0"	6'-8"	1'-3/4"	SC WOOD	PRIVACY	EXISTING
005	D-03	3'-0"	6'-8"	1'-3/4"	SC WOOD	PRIVACY	EXISTING
006	D-01	3'-0"	6'-8"	1'-3/4"	ALUM./GLASS	PANIC W/ CLOSERS	EXISTING
008	D-04	3'-0"	6'-8"	1'-3/4"	SC WOOD	JANITOR	EXISTING
009	D-06	3'-0"	6'-8"	1'-3/4"	SC WOOD	JANITOR	EXISTING
006	D-07	3'-0"	6'-8"	1'-3/4"	ALUM./GLASS	PANIC W/ CLOSERS	EXISTING
009	D-08	3'-0"	6'-8"	1'-3/4"	ALUM./GLASS	PANIC W/ CLOSERS	EXISTING
009	D-05	3'-0"	6'-8"	1'-3/4"	SC WOOD	JANITOR	EXISTING

1 First Floor Plan
SCALE: 1/4" = 1'-0"

Level: Area Schedule Area (SF)
Floor Area: 2,388 SF

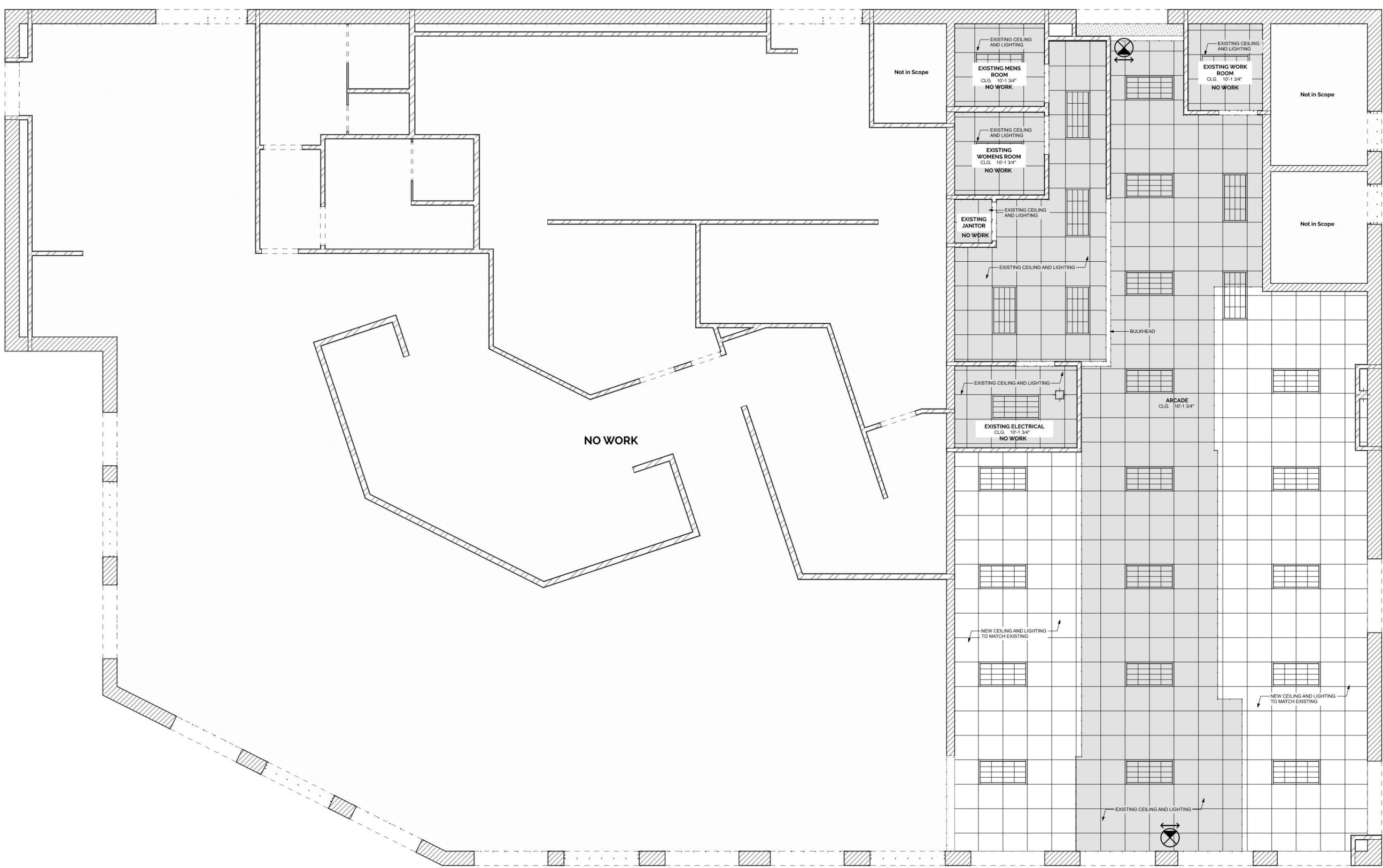
Springhouse ARCHITECTS
UNIVERSITY STATION
3701 MONTGOMERY ROAD
CINCINNATI, OHIO 45207

ISSUED: 12/20/24
DATE: 12/20/24

FILE NUMBER: 24-470
DRAWN BY: HB
CHECKED BY: TY

PERMIT DATE: 12/20/24
DRAWING TITLE: First Floor Plan

3.1



BCP Notes

1. DEMOLITION OF THE UNIVERSITY STATION BUILDING.
2. DEMOLITION OF THE UNIVERSITY STATION BUILDING.
3. DEMOLITION OF THE UNIVERSITY STATION BUILDING.

1 Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

Springhouse ARCHITECTS
UNIVERSITY STATION
3701 MONTGOMERY ROAD
CINCINNATI, OHIO 45207

ISSUED: 12/20/24
DATE: 12/20/24

FILE NUMBER: 24-470
DRAWN BY: HB
CHECKED BY: TY

PERMIT DATE: 12/20/24
DRAWING TITLE: Reflected Ceiling Plan

7.1

MSA DESIGN

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
16700 Greenway Park Dr.
West Chester, OH 45390
(513) 770-7800



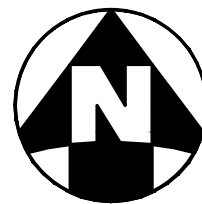
Planned Development 67 Use Change

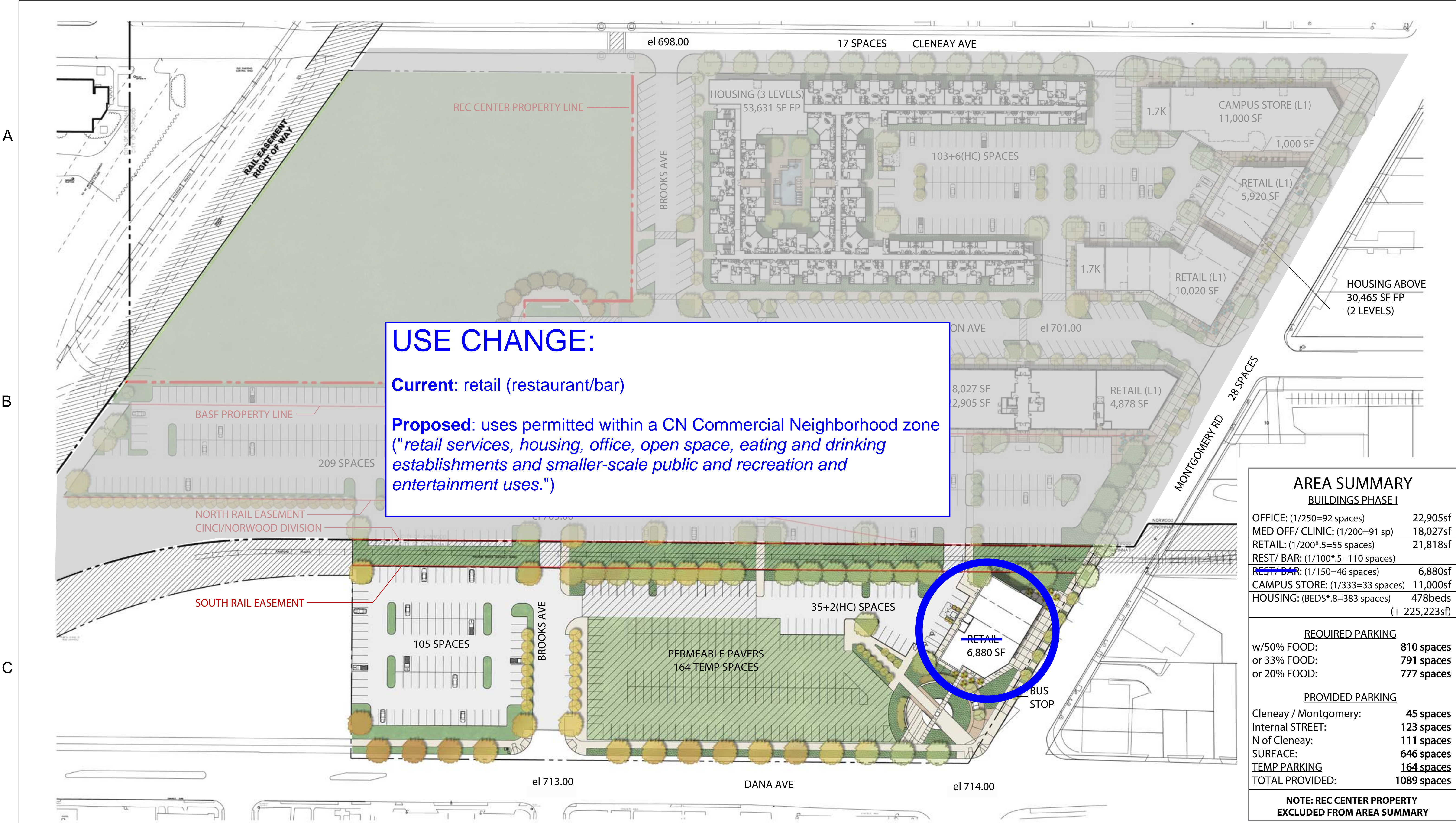
Number Date Issued For

Trailhouse Proposed Plans

Date: 02/10/2025
Scale: AS INDICATED
Proj. Number

Drawing Number: G-103





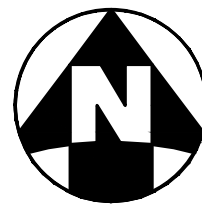
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			Planned Development 67 Use Change			<table><tr><th>Number</th><th>Date</th><th>Issued For</th></tr><tr><td></td><td></td><td></td></tr><tr><td colspan="3"></td></tr></table>	Number	Date	Issued For							Amended Concept Plan
	Number					Date	Issued For									
<div>MSA DESIGN</div>	<table><tr><td>Date</td><td>Drawing Number</td></tr><tr><td>02/10/2025</td><td rowspan="2">G-101</td></tr><tr><td>Scale</td></tr><tr><td>AS INDICATED</td><td></td></tr><tr><td>Proj. Number</td><td></td></tr></table>	Date	Drawing Number	02/10/2025	G-101	Scale	AS INDICATED		Proj. Number							
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02/10/2025	G-101															
Scale																
AS INDICATED																
Proj. Number																

25 MONTGOMERY DEVELOPMENT LLC 3825 EDWARDS RD 103 CINCINNATI OH 45209	NEWTON CLARION ASSOCIATES LLC 1418 CENTRAL PKWY # 201 CINCINNATI OH 45202	TOWER LEASING LLC 1418 CENTRAL PARKWAY # 201 CINCINNATI OH 45202
POND REALTY COMPANY 250 EAST FIFTH ST #285 CINCINNATI OH 45202	WILLIAMS KENARD THOMPSON & JAMES E WILLIAMS 1836 DANA AVE CINCINNATI OH 45207	BECKFORD DONNELL G & MONNA L PO BOX 801 CINCINNATI OH 45201
635 KRESS LLC 6528 RIPPLEWOOD LN CINCINNATI OH 45230	850 HATHAWAY LLC PO BOX 19117 CINCINNATI OH 45219	ALEXANDER BERTRAM PO BOX 36163 CINCINNATI OH 45236
BATES CONSTANCE L 1721 DANA AVE CINCINNATI OH 45207-1138	BOWLING DANIEL E & COURTNEY A 3628 IDLEWILD AVE CINCINNATI OH 45207	BRYAN CARLIER LLC 86 WATCH HILL LN NEWPORT KY 41071
BULLARD GAIL V 3621 MONTGOMERY RD CINCINNATI OH 45207-1134	CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214	DILLARD CLARENCE L 1825 RUTLAND AVE CINCINNATI OH 45207
DURANT EDNA 3645 BROOKS AVE CINCINNATI OH 45207-1107	ELAINE TASHA BUTLER LLC 1821 RUTLAND AVE CINCINNATI OH 45207	EQUITY TRUST COMPANY 4 RENNEL DR CINCINNATI OH 45226
HEARN LEONA 3629 NEWTON AVE CINCINNATI OH 45207-1115	HUFF DOUG 3661 CLARION AVE CINCINNATI OH 45207	HUMPHRIES GWENDOLYN N 3635 CLARION AVE CINCINNATI OH 45207
HUMPHRIES NELSON 3638 CLARION AVE CINCINNATI OH 45207	J E W PROPERTIES LLC 1836 DANA AVE CINCINNATI OH 45207	JENKINS MARTHA S@5 1757 DANA AVE CINCINNATI OH 45207-1136
LERDA JOHN B & LORI A 2118 TOFTREE DR BRIDGEVILLE PA 15017	MUSKIES LLP 1832 DANA AVE CINCINNATI OH 45207	NEWTON CLARION ASSOCIATES LLC 8322 ARBORCREST DR CINCINNATI OH 45236
OMW LLC 3633 NEWTOWN AVE CINCINNATI OH 45227	PARISH OF ST ANDREWS 1809 RUTLAND AVE CINCINNATI OH 45207	POMPANO PROPERTIES LLC 2722 CALEDON LN CINCINNATI OH 45244

POPHAM GREGORY C II
996 APPLEBLOSSOM DR
COVINGTON KY 41017

ROSSER WILMA @3
6426 WELTON ST
CINCINNATI OH 45213

RUEVE GROUP LLC
3700 MONTGOMERY RD
CINCINNATI OH 45207

SHARIEFF SAFIRA & NAZHAT TAQUL
3613 HIDDEN POND RD
LEXINGTON KY 40502

STONE LANES
3746 MONTGOMERY RD
CINCINNATI OH 45212

UNITED DAIRY FARMERS INC
3955 MONTGOMERY RD
CINCINNATI OH 45212

WALKER MARVIN
3636 IDLEWILD AVE
CINCINNATI OH 45207

WARNER CHARLES
1817 RUTLAND AVE
CINCINNATI OH 45207-1219

WILLIAMS LARRY D
4818 NELAPARK DR
DAYTON OH 45424

XAVIER UNIVERSITY
3800 VICTORY PW
CINCINNATI OH 45207

XUPROP CO
643 W COURT ST
CINCINNATI OH 45203

BIRCH CHARLES D & BRENDA E
SANDERS
3652 BROOKS AVE
CINCINNATI OH 45207-1108

HARRIS GERALD K & BRENDA L
1729 DANA AVE
CINCINNATI OH 45207-1138

EWERS AND MCCOLLOM COMPANY INC
1902 DANA AVE
CINCINNATI OH 45207

ST ANDREWS CHURCH PARISH THE
1809 RUTLAND AVE
CINCINNATI OH 45207

LISTERMANN DANIEL E & SUSAN M
4120 FOREST AVE
CINCINNATI OH 45212

579 BLAIR LLC
5535 COLERAIN AVE C/O RAW
PROPERTY MANAGEMENT
CINCINNATI OH 45239

LA VENTURA LLC
1418 CENTRAL PARKWAY STE 201
CINCINNATI OH 45202

QZ FUNDING LLC
880 NORTHWOOD BLVD STE 3T
INCLINE VILLAGE NV 89451

SOUTHWEST OHIO REGIONAL TRANSIT
AUTHORITY
1014 VINE ST SUITE 2000
CINCINNATI OH 45202-1122

SOUTHWEST OHIO REGIONAL TRANSIT
AUTHORITY
31 E GEORGIA ST SUITE 300
INDIANAPOLIS IN 46204

JDS HOLDINGS III LLC
3385 CREEK RD UNIT 3
CINCINNATI OH 45241

EVANSTON COMMUNITY COUNCIL
PO BOX 12128
CINCINNATI, OH 45212

April 18, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 67, “University Station,” to change the uses permitted within the planned development to allow small-scale recreation and entertainment uses, and all uses permitted within the CN, “Commercial Neighborhood,” zoning district in the area located at 3701 Montgomery Road in the Evanston neighborhood.

Summary:

The applicant team MSA Design, on behalf of Xavier University, requested another Major Amendment on February 12, 2025 to amend the existing Concept Plan and Development Program Statement to include additional uses. The additional approved uses would include, “small-scale recreation and entertainment” and uses consistent with the Commercial Neighborhood – CN zoning district such as retail, commercial, office, and housing. Other than expanding the uses permitted, all other aspects of the Planned Development will remain the same and will not affect any physical attributes, including the subject building located at 3701 Montgomery Road.

The City Planning Commission recommended the following on April 18, 2025, to City Council:

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

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #67, University Station, located at 3701 Montgomery Road in Evanston.

Motion to Approve: Mr. Weber

Ayes:

Ms. Beltran
Mr. Dansby
Mr. Eby
Ms. Kearney
Mr. Samad
Ms. Sesler
Mr. Weber

Seconded: Ms. Kearney

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement