



**2133 Ravine Street
Zone Change
Park & Recreation (P-R) to
Single-family Residential (SF-2)
Over-the-Rhine**

Equitable Growth & Housing Committee
June 21, 2023

Zone Change - P- R to SF-2 - 2133 Ravine Street in OTR



BACKGROUND

Owner – Conroy Place, LLC

Applicant – Sean Suder, Suder, LLC

Proposal – Zone Change – small vacant parcel – NW corner Ravine and Conroy Place from Park and Recreation(P-R) to Single-family Residential (SF-2)

Property surrounded by predominantly single-family zoning aside from Fairview Park

BACKGROUND

Property touches a Hillside Overlay District

Future development – needs to meet Hillside Overlay regulations

ANALYSIS

- Zone change will provide for – new residential development and potentially spur revitalization of vacant lots in the area
- Community goal – increase residential uses and homeownership
- Create a pedestrian-friendly character
- Lot – not a part of Fairview Park, nor owned by City or controlled by the Park Board
- OTRCC – supportive of zone change

PUBLIC COMMENT

- Staff conference held – May 2, 2023
- Mailing – Property owners within 400' radius – OTRCC and neighboring CUF
- One property owner attended – had questions and is supportive
- Proposal was presented to OTRCC

CONSISTENCY WITH PLANS

Plan Cincinnati (2012)

Live Initiative Area

“to provide a full spectrum of housing options, and improve housing quality and affordability” (page 164)

Over-the-Rhine Comprehensive Plan (2002)

Housing Goal I to “Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents” (page 47)

RECOMMENDATION

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

APPROVE the proposed zone change from P-R (Park and Recreation) to SF-2 (Single-family Residential) at 2133 Ravine Street in Over-the-Rhine.