

July 16, 2021

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on a proposed zone change from Commercial Neighborhood – Pedestrian (CN-P) to Residential Multi-family (RM-0.7) at 3201, 3215, 3223, and 3229 Woodburn Avenue in Evanston.

GENERAL INFORMATION:

Location: 3201, 3215, 3223, 3229, 3231, and 3235-3 Woodburn Avenue and 3248 Gilbert Avenue, Cincinnati, OH 45207

Owners: 3201 and 3215 Woodburn Avenue: Rick and Charles Investments, LLC
1308 50th Avenue NE
St. Petersburg, FL 33703

3223 Woodburn Avenue: Anita Rhodes & Johnny Wilkerson
305 Glensford Court
Cincinnati, OH 45246

3229 Woodburn Avenue: Carrie Rountrey
3229 Woodburn Avenue
Cincinnati, OH 45207

3231 Woodburn Avenue Port of Greater Cincinnati Development Authority
3 E. Fourth Street, Ste. 300
Cincinnati, OH 45202

3235-3 Woodburn Avenue Awladee, LLC
462 Pinnacle Way
Covington, KY 41016

3248 Gilbert Avenue Hamilton County Land Utilization Corporation
3 E. Fourth Street, Ste. 300
Cincinnati, OH 45202

Petitioner: Evanston Community Council
3204 Woodburn Avenue
Cincinnati, OH 45207

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Recommended Zone Change Map
- Exhibit B – Evanston Community Council Request of Zone Change Letter
- Exhibit C – Letters and Correspondences

BACKGROUND:

A zoning study on Woodburn Avenue was requested by the Evanston Community Council on January 17, 2020 to Councilmember Mann (Exhibit B). The Evanston Community Council requested the study of the rezoning for the subject area to be changed to residential to conform with the specific recommendation in

the *Evanston Five-Point Urban Renewal Plan* (2003). Councilmember Mann requested that the City Manager direct the Department of City Planning and Engagement to proceed with the requested zoning study on January 28, 2020.

The subject area for the requested zoning study is located on the west side of Woodburn Avenue approximately 200' south of the intersection of Woodburn Avenue, Gilbert Avenue, and Montgomery Road, commonly known as the Five-Points Intersection. The site is 1.87 acres in size and contains four parcels. The subject area is the site of the recently demolished Calvary United Methodist Church (3201 and 3215 Woodburn), and two residential structures (3223 and 3229 Woodburn Avenue). The site is currently zoned Commercial Neighborhood-Pedestrian (CN-P), which is the zoning district for the properties immediately adjacent to the north and east of the subject area.

Since that time, the Evanston Community Council has had engagement with the property owners regarding the requested zone change and study. Throughout the engagement process, property owners within the subject zone change area have indicated interest in the subject area being changed to the Residential-Mixed (RMX) zoning district. Another property owner within the subject area has indicated that should the area be rezoned, the Residential Multi-family (RM-0.7) should be considered.

On February 5, 2021, the City Planning Commission considered the Department of City Planning and Engagement's recommendation for a zone change for the subject properties (3201, 3215, 3223, and 3229 Woodburn Avenue) from CN-P to RM-0.7. During the meeting, there was discussion regarding the zoning of the adjacent Five-Points intersection, and how the subject properties integrate into the vicinity. Property owners in attendance of the City Planning Commission meeting indicated interest in the original zoning study area to be changed from CN-P to RMX, and that the adjacent property to the north of the subject area, 3231 Woodburn Avenue (current vacant parcel that was the former Bible Way Church of God structure) should also be considered for residential zoning. Based on the discussion, the City Planning Commission made a motion to hold the item to allow for additional engagement between the Department of City Planning and Engagement, the neighborhood, and property owners, and for City staff to expand the study area to include 3231 Woodburn Avenue, 3235-3 Woodburn Avenue, and 3248 Woodburn Avenue.

PROPOSED DEVELOPMENT:

There is no proposed development in conjunction with the zone change. At the time any development is proposed, it will require review through the City's Coordinated Site Review process.

ADJACENT LAND USE AND ZONING:

The recommended zone change area contains four parcels (three separate owners). The property is currently zoned Commercial Neighborhood - Pedestrian. The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning:	Commercial Neighborhood – Pedestrian (CN-P); Residential Multi-Family (RM-0.7)
Existing Use:	Vacant; Retail; St. Aloysius Apartments

East:

Zoning:	Parks and Recreation (PR); Commercial Neighborhood – Pedestrian (CN-P)
Existing Use:	Evanston Recreation Center; Residential; Day Care; Restaurant

South:

Zoning: Residential Mixed (RMX)
Existing Use: Two-family Residential

West:

Zoning: Residential Mixed (RMX)
Existing Use: Single- and Two-family Residential

ANALYSIS:

Original Zoning Study Area (3201, 3215, 3223, and 3229 Woodburn Avenue)

The site currently consists of a single-family residential use, a multi-unit residential use, and a now vacant site that was the former Calvary United Methodist Church. The site is currently zoned Commercial Neighborhood – Pedestrian (CN-P), which would allow for the site to be redeveloped as a commercial use. The Evanston Community Council requested the zoning study in order to change the area to an appropriate residential district in order to conform with the specific recommendation in the *Evanston Five-Point Urban Renewal Plan* (2003). The *Evanston Five-Point Urban Renewal Plan* identifies this area in the “Urban Renewal Land Use Concept” map (page 16) as a “Residential District” within the “Commercial to Residential Buffer Area.”

There are several uses in the immediate vicinity of the site including retail, recreation, community center, and single-, two-, and multi-family residential. The site serves as a transition from the residential uses that front along Woodburn Avenue to the south and the Five-Point intersection to the north. The site is in close proximity to an RMX district (abutting to the west and south) and RM-0.7 district; both were established in 2013 (St. Ambrose Apartments – multi-family residential development, approximately 200’ north of the subject site) and 2018 (Merrimac Square – single-family residential development, approximately 150’ south of the subject site).

Existing Zoning District: Commercial Neighborhood – Pedestrian (CN-P)

The purpose of the CN-P district is to identify, create, maintain, and enhance mixed-use neighborhood commercial centers that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of commercial and residential uses. Typical uses include retail, services, housing, office, open space, eating and drinking establishments and smaller-scale public and recreation and entertainment uses. Future development must be of a pedestrian-oriented commercial or mixed-use nature, serving the immediate neighborhood.

The existing CN-P zoning district allows for residential uses, including single-family, attached single-family, two-family, and multi-family residential uses. However, there are several commercial uses that are permitted by right under this district that are not compatible with the recommendations of the *Evanston Five-Point Urban Renewal Plan*. While the current property owners may not have the intent to redevelop this area for commercial use, if the property is transferred to new ownership, it may be developed commercially under the allowable use and development standards of the CN-P as established by Section 1409-07 (Land Use Regulations) and Section 1409-09 (Development Regulations) of the Cincinnati Zoning Code. Therefore, to ensure the property conforms with the goals identified by the community, a zone change to a residential zoning district is appropriate.

Zoning Districts Studied: Residential Mixed (RMX)

The purpose of the RMX district is to create, maintain, and enhance areas of the city that have a mix of lot sizes and housing types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

Schedule 1405-07 Development Regulations – Residential Multi-family Districts | RMX

	Lot Area (sq. ft.)	Lot Area/Unit (sq. ft.)	Lot Width	Front Yard	Side Yar Min./Total	Rear Yard	Maximum Height
Single-family	2,500	-	25	20	0/5	20	35
Rowhouse, Exterior	2,500	-	-	20	0/5	20	35
Rowhouse, Interior	2,000	-	-	20	0/0	20	35
Two-family	5,000	2,500	25	20	3/6	20	35
Three-family	7,500	2,500	25	20	3/6	20	35
Other			25	20	3/6	20	35

The RMX zoning district does not allow for the construction of multi-family residential, which is permitted under the existing CN-P zoning district. The RMX district is intended for use of properties as single-, two- or three-family residential uses only. As outlined in Schedule 1405-07 (above), the development regulations for the RMX district require a minimum lot size of 2,500 square feet per unit (with the exception of an interior rowhouse) and has a minimum front yard setback of 20'. Properties opposite Woodburn Avenue from the subject area have smaller setback requirements as they are within the CN-P district. The only commercial use that is permitted under the RMX district are “Bed and Breakfast Inns” through a conditional use permit (which requires review and approval by the Zoning Hearing Examiner). While RMX districts exist to the west and the south of the subject area, this block of Woodburn Avenue is between a commercial intersection of Woodburn Avenue and Fairfax Avenue (CN-P zoning) and the Five-Point intersection. The east side of this block of Woodburn is also zoned CN-P, so any proposed redevelopment of the site would be low to moderate intensity residential uses that face commercial uses and an arterial street.

Zoning Districts Studied: Residential Multi-family (RM-0.7)

The RM-0.7 subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. The minimum land area for every dwelling unit is 700 square feet per unit.

Schedule 1405-07 Development Regulations – Residential Multi-family Districts | RM-0.7

	Lot Area (sq. ft.)	Lot Area/Unit (sq. ft.)	Lot Width	Front Yard	Side Yar Min./Total	Rear Yard	Maximum Height
Single-family	2,000	-	25	5	0/5	20	35
Rowhouse, Exterior	2,000	-	-	5	0/5	20	35
Rowhouse, Interior	1,500	-	-	5	0/0	20	35
Two-family	2,000	700	25	5	0/5	20	35
Multi-family	-	700	-	5	0/5*	25**	-
Other				5	0/5*	25**	-

*Additional 1-foot of minimum side yard and 2-foot sum of side yard setback for each five feet of building height above 35 feet.

**Additional 1-foot of setback for each five feet of building height above 35 feet.

The RM-0.7 zoning district allows the subject area to continue to have the ability to be redeveloped as multi-family residential. One concern of the community is the current or potential ability for the site to be developed commercially. Under the RM-0.7 zoning district, commercial uses including convenience markets, food markets, offices, and personal services are only permitted on ground floors occupying less than 2,500 square feet, and any additional space would require conditional use approval. Based on this, the site would not be able to be exclusively developed as a commercial use. The ability for a residential use to include a food market, office, or personal service on the ground floor would be compatible with the “Commercial to Residential Buffer” identified in the *Evanston Five-Point Urban Renewal Plan* that this site is within.

This block of Woodburn Avenue is unique in that it abuts RMX to the west and the south, abuts CN-P to the north and the east, and serves as a transitional buffer from residential to commercial. Because the site is within a block that contains commercial uses and the CN-P zoning district, the district considered for this site should be compatible with the CN-P district that the site faces opposite of Woodburn Avenue. The RM-0.7 district would allow for this site to both serve as a transition from residential to commercial (south to north), but also commercial to residential (east to west). While the RM-0.7 district does not have a maximum height restriction for multi-family residential uses, any multi-family development on the site would be limited in the number of units based on the specific development site area. Based on the size of the site, and ensuring minimum required parking and building setbacks, the structure would be limited in the overall height that could be achieved.

When considering the appropriate residential zoning for this site, the Woodburn Avenue corridor and the use/development regulations of established residential zoning districts should all be considered. Based on the Department of City Planning and Engagement's analysis, the RM-0.7 achieves the buffering transitions that the Evanston neighborhood has identified in the *Evanston Five-Point Urban Renewal Plan*, it preserves the site for residential use rather than exclusive commercial use, it maintains the site's ability to be redeveloped as multi-family residential, which is currently permitted under the CN-P zoning, and allows for "Cultural Institution" and "Community Service Facility" use types which were identified for the adaptive reuse of the Calvary United Methodist Church structure (which has since been demolished) in the *Evanston Work Plan* (2019).

After the February 5, 2021, City Planning Commission, and having had additional time to engage with the neighborhood and study the area, staff of the Department of City Planning and Engagement has still determined that the RM-0.7 zoning district is the most appropriate for the study area for the reasons outlined above.

Expanded Zoning Study Area (3231 and 3235-43 Woodburn Avenue, 3248 Gilbert Avenue)

Based on the City Planning Commission's February 5, 2021 motion, the Department of City Planning and Engagement studied the zoning of the properties located at 3231 Woodburn Avenue, 3235-43 Woodburn Avenue, and 3248 Gilbert Avenue. Additionally, a Virtual Public Staff Conference was held on May 18, 2021, to gather neighborhood input regarding these properties. Below is staff's analysis of each property:

3231 Woodburn Avenue

The existing zoning of 3231 Woodburn Avenue is CN-P. The property is owned by the Port and is currently vacant. At this time, the Port does not have any immediate plans for the property. The *Evanston Work Plan* identifies this property as a "Short-term Opportunity Area" recommended for "business district parking lot development opportunity; potential future infill commercial development complimenting adjacent commercial storefronts" and a "Mixed-Use Infill Opportunity" as part of the Five-Points analysis, opportunities, and recommendations (page 89 – 93). Additionally, the Plan does not identify this site for a recommended zone change (page 110). The existing CN-P district allows for infill commercial development that has a pedestrian orientation consistent with the adjacent commercial storefronts to the north. Therefore, staff does not recommend any change in zoning for this property as the existing zoning is consistent with the recommendations of the *Evanston Work Plan*.

3235-3 Woodburn Avenue

The existing zoning of 3235-3 Woodburn Avenue is CN-P. The property is owned by Awlade, LLC and is an existing single-story commercial structure with several storefronts, occupied by Sam's Corner Market. The site currently conforms to current zoning, and the land use and zoning recommendations of the

Evanston Five-Point Urban Renewal Plan and the *Evanston Work Plan*. Because of this, staff does not recommend any change in zoning for this property.

3248 Gilbert Avenue

The existing zoning of 3248 Gilbert Avenue is RMX. The property is owned by Hamilton County Land Reutilization Corporation and is an existing three-story multi-family residential building. The *Evanston Work Plan* recommends to “renovate [the] existing 3-story residential.” The Port indicated that this was the intent for the structure during the Virtual Public Staff Conference held on May 18th. The existing RMX district allows for the renovation of this property as recommended by the *Evanston Work Plan* and as indicated by The Port. Therefore, staff does not recommend any change in zoning for this property.

COORDINATED SITE REVIEW:

Because there is no proposed development in conjunction with the requested zoning study, a Coordinated Site Review meeting was not necessary at this time. However, any proposed project within the subject area will require a Coordinated Site Review process.

PUBLIC COMMENT:

The Department of City Planning and Engagement held a Public Staff Conference on the original requested zoning study area on February 24, 2020. Notices were sent to all property owners within a 400-foot radius of the subject area and the Evanston Community Council. There were 10 community members in attendance. During the staff conference, community representatives provided a background on the subject properties within the zoning study area and expressed their interest in the subject area to be used as residential as it was not contemplated for commercial use. They expressed their desire to preserve the use as residential by having the site rezoned.

There was discussion on the ongoing efforts to improve this area including rehabilitation of structures, recent development in the vicinity, and the installation of streetscape improvements along Woodburn Avenue. It was discussed that the site of the Calvary United Methodist Church has not been properly maintained over the years, and there is concern that under the existing CN-P district, the property owner will sell to a developer and the site will be developed as commercial use that is not desired by the community. Legal representation for the owner of 3201 and 3215 Woodburn Avenue (Calvary United Methodist Church site) expressed their client’s opposition to a proposed zone change of the property from CN-P to a residential district as this would limit the opportunities for the site to be redeveloped. It was indicated that the objection was to the rezoning of 3201 and 3215 Woodburn Avenue, and there was no opposition to 3223 and 3229 Woodburn Avenue proceeding with a zone change to a residential zoning district.

Discussion also took place regarding the background of the *Evanston Five-Point Urban Renewal Plan* and the work that went into the *Evanston Work Plan*. A community representative outlined the land use recommendation for the Calvary Methodist Church site as a community use. The representative for the owner of the Calvary Methodist Church site indicated the reception of the site to be developed as multi-family residential. There was discussion of the possibility of the site to be zoned Planned Development, however it was indicated that this would require a Development Program Statement and Concept Plan, which the owners did not have, as there was no clear idea as to the future development of the site. Community members indicated that a Planned Development would be ideal, however without a plan, this would allow the site to remain under the current CN-P until a plan was developed, which did not address the immediate concern of commercial development. Department of City Planning and Engagement staff concluded the meeting by requesting all property owners within the subject area meet to discuss potential

solutions and a zoning district that would meet the needs of all parties. Staff indicated that until this meeting took place, the item would not be scheduled for a City Planning Commission agenda.

At the Public Staff Conference, community members provided staff with several letters expressing support for the subject area to be rezoned to RMX (Exhibit C). Due to the COVID-19 pandemic, there was very limited engagement and movement on this item over the summer months of 2020. On October 28, 2020, City staff had a virtual meeting with the property owners and legal representation regarding the status of the zoning study, the community's interest in the RMX district, and the Calvary United Methodist Church property owner's interest in the site retaining its development flexibility. During this meeting, the owner of the Calvary United Methodist Church property expressed the interest of the site being developed as multi-family development, or some type of residential use that is appropriate. The community members agreed with the use of the property, however there was still discussion around which district was most appropriate. Community members reiterated their interest in the RMX district, and the Calvary United Methodist Church property owner expressed interest in the RM-0.7 zoning district instead. City staff concluded the meeting by requesting that both parties discuss these options and whether there were any other multi-family residential districts that would be amenable to both and indicated that there would be a follow-up discussion.

On November 9, 2020, City staff received an email from the legal representation for the property owner of the Calvary United Methodist Church site outlining commitment to the RM-0.7 zoning district, which would "satisfy the neighborhood desire of a residential zoning, and also help enable greater possibility for residential development" (Exhibit C). Additionally, on November 12, 2020, City staff received an email from the Evanston Community Council representative (Exhibit C) that indicated that a vote was taken during the November 10, 2020 Evanston Business Association monthly meeting for the following:

- "To reaffirm our desire for rezoning all three properties to RMX"
- "We also approved that we would consider a higher density zoning for a very specific proposal by a reputable developer just as the ECC has done for DeSales Flats and Merrimac Square developments. Any such approval would be done through presentation of the request to the ECC board and full Council."

On November 12, 2020, a follow-up meeting with City staff, the property owners, and community members took place. During this meeting both parties indicated their stances had not changed on the requested districts. Staff indicated that these districts would both be studied and established the February 5, 2021 City Planning Commission meeting as the date this zoning study would be considered.

After the February 5, 2021, City Planning Commission meeting, the Department of City Planning and Engagement held a Virtual Public Staff Conference on May 18, 2021. All property owners within 400' of the zoning study area, both the original and expanded, were notified by mail, and all those that had been in attendance during the February 24, 2020 Public Staff Conference and the February 5, 2021 City Planning Commission meeting also received notice. During this meeting, consistent sentiments were shared by those in attendance regarding the original zoning study area and the desire by some for the area to be considered for RMX zoning and others for RM-0.7.

Proponents for the RMX zoning noted the adjacent RMX zoning districts to the west and south of the zoning study area, and the desire for this area to be developed as residential consistent with the two homes that exist within the study area (3219 and 3223 Woodburn Avenue). It was added by some in support of RMX zoning for the original study area that there was concern that the recommended RM-0.7 zoning for this area would add additional residents without services in the area to support the increase in residents. Proponents of the RM-0.7 district indicated that the properties would retain the ability to be developed as multi-family

residential, as currently permitted under the existing CN-P district, and would allow for homes similar to those at 3219 and 3223 Woodburn Avenue. Additional comments were made that the RM-0.7 district is more likely to allow for a cohesive development.

It was noted that the site of the former Calvary United Methodist (original zoning study area) was identified as a future community-related use (theater or artist group use) during the *Evanston Work Plan* process, though this was prior to the structure's demolition, and that south of this site would be suited for a more residential environment. Some felt that the RMX district would still satisfy these recommended uses and emphasize the residential uses desired. Additionally, it was shared that no new commercial uses were anticipated or desired south of the Five-Points intersection. It was agreed upon that additional market-rate or mixed-income units would be helpful to support commercial uses in the area.

During discussion regarding the expanded zoning study area, those in attendance indicated that the property at 3235-43 Woodburn Avenue and 3248 Gilbert Avenue were appropriately zoned for the existing and recommended uses of the *Evanston Five-Point Urban Renewal Plan* and the *Evanston Work Plan*. One attendee indicated that during the *Evanston Work Plan* process, this expanded study area was identified as an important corner for revitalization of the business district. Additionally, it was shared that the owner of 3235-43 Woodburn Avenue has invested a great deal into the building, planning for future commercial tenants in the currently vacant storefronts. The Port identified its plans to renovate the existing structure at 3248 Gilbert Avenue, and the existing RMX for this property is compatible with the proposed multi-family renovation planned. Community members in attendance were supportive of this proposal. The Port also indicated that there were no immediate plans for the property it owns at 3231 Woodburn Avenue. They indicated the possibility of a small mid-rise structure, similar to the property at 3248 Gilbert Avenue, and likely anticipated residential use with a potential for ground floor commercial. The Port added that they were interested in understanding what the neighborhood wanted to see prior to soliciting a developer. Those in attendance indicated that some form of infill residential would make the most sense for this site, whether with, or without a commercial component on the ground floor. There were questions from those in attendance regarding the parking lot to the west of the study area, which is also owned by the Port, and the desire for this property to be zoned RMX. It was pointed out by City staff that this property was outside of the zoning study area and currently zoned RMX.

Staff of the Department of City Planning and Engagement received a letter from the Evanston Community Council dated June 29, 2021, stating the following positions:

- 3231 Woodburn Avenue may remain as CN-P or be changed to RMX
- 3235-3245 Woodburn Avenue should remain as CN-P
- 3248 Gilbert Avenue should remain as RMX
- Continued support that 3201, 3215, 3223, and 3229 Woodburn Avenue be rezoned from CN-P to RMX to encourage proper development on the site. Additionally, variances to the RMX district may be considered by the Evanston Community Council for specific development proposals.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The recommended zone change is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, within the Goal to "Create a more livable community" (page 156), and the Strategy to "Become more walkable" (page 157), and the Action Step to "Integrate more housing into our neighborhood business districts to strengthen them and increase pedestrian activity" (page 158). The recommended RM-0.7 zoning district will allow for increased residential use types for the subject area and allow for it to serve as a buffer between

the Five-Points intersection, the CN-P zoning opposite of Woodburn Avenue from the site, and the residential uses to the west and south of the site.

The subject site is also an identified Neighborhood Center in the Guiding Geographic Principle #1 of *Plan Cincinnati* to “Focus revitalization on existing centers of activity” (page 94). The Neighborhood Centers are identified to strategically guide the location of future investment and growth, including the degree of change in order to create a walkable neighborhood center. The neighborhood character of the subject area is identified as “Traditional Neighborhood,” which is primarily composed of single-family homes on lots that may vary in size...there may also be small foot-print, medium-density housing types – such as duplexes, fourplexes, rowhouses, and small apartment buildings that are either typically along a major corridor or in areas transitioning from the single-family homes into a neighborhood main street” (page 88). The recommended RM-0.7 district will allow for the redevelopment of the subject site with a residential use that meets those identified in “Traditional Neighborhoods” along the Woodburn Avenue corridor that will add additional residents to the Five-Points intersection and the “Evanston Neighborhood Business District ‘A’.”

Additionally, this Neighborhood Center is identified as a “Transform” degree of change to create a walkable neighborhood center (page 90). The primary objective for the “Transform” neighborhood centers is to target major opportunities for large-scale changes, such as infill, redevelopment, and public improvements. The RM-0.7 zoning district will provide the appropriate zoning district to allow opportunities for residential infill, while alleviating the neighborhood’s concern of the site being developed as a standalone commercial building.

Evanston Five-Point Urban Renewal Plan (2003)

The recommended zone change is consistent with the *Evanston Five-Point Urban Renewal Plan*’s “Urban Renewal Land Use Concept” map (page 16), which identifies the subject area as a “Residential District” within the “Commercial to Residential Buffer Area.” The subject area is currently zoned CN-P, so the RM-0.7 would align with the identified “Residential District,” and the uses permitted under the RM-0.7 district promote a transition from the residential area to the south of the site to the commercial district to the north.

Evanston Work Plan (2019)

While a specific zone change for the site is not identified as a recommendation of the *Evanston Work Plan*, the subject area is identified within the “Five Points: Opportunities” map (page 90) and the “Five Points: Recommendation” map (page 91). The plan identifies this site as a “Long-term Opportunity Area” for the preservation of the Calvary United Methodist Church structure and its renovation as a community use. While the Calvary United Methodist Church has since been demolished since the approval of the *Evanston Work Plan*, the recommended RM-0.7 zoning district would allow for community uses on the site, such as “Cultural Institution” and “Community Service Facility” use types.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement recommends a change in zoning of the subject site from Commercial Neighborhood – Pedestrian (CN-P) to Residential Multi-family (RM-0.7) for the following reasons:

1. While the RMX zoning district is adjacent to the west of the subject site, its location on an arterial road approximately 200’ south of the Five-Point intersection and its adjacency to a CN-P zoning district to the east (opposite of Woodburn Avenue) is more compatible with the RM-0.7 district.

2. The RM-0.7 zoning district would allow for the redevelopment of the currently vacant parcels as a residential use that would serve as a transition from the residential districts to the south of the site, to the commercial district and nature of the Five-Point intersection, as well as the commercial zoning on the east side of Woodburn Avenue from the site to the residential environment west of the site.
3. The RM-0.7 zoning district allows for the ability of the site to be developed as multi-family residential, which is currently permitted under the existing CN-P zoning district.
4. The RM-0.7 zoning district allows for Cultural Institutions and Community Service Facilities which are identified as a future land use proposal for the site in the *Evanston Work Plan* (2019).
5. There have been two recent developments in the immediate vicinity that were achieved through the RM-0.7 zoning district (St. Ambrose Apartments and Merrimac Square).
6. Any development proposal for the site would require review through the city's Coordinated Site Review process. During this process, the Department of City Planning and Engagement always urges the applicant to engage with the community regarding the proposal to ensure community awareness and input.
7. The recommended zone change is consistent with goals the *Evanston Five-Point Urban Renewal Plan* (2003) and *Plan Cincinnati* (2012).
8. The zoning that is currently in place for the expanded study area that includes 3231 Woodburn Avenue, 3235-3 Woodburn Avenue, and 3248 Gilbert Avenue are appropriately zoned based on the recommendations of the *Evanston Five-Point Urban Renewal Plan* and the *Evanston Work Plan*.

RECOMMENDATION:

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

APPROVE a proposed zone change from Commercial Neighborhood – Pedestrian (CN-P) to Residential Multi-family (RM-0.7) at 3201, 3215, 3223, and 3229 Woodburn Avenue in Evanston.

Respectfully submitted:



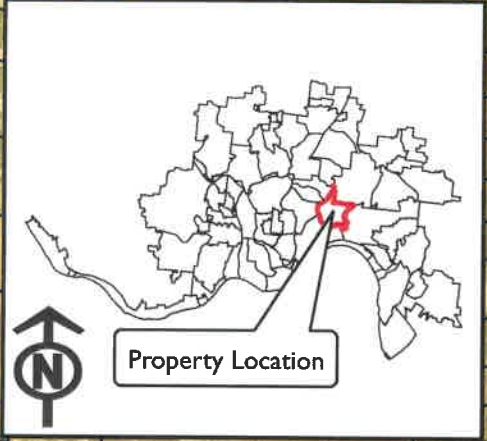
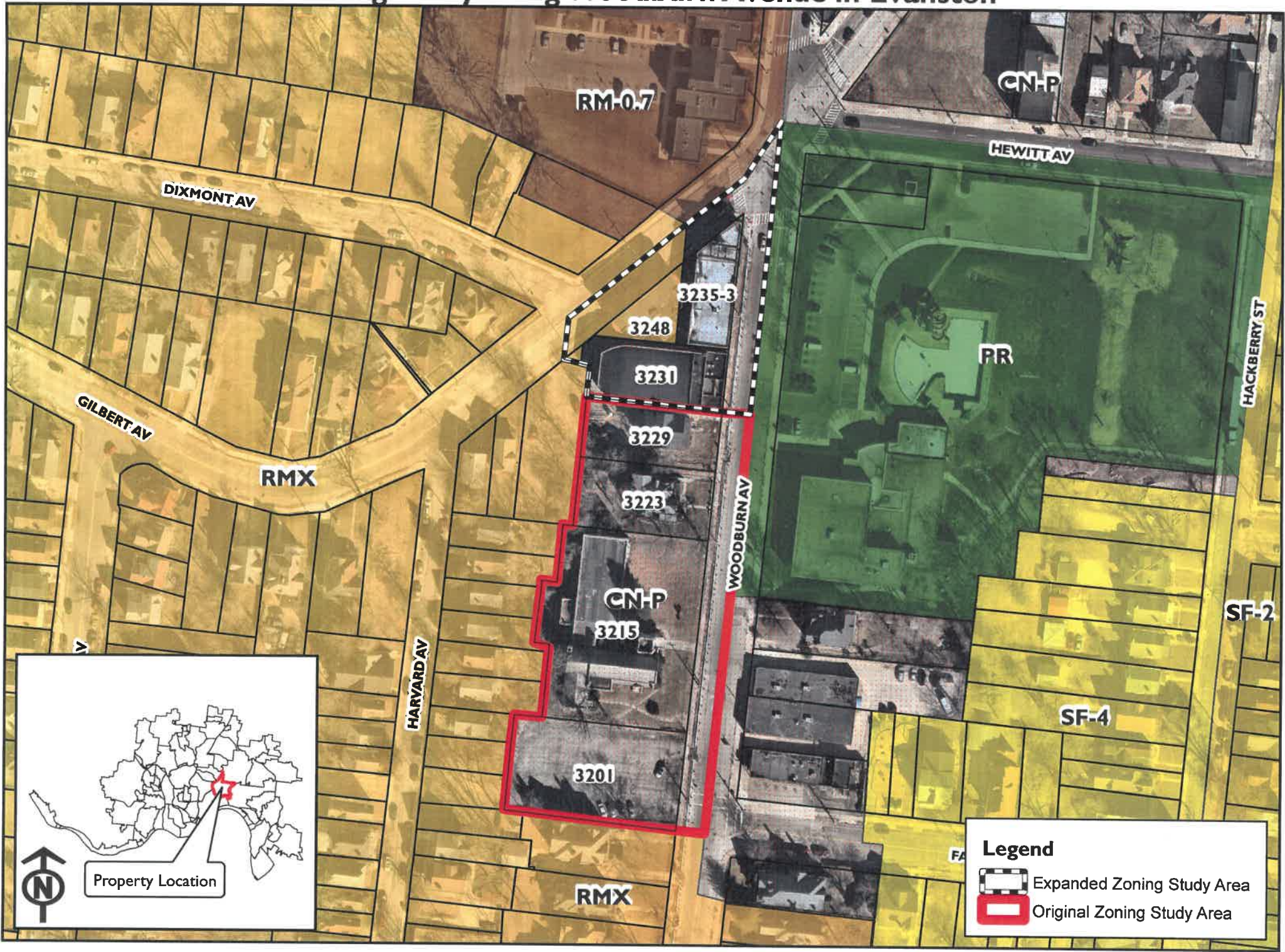
Andy Juengling, AICP, Senior City Planner
Department of City Planning and Engagement

Approved:



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

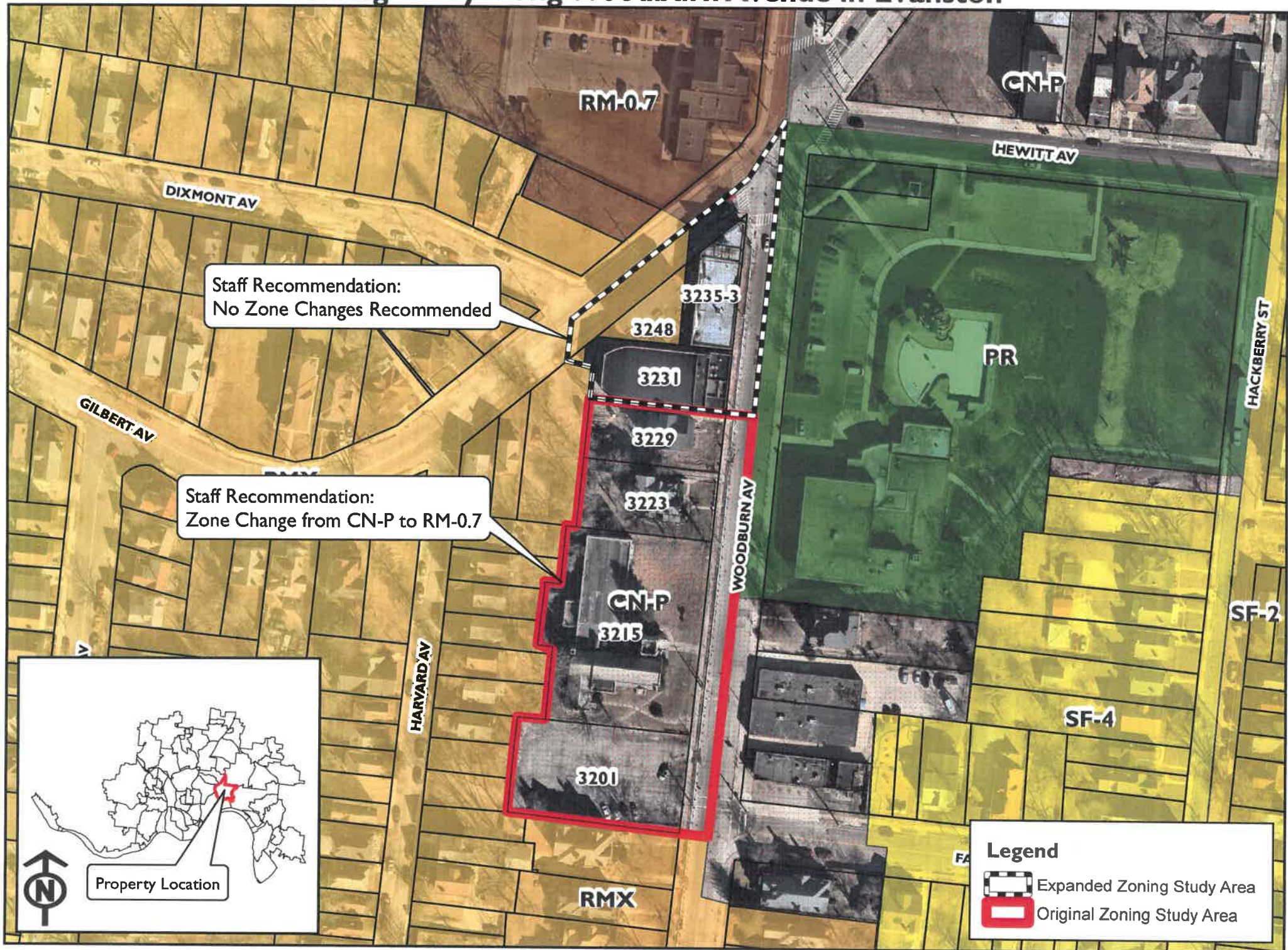
Zoning Study along Woodburn Avenue in Evanston



Legend

- Expanded Zoning Study Area
- Original Zoning Study Area

Zoning Study along Woodburn Avenue in Evanston



Evanston Community Council

3204 Woodburn Avenue • Cincinnati, Ohio 45207, <https://evanstoncinci.org/>

January 17, 2020

**Patrick Duhaney, City Manager
City of Cincinnati
801 Plum Street
Cincinnati, OH 45202**

Dear City Manager:

The Evanston Community Council is implementing our 2019-2029 Plan <https://www.cincinnati-oh.gov/planning/assets/File/Evanston%20Work%20Plan%20%5B2019%5D.pdf>

This letter is to request that you instruct the Planning Department to study the rezoning of the property on the West side of Woodburn Avenue from 3201 Woodburn to 3229 Woodburn to residential to conform with the specific recommendation in the Evanston-Five Point Urban Renewal Plan. This will allow the parcels to conform to their current use and the adjacent residential zoning.

This resolution was passed at the Evanston Community Council Meeting on January 16, 2020.

If you have any questions, please call me at 513-520-5203.

Thank you in advance for your consideration.

Sincerely,



**Gregory Stewart, President
Evanston community Council**

**Cc: Katherine Keough-Jurs
Markiea Carter
Greg Koehler**

Executive Board
Gregory Stewart, President
James Stallworth, Vice President
Sharron Moon, Treasurer
Roxana Hawkins, Financial Secretary

Committee Chairs

Veta Uddin, Beautification & Parade

Drew Asimus, Business

Roxana Hawkins, Education, Advocacy and Action

Sharron Moon, Housing and Thriving Evanston

Angela M. Ragan, Advisory, Employment Resource Center

Swendolyn Gordon, Evanston 5K Run/Walk

Melanie Moon, Evanston Fresh is better

Jeff Sepate, Evanston Recreation Center

Georgia Brown, Membership

James Stallworth, Safety

***Evanston Community Council meetings are held the third Thursday of every month at 6:30 pm at the Evanston Recreation Center 3204 Woodburn Avenue**

“Dedicated to the well-being of all residents and to the development of the community through education, business and spirituality.”

City of Cincinnati



801 Plum Street, Suite 349
Cincinnati, Ohio 45202

Phone: (513) 352-4610
Email: david.mann@cincinnati-oh.gov
Web: www.cincinnati-oh.gov

David S. Mann

Councilmember

January 28th, 2020

**Patrick Duhaney
City Manager
City of Cincinnati**

Dear City Manager Duhaney,

I am writing to request that the Planning Department study the rezoning of the property on the West side of Woodburn Avenue from 3201 Woodburn to 3229 Woodburn to residential to conform with the specific recommendation in the Evanston-Five Point Urban Renewal Plan. This will allow the parcels to conform to their current use and the adjacent residential zoning.

This request has the approval of the Evanston Community Council. For questions, please contact the President of the ECC, Gregory Stewart, at 513-520-5203.

Sincerely,



David Mann

Evanston Community Council

3204 Woodburn Avenue • Cincinnati, Ohio 45207 • (513) 281-2775 voice • (513) 281-0071 fax
<http://www.evanstoncinci.org>

Executive Board

James Stallworth | President
Jamesstallworth1.js@gmail.com

Natasha Smith | Vice President
nvsmith427@gmail.com

Elizabeth Blackburn | Financial Secretary

LaTasha Patrick | Recording Secretary

Sharron Moon | Treasurer

Serving "The Educating Community"

June 29, 2021

Attn: Andy Juengling, Senior Planner

This communication is to state the position of the Evanston Community Council on the rezoning on Woodburn Avenue.

First, our position on the new study area. The building at 3248 Gilbert should remain as RMX.

Second, the storefronts at 3235-3245 Woodburn should remain as C-NP.

Finally, the lot at 3231 Woodburn may remain as C-NP or be changed to RMX.

On the original request of the Evanston Community Council, we continue to desire to change the zoning at 3201, 3215, 3223, and 3229 Woodburn Ave. to RMX. The RMX zoning agrees with the recommendations of the Urban Renewal Plan and recent Community Plan. We need the RMX zoning now to encourage the proper development of the site. In addition, we wish to put on record that variances to this zoning may be considered for a very-specific proposal by a reputable developer. The Evanston Community Council has done this recently for two developments on Woodburn Avenue at DeSales Flats and at Merrimac Square.

Any such approvals would be done through presentation of those specific requests to the Evanston Community Council Board and Full Council. Thank you for your consideration of our request.

Sincerely,



James Stallworth, President

Juengling, Andy

From: Micah Kamrass <mkamrass@manleyburke.com>
Sent: Monday, November 9, 2020 2:40 PM
To: Juengling, Andy; J.R. Gentle; epfetzing@fuse.net; Rick Email
Subject: [External Email] Re: Woodburn Avenue Zone Change: Follow-Up Discussion

External Email Communication

All,

Following our most recent discussion, Rick and I committed that we would be back in touch before the next meeting regarding the compromise proposal that was discussed of a mutual agreement on the property owned by Rick to become zoned RMO.7. This would satisfy the neighborhood desire of a residential zoning, and also help enable greater possibility for residential development.

I have discussed this further with Rick since our last meeting, and Rick is agreeable to this if the neighborhood leaders are as well. This seems like it is in everyone's best interest.

I am happy to discuss this further with anyone in advance of the call if necessary, or otherwise, we can pick this up together in the call on Thursday. We are hopeful that this can be a reasonable resolution that satisfies the goals of all parties.

Thanks,
Micah

Micah E. Kamrass
Attorney at Law
Manley Burke, LPA
513-295-2613

From: Andy.Juengling@cincinnati-oh.gov
When: 11:00 AM - 11:30 AM November 12, 2020
Subject: Woodburn Avenue Zone Change: Follow-Up Discussion
Location: <https://cincinnati-oh.zoom.us/j/92295547674?pwd=dis2eU5MTEZnNjUyaU9vb1FITkRzZz09>

Andy.Juengling@cincinnati-oh.gov is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://cincinnati-oh.zoom.us/j/92295547674?pwd=dis2eU5MTEZnNjUyaU9vb1FITkRzZz09>

Meeting ID: 922 9554 7674

Passcode: 389108

One tap mobile

+13017158592,,92295547674# US (Germantown)

+13126266799,,92295547674# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

Juengling, Andy

From: epfetzing@fuse.net
Sent: Thursday, November 12, 2020 11:24 AM
To: Juengling, Andy; Juengling, Andy
Cc: drew@builderness.com; 'J.R. Gentle'; Shireye; greg stewart
Subject: [External Email] Vote of the Evanston Business Association on November 10, 2020

External Email Communication

At your request here is the vote of the Evanston Business Association at their monthly meeting on November 10, 2020:

Vote 1. To reaffirm our desire for rezoning all three properties to RMX.

Vote 2. We also approved that we would consider a higher density zoning for a very specific proposal by a reputable developer just as the ECC has done for DeSales Flats and Merrimac Square developments. Any such approval would be done through presentation of the request to the ECC board and full Council.

January 26, 2021

Cincinnati Planning Commission

c/o Andy Juengling:

This letter is in support of the Evanston Community Council's request to rezone 3201 to 3229 Woodburn from CN-P to RMX. I have lived at 3119 Woodburn Ave for 45 years and my wife and I own 9 buildings on this block all zoned RMX.

This zoning recommendation was originally recommended in the Urban Renewal Plan for the area. The rezoning of these properties was not done with the other rezoning at the time because Talbert House owned the property at 3123 Woodburn adjacent to the site and they objected that it would make them a non-conforming use. My wife now owns 3123 Woodburn and it is occupied by our son and daughter-in-law and our granddaughters 8 and 12 years old. My wife's request to rezone 3123 Woodburn to RMX immediately after she purchased the property was granted by the city.

For the City, the residential usage of the property is the highest and best use as has been demonstrated by the construction of both DeSales Flats and Merrimac Square projects on Woodburn are both very successful financially. Meanwhile commercial uses struggle with high vacancies. The income taxes paid to the city by the residents of these projects is significant.

The rezoning of these parcels has been the desire of the Evanston Community Council for 19 years as expressed in the Five Points Urban Renewal Plan, the most recent 2019-2029 Evanston Plan, and a vote of the full Council on January 16, 2020.

Ten of the surrounding property owners also have submitted individually signed petitions specifically requesting the RMX zoning.

In conclusion the rezoning is what is best for my family, this block, the Evanston Neighborhood and the City of Cincinnati.

Thank you for your consideration.

Sincerely,

Edwin A. Pfetzing

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

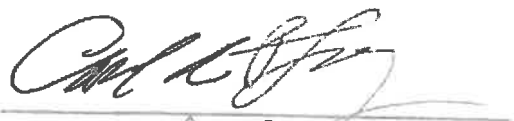
805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at ^{3101, 3105, 3105} Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,



CAROL A. PERTZLING

OWNER WOODBURN PROPERTIES III

Date

2/19/20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

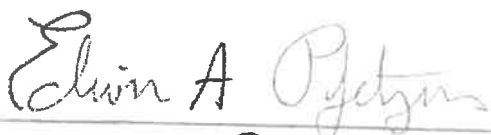
805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at ^{3109, 3111-15, 3117} 4 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,



EDWIN A. PERZINC

Owner Woodburn Properties II


Date 2/19/20

Andy Juengling, AICP, Senior City Planner
Department of City Planning
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3119 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,


CAROL A. PFETZING (OWNER)

Date 2/19/20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza


805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3225-3245 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,


Mohammad Khatami
Owner

Date 2-19-20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3214 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,



Zachary Collier

Date 2/20/20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza


805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3201-3212 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,


Terri L. England

Date 3/24/20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3200 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,

FRANK ERVIN
Frank Ervin

Frank Ervin

Date 2/16/20

Andy Juengling, AICP, Senior City Planner
Department of City Planning
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3140 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,



Mauricio Maxwell

Date 02/21/2020

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3130 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,

Charles F. Young, Jr.
Charles F. Young, Jr. (Owner)

Date 2/22/20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

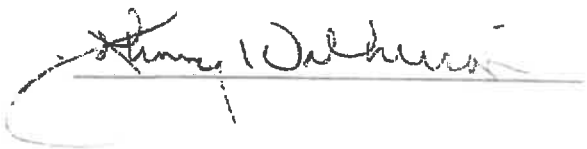
805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the ^{OWNER} tenant of the property at 3223 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,


James Walker

Date 4-4-20

Andy Juengling, AICP, Senior City Planner

Department of City Planning

Two Centennial Plaza

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Mr. Juengling:

I am the owner of the property at 3229 Woodburn Avenue. I support the proposed zone change of 3201 to 3229 Woodburn on the West side of Woodburn from CN-P to RMX. This change will support the Evanston Community Council's effort to preserve the current residential nature of these properties as recommended in the Evanston-Five Point Urban Renewal Plan and the Evanston Work Plan.

Sincerely,

Carrie E. Rountree

Date 2/25/2020

- o NAME 45 years on Block
- o OUR LAST 20 yrs ^{EWHA + FCC} WOODBURN FROM CHAPAL
to the POINT HAS BARR ROUNDED TO RESIDENTIAL
ON PD BEING RESIDENTIAL (2 TOWN + MARRIAGE)
(CURRENT ZONING FOR TYPICAL BUILDINGS)
- o THIS IS LAST SEGMENT - NOT DONE
AT TIME OF PLAN BECAUSE TALKING
HOW AT 3123 OVERTON
- o I PURCHASED 3123 + NOW SON + DAUGHTER
IN-LAW + 2 GRAND DAUGHTERS LIVE THERE
- o THESE PROPERTIES WERE BUILT AS
COMMERCIAL IN ~ 1900 years. 1925 PLAN
RES C
- o NEW STREETS CAPN NARROWING WOODBURN
BY FOOT ON REAR SIDE WITH 11 FT
SIDEWALKS AND TREES SUPPORTS RESIDENTIAL
- o REQUESTED BY FCC + SUPPORTED
BY NEIGHBORS

- \$157,300 - 6 1/2 yrs OFFER + 35%
- NOT CUT GRASS ONCE / NOT ONCE
TRASH CHAMP / NEVER SNOW REMOVAL
HORN ROOF / NEVER GUTTERS
- THROUGH BARRY CHURCH

Juengling, Andy

From: ihamrick@gmail.com
Sent: Monday, May 10, 2021 7:03 PM
To: Juengling, Andy
Subject: [External Email] Zoning along Woodburn

External Email Communication

I live in the new development at the corner of Woodburn and Merrimac and received the flyer about the zoning. Due to clinical commitments, I am a physician, I will not be able to attend the meeting. To have my voice heard, I am writing this e-mail.

I love to support the local businesses in walking distance to my new home and am concerned that the only grocery store in walking distance to my home is listed on the zoning plan. Furthermore, I would like to have more businesses in these locations marked on the flyer. As more homes are being developed, more inhabitants will frequent developing businesses in these locations with time. We desperately need a mailbox in this area, the nearest mailbox is >1 mile away, and our new mailboxes do not allow for leaving mail for pick-up, making a closer mailbox to drop of mail important.

Woodburn is a busy thoroughfare and not suitable for residential housing in the location that is marked. The large intersection with lots of stopping and starting cars is not healthy for residential housing due to air and noise pollution from this staring and stopping. As physician in geriatric medicine, I know that air pollution has been shown to increase heart attacks and strokes, and Cincinnati has disproportionally high rates of both. Young children the air pollution would contribute to asthma development and the traffic would put children at increased risk of car accidents if they were to run into the street between stopped cars.

The overall plan for Cincinnati is to become more ageing friendly, and walkability is one large aspect of this. Please keep the marked properties as commercial to facilitate access to future commercial developments in this central location.

Irene Hamrick, MD
1611 Merrimac St.
Professor, Chair of the Office of Geriatrics, University of Cincinnati
Martha Betty Semmons Endowed Chair in Geriatric Medicine
Chief of Geriatrics and Palliative Care, Cincinnati VA
Medical Director VA Community Living Center
Tel: 252-412-8696
e-mail: irene.hamrick@uc.edu

Treat people as if they were what they ought to be and
you will help them become what they are capable of becoming.
- Johann Wolfgang Von Goethe