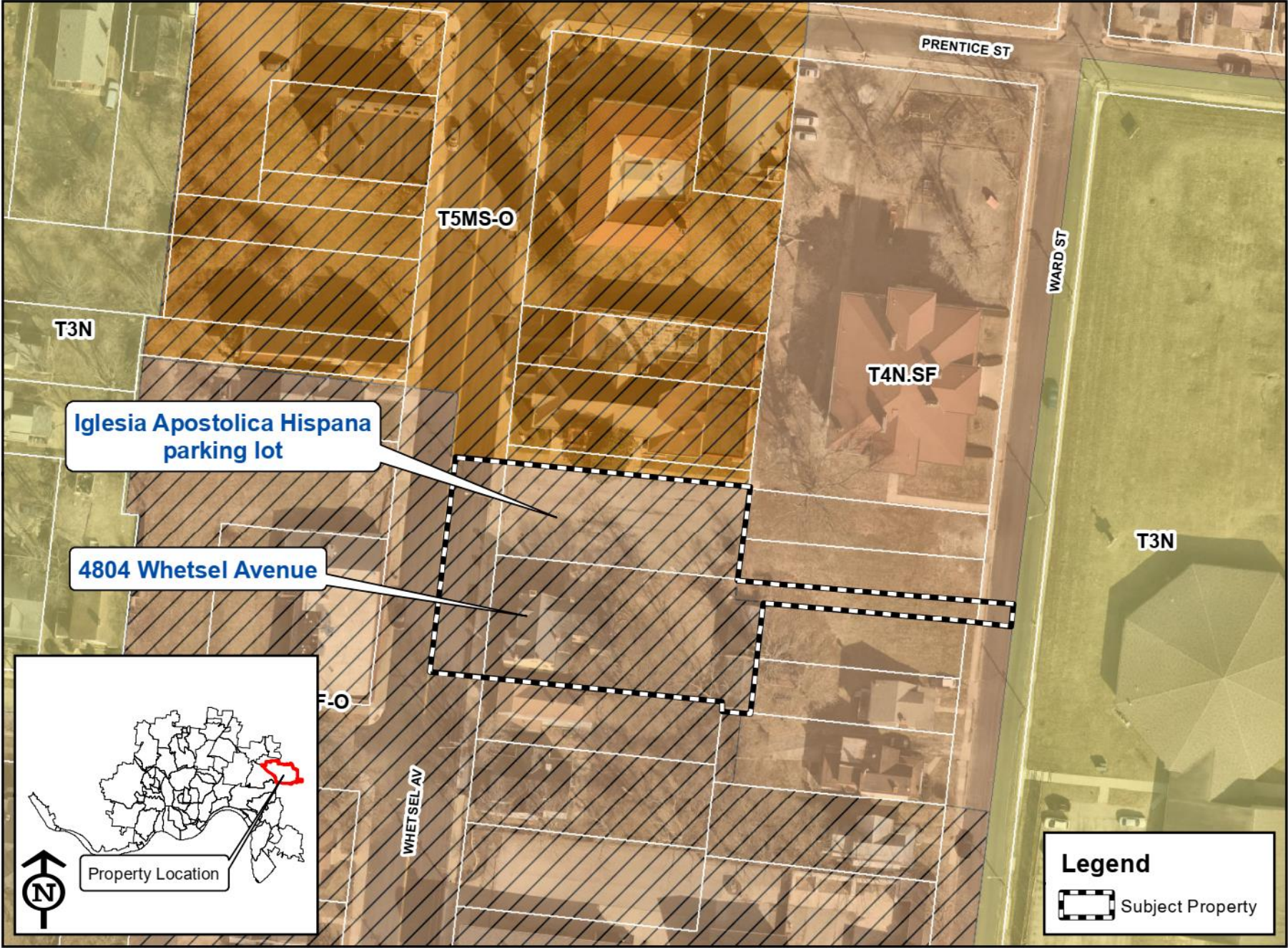




PROPOSED ZONE CHANGES AT 4804-4810 WHETSEL AVENUE IN MADISONVILLE

City Planning Commission | April 16, 2021

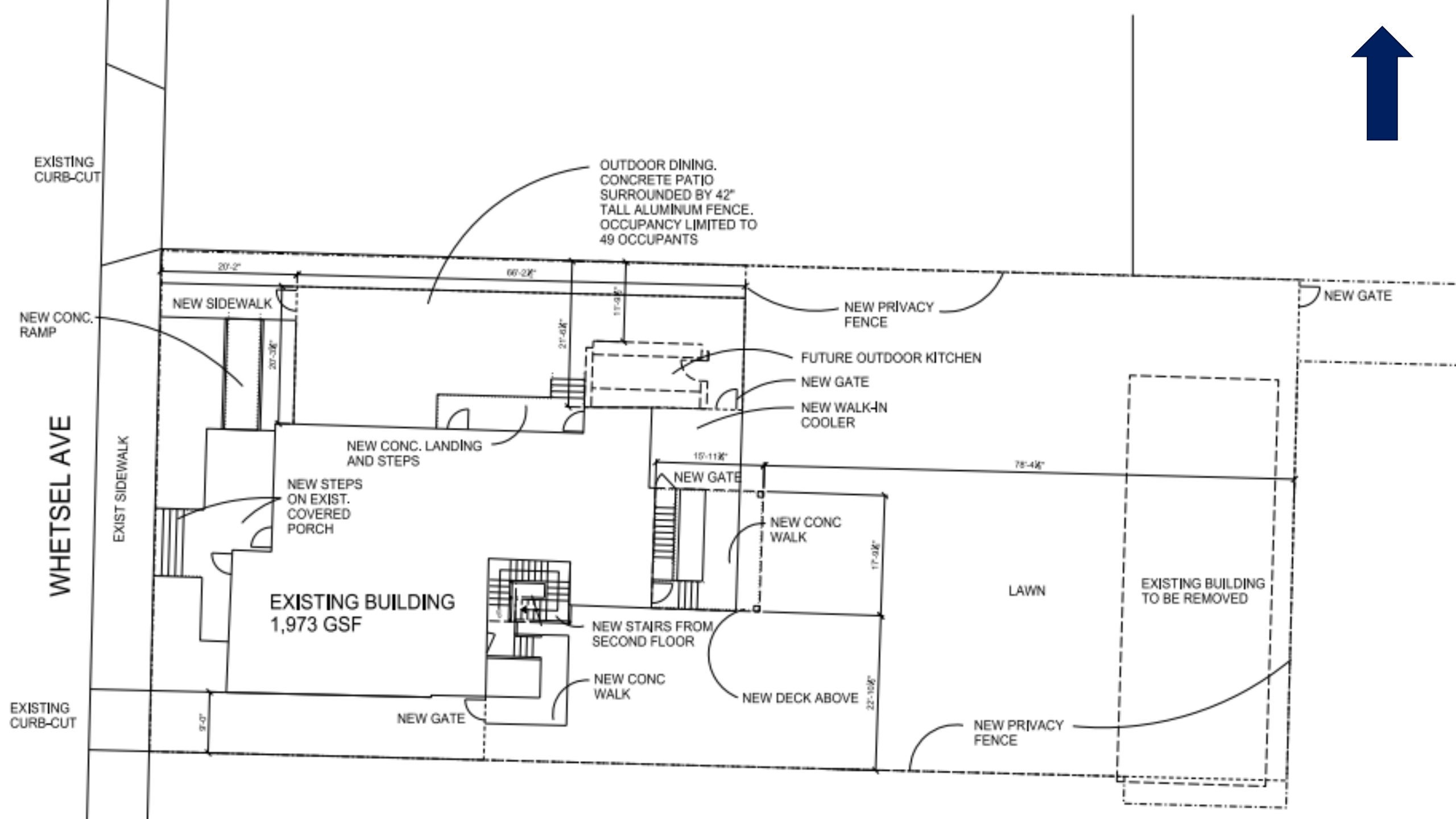
Ex.A - Proposed Zone Change from T4N.SF and T4N.SF-O to T5MS-O at 4804 Whetsel Av. in Madisonville

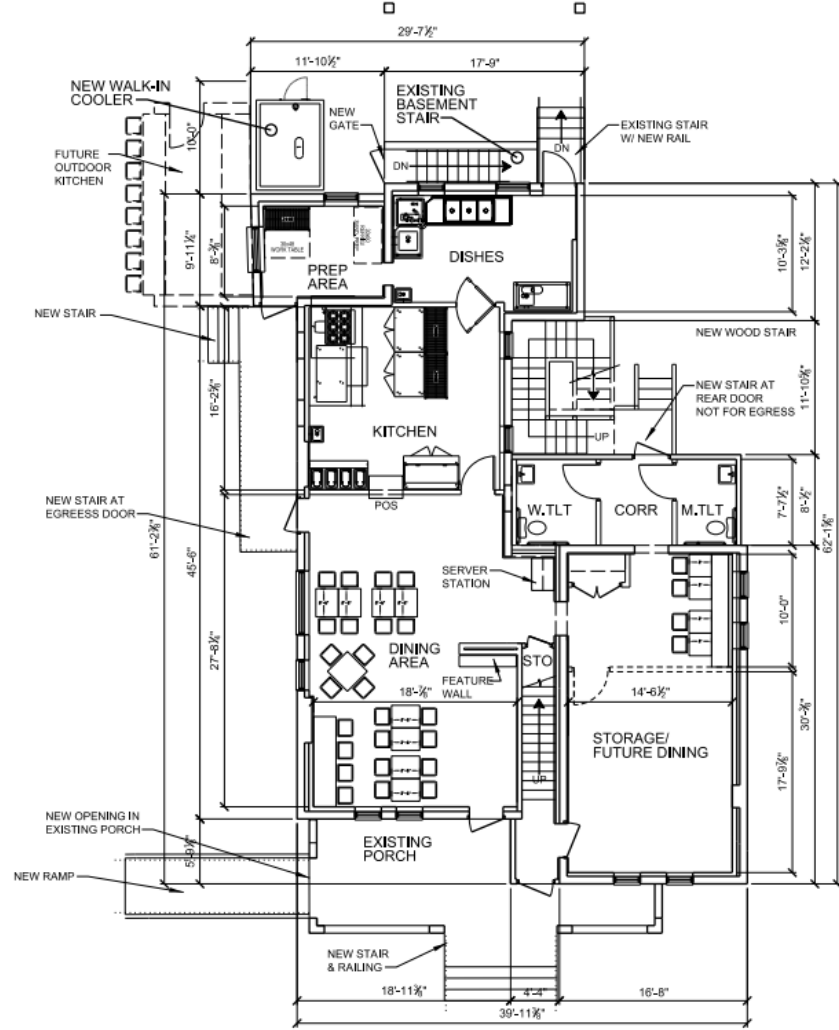


BACKGROUND

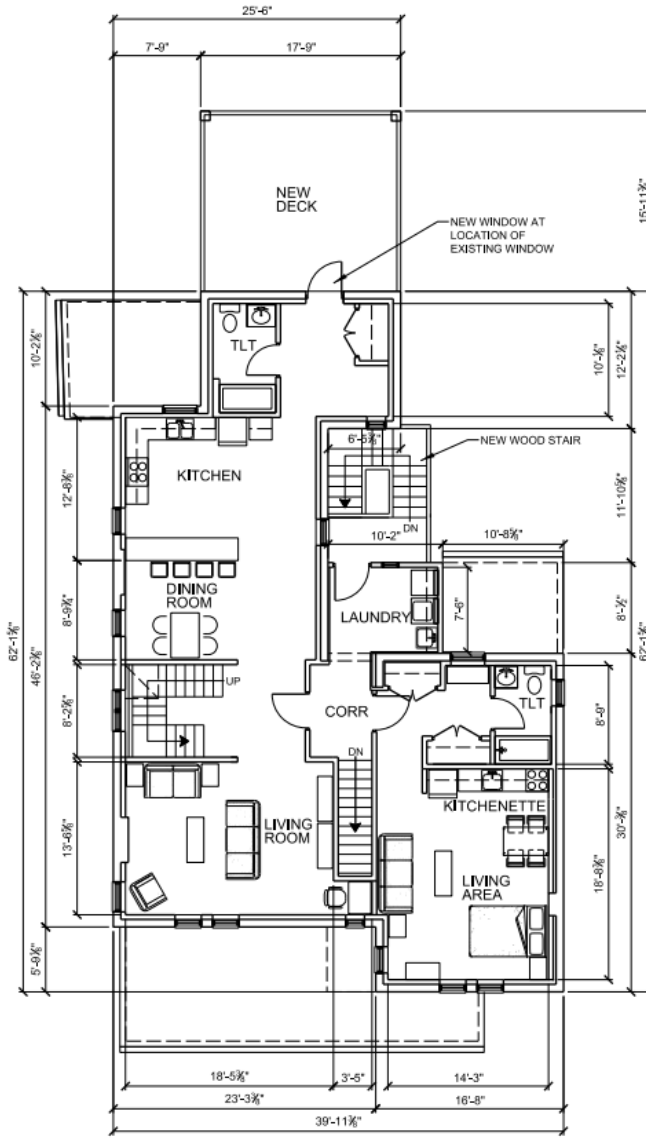
- B.J. Kim purchased the property located at 4804 Whetsel Avenue in 2015, which was a vacant four-family home
 - Desire to convert the property into a restaurant
- Zoned T4N.SF-O and T4N.SF, which does not permit restaurants
- One property at 4810 Whetsel Avenue was between the proposed restaurant and the desired T5MS-O zoning district



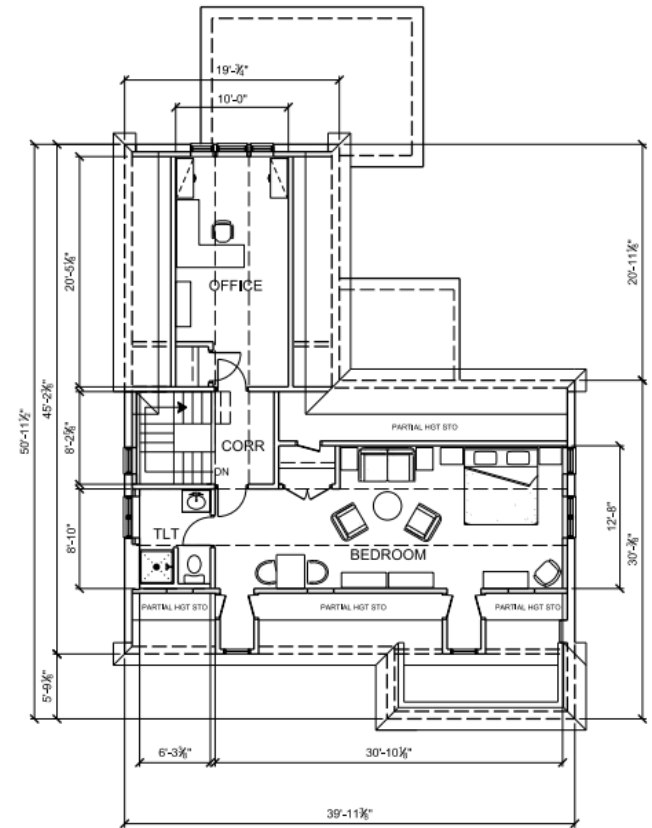




01
A101
1st FLOOR PLAN
SCALE: 1/8" = 1'-0"
N
E
S
W



02
A101
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"
N
E
S
W



03
A101
3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"
N
E
S
W



BACKGROUND

- The Iglesia Apostolica Hispana Church is the property owner to the north
 - The church building is zoned T5MS-O
 - Their parking lot (4810 Whetsel Avenue) is zoned T4N.SF-O
- In order to rezone 4804 Whetsel Avenue, 4810 Whetsel Avenue needed to be rezoned as well
 - Required consent from the Iglesia Apostolica Hispana Church

PUBLIC COMMENT

- Notices sent to property owners within a 400-foot radius, Madisonville Community Council (MCC), and the Madisonville Community Urban Redevelopment Corporation (MCURC)
- Virtual Staff Conference held on February 18, 2021
 - Members of the applicant team, MCC, MCURC, and City Staff
 - Leadership of the Iglesia Apostolica Hispana Church
 - Questions as to what the request was
 - Concerns of unauthorized use of their parking lot
 - Another adjoining property owner in support
- Letters of Support from MCC, MCURC and Madisonville Chamber

PUBLIC COMMENT

- After the public staff conference, the Iglesia Apostolica Hispana Church asked for some time to consider the proposal
- On March 14, 2021, the Church agreed to allow their property to be rezoned (Exhibit F)
 - Condition that their parking lot not be used for any restaurant purpose
 - The applicant agreed to this condition, as the parking lot is private church property

COORDINATED SITE REVIEW

CPRE200035: Preliminary Design Review

- Plans for new restaurant
- Only major condition was that the project needed a zone change
 - Needed Church consent to rezone their property for staff to support a zone change

CONSISTENCY WITH *PLAN CINCINNATI* (2012)

COMPETE INITIATIVE AREA

- **Goal 2:** “Cultivate our position as the most vibrant and healthiest part of our region.”
- **Strategy:** “Target investment to geographic areas where there is already economic activity”

ANALYSIS

The proposed zone change would:

- Allow for the applicant to construct his restaurant at this site
- Put a formerly vacant building back into productive use
- Add a small neighborhood restaurant to the Madisonville NBD
- Bring the entire Church property into one consistent zoning district

CONCLUSIONS

- The proposed zone change request is adjacent to the desired T5MS-O zoning district. It is supported by the Madisonville Community Council and Madisonville Community Urban Redevelopment Corporation
- The proposed zone change is consistent with Plan Cincinnati, as it adds a popular restaurant within the existing Madisonville neighborhood business district

RECOMMENDATION

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

APPROVE the proposed zone change from T4 Neighborhood Small Footprint (T4N.SF) and T4 Neighborhood Small Footprint - Open (T4N.SF-O) to T5 Main Street - Open (T5MS-O) at 4804-4810 Whetsel Avenue in Madisonville.