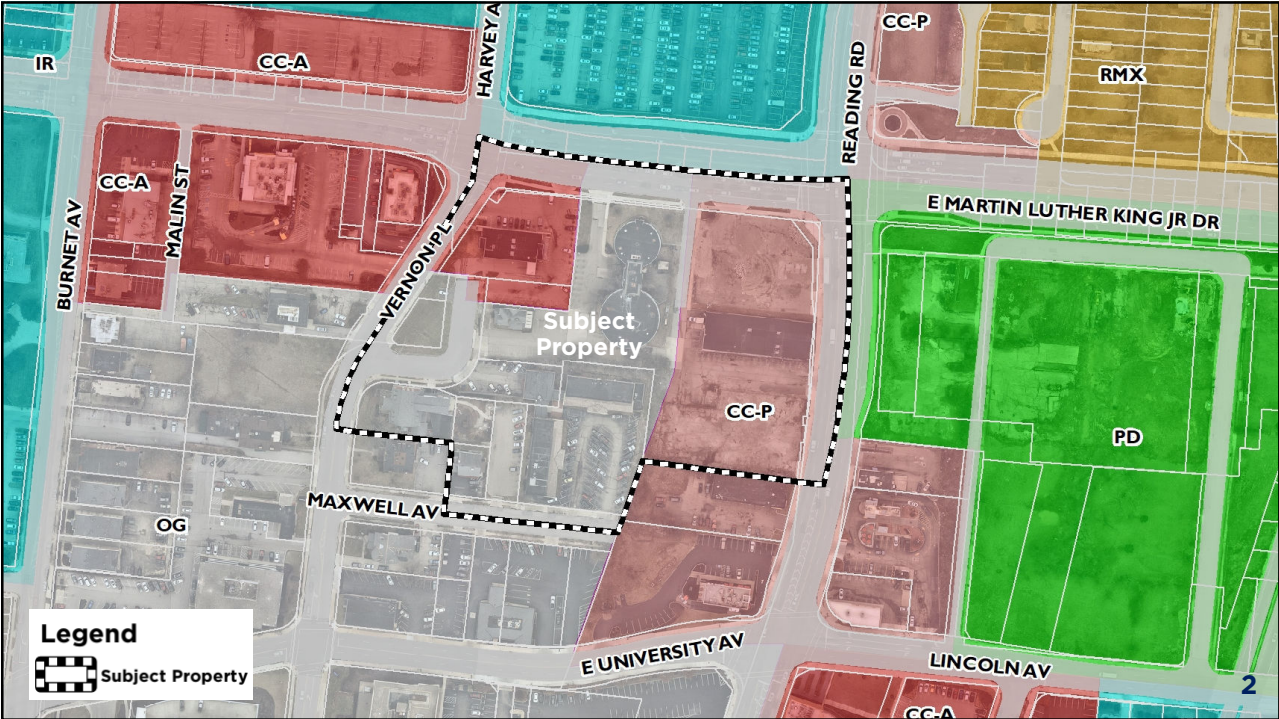


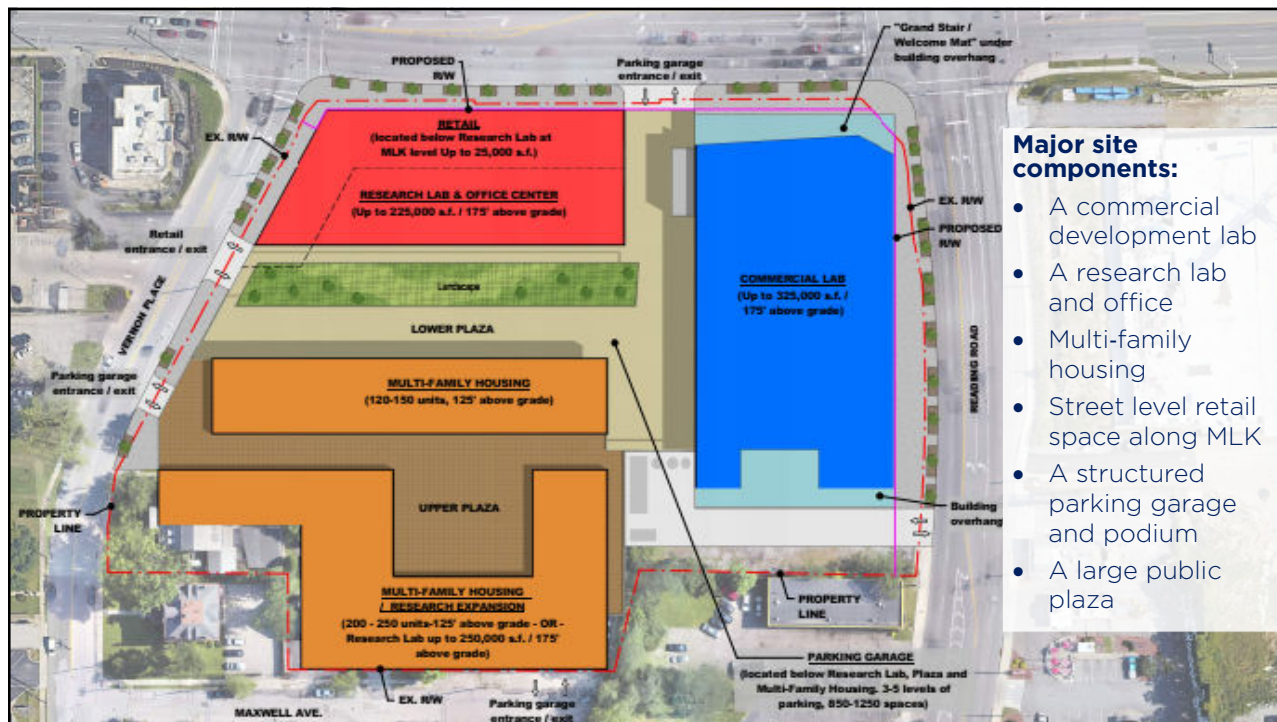
Proposed Zone Change from CC-A, CC-P, and OG to Planned Development in Avondale

Equitable Growth and Housing | February 28, 2023

1



2



- Major site components:**
- A commercial development lab
 - A research lab and office
 - Multi-family housing
 - Street level retail space along MLK
 - A structured parking garage and podium
 - A large public plaza

3



4

MLK Jr. Drive
Looking south



5

Corner of MLK Jr. Drive and Vernon Place
Looking southeast



6

Review and Public Comment

Coordinated Site Review: CPRE220071

- Client meeting: December 13, 2022

Public Staff Conference: January 12, 2023

- Notice to property owners within 400-feet, Avondale Community Council, and Avondale Development Corporation
- Several community members in attendance; discussion regarding Traffic Impact Study

City Planning Commission Meeting: February 3, 2023

- Support from the Avondale Community Council and the Avondale Development Corporation

Consistency with Plans

Plan Cincinnati (2012)

Compete Initiative Area Goal to “Cultivate our position as the most vibrant and economically healthy part of our region.”

Plan Cincinnati (2012) MLK Reading Road Corridor Study (2014)

Gateways: The location is identified as a gateway

Residential Development: Multi-family Housing Component (Phase 3)

Avondale QOL: Avondale’s Quality of Life Movement (2020)

Future Land Use: Area identified for mixed use/institutional

Conclusion

The staff of the Department of City Planning and Engagement supports the proposed zone change to a Planned Development, including the Concept Plan and Development Program Statement.

- The development will reactivate vacant and underutilized properties
- Allows for coordinated development of 15 parcels
- Has continued public engagement through all phases of development
- Is consistent with comprehensive and neighborhood plans
- Provides assurance to the City and the community

Recommendation

The City Planning Commission recommends that City Council take the following actions:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from CC-A, CC-P, and OG to PD for the southwest quadrant of the intersection of Reading Road and MLK Drive and Avondale.