


Proposed Zone Change at 4575 Eastern Ave in Linwood

Equitable Growth & Housing Committee | February 13, 2024


1

Proposed Zone Change

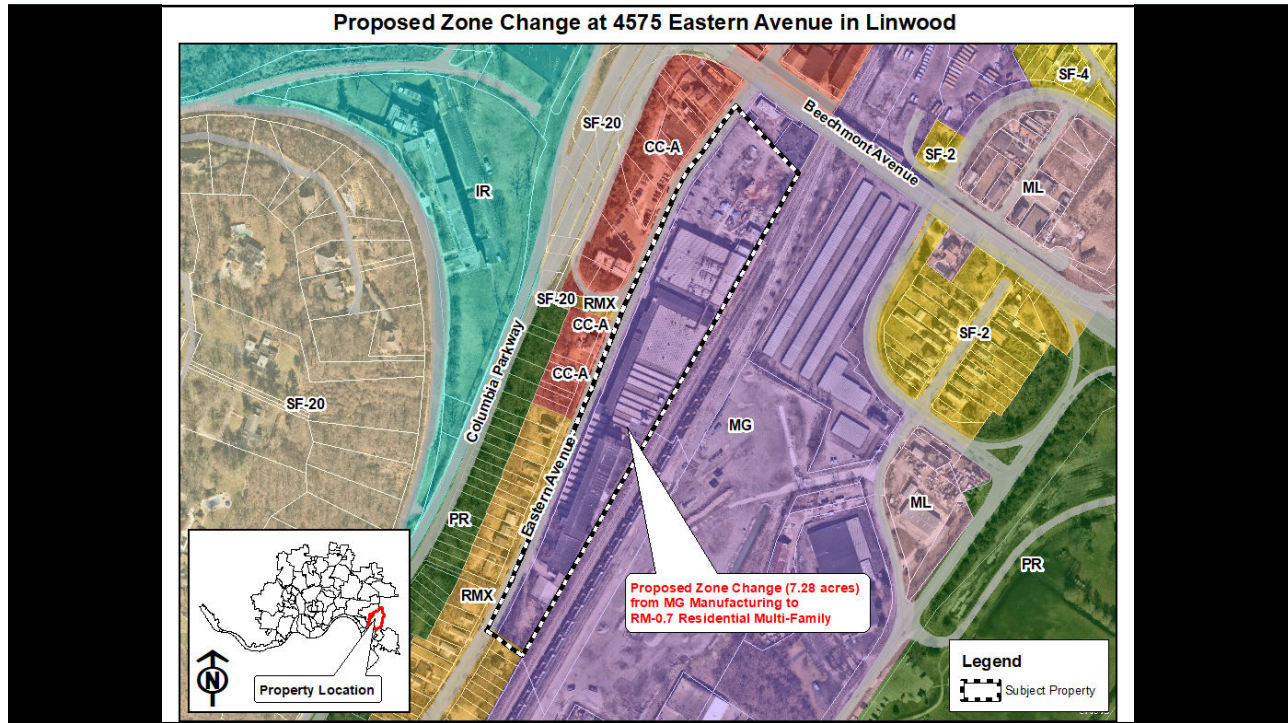
Manufacturing General (MG)



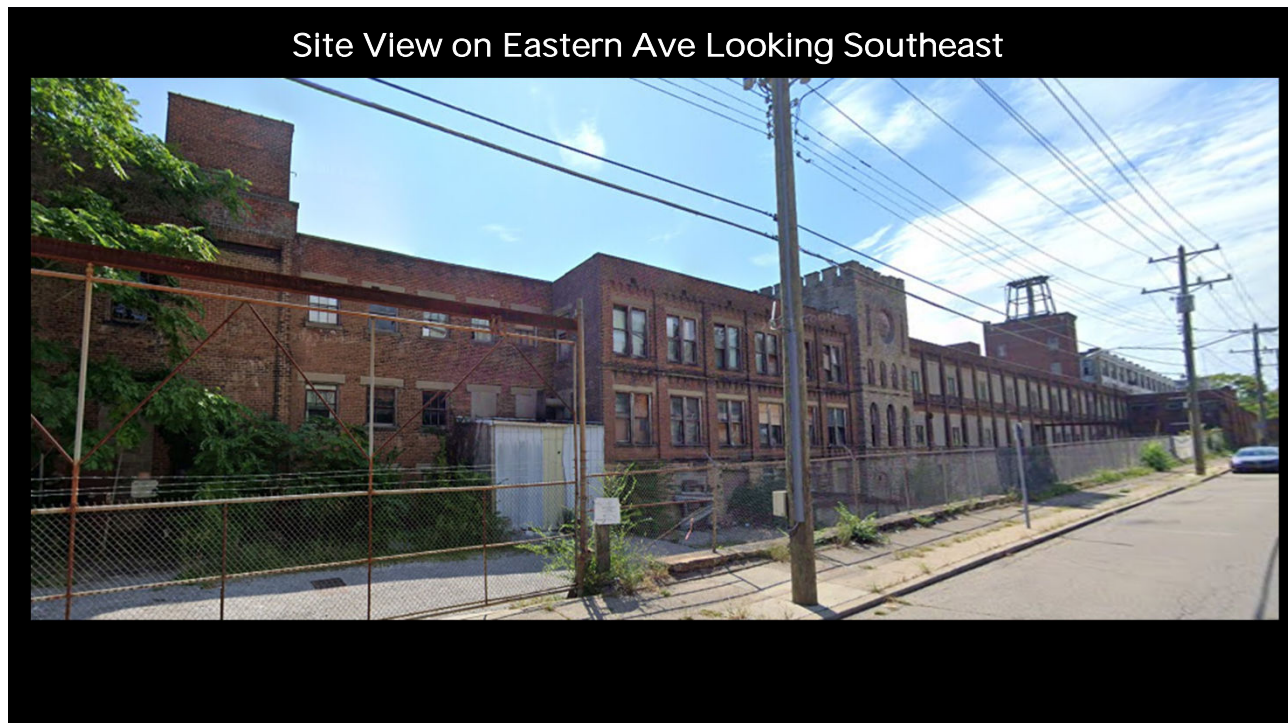
Residential Multi-Family (RM-0.7)



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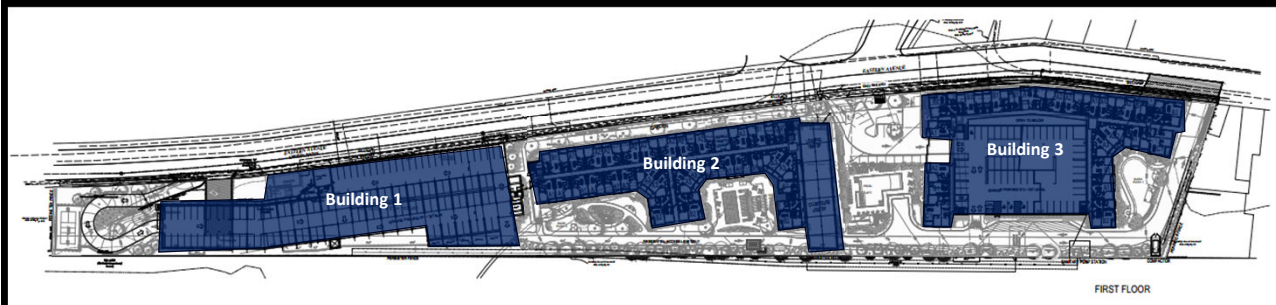
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Project Details

- 271 apartments proposed across 3 buildings.
 - Building 1: 44 Apartments
 - Building 2: 134 Apartments
 - Building 3: 93 Apartments
- 417 total parking spaces.
- Parts of existing buildings will be reused.
 - Structure dates back to 1890s.

5

Site Plan



6



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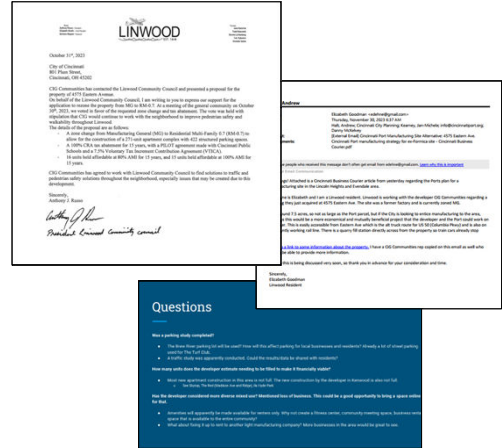
Notice

- Notice was sent to:
 - Property owners within a 400-foot radius
 - Linwood Community Council
 - Columbia Tusculum Community Council

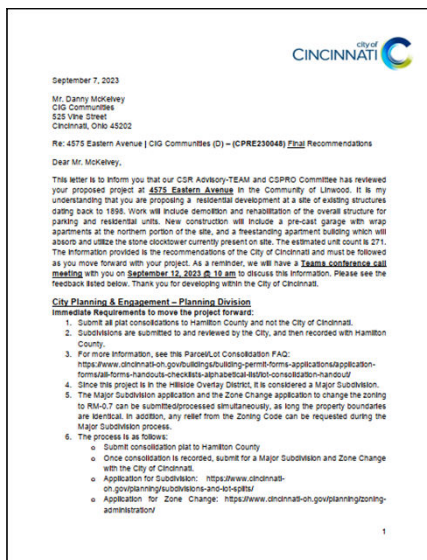
10

Public Comment

- Linwood Community Council provided a letter of support
- Public Staff Conference: Nov. 29th, 2023
- City Planning Commission: approved on Jan. 5th, 2024
- Some expressed support for new patrons for businesses & possible street improvements
- Others expressed concern about lack of commercial space, alt truck routes, renters, and that the complex would not be full.



Coordinated Site Review



- Circulated for comments in September 2023.
- DOTE requested a Traffic Impact Study, which was provided.
- No major other concerns, except to ensure utility coordination.
- DCED separately did not express concern about this conversion.

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

- **Goal:** "Provide full spectrum of housing options and improve housing quality & affordability"
- **Strategy:** "to provide quality healthy housing for all income levels"

Sustain Initiative Area

- **Goal:** "Preserve our natural and built environment"
- **Strategy:** "Preserve our built history"

Live Goal 3: Provide a full spectrum of housing options, and improve housing quality and affordability.
To meet the needs and wishes of our current and future residents, Cincinnati will consist of a collection of "Neighborhoods of Choice," offering a variety of high quality housing options and neighborhood amenities meeting all populations income levels, and lifestyles.

Our Strategies

- Provide **quality healthy housing** for all income levels.
- Offer housing options of varied sizes and types for residents at **all stages of life**.
- Evenly distribute** housing that is affordable throughout the City.
- Affirmatively further **fair housing**.



Sustain Goal 2: Preserve our natural and built environment.
Cincinnati honors our rich history, built heritage and natural resources. The City will focus on preserving and protecting our unique assets by ensuring the modern blend of "Preserved" neighborhoods.

Our Strategies

- Protect our **natural resources**.
- Preserve our **built history**.



13

Consistency with Plans


Linwood Neighborhood Strategy (2002)

Goal: "Enhance and preserve existing community assets"

Objective: "Preserve architecturally and historically significant structures"

Goal: "Increase homeownership for mixed incomes and encourage infill and rehabilitation opportunities"

Strategy: "Target sites for infill and appropriate larger developments"



LINWOOD NEIGHBORHOOD STRATEGY

Prepared for the Linwood Community Council
Prepared by the City Planning Department with the Departments of Community Development, and Transportation & Engineering
JUNE 2002

14

Analysis



Adjacent residential districts



Near recreational amenities



Support struggling businesses



Redevelop historic industrial sites

15

Conclusions

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is **similar in intensity** to the surrounding area zoning.
2. The proposed use is **consistent with Plan Cincinnati's Live and Sustain Initiative Areas**, as well as the **Linwood Neighborhood Strategy**.
3. The proposed use will benefit the neighborhood's **local businesses**, provide needed **housing**, as well as **preserve parts of old industrial buildings**.

16

Recommendation

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

APPROVE the proposed zone change from Manufacturing General (MG) to Residential Multi-Family (RM-O.7) at 4575 Eastern Avenue in Linwood.