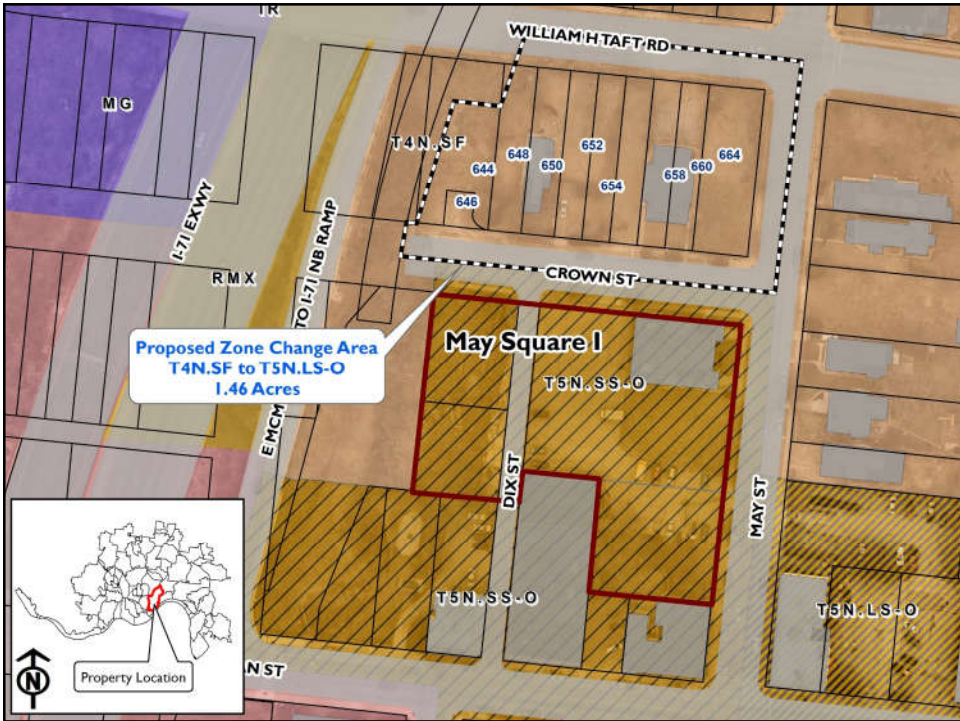


Proposed Zone Change at 644-664 Crown Street in Walnut Hills

Economic Growth & Zoning Committee
August 4, 2020

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Zoning Districts

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CURRENT

T4
Neighborhood
Small Footprint
(T4N.SF)



Uses: Primarily residential

Height: Up to 2.5 stories

PROPOSED

T5
Neighborhood
Large Setback-
Open
(T5N.LS-O)



Uses: Primarily Residential;
service and retail permitted

Height: Up to 4 stories



5

Public Comment

6

- **Notices** sent to property owners within a 400-foot radius and Walnut Hills Area Council
- **Staff Conference** held on June 4, 2020
 - 4 community members and applicant
 - 3 adjacent property owners
 - Concerns about “O” Sub-Zone permitting retail use
- **Letters of Support** from Walnut Hills Area Council and Walnut Hills Area Council Business Group



6

Community Engagement

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- Ongoing community engagement (Phase I and 2)
 - 26+ meetings (WHAC, WHAC boards, community input sessions, meetings with the WHRF, community design input sessions, meetings with neighborhoods)
- Project has evolved based on community engagement
 - Concern: No commercial - *Commercial removed in plan*
 - Concern: Building height (5-6 stories) - *Only 4-stories*
 - Concern: # of residents (175 units) - *135 units*
 - Concern: Affordability – *30% workforce (initially 20%)*



7

Coordinated Site Review

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February 2020: Preliminary Design Review

- Applicant requested T5N.SS-O zoning, City Planning staff suggested T5N.LS-O or Planned Development
- No concerns about the proposed zone change
- Development Design Review in future



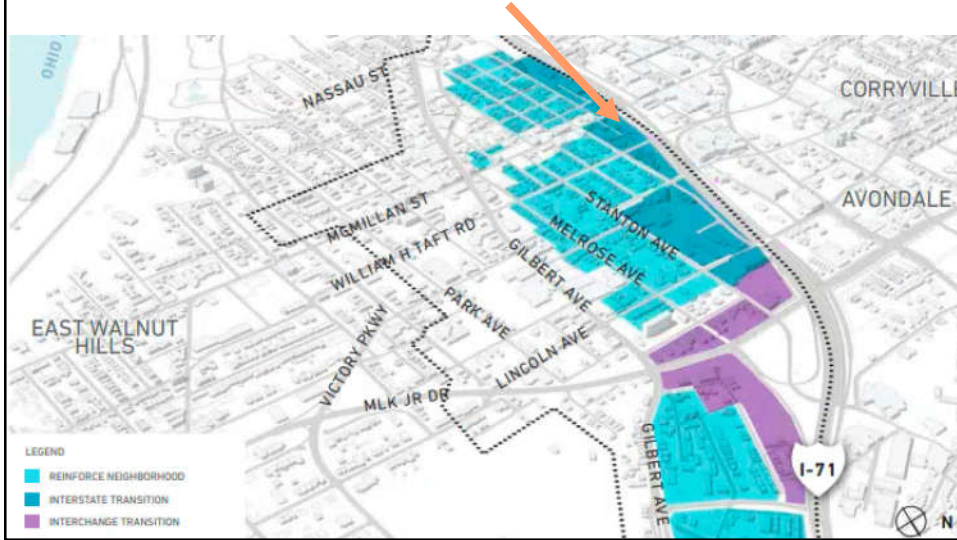
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Consistency with Walnut Hills Reinvestment Plan (2019)

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Action Item #1 “Invest in People, Homes, and Places”

- Identifies area as “Interstate Transition” area

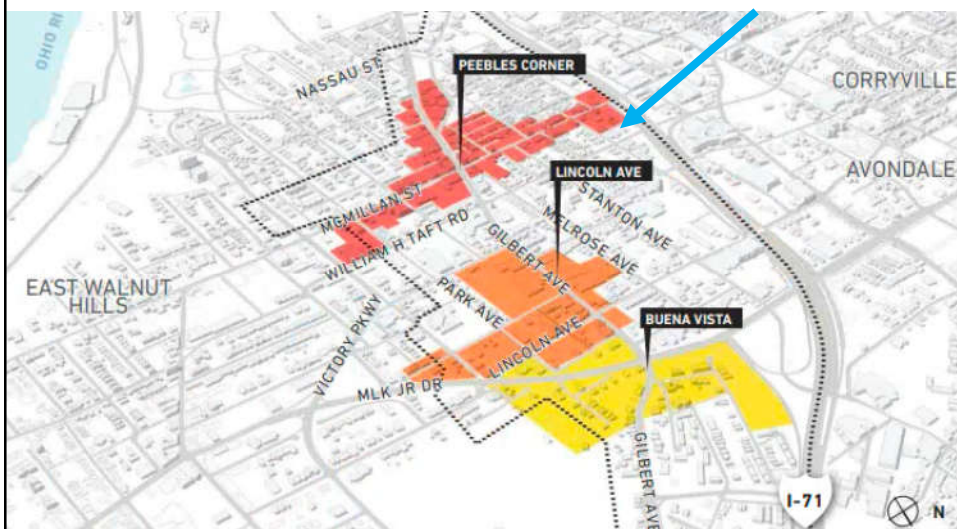


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Consistency with Walnut Hills Reinvestment Plan (2019)

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Action Item #4 Focus development resources in three places (Peebles Corner target area)



10

Live Initiative Area

Goal 3 “Provide a full spectrum of housing options, and improve housing quality and affordability”

Strategy “Offer housing options of varied sizes and types for residents at all stages of life”

Conclusion

The proposed zone is consistent with:

1. The existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. The *Walnut Hills Reinvestment Plan* (2017) which identifies the area as an “Interstate Transition” area and the plan’s aim to target investment in the Peebles Corner area.
3. *Plan Cincinnati* (2012) within the Live Initiative Area, specifically the goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability.”

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

APPROVE the proposed zone change from T4N.SF (Transect Zone 4 Neighborhood Small Footprint) to T5N.LS-O (Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone) located at 644-664 Crown Street in Walnut Hills.