


June 1, 2023

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager 
Subject: Ordinance for the Rezoning of 1670 Cooper Street in Northside

202301519

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1670 Cooper Street in the Northside neighborhood from the MG, "Manufacturing General," zoning district to the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to permit the construction of a three-story residential multi-family development.

The City Planning Commission recommended approval of the zone change at its April 21, 2023 meeting.

Summary:

The petitioner, PLK Communities, requests a zone change for the property located at 1670 Cooper Street in Northside. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Commercial Neighborhood – Pedestrian (CN-P). The property currently consists of vacant rail property and is 1.538 acres in size. The surrounding properties include manufacturing businesses, multi-family residences, and other vacant properties.

This proposed zone change will allow the applicant to construct the future development of a 3-story multi-family residential building with parking and a swimming pool.

The City Planning Commission recommended the following on April 21, 2023, to City Council:

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement 

June 1, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 1670 Cooper Street in the Northside neighborhood from the MG, "Manufacturing General," zoning district to the CN-P, "Commercial Neighborhood-Pedestrian," zoning district to permit the construction of a three-story residential multi-family development.

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Motion to Approve:	Ms. Sesler	Ayes:	Ms. Beltran
			Mr. Eby
			Ms. Kearney
Seconded:	Mr. Weber		Mr. Samad
			Ms. Sesler
			Mr. Stallworth
			Mr. Weber

THE CITY PLANNING COMMISSION



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

June 1, 2023

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement ^{KKS}

Copies to: Jesse Urbancsik, Senior City Planner, Department of City Planning and Engagement

Subject: Scheduling of Ordinance – Rezoning of 1670 Cooper Street in Northside

The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated April 21, 2023;
- 3) The Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

GENERAL INFORMATION:

Location: 1670 Cooper Street, Cincinnati, OH 45223

Petitioner: Nicholas Lingenfelter – PLK Communities
505 E. Galbraith Road, Suite 4100
Cincinnati, OH 45236

Property Owner: PLK Cooper LLC
505 E. Galbraith Road, Suite 4100
Cincinnati, OH 45236

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Proposed Development Renderings
- Exhibit F Coordinated Site Review Letter
- Exhibit G Letters of Support
- Exhibit H Additional Correspondence

BACKGROUND:

The petitioner, PLK Communities, is requesting a zone change for the property located at 1670 Cooper Street in Northside. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Commercial Neighborhood – Pedestrian (CN-P). The property currently consists of vacant rail property and is 1.538 acres in size. The surrounding properties include manufacturing businesses, multi-family residences, and other vacant properties.

This proposed zone change will allow the applicant to construct the future development of a 3-story multi-family residential building with parking and a swimming pool.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Manufacturing General (MG). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Manufacturing Limited (ML)
Existing Use: Wooley Electric Supply Store – electrical supply store

East:

Zoning: Manufacturing Limited (ML)
Existing Use: Doran Transfer & Rigging, Inc. – manufacturing businesses

South:

Zoning: Manufacturing General (MG)
Existing Use: Kessler Construction & Remodeling – manufacturing businesses

West:

Zoning: Manufacturing General (MG)
Existing Use: Businesses and multi-family residences

PROPOSED DEVELOPMENT:

The proposed zone change will allow the future construction of a 3-story multi-family market-rate residential building with parking and a swimming pool. This development is planned to include 105 studio units and 111 parking spaces. Example renderings may be found in Exhibit E.

COORDINATED SITE REVIEW:

The proposed development went through the Coordinated Site Review (CSR) process in December of 2022. Staff from the Department of City Planning and Engagement recognized with the applicant the need for the zone change in order for the proposed development to proceed.

Other departments provided comments regarding future necessary steps in order to move their project forward, such as Cincinnati Fire Department identifying the need of accessible hydrants and Greater Cincinnati Water Works providing information about water mains and permits.

COMMUNITY ENGAGEMENT AND PUBLIC COMMENT:

There was a Public Staff Conference held by the Department of City Planning and Engagement on March 2, 2023 via Zoom. Members of the applicant team and City staff were in attendance with thirteen (13) members from the public as well.

Most of the individuals present were supportive of the zone change itself and the prospect of introducing new housing options into the neighborhood, however the majority was adamantly opposed to the future development as proposed. The concerns brought up included there being too much parking, not enough greenspace or greenery, and the overall design of the development and structure. The residents and adjacent property owners spoke of what they would like to see which included better engagement from the applicant team, increased greenspace, fewer parking spots, a variety of the residential unit options, and better affordability.

Notice of the April 21, 2023 City Planning Commission meeting was sent out to all property owners within 400-feet of the subject property, including the applicant, and the Northside Community Council and Northsiders Engaged in Sustainable Transformation (NEST). Letters of support may be found in Exhibit G and additional correspondence and concerns may be found in Exhibit H.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the

Goal to, "Create a more livable community" through the Strategy to "Support and stabilize our neighborhoods" (p. 160). This proposal is additionally consistent with the Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "Offer housing options of varied sizes and types for residents at all stages of life" (p. 169).

This subject property is located within an identified Neighborhood Center through the Guiding Geographic Principles of *Plan Cincinnati* and correlates with the goal to focus revitalization on existing centers of activity (p. 86).

Northside Comprehensive Land Use Plan Update (2014)

The subject proposal is consistent with the Northside Comprehensive Land Use Plan Update (2014) through the following strategies:

- "Focus redevelopment opportunities in the area south of Blue Rock Street for new kinds of commercial, residential, studio and light manufacturing uses and other unique, unconventional live/work spaces" (p. 61 – Compete)
- "Make zoning changes where appropriate to accommodate new land uses, and ensure that the zoning in the southern part of the neighborhood is flexible enough to allow housing, light industrial, office, studio, and retail uses to coexist in the same blocks and buildings" (p. 64 – Compete)
- "Pursue compatible land use and redevelopment opportunities for vacant or underutilized land" (p. 64 – Compete)
- "Create a wide variety of quality housing types for a diverse group of people with mixed incomes" (p. 79 – Live)
- "Work towards ensuring that new development does not displace current residents or property owners" (p. 79 – Live)
- "Continue to develop projects that revitalize under-producing or obsolete spaces by creating a mix of uses that take advantage of existing significant buildings and the unique physical layout of the area" (p. 80 – Live)
- The subject site additionally is identified directly as a future want of mixed-use commercial, office, and/or residential on p. 56.

ANALYSIS:

The current zoning district, Manufacturing General (MG), does not permit residential multi-family uses. The proposed zoning district, Commercial Neighborhood – Pedestrian (CN-P), permits multi-family dwelling units and developments. CN-P districts strive 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.

This proposal is situated along a busy corridor and is located just west of the Northside Neighborhood Business District. It is consistent with the existing surrounding zoning districts and built environment. Lastly, this proposal will additionally reactivate vacant property and introduce another housing option for Northside as they are focused on "being a diverse neighborhood that provides great housing choices, a variety of work environments and job opportunities, easy access to recreational greenspace, cultural

and education opportunities that allows one to live an interesting, nurtured and active life close to home” (p. 42 - *Northside Comprehensive Land Use Plan Update*).

The proposed development will need to follow all the Development Regulations for the CN-P zoning district in § 1409-09 of the Zoning Code, otherwise they will need to request zoning relief through the Zoning Hearing Examiner. The proposed development currently provides the necessary number of parking spaces that the Code requires. Concerns brought up about the look of the development itself during the Public Staff Conference are not regulated by the Zoning Code because the subject property does not fall within an Urban Design Overlay District or Local Historic District.

CONCLUSIONS:

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

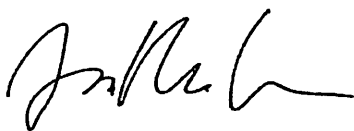
1. The proposed zone is consistent with the existing surrounding built environment in regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Northside Comprehensive Land Use Plan Update* (2014) through many goals and strategies.
3. It is consistent with *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” (p. 164).

RECOMMENDATION:

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

APPROVE the proposed zone change from Manufacturing General (MG) to Commercial Neighborhood – Pedestrian (CN-P) at 1670 Cooper Street in Northside.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



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