

February 2, 2021

TO: Mayor and Members of City Council
FROM: Paula Boggs Muething, City Manager
SUBJECT: Presentation – Amending Zoning at 4164 Dane Avenue in Northside

Attached is the presentation for a proposed zone change and concept plan at 4164 Dane Avenue in Northside.

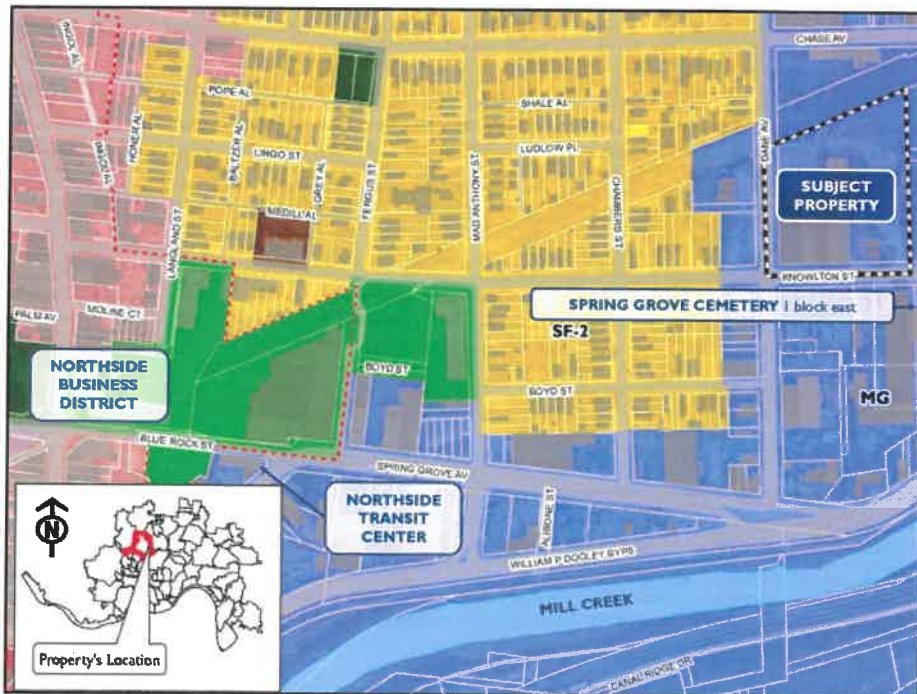
cc: Katherine Keough-Jurs, AICP, Director
Department of City Planning 



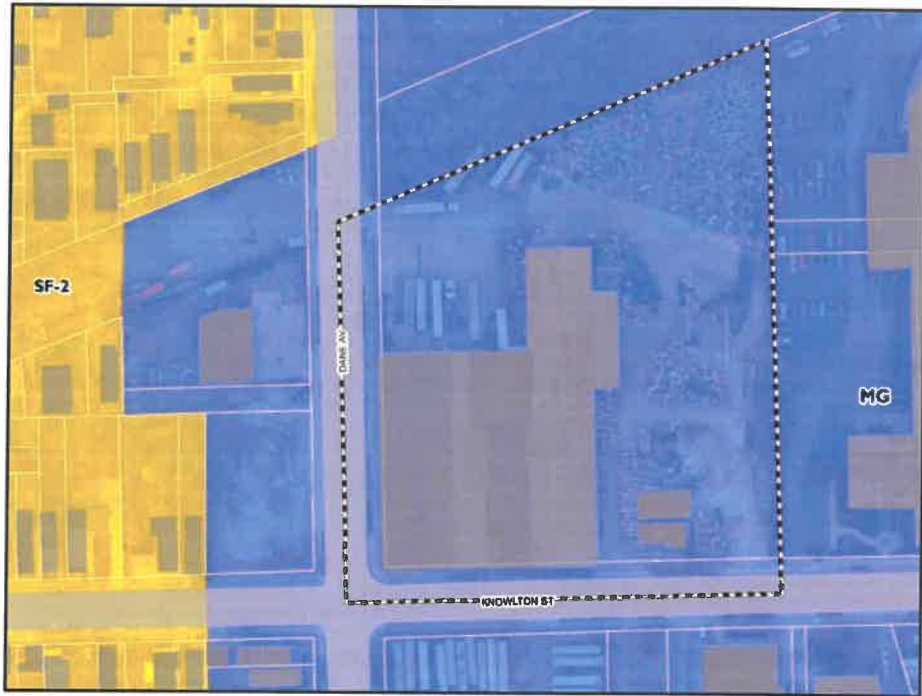
Proposed Zone Change, Concept Plan, and Development Program Statement at 4164 Dane Ave. in Northside

Economic Growth & Zoning Committee
February 2, 2021

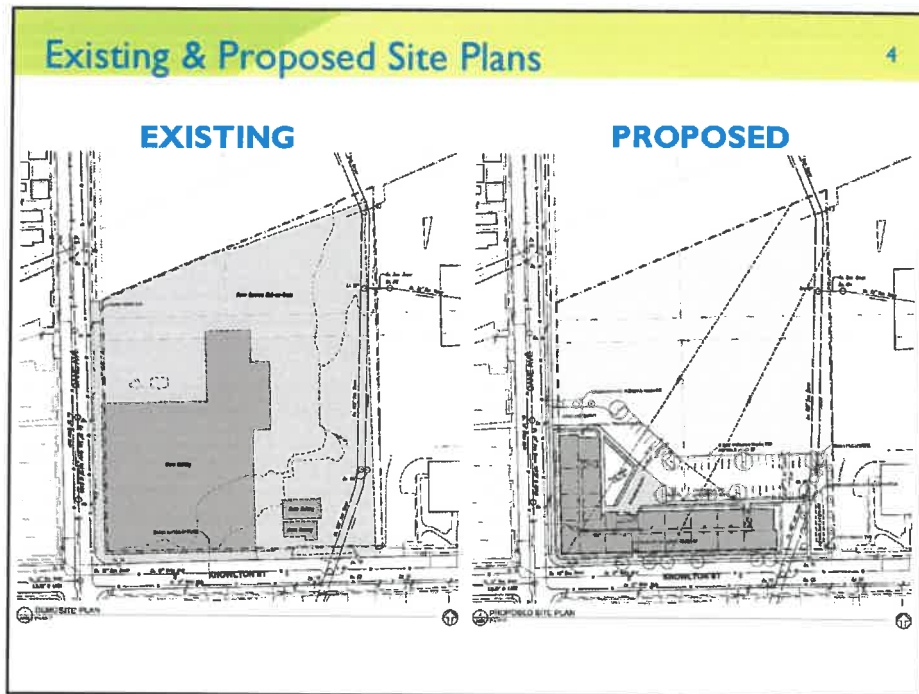
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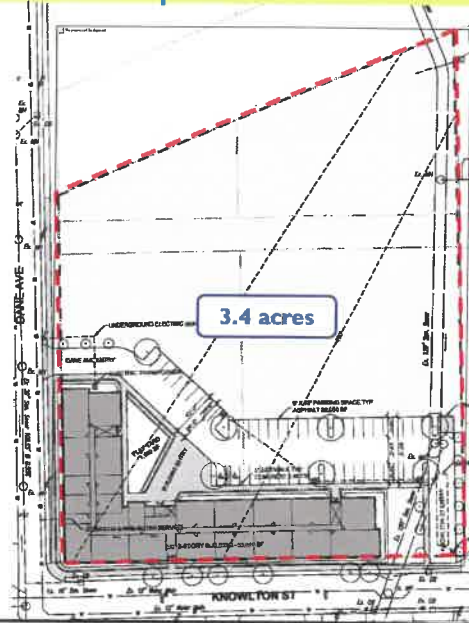
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Requirements for Planned Development

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§1429-05: Basic Requirements

- Minimum Area – **3.4 acres**
- Ownership – **purchase option**
- Multiple Buildings on a Lot – **one building purposed**
- Historic District – **not within district**
- Hillside Overlay District – **not within district**
- Urban Design Overlay District – **not within district**



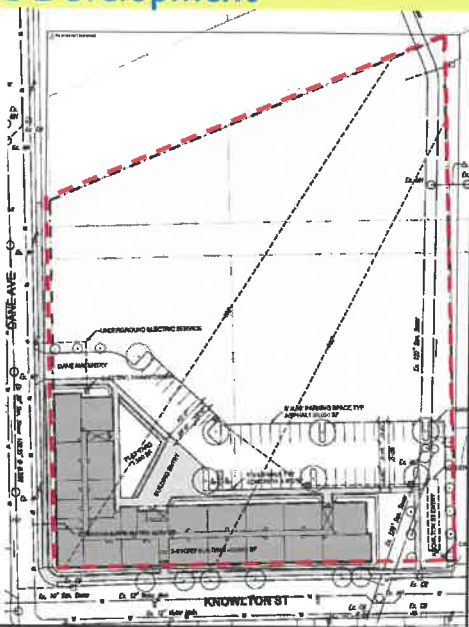
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Requirements for Planned Development

6

§1429-09: Concept Plan

- Plan Elements
- Density and Open Space
- Ownership
- Schedule
- Preliminary Reviews



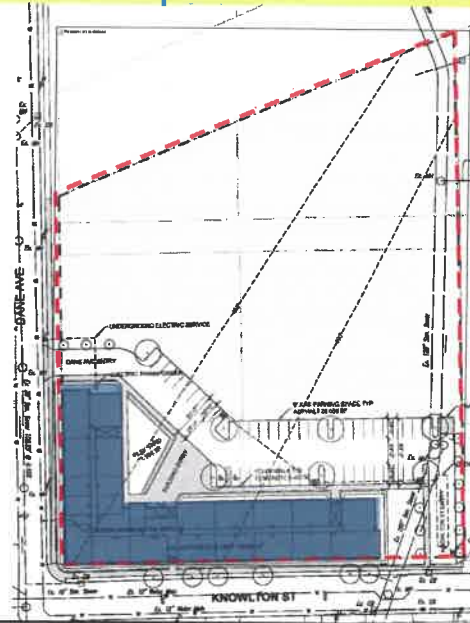
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Requirements for Planned Development

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§1429-09: Concept Plan

- Plan Elements
 - 1 3-story building with:
 - 45-55 units
- Density and Open Space
- Ownership
- Schedule
- Preliminary Reviews



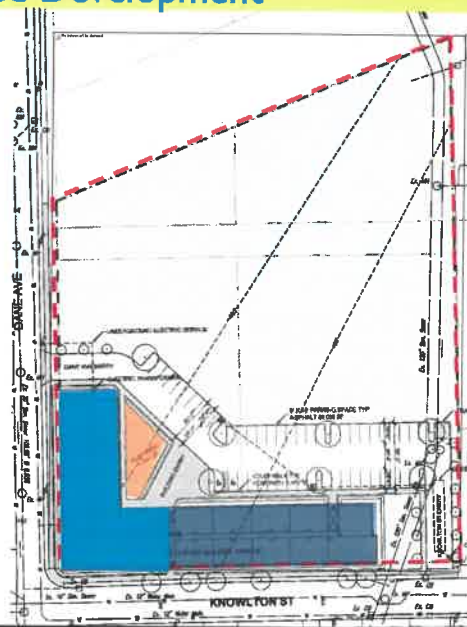
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Requirements for Planned Development

8

§1429-09: Concept Plan

- Plan Elements
 - 1 3-story building with:
 - 45-55 units
 - Pre-school
 - Play Yard
- Density and Open Space
- Ownership
- Schedule
- Preliminary Reviews



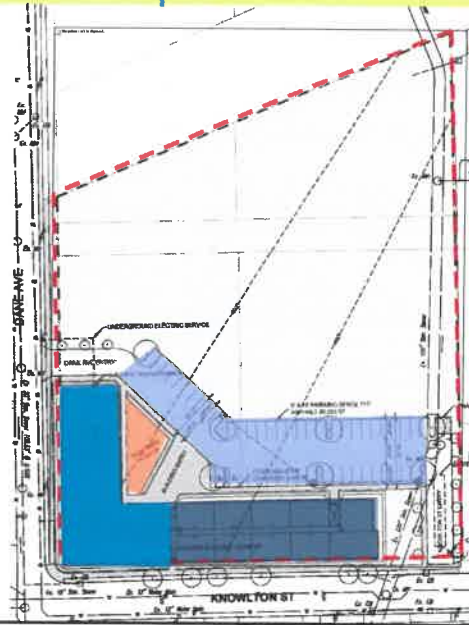
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Requirements for Planned Development

9

§1429-09: Concept Plan

- Plan Elements
 - 3-story building with:
 - 45-55 units
 - Pre-school
 - Play Yard
 - 45-60 parking spaces
- Density and Open Space
- Ownership
- Schedule
- Preliminary Reviews



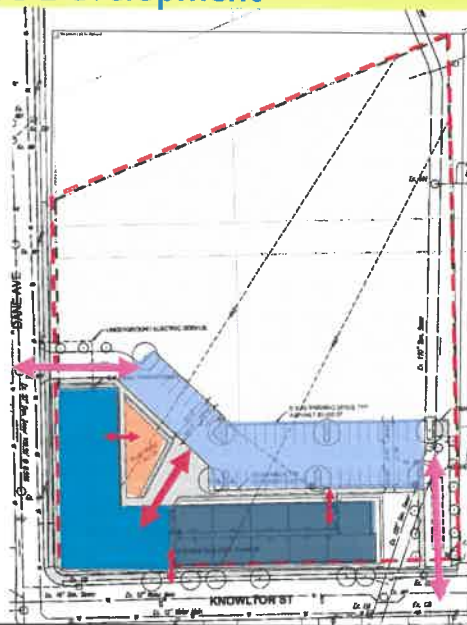
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Requirements for Planned Development

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§1429-09: Concept Plan

- Plan Elements
 - 3-story building with:
 - 45-55 units
 - Pre-school
 - Play Yard
 - 45-60 parking spaces
 - Building ingress/egress
 - Vehicular ingress/egress
- Density and Open Space
- Ownership
- Schedule
- Preliminary Reviews



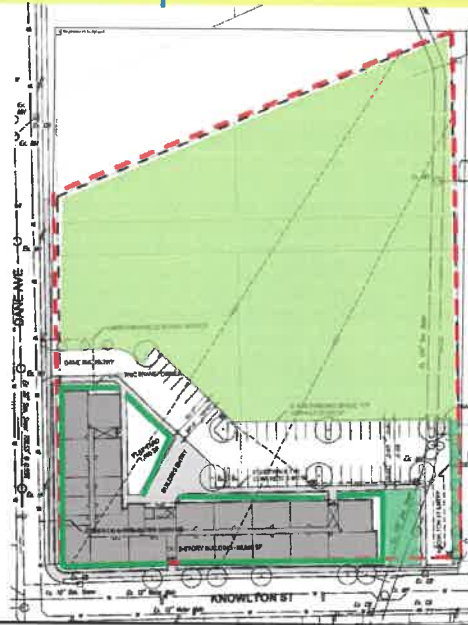
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Requirements for Planned Development

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§1429-09: Concept Plan

- Plan Elements
- **Density and Open Space**
 - 57-70% of site open space
 - Landscaping and buffering
- Ownership
- Schedule
- Preliminary Reviews



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Requirements for Planned Development

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§1429-09: Concept Plan

- Plan Elements
- Density and Open Space
- **Ownership**
- **Schedule**
- Preliminary Reviews

If LIHTC is not awarded:

- May 2021: Dane Property LLC would retain ownership
- Manufacturing General uses and standards would be permitted

If LIHTC is awarded:

- May 2021: Urban Sites would execute purchase option
- End of 2021: Dane Property LLC would operate on site
- Summer 2021: Community design workshops
- Beginning of 2022: Final Development Plan
- Summer 2022: Construction begins
- Fall/Winter 2023: Completion and leasing

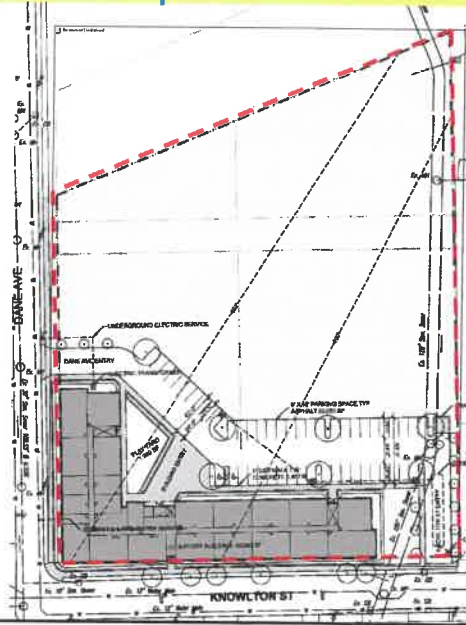
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Requirements for Planned Development

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§ 1429-09: Concept Plan

- Plan Elements
- Density and Open Space
- Ownership
- Schedule
- **Preliminary Reviews**
Coordinated Site Review



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Coordinated Site Review

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Advisory Team Meeting

December 8, 2020

Client Meeting

January 5, 2021

No City Departments had concerns about the zone change and Concept Plan. Additional requirements moving forth include:

- MSD: Approved Utility Site Plan
- SMU: Stormwater drawings
- Fire Department: Confirm hydrants/fire flows
- DOTE: Requirements for driveways and improvements in the ROW
- Other comments outlined by CSR Letter (Exhibit H)

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Public Comment

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- **Notices** sent to property owners within a 400-foot radius and Northside Community Council (NCC)
- Application and meeting info on **website**
- **Virtual Staff Conference** held on December 14, 2020
 - Petitioner and partners, including Cincinnati Metropolitan Housing Authority and Cincinnati Union Bethel
 - 16 community members, including nearby residents/property owners, business owners, and representatives of NCC and NEST



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Public Comment

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Questions/concerns discussed during Staff Conference and in letter included:

- Pedestrian and traffic circulation and safety
- Parking
- Buffering with adjacent properties
- Operations of building and preschool
- Use of greenspace to the north of the building



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Public Comment

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Letters of support from:

- NEST (Northsiders Engaged in Sustainable Development)
- Northside Business Association (NBA)
- Nearby resident/property owner
- 2 neighborhood residents/property owner (including a business owner)



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Public Comment

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Urban Sites' Community Engagement

- Participated in meetings with neighborhood stakeholders (NCC, NEST, NBA, and community working group) and nearby property owners
- Responded to feedback from staff conference
 - Increased parking range from 45-55 to 45-60
 - Increased setback of building from 0' to 0-5'
 - Included a minimum of a 5' buffer between subject property and adjacent properties
 - Started conversation with DOTE regarding safety concerns



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Consistency with *Plan Cincinnati* (2012)

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Live Initiative Area

- **Goal:** “Provide a full spectrum of housing options, and improve housing quality and affordability”
- **Strategy:** “Provide quality healthy housing for all income levels”

Compete Initiative Area Goal: “Target investment to geographic areas where there is already economic activity”

Guiding Geographic Principle: “Focus revitalization on existing centers of activity”



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Consistency with *Northside Comprehensive Land Use Plan* (2014)

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Live Initiative Area

- **Goal:** “Create a neighborhood where all residents, young and old, feel safe, nurtured and enriched”
- **Goal:** “Increase the quality and quantity of affordable and market rate rental housing”

Guiding Geographic Principle: “Focus revitalization on existing centers of activity”

Future Land Use Map: Commercial-Industrial area permitting “... residential if abutting existing residential and special assistance shelters.”



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Analysis

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- Community engagement ongoing and plan in place for future
- Planned Development (PD) is appropriate zoning for site and proposed development (multi-family and preschool uses)
- Located in a walkable area, variety of amenities accessible within 0.25 miles of the subject property, including Transit Center
- Proposed building provides a transition from the manufacturing to the east of the site and the single-family residences to the west



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City Planning Commission Action (§1429-11)

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- ✓ 1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*
- ✓ 2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations and would apply if the plan were not approved;*
- ✓ 3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*
- ✓ 4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian and traffic circulation, building design and location.*



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Findings

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It is the opinion of staff of the Department of City Planning that the Concept Plan and Development Program Statement is in compliance with the requirements of a PD District §1429-05 and §1429-11(a) *City Planning Commission Action*.

The proposal is consistent with the purpose of the Planned Development District Regulations.



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Conclusions

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1. It is consistent with *Plan Cincinnati* and the *Northside Comprehensive Land Use Plan*.
2. The zone change and Concept Plan are necessary to establish a PD that allows for the construction of a mixed-use building with both multi-family residential and preschool uses and green space.
3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.



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

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning Findings as detailed on page 8 of this report; and
- 3) **APPROVE** the proposed zone change at 4164 Dane Avenue from Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

