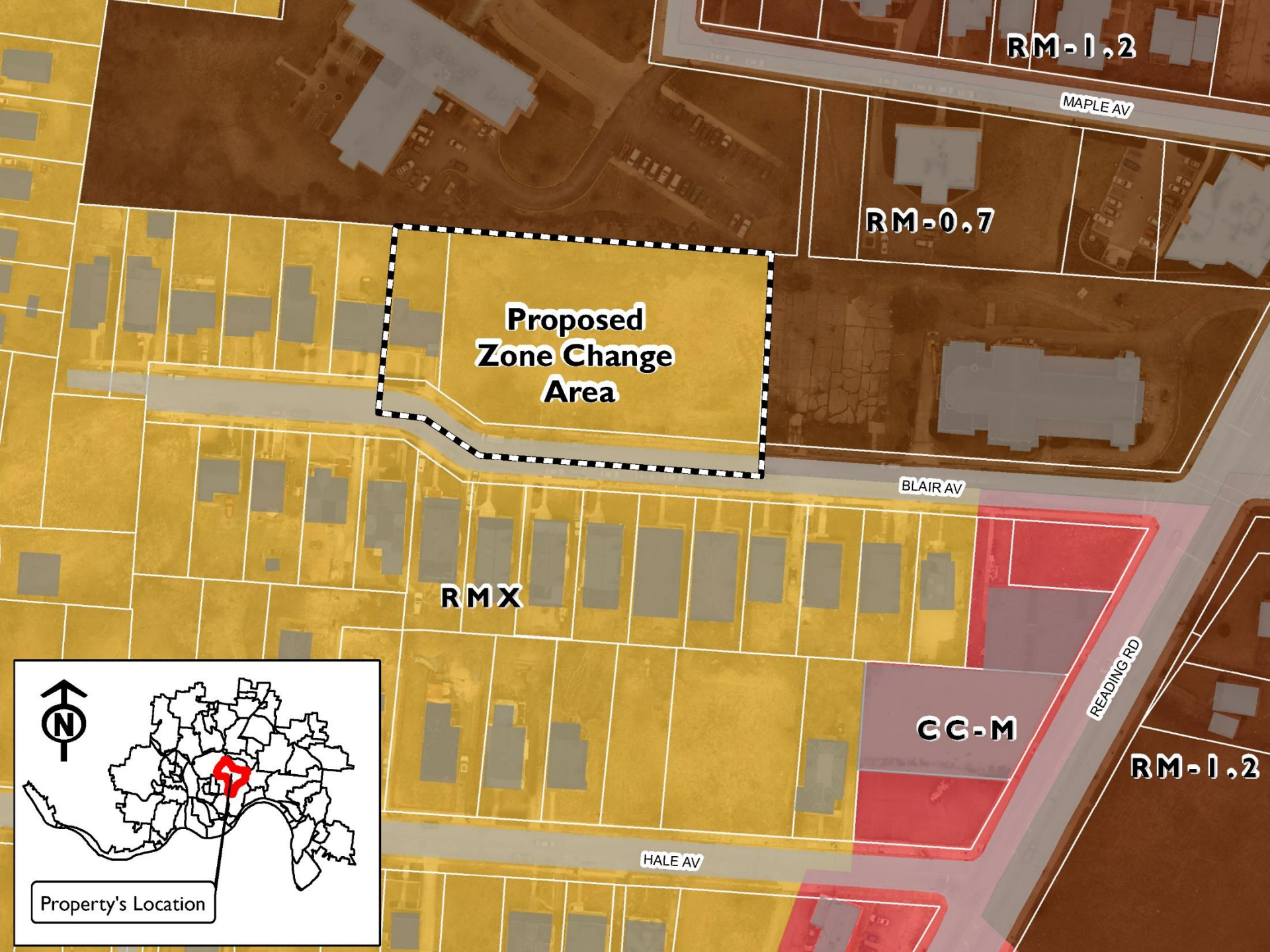


Proposed Zone Change at 548 and 588 Blair Avenue in Avondale

Economic Growth & Zoning Committee
February 2, 2021



**Proposed
Zone Change
Area**

RM-1.2

RM-0.7

RMX

CC-M

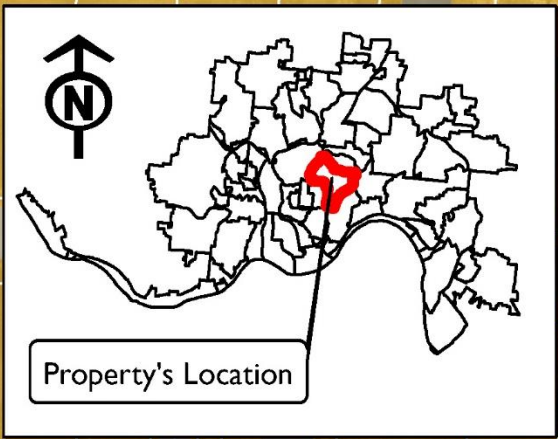
RM-1.2

MAPLE AV

BLAIR AV

HAILE AV

READING RD



Property's Location

RM-1.2

MAPLE AV

RM-0.7

Blair
Lofts
Phase I



IRAV

RMX

CC-M

READING RD

RM-1.2

HALE AV

RM-0.7



BLAIR AV

RMX



PHASE I
MAIN ENTRY (NORTH ELEVATION)
SIMILAR TO PHASE

CURRENT

Residential Mixed
(RMX)

Does not permit new multi-family buildings

PROPOSED

Residential Multi-family 0.7
(RM-0.7)

Permits multi-family buildings

It is the adjacent zoning district (north and east)

- **Notices** sent to property owners within a 400-foot radius and Avondale Community Council (ACC)
- **Virtual Staff Conference** held on December 17, 2020
 - Members of the applicant team including, Kingsley + Co, Avondale Development Corporation, and Fairfield Homes
 - 5 community members, including ACC representatives and nearby property owners
 - Support for the project
 - Questions/concerns about traffic, parking, and height
- **Letter of Support** from ACC

Petitioner partnering with Avondale Development Corporation on community engagement efforts including:

- Use of social media and webpage to share info and solicit feedback/questions
- Plan to host quarterly meetings on Blair Lofts development

September 2020: Preliminary Design Review

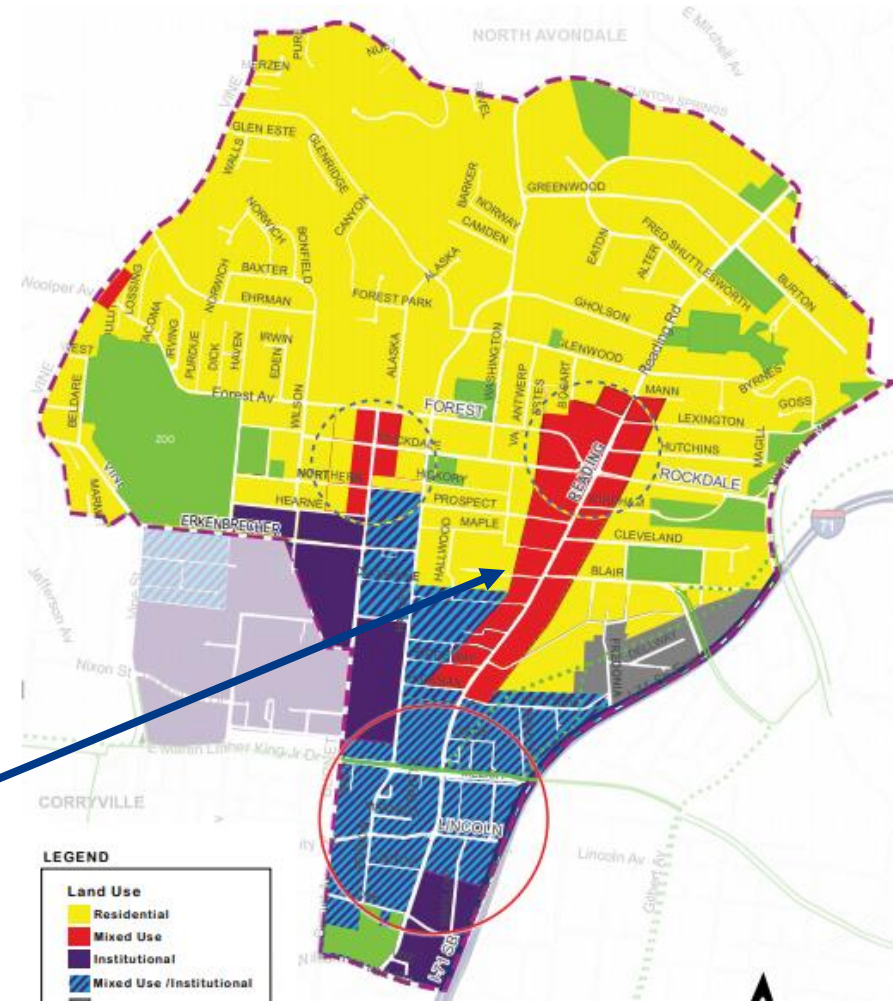
- RM-0.7 zoning district identified as an appropriate zoning district for proposed development
- No concerns about the proposed zone change
- Development Design Review in future

Improving Housing Goal

“Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new residents”

Future Land Use Map

Within residential land use area; adjacent to mixed use



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”

Guiding Geographic Principle

“Focus revitalization on existing centers of activity”

The proposed zone change would:

- Extend adjacent RM-0.7
- Concentrate density near Reading Road corridor and near two neighborhood business districts
- Permit multi-family housing in a neighborhood that has identified the need for more housing in its neighborhood plan

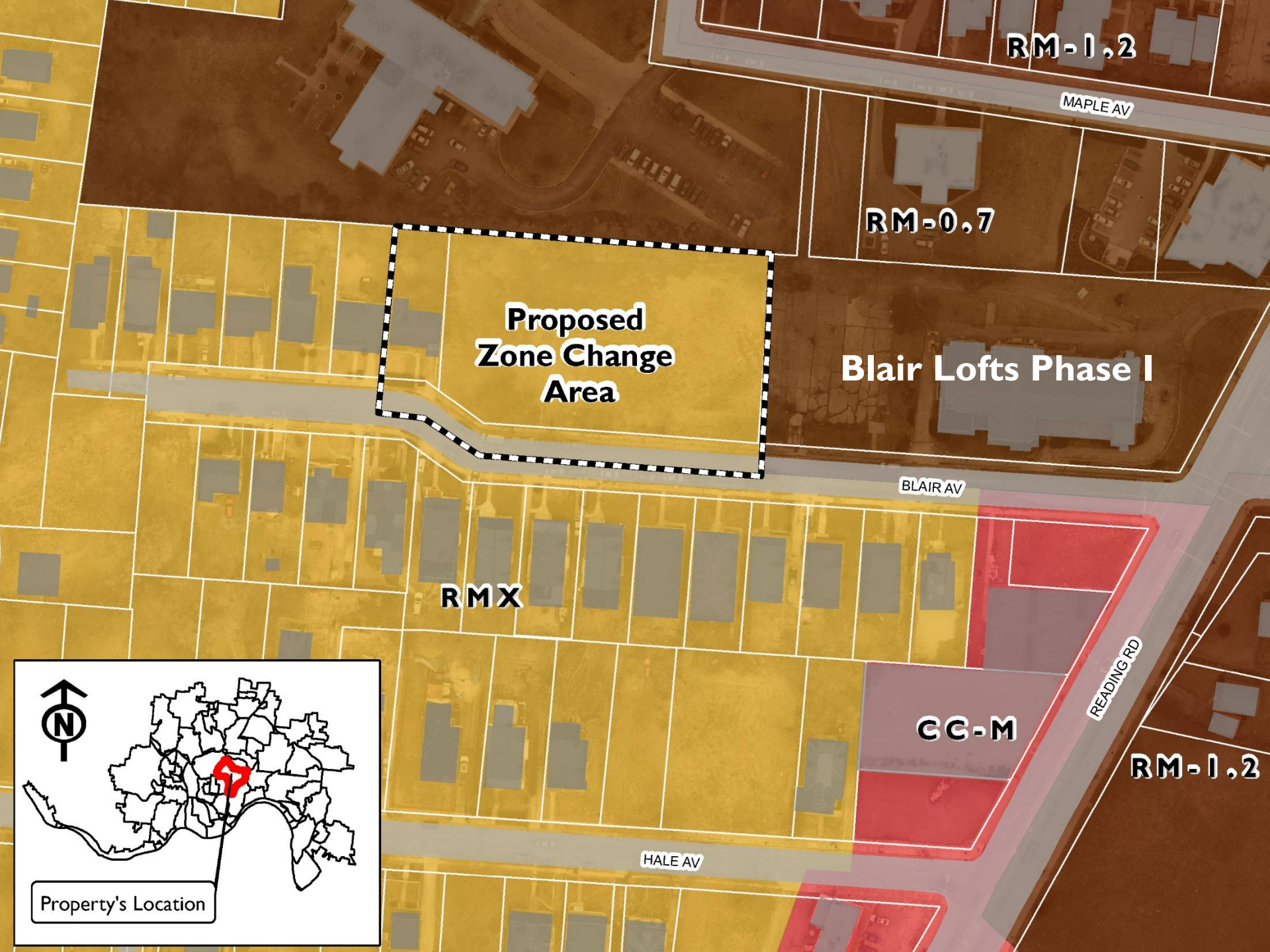
Additionally, petitioner is working in partnership with community organizations and stakeholders.

The proposed zone change is consistent with:

1. The existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. The *Avondale Quality of Life Movement (2020)* which identifies the area for future residential use and a Goal to “Revitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new resident.”
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 City Council take the following action:

APPROVE the proposed zone change from RMX (Residential Mixed) to RM-0.7 (Residential Multi-family) at 548 and 588 Blair Avenue in Avondale.



RM-1.2

MAPLE AV

RM-0.7

**Proposed
Zone Change
Area**

Blair Lofts Phase I

BLAIR AV

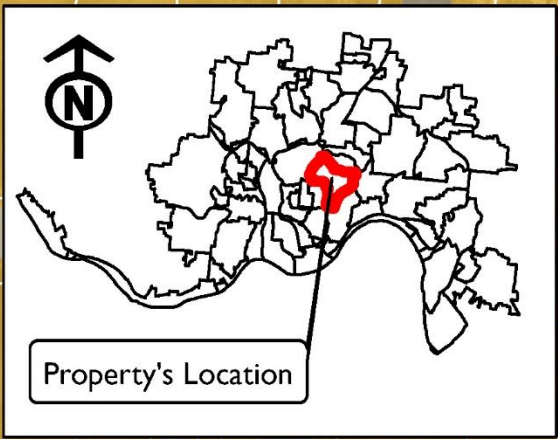
RMX

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Property's Location