

**SUBJECT:** A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill.

**GENERAL INFORMATION:**

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects  
2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority  
1627 Western Avenue, Cincinnati OH, 45214

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101, Santa Maria Community Services in East Price Hill, to move the proposed building locations closer to the perimeter property line.

**ATTACHMENTS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – PD-101 Approved Development Program Statement
- Exhibit C – PD-101 Approved Concept Plan
- Exhibit D – Major Amendment Petition Letter
- Exhibit E – Amended Concept Plan
- Exhibit F – Intended Statement of Conveyance from CMHA
- Exhibit G – Intended Statement of Conveyance from Santa Maria
- Exhibit H – Written Correspondence

**BACKGROUND:**

Planned Development #101 (PD-101), Santa Maria Community Services, was established on February 28, 2024 by Ordinance 82-2024, in which City Council approved the zone change and Concept Plan and Development Program Statement. The project encompasses 6.34 acres of land at 1048 Considine Avenue in East Price Hill to be developed into a community service facility and daycare center. The site is currently vacant and owned by the Cincinnati Metropolitan Housing Authority (CMHA). The land was formerly occupied by several multi-family buildings owned by CMHA that were demolished over 10 years ago. The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The request for a Major Amendment is being made by the petitioner on behalf of Santa Maria Community Services (Santa Maria), who will own and operate the community service facility. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

The Cincinnati-Hamilton County Community Action Agency (CAA) will also be involved during the second phase of the project. CAA is a private, nonprofit organization that offers various services to low-income individuals and families in a holistic approach to help lift them out of poverty. The services they provide include job training, housing assistance, heating assistance, entrepreneurial coaching, and childcare. CAA intends to

operate a HeadStart on the site.

The petitioner's current proposal requires a Major Amendment to the Concept Plan and Development Program Statement of PD-101, because the location of the two proposed buildings has moved closer to the perimeter property lines than was established in the approved Concept Plan.

**ADJACENT LAND USE AND ZONING:**

The site is currently zoned Planned Development (PD-101). The adjacent zoning and land uses are as follows:

**North:**

Zoning: Residential Mixed (RMX)

Use: Small apartment complexes and single-family homes

**East:**

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)

Use: Single-family homes, CMHA Horizon Hills apartment complex

**South:**

Zoning: Commercial Community – Mixed (CC-M)

Use: Commercial spaces with upper-floor residential

**West:**

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)

Use: Single-family homes, Glenway Park

**PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:**

The proposed project consists of two new buildings housing a community service facility and a daycare center, respectively. The community service facility will consolidate all of Santa Maria's existing scattered-site programs, services, and administrative functions into one two-story building, with 80-90 surface parking spaces. The daycare center will house a Community Action Agency HeadStart, anticipated to serve approximately 200 students per day, in another two-story building with 50-60 surface parking spaces. Accessory uses on the site may include a playground and a 4-H area with raised gardening beds. Other site improvements include landscaping, seating, and walking trails.

The project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive. Phase II will include the development of the HeadStart building and its parking. A major subdivision application, which was submitted concurrently with the proposed Major Amendment and will be considered as Item 4 on the February 7, 2025 agenda, followed by a sale to CAA (see Exhibit G), is required for Phase II.

The Major Amendment changes the location of the two proposed buildings to be closer to the perimeter property lines than was established in the approved Concept Plan and Development Program Statement. The approved Concept Plan establishes a minimum setback of 50 feet for the Santa Maria building, and several hundred feet for the southern face of the CAA building. The Major Amendment proposes a minimum setback of 27.23 feet for the Santa Maria building, and 80 feet for the southern face of the CAA building. The footprint and orientation of the proposed parking lots have also changed to mirror the rotated position of the proposed buildings.

The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed. The change is considered a Major Amendment to revise the Concept Plan accordingly.

**BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

According to §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*

The existing Planned Development consists of 6.34 contiguous acres.

- b. **Ownership** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

- c. **Multiple Buildings on a Lot** – *More than one building is permitted on a lot.*

The approved Concept Plan and Development Program Statement indicate two buildings on the parcel, including offices for Santa Maria and a HeadStart. An application for a Major Subdivision was submitted concurrently with the proposed Major Amendment to the Concept Plan that will split the land such that one building will be located on each parcel. The Major Subdivision is filed under a separate request and will be considered as Item 4 on the February 7, 2025 agenda.

- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor contains any historic landmark.

- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The site is partially located within the Hillside Overlay District. No development is proposed within the Hillside Overlay District.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

#### **CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a proposed Major Amendment to the Concept Plan that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive, with construction anticipated to begin in the second quarter of 2025. Phase II will include the development of the HeadStart building and its parking, with construction roughly anticipated to begin in the first quarter of 2026.

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The project has been reviewed through the City’s Coordinated Site Review Process at both the Preliminary and Development Design Review levels (see “Coordinated Site Review”).

- e. **Density and Open Space** – Calculations of density and open space area.

The two proposed buildings occupy approximately 0.46 acres (20,074 sq. ft.) of the 6.34 acre site, leaving 93% of the site available as open space.

#### **MAJOR AMENDMENT:**

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested for PD-101 because the petitioner wishes to move the position of the proposed buildings closer to the perimeter property lines than what was established in the approved Concept Plan and Development Program Statement.

#### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. A Final Development Plan for Phase I of PD-101 was submitted concurrently with the proposed Major Amendment to the Concept Plan and Development Program Statement. The Final Development Plan is filed under a separate request and will be considered as Item 7 on the February 7, 2025 agenda.

#### **COORDINATED SITE REVIEW:**

The proposed project was reviewed at the Preliminary Design Review level through the City’s Coordinated Site Review process in July of 2023, and the Development Design Review level in November of 2024. No concerns were identified during the most recent review.

#### **DIVERSITY AND ECONOMIC INCLUSION:**

The petitioner, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City’s Department of Economic Inclusion.

#### **PUBLIC COMMENT AND NOTIFICATION:**

A combined notice for the January 23, 2025 Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the East Price Hill Improvement

Association (EPHIA), and Price Hill Will.

The Department of City Planning and Engagement held a virtual Public Staff Conference on January 23, 2025 for the proposed Major Amendment and Final Development Plan for Planned Development #101. One member of the public was in attendance, as well as members of City staff and the development team. The attendee indicated general support for the project.

EPHIA issued a letter of support for the project on November 15, 2021. A second letter of support for the related subdivision (considered as Item 4 on the February 7, 2025 agenda) was submitted on January 30, 2025 (Exhibit H). No other correspondence has been received.

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed Major Amendment is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “build a robust public life” (p. 149) and the strategy to “create a welcoming civic atmosphere” (p. 153). Both Santa Maria and CAA are valued community assets that have helped build stronger, more self-sustaining communities in Cincinnati for decades. The completion of this project will advance Santa Maria and CAA’s work and provide additional resources for Cincinnati residents.

#### *Price Hill Plan (2015)*

In the *Price Hill Plan (2015)*, portions of the subject site are identified as both a “Development Opportunity Cluster” and greenspace (p. 16). The proposed Major Amendment will facilitate new development in an area that has been identified as an opportunity zone and includes extensive landscaping and plantings to enhance the site.

Additionally, the project is consistent with the “Community” theme of the plan, particularly the goal to make Price Hill “a very neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30). The proposed Major Amendment will enable a more efficient operation and delivery of service for Santa Maria, and the inclusion of the CAA HeadStart will add a childcare resource to the area, making the neighborhood more family-friendly and fostering the desired “live, work, play” atmosphere. Santa Maria Community Services and CAA are also both identified as partners for implementation of various action steps throughout the plan.

### **CITY PLANNING COMMISSION ACTION:**

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed Major Amendment does not include any changes to the established community service facility and daycare center uses, both of which are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located in the Neighborhood Business District to the south. The proposed community service facility and HeadStart are community-based uses that will serve the adjacent residential population and are also accessible to the adjacent commercial corridor.

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 that would apply if the plan were not approved;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

- 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;*

The proposal is an amendment to an already approved and established Planned Development. As described above, the proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

- 4. The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design and building location.*

All aspects are covered in the submitted Concept Plan and Development Program Statement and the concurrently submitted Final Development Plan.

#### **ANALYSIS:**

The proposed project will reactivate a currently vacant property into a productive development that will provide services to the local community through two reputable and long-standing Cincinnati organizations. The proposed uses are community-based services that will benefit the surrounding residential population. The project is supported by East Price Hill, and the development team have done thorough engagement throughout the process.

The requested Major Amendment proposes to adjust the building locations on the site to be closer to the perimeter property lines than was established in the approved Concept Plan, and moves the footprint and orientation of the parking lots to mirror the rotated position of the buildings. The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed.

#### **FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is necessary for the completion of the proposed project at 1048 Considine Avenue in East Price Hill. The project is a benefit to the community, and the originally approved Concept Plan required modification due to soil conditions on the site.

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is in compliance with §1429-12 *Amendments to a Planned Development Concept Plan*. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

**RECOMMENDATION:**

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill as outlined in this report.

Respectfully submitted:



Gabrielle Couch, City Planner  
Department of City Planning & Engagement

Approved:



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