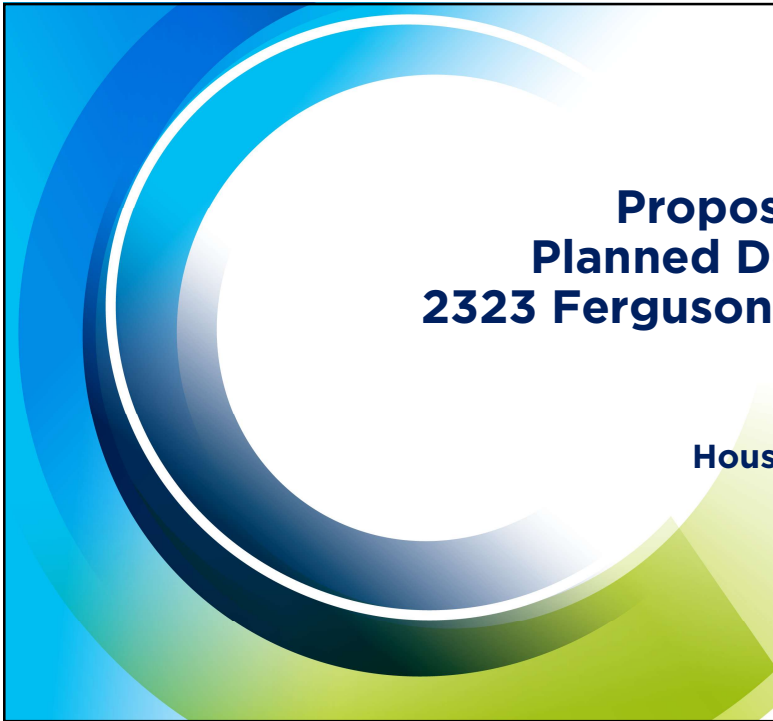




Proposed Zone Change to Planned Development (PD) at 2323 Ferguson Road in Westwood

Housing and Growth Committee
August 4, 2026

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BACKGROUND

APPLICANT

- MBL DerbyCity Development LLC (LDG Development)

PROPERTY OWNER

- Western Live 1 LLC



↓

If request is approved, LDG would own, develop, manage, and maintain the property

city of
CINCINNATI
CITY PLANNING & ENGAGEMENT



2

2

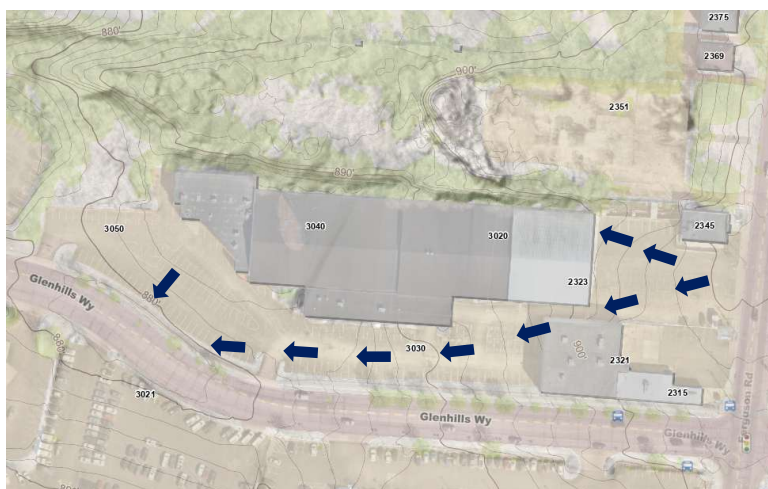
BACKGROUND

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



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BACKGROUND

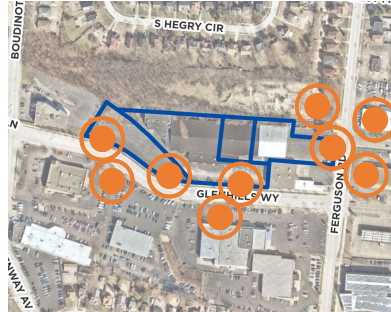


TOPOGRAPHY:

- Total Grade Change of 30 feet
- Grade slopes down east to west

4

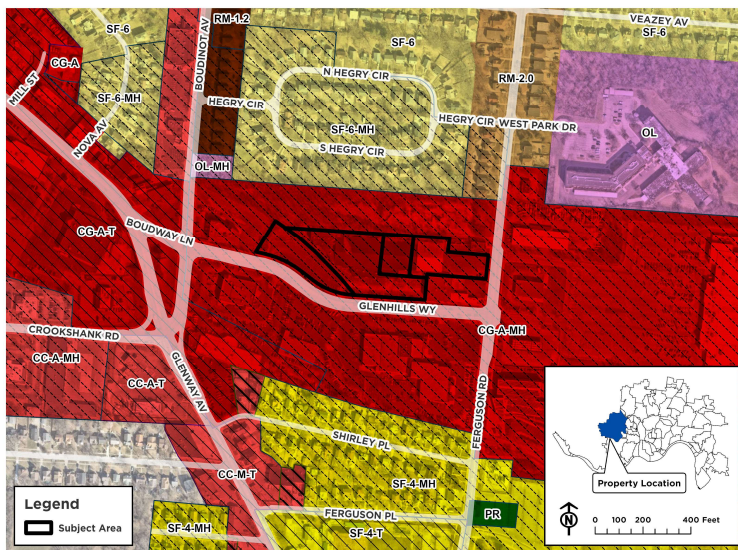
BACKGROUND



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ZONING OVERVIEW

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



SITE AND ADJACENT ZONING:

- Commercial General-Auto-oriented-Middle Housing (CG-A-MH)

ZONING REGULATES:

- Use
- Form
- Includes additions like parking, landscaping, etc.

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PD OVERVIEW

REQUEST

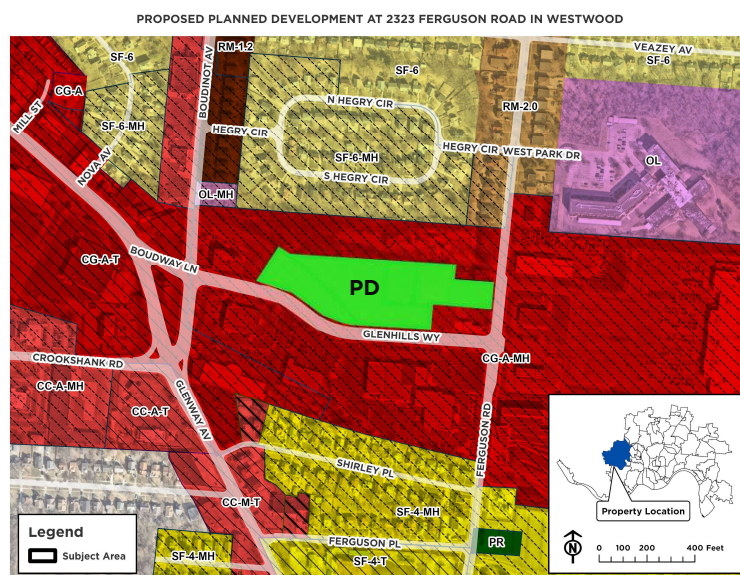
- A proposed zone change to establish a Planned Development (PD) district to allow for multi-family development on the property.

REASON

- Multi-family Dwellings are not permitted in the current zoning district and multiple principal structures are proposed on one lot.

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PD OVERVIEW



PLANNED DEVELOPMENTS:

- Create a **new zoning district** for a specific site



REVIEWED TODAY

- Uses and form are established by **approved plans**

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PD OVERVIEW

SPECIFIC PURPOSES OF A PD (§ 1429-01)

- a. Allow for a **more efficient** and **economic development** of property than ordinarily permitted by **conventional zoning**.
- b. Ensure orderly and thorough planning and review procedures that **lead to quality design and development**.
- c. Encourage **creativity** in developments by allowing greater flexibility in **access, light, open space and amenities**.
- d. Encourage **common open space** and provide for its **maintenance**.
- e. Encourage the **coordinated development** of properties that might otherwise be developed individually.

PD OVERVIEW

• PROCESS

• **Concept Plan and Development Program Statement**

- Establish the proposed use or uses to be conducted in the PD District and general site details.
- Reviewed by City Planning Commission and City Council

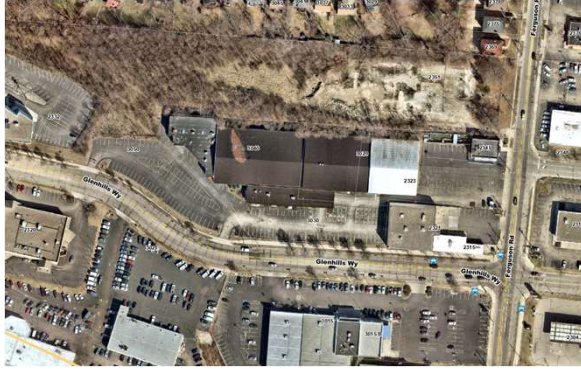
• **Final Development Plan**

- Full development details establishing the form.
- Reviewed by City Planning Commission
- Approved by City Planning Commission on 6-5-2026

Any deviations from the approved plans require additional review, community input, and approval.

PROPOSED DEVELOPMENT

EXISTING



CONCEPT PLAN



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PROPOSED DEVELOPMENT

EXISTING



PROPOSED



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PROPOSED DEVELOPMENT



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CONCEPT PLAN AND PROGRAM STATEMENT



PROPOSED USE

- Multi-family Residential

Buildings

- (4) Principal Structures
- 3-4 stories tall (up to 70 feet)
- Setbacks:
 - 6 feet on Glenhills
 - 200 feet on Ferguson

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CONCEPT PLAN AND PROGRAM STATEMENT



OPEN SPACE

- 1.25 acres (green area)
- 29% of total area

LANDSCAPING

- 28 canopy trees
- 25 evergreen trees
- 80 shrubs
- 44 perennials
- Parking lot requirement: (1) tree for every (10) parking spaces

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CONCEPT PLAN AND PROGRAM STATEMENT



PARKING

- 183 parking spaces
 - 16 ADA accessible
- 7 bike parking spaces (blue dot)

Circulation

- Access on Ferguson Road and Glenhills Way (orange arrows)
- Pedestrian walkways and crosswalks

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CONCEPT PLAN AND PROGRAM STATEMENT

§1429-09-f – Other Information

- **Signage** - *The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance.*
- “Welcome to Westwood” wall sign (2 feet 7 inches by 9 feet 8 inches) submitted with Final Development Plan.



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ADDITIONAL INFORMATION

AFFORDABLE HOUSING

- Anticipates receiving Low Income Housing Tax Credits (LIHTC)
- Units affordable to households with an income of **60% of the area median income** (AMI).
- AMI is determined by HUD to be **\$109,900** for Cincinnati, OH-KY-IN for 2026.
- **60% AMI = \$52,800** (two-person household)
\$65,590 (four-person household)



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ADDITIONAL INFORMATION

LIHTC FUNDING

- 6/5/2026 City Planning Commission
 - Ohio LIHTC (6/8/2026 Deadline)
- Now
 - Federal LIHTC (Oct. 2026 or 2027)



ADDITIONAL INFORMATION

• HUD RENT LIMITS (2025)*

- Rent range for 50-70% AMI:
 - 1 bedroom = \$982-\$1,402
 - 2 bedrooms = \$1,171-\$1,675
 - 3 bedrooms = \$1,346-\$1,928

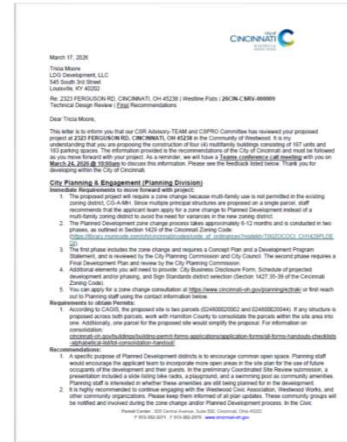
*** RENT LIMITS WILL BE BASED ON HUD'S CURRENT FIGURES AT THE TIME OF DEVELOPMENT, AS WELL AS THE FINAL MARKET STUDY AND UNDERWRITING**



COORDINATED SITE REVIEW

• TECHNICAL DESIGN REVIEW

- Completed on March 17, 2026
- **DCPE recommended a zone change to PD**
- No requirements from reviewing agencies



PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

- Westwood Civic Association
- WestCURC
- Westwood Works
- **All included during the design process (since Summer 2025)**
- **All submitted letters of support**



PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

SUPPORT:

- Redevelopment of vacant site
- Advancing 2025 Westwood plan
- Increasing housing opportunities
- Affordable housing

CONCERNS:

- Materials (appearance and durability)
- Gateway opportunity
- Long-term property maintenance
- On-site safety

Changes based on Westwood's feedback: material updates, an enhanced lighting plan, secured key-FOB entry, and new "Westwood" signage

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

- April 30, 2026, via Zoom
- Notice: Westwood neighborhood associations, West Price Hill Community Council, and residents within 400 feet
- 25 attendees
- 14 speakers
- **3 residents in support**
- **11 residents in opposition**

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

SUPPORT:

- Additional housing is needed
- Redevelopment of vacant site
- Project can support transit investment
- Supports mixed-use environment
- Neighborhood investment

CONCERNS:

- Overconcentration of subsidized housing
- Potential impacts on traffic, schools, police, and infrastructure
- Pedestrian safety
- Insufficient community engagement
- Developer history

PUBLIC ENGAGEMENT

• WEST PRICE HILL COMMUNITY COUNCIL

- Noticed for Public Staff Conference
- **Submitted letter of opposition**



CONCERNS:

- Overconcentration of subsidized housing
- Excessive density
- Traffic
- Crime
- Infrastructure strain
- Level of community engagement

Suggestions:

- Add more greenspace
- Add retail space
- Conduct traffic and economic studies
- Additional community engagement
- Increase Code and Police enforcement
- Encourage market-rate development

PUBLIC ENGAGEMENT

• WPHCC MEETING

- Applicant team presented at WPHCC meeting on **July 14, 2026**.
- Meeting Takeaways:
 - WPHCC: “Good for our members to directly learn more about the development itself.”
 - LIHTC funding has switched from OLIHTC to **federal LIHTC**
 - Committed to negotiating a **Community Benefits Agreement**
 - **Continued community concerns** about crime, safety, density, infrastructure, and school capacity
 - WPHCC: “We have recommended actions that the developer and city administration should take to address these issues.”

PUBLIC ENGAGEMENT

• ADDITIONAL PUBLIC COMMENT

- 4 submissions (one support, three opponents)

• CPC AND H&G NOTICING

- Notices were sent to:
 - Property owners within 400 feet
 - Westwood Civic Association
 - Westwood Urban Development Corporation
 - Westwood Works
 - West Price Hill Community Council

Consistency with *Plan Cincinnati* (2012)

- Policy Principle
- Compete Initiative Area
- Connect Initiative Area
- Live Initiative Area



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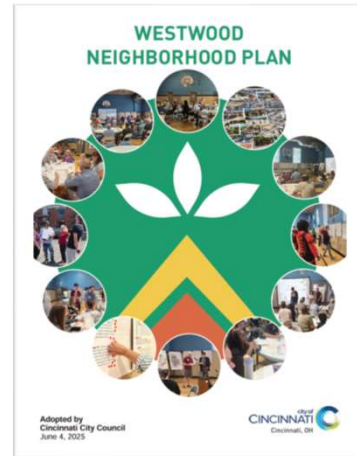
Consistency with *Plan Cincinnati* (2012)

- **Policy Principle → Consistent**
 - *“Increase our population”*
- **Compete Initiative Area → Consistent**
 - *“Target investment to geographic areas where there is already economic activity”*
- **Connect Initiative Area → Consistent**
 - *“Provide for the safety of the infrastructure for the public”*
- **Live Initiative Area → Consistent**
 - *“Assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities”*
 - *“Provide a full spectrum of housing options, and improve housing quality and affordability”*

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Consistency with *Westwood Neighborhood Plan (2025)*

- Housing Section
- Transportation Section
- Future Land Use Section



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Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- Transportation Section
- Future Land Use Section

GOAL 1: Celebrate and build on Westwood's housing diversity through preservation and new construction.

Strategy #1- Construct a mix of single-family homes (including attached row homes, cottage courts, and smaller homes), duplexes, and large mixed-use developments where appropriate (Note: see Target Area recommendations).

Strategy #2- Construct housing for all income levels including affordable housing.

Strategy #3- Construct new, modern, market rate development with modern and accessible infrastructure and amenities.

Strategy #4- Prioritize infill development without displacement.

Strategy #5- Preserve historic homes and buildings to maintain historic "charm" of the neighborhood.

Strategy #6- Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units. Construct more single-story/no stair dwellings in the target areas as specified.

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Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- Future Land Use Section

GOAL 2: Improve pedestrian infrastructure to create a safer and more walkable neighborhood.

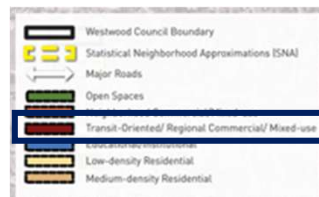
Strategy #1 -Implement traffic calming measures along the busy streets. Identify the critical locations with the help of the community to implement the appropriate measures.



33

Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- **Future Land Use Section → Consistent**



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Planning Commission Action (§ 1429-11.a)

1. PD plans are **consistent with applicable plans** and policies and is **compatible with surrounding development**;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Planning Commission Action (§ 1429-11.a)

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4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

CONCLUSION

- The City Planning Commission **supports** the proposed zone change for the following reasons:
 1. The proposed PD is **consistent** with the **specific purposes of Planned Development districts**.
 2. The proposed PD and Concept Plan **enhance site development compared to** the land use and development regulations in **the existing zoning district**.
 3. The proposed PD and Concept Plan **align** with **Plan Cincinnati (2012)** and the **Westwood Neighborhood Plan (2025)**.
 4. The **Westwood neighborhood associations** were engaged during the design phase, and the Westwood Civic Association, Westwood Community Urban Redevelopment Corporation, and Westwood Works **support the proposed PD**.
 5. The proposed PD would **activate and reinvest in a vacant site**, adding new housing options on a commercial corridor and near public transit.

RECOMMENDATION

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

- **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.