

Proposed Zone Change at 729 Overlook Avenue in West Price Hill

Equitable Growth & Housing Committee
February 14, 2023

1



W 8TH ST

CC-P

CC-M

Existing Western Hills Window business

OVERLOOK AV

SF-6

Property Location

Proposed zone change from SF-6 Single-family Residential to CC-M Commercial Community - Mixed.

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Zoning Districts

- SF-6 - Single Family Residential**

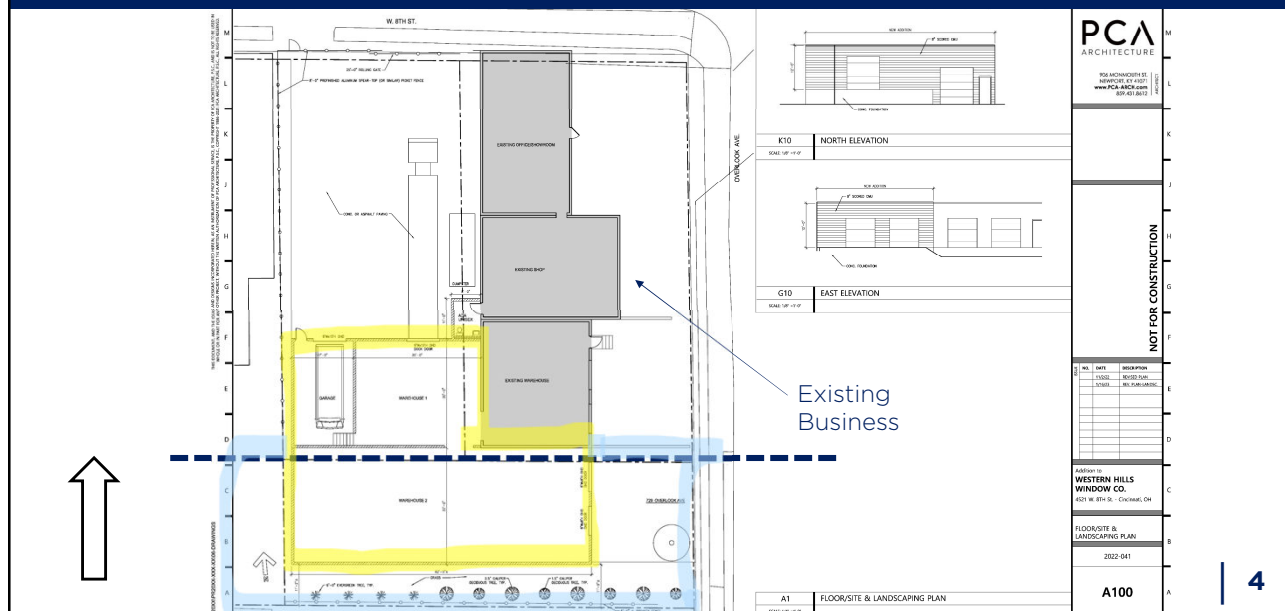
Medium-density, **single-family housing** with a minimum lot size of 6,000 square feet.

- CC-M - Commercial Community - Mixed**

Areas suitable for a wide variety of commercial and institutional uses **along major transportation corridors** and in shopping districts or centers. These areas contain a **mix of older, pedestrian-oriented** and **newer, auto-oriented** development.

3

Future of the Subject Property



4

Public Comment

- **Engagement Efforts**

- Met with adjacent property owners and WPHCC

- **Public Staff Conference: *December 19, 2022***

- Zero members of the public in attendance

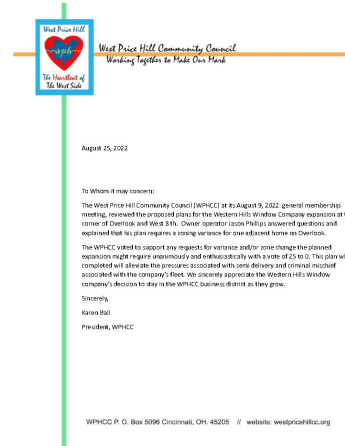
- **Mailed Notification**

- To property owners within 400' of subject property, WPHCC and PHW

- **Letter of Support**

- West Price Hill Community Council

- **City Planning Commission Approval on 01/20/23**



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Consistency with Plans

Plan Cincinnati (2012)

Compete Initiative Area

Goal to “Foster a climate conducive to growth, investment, stability and opportunity.”

Strategy to “Pursue new growth and business recruitment efforts in target industries.”

Belong, Be Strong: West Price Hill (2022)

Business Development/Engagement Theme Area

“Preserve and grow three distinct, vibrant local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through enhancing and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner.”



BELONG, BE STRONG
WEST PRICE HILL

6

Conclusions

- **Proposed zone change would:**

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 *Belong, Be Strong: West Price Hill (2022)*** through the Business Development/Engagement Theme Area.
3. It is **consistent with *Plan Cincinnati (2012)*** within the Compete Initiative Area.

Recommendation

City Planning Commission recommends that City Council take the following action:

APPROVE the proposed zone change from SF-6 - Single-family Residential to CC-M - Commercial Community - Mixed at 729 Overlook Avenue in West Price Hill.