



Proposed Zone Change to a Planned Development including a Concept Plan and Development Program Statement at Montgomery Road and Lester Road in Pleasant Ridge

Equitable Growth & Housing Committee
September 13, 2022

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Existing Zoning Districts

Residential Mixed (RMX)

Create, maintain, and enhance areas of the city that have **a mix of lot sizes** and **house types at moderate intensities** (1-3 dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

Commercial Community - Pedestrian (CC-P)

Intended for areas with a **traditional urban character**, where buildings are required to be **built to the street or sidewalk line, to provide a close relationship between pedestrians and shops**. Design standards will reinforce this character and require treatments that **provide an interesting pedestrian environment**.

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Planned Developments

PLANNED DEVELOPMENT (PD): § 1429-01. Specific Purposes.

In addition to the general purposes listed in Chapter 1400, General Provisions and Rules of Measurement, the specific purposes of the **PD Planned Development District** are to:

- (a) Establish a procedure for the development of land in order to **allow for a more efficient and economic development of property** than ordinarily permitted by conventional zoning and subdivision regulations.
- (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**, which may be a detriment to the surrounding neighborhoods and the developer

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Concept Plan

Includes:

- 5 story, Tudor-style building
- *82 units* (1- and 2-bedroom apartments)
- *6,000+ sq. ft.* of commercial on ground floor
- 96 parking spaces
- *Residential amenities:* dog run, rooftop, fitness center, co-working space



Final Development Plan was submitted concurrently with this request.

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Coordinated Site Review

- **Advisory Team Meeting** – 6/1/21
- **Client Meeting** – 6/8/21
 - Previous requirements identified by DCPE - Zoning Division will be alleviated due to the request for a zone change
 - The applicant team received a copy of the comments from each of the appropriate Departments and is aware of the additional requirements needed before obtaining permits
 - Project partners, including then developer, engineers, and architects, have been working with departments to resolve these requirements

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Community Engagement

- **Staff Conference**
 - 7/18/22 via Zoom with 12 community members total
 - Notice of CPC meeting sent to property owners within 400-feet, Pleasant Ridge Community Council and the Pleasant Ridge Development Corporation
- **Exhibit H** – displays applicant team’s summary of community meetings
 - Multiple Community Council Presentations and Q&A Session
 - Info on PR website
 - Letters of support submitted (Exhibit I)

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Consistency with Plan Cincinnati

Plan Cincinnati (2012)

Live Initiative Area

- “Provide a full spectrum of housing options, and improve housing quality and affordability”
 - “Provide quality healthy housing for all income levels”
 - “Improve the quality and number of moderate to high-income rental and homeowner units”

Compete Initiative Area

- “Foster a climate conducive to growth, investment, stability, and opportunity”
- “Cultivate our position as the most vibrant and healthiest part of our region”

Consistency with Other Plans

Pleasant Ridge Community Council Market Study & Vision Plan (2016 Update)

- “The redevelopment of second tier commercial properties (along Montgomery Road) should be geared toward mixed-use alternatives that increase the local resident population (and the pool of potential patrons)”
- “Make the Pleasant Ridge Business District a Dynamic Attraction for Customers and Businesses”
 - “Improve appearance of the Neighborhood Business District (NDB)”
 - “Create new retail, office and other commercial space, as well as new residential space”

Conclusion

- **Consistent** with *Plan Cincinnati* (2012) and other plans
- The PD Zoning **is appropriate** in the Pleasant Ridge Business District and neighborhood
- The applicant team has thoroughly ***engaged the community***
- Adding **82 units of housing** to a vibrant business corridor and neighborhood
- Adding two commercial units to the ground floor which will ***enhance the pedestrian experience*** along Montgomery Road
- Includes adequate open space, landscaping, parking, trash collection, pedestrian and traffic circulation, and more.

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Recommendation

City Planning Commission recommends the following actions:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-10 of the report; and
3. **APPROVE** the proposed zone change from CC-P and RMX to PD for 6010-6026 Montgomery Road and 5984-5988 Lester Road in Pleasant Ridge.

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