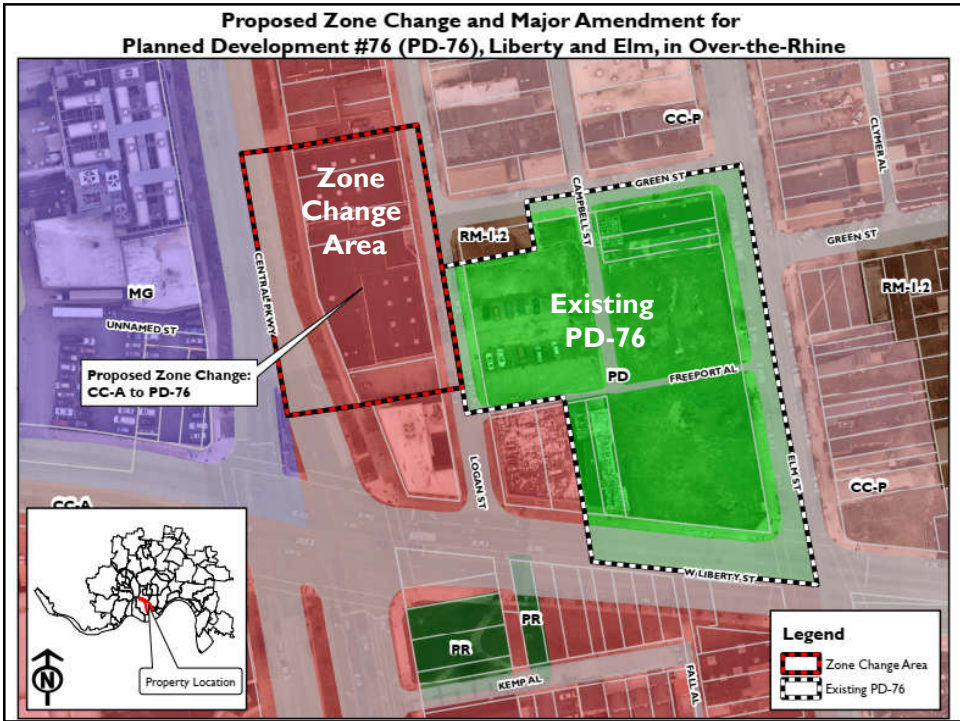


# Proposed Zone Change and Major Amendment to the Concept Plan for PD-76, Liberty and Elm, in Over-the-Rhine

Economic Growth and Zoning  
January 20, 2021

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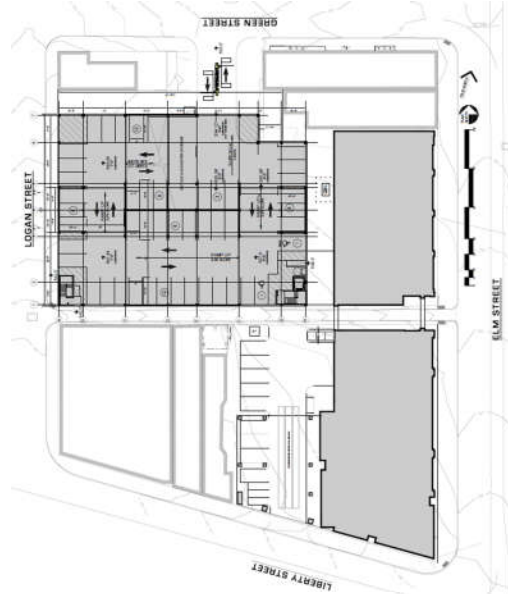


2

## Approved Concept Plan

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- 113 residential units  
85 new  
28 rehabilitated
- 14,400 sq ft of ground floor commercial space
- 155 parking spaces (phased)
- 5-story building, stepped down along Elm Street



3

## Concept Plan and Development Program

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According to **§1429-09** of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement to include text or diagrams that specify:

- Plan Elements
- Ownership
- Schedule
- Preliminary Reviews
- Density and Open Space

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## Major Amendment

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Chapter **§1429-12** of the Cincinnati Zoning Code allows for amendments to a Planned Development Concept Plan. The following elements make this a Major Amendment:

- Petitioner seeks to increase the size of the PD
- Petitioner requests to modify the Concept Plan
  - Building height
  - Parking garage
  - Commercial space
  - Arts alley
- The modifications increase the density by more than 10%

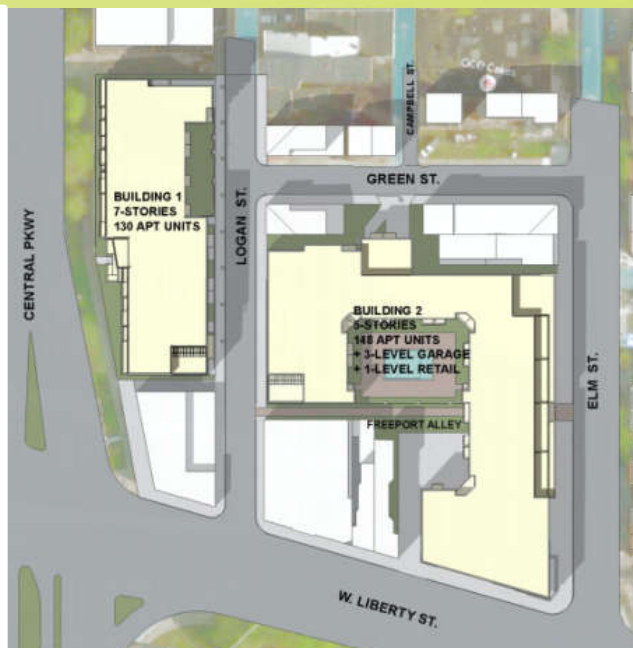


5

## Proposed Major Amendment to the Concept Plan

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- Adds 1.0124 acres
- Approximately 300 residential units
- 5,000 – 15,000 sq ft of ground floor commercial space
- 220 parking spaces
- Affordable housing units
- Incorporation of an arts alley



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## Proposed Major Amendment to the Concept Plan

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	Previously Approved Concept Plan	Proposed Major Amendment to the Concept Plan
<b>Acreage</b>	<b>Total of 2.075 acres</b>	Additional 1.0124 acres <b>Total of 3.0874 acres</b>
<b>Number of Buildings to be Rehabilitated</b>	1711 & 1713 Elm Street 212 & 214 W. Liberty Street <b>4 Total</b>	1711 & 1713 Elm Street 212 & 214 W. Liberty Street <b>4 Total</b>
<b>Number of New Buildings</b>	<b>1 Building</b>	<b>2 Buildings</b>
<b>Number of Residential Units</b>	85 New units 28 Rehabilitated units <b>113 Total units</b>	85 New units (previous) 28 Rehabilitated units (previous) Additional 63 units (Bldg 2) Additional 130 units (Bldg 1) <b>306 Total units</b>
<b>Commercial Space</b>	<b>14,400 square feet</b>	<b>5,000 – 15,000 square feet</b>
<b>Parking</b>	Surface lot (Phase 1): 80 spaces Additional levels over surface lot (Phase 2): 75 additional spaces <b>155 Total spaces</b>	Garage: 210 spaces Service lot: 10 spaces <b>220 Total spaces</b>



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## Proposed Major Amendment to the Concept Plan

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**Existing Concept Plan**



**Proposed Concept Plan**

	Previously Approved Building 2 (1617 Elm Street)	Proposed Building 2 (1617 Elm Street)	Proposed Building 1 (1620 Logan Street)
<b>Number of Floors</b>	5 stories	5 stories	7 stories
<b>Maximum Height</b>	75-feet (S of Freeport) 65-feet (N of Freeport)	63- feet above grade (59' 10" at the corner of Elm and W. Liberty)	78' 8"
<b>Number of Units</b>	85 units	148 units	130 units

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# Major Amendment

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Elm Street Façade  
59' 10" at Liberty and Elm

W. Liberty Street Façade



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# Major Amendment

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Central Parkway Façade  
78' 8" for 7-stories

W. Liberty Street Façade



10

## Coordinated Site Review

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- April 2020 – Technical Design Review
  - Need for a zone change and Major Amendment identified
  - Concerns with design of the buildings
    - Certificates of Appropriateness required
  - Comments about water main replacement in Green Street and Logan Street
  - Coordination with City's Liberty Street Improvement Project



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## Public Comment and Notification

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- Summer 2018 – Developer meetings with coalition of neighborhood stakeholders began
- Proposal posted on the website
- Notices sent to property owners within 400' and Over-the-Rhine Community Council
- Virtual Staff Conference held on September 9, 2020
  - Approximately 20 members of the public attended
- Additional correspondence since staff report posted
  - Letter from OTR Community Council



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**Virtual Staff Conference – September 9, 2020**

- Support for the proposed development
  - Interested in seeing vacant lot and empty buildings reactivated
  - Benefits to neighborhood and nearby businesses
- Concerns with proposed development
  - Lack of affordable housing units
  - Need for more meaningful engagement
  - Scale and design of the development
  - Inconsistencies with OTR Comprehensive Plan (2002)



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**Compete Initiative Area**

- Strategy: “Target investment to geographic areas where there is already economic activity.”

**Live Initiative Area**

- Goal: “Create a more livable community.”
- Strategy: “Become more walkable.”
- Goal: “Provide a full spectrum of housing options and improve housing quality and affordability.”

**Sustain Initiative Area**

- Goal: “Preserve our natural and built environment”



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### ***Over-the-Rhine Comprehensive Plan (2002)***

- Housing Goal: “Encourage and welcome new investment at all levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents”
- Transportation Objective: “Encourage more pedestrian friendly roadway and pathway networks.”
- Subject property identified in the Future Land Use map as residential/commercial mixed use and residential/medium density

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- Following approval of any zone change or major amendments, plans will be submitted to the Historic Conservation Board for review of the final building designs
- Following Historic Conservation Board, the applicant will submit a Final Development Plan to the City Planning Commission for review
- No building permits will be issued until a Final Development Plan (FDP) is approved by the City Planning Commission

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## Analysis

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- Reactivates a currently vacant lot and four existing buildings
- Creates continuity and increased walkability
- Increases housing opportunities
- Introduces business opportunities
- Final design of building will be reviewed by the Historic Conservation Board
- Consistent with *Plan Cincinnati* (2012) and the *Over-the-Rhine Comprehensive Plan* (2002)



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## Findings

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It is the opinion of staff of the Department of City Planning that the Major Amendment to the Concept Plan and Development Program Statement is in compliance with the requirements of §1429-12 *Amendments to a Planned Development Concept Plan* of the Cincinnati Zoning Code.

The proposal is consistent with the purpose of the Planned Development District Regulations.



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

1. **APPROVE** the proposed change in zoning at 1621 Logan Street from CC-A (Commercial Community-Auto) to PD-76 (Planned Development #76);
2. **APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #76, Liberty and Elm, as specified on pages 2-3 of the report; and
3. **ADOPT** the Department of City Planning Findings as detailed on page 9 of the report.

