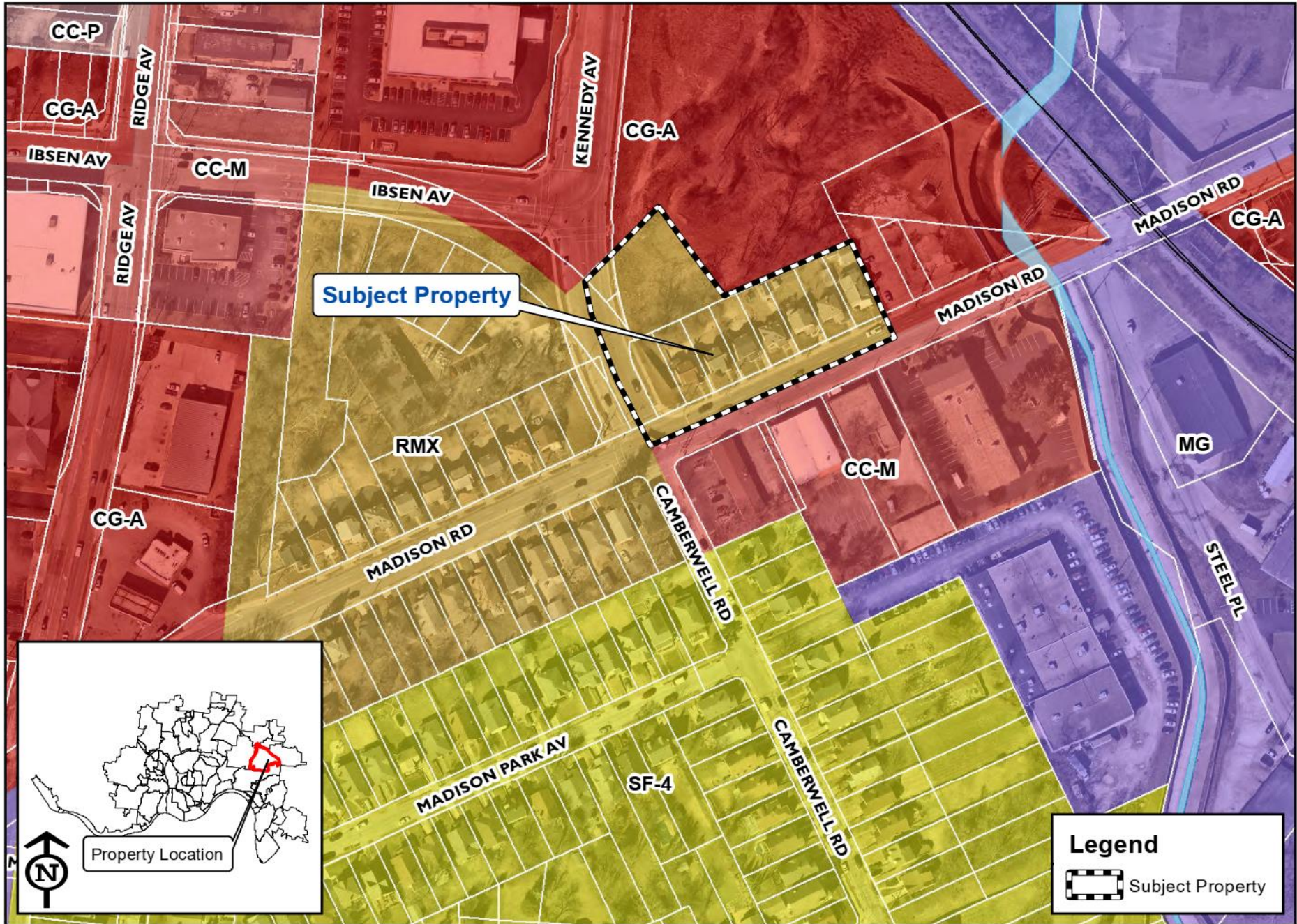


Proposed zone change from RMX to CG-A along Madison Road and Kennedy Avenue in Oakley

Economic Growth & Zoning Committee
February 2, 2021

Ex.A - Proposed Zone Change from RMX to CG-A at 3628-3640 Madison Rd. in Oakley



Background

- Morelia Group, LLC is requesting a zone change from RMX (1-3 family housing) to CG-A (auto-oriented commercial)
 - 1.5374 acres
 - Currently contains several homes and vacant property
 - Owners have agreed to sell their property and support the zone change
 - Proposal to build Swenson's drive-in restaurant and 14,000 square feet of commercial/restaurant space











Analysis

- Madison Road is a major east-west artery through the City
- Since the Kennedy Connector was built, this area has seen an increase in commercial development
- The Commercial General – Auto (CG-A) zoning district permits the proposed uses and is adjacent to the subject property
- The proposed development is consistent with surrounding land uses in this area
- The applicant is making transportation improvements at this corner, which residents have said has been an issue

Coordinated Site Review

- The proposed zone change was reviewed by the Coordinated Site Review (CSR) team on 11/10/2020
- CPRE200103
 - No objections, but some additional items will be needed to obtain permits
 - Subdivision
 - Full CSR letter attached as Ex. D

Public Comment

- First public staff conference held November 16, 2020
 - Notice sent to all property owners within 400 feet of proposed area
 - 8 people attended along with applicant and City staff
 - Mostly supportive, one person questioned the need for more commercial development
- Second public staff conference held December 16, 2020
 - Notice sent to all property owners within 400 feet of proposed area (one property added to notice for additional area)
- Letter of support from Oakley Community Council (Ex. E)
- One letter against (Ex. F)

Consistency with Plans

- *Oakley Master Plan (2019)*
 - “ensure new developments do not allow parking between building and street and encourage parking behind buildings” (page 59)
- *Plan Cincinnati (2012)*
 - Compete Initiative Area:
 - “target investment to geographic areas where there is already economic activity” (page 141)

Conclusions

The staff of the Department of City Planning supports the proposed change in zoning for the following reasons:

1. The proposed zone change will facilitate future commercial development along one of the city's main east-west thoroughfares. This future development will be consistent with the existing surrounding built environment and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to “target investment to geographic areas where there is already economic activity”. It is also consistent with the *Oakley Master Plan* (2019) within the Investing in Our Businesses focus area.

Recommendation

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

APPROVE the proposed zone change from Residential Mixed (RMX) to Commercial General – Auto Oriented (CG-A) at 3628-3640 Madison Road in Oakley.