

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 7
August 1, 2025**

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

GENERAL INFORMATION:

Location: 12 parcels bound by Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south (see Exhibit A), with a primary address at 3425 Burnet Avenue, Cincinnati OH, 45229.

Petitioner: Gavin Thomas, Burnet Square Apartments LLC
4016 Townsfair Way, Suite 201, Columbus OH, 43219

Owners: Avondale Rentals LLC
3333 Burnet Avenue, Cincinnati OH, 45229

Bace Properties
3333 Burnet Avenue, Cincinnati OH, 45229

Hamilton County Land Reutilization Corporation
3 E. 4th Street, Cincinnati OH, 45202

NTP Development LLC
3440 Burnet Avenue, Suite 130, Cincinnati OH, 45229

Request: A zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) at 3425 Burnet Avenue in Avondale, in order to construct a seven-story residential complex with ground-floor retail space and garage parking as Phase 1 of the “Burnet Quarter” development.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Plat
- Exhibit C – Title Sheet
- Exhibit D – Concept Plan
- Exhibit E – Site Context Diagram
- Exhibit F – Existing Site Survey
- Exhibit G – Vertical Mixed-Use Diagrams
- Exhibit H – Building Section Diagrams
- Exhibit I – Development Program Statement
- Exhibit J – Legal Description
- Exhibit K – Control of Property Certification
- Exhibit L – Coordinated Site Review Letter
- Exhibit M – Avondale Letters of Support
- Exhibit N – Additional Public Comment

BACKGROUND:

The subject property is an approximately 1.98 acre site consisting of 12 parcels, with the primary address at 3425 Burnet Avenue in Avondale (see Exhibit A). It is located within the Burnet Avenue Neighborhood Business District and is adjacent to Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south. The site is mostly vacant and cleared, except for an unoccupied three-story apartment building located along Northern Avenue that will be demolished. The site was previously occupied by five residential buildings, consisting of single-family and small-scale multifamily units, and a gas station that were all demolished between 2017 and 2021. Two of the lots fronting Burnet Avenue were previously occupied by auto-mechanic shops that were demolished in 2006.

The project is being undertaken by Steiner + Associates (Steiner) in partnership with Uptown Consortium Inc., Civitas Development Group, and Continental Development Ventures. The petitioner, on behalf of Steiner, is requesting a zone change to a Planned Development district to facilitate a new mixed-use development on the site. Steiner entered a Purchase and Sale agreement (Exhibit K) with NTP Development on May 4, 2024 for all the subject parcels, conditioned on approval of a Final Development Plan. This subject project, “Burnet Square,” is anticipated to be the first of several developments in the broader “Burnet Quarter” initiative to revitalize the Burnet Avenue Neighborhood Business District.

ADJACENT LAND USE AND ZONING:

The subject property consists of 12 individual parcels to be consolidated, with the westernmost eight parcels currently zoned Residential Mixed – Transportation Corridor (RMX-T), and the easternmost four parcels currently zoned Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T). The adjacent zoning and land uses are as follows:

North:

Zoning: Residential Mixed – Transportation Corridor (RMX-T), Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T)
Use: Single-family homes, Rockdale Academy.

East:

Zoning: Planned Development #50 – Burnet-Northern (PD-50)
Use: Medical offices, Sweets & Meats BBQ restaurant.

South

Zoning: Planned Development #52 – Ronald McDonald House (PD-52), Institutional-Residential (IR)
Use: Ronald McDonald House Charity residences, Cincinnati Children’s Hospital.

West:

Zoning: Residential Mixed – Transportation Corridor (RMX-T)
Use: Single-family and small-scale multifamily homes.

PROPOSED DEVELOPMENT:

The Concept Plan (Exhibit D) and Development Program Statement (Exhibit I) propose a seven-story mixed-use building called “Burnet Square” that contains the following components:

Component	Quantity	Square Footage
Residential	Up to 344 units	Up to 300,000 sq. ft.
Commercial	2 commercial spaces	Up to 15,000 sq. ft.
Parking	Up to 350 spaces	Not Applicable

Burnet Square is the first project in the broader “Burnet Quarter” initiative, which aims to transform Burnet Avenue into a vibrant mixed-use district, including multifamily residences, condominiums, affordable housing, a hotel, short-term rentals, office space, and retail. The Planned Development district is expected to be expanded to include additional projects and land area at a later date, as the Burnet Quarter initiative progresses.

Buildings

The Concept Plan and Development Program Statement propose one mixed-use building on the site, with a maximum floor area of 315,000 square feet and a maximum height of 85 feet. The building will total seven stories, but due to the site grading, will appear as five stories on Burnet Avenue, six stories on Erkenbrecher Avenue, and the full seven stories on Northern Avenue (see Exhibit H). The two lower, partially concealed levels are stepped into the existing slope and will serve as the structured parking areas.

The setback along all three public roadways shall be a minimum of zero feet and a maximum of 12 feet. The side yard setback adjacent to 334 Erkenbrecher Avenue shall be five feet with a five foot landscape buffer, and the side yard setback adjacent to 327 Northern Avenue shall be 20 feet with a ten foot landscape buffer. Accessory structures on the site may include refuse storage areas and fencing in compliance with sections 1421-33 “Fences and Walls,” and 1421-35 “Refuse and Storage Areas.”

Parking

The building will be served by two levels of structured parking, providing up to 350 spaces. The lower parking level will be accessed from Northern Avenue, and the upper parking level will be accessed from Erkenbrecher Avenue. The petitioner has expressed interest in adding on-street parking along the Burnet Avenue frontage, pending comments and review from the Department of Transportation and Engineering at a later date.

Signage

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M), and building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the north, east, and south building elevations fronting the public roadways. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. Building identification projecting signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to “Burnet Square,” or the final name of the building/apartment community.

Schedule

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction anticipated to begin in early 2026 and completion by the end of 2027.

Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

Category	Permitted Uses
Residential Uses	<ul style="list-style-type: none">• Permanent residential:<ul style="list-style-type: none">○ Single-family dwelling○ Attached single-family dwelling○ Two-family dwelling○ Attached multifamily dwelling
Public and Semipublic Uses	<ul style="list-style-type: none">• Day care center
Government Facilities and Office Uses	<ul style="list-style-type: none">• Offices• Park and recreation facilities
Commercial Uses	<ul style="list-style-type: none">• Banks and financial institutions• Business services• Eating and drinking establishments:

	<ul style="list-style-type: none"> ○ Convenience markets ○ Drinking establishments ○ Restaurants (full service & limited) ○ Food markets ○ Food preparation ● Hotels and commercial lodging ● Loft dwelling units ● Maintenance and repair services ● Medical services and clinics ● Offices ● Personal instructional services ● Personal services ● Parking facilities ● Retail sales ● Recreation and entertainment: <ul style="list-style-type: none"> ○ Indoor ○ Small-scale
Agriculture and Extractive Uses	<ul style="list-style-type: none"> ● Gardens
Accessory Uses	<ul style="list-style-type: none"> ● Refuse storage areas

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be 1.5 contiguous acres.*

The proposed zone change area is approximately 1.98 contiguous acres.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate one building on the site for Phase 1. The Planned Development is anticipated to expand and incorporate multiple buildings in future Phases.

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

- f. ***Urban Design Overlay District*** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. ***Plan Elements*** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibits D and I) that include sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Schedule*** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction to begin in early 2026 and completion by the end of 2027.

- d. ***Preliminary Reviews*** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process, including the City's Metropolitan Sewer District, Stormwater Management Utility, and Greater Cincinnati Water Works (see "Coordinated Site Review"). No concerns were identified. Additional plans will be submitted as part of the Final Development Plan.

- e. ***Density and Open Space*** – *Calculations of density and open space area.*

Approximately 96% of the site will be occupied by the proposed building, leaving approximately 4% of the site to be occupied by the proposed buffer yard. The project proposes a maximum density of 344 units, or one unit per 250 square feet of site area.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement, but requires significantly more detail than the Concept Plan. Approval of the Final Development Plan will allow the petitioner to obtain the necessary permits for development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

A zone change request to Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) and the Concept Plan were preliminarily reviewed by all City departments and reviewing agencies through the City's Coordinated Site Review (CSR) process in January of 2025. The petitioner was given a copy of the comments from each department (Exhibit L).

During the CSR, the Department of City Planning and Engagement Zoning Division identified that the proposed project would still require relief after the requested rezoning to CN-M-T, including variances for the proposed height and buffer yard. The petitioner worked with staff to address Zoning's comments, and ultimately the request was modified to a zone change to a Planned Development district. No other objections were expressed.

The project will be required to undergo an additional CSR at the Development Design Review level when submitting for any Final Development Plans.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team has been actively engaged with the Avondale community. Letters of support were provided from the Avondale Community Council, the Avondale Business Association, and Avondale Development Corporation (Exhibit M).

A virtual Public Staff Conference was held on Monday, May 12, 2025 to discuss the proposed zone change to a Planned Development district. Notice was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. Six members of the public were in attendance, as well as staff from the Department of City Planning and Engagement and members of the applicant team. Attendees asked about the project's integration with the incoming Bus Rapid Transit route, bike infrastructure, and streetscaping on Burnet Avenue. No concerns were raised during the meeting.

Notice of the August 1, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. One letter was received from the public (Exhibit N) indicating support for the project, but requesting additional bike infrastructure, smaller commercial spaces, zero-foot setbacks, and voicing opposition to the inclusion of structured parking and the potential conversion of a traffic lane on Burnet Avenue into on-street parking. No other comments have been received.

CONSISTENCY WITH PLANS:

Avondale Quality of Life Plan (2020)

The Future Land Use Map in the *Avondale Quality of Life Plan (2020)* identifies the subject site as mixed-use and within a Neighborhood Center of Activity (p. 65). The mixed-use areas are described as a "mix of commercial (retail, office, restaurants, etc.) and residential uses [...] with commercial uses on the ground floor and residential uses above" (p. 63), and that "[R]etail uses should be focused in the Neighborhood Centers of Activity," "[b]uildings should be located at the sidewalk with pedestrian entrances on the main commercial corridor," and "[b]uilding heights should be consistent with surrounding structures, and no more than four stories" (p. 63). The plan also notes that "All areas in Neighborhood Centers of Activity should be zoned CC-P or CN-M, or another zoning designation that encourages increased pedestrian access and walkability" (p. 64).

The proposed project is consistent with this vision, as it proposes a mixed-use development with ground floor retail and upper-floor residential, abutting the sidewalk with pedestrian entrances on Burnet Avenue, and a height that is consistent with its surroundings. While the proposed height is more than the stated maximum of four stories, the surrounding context includes buildings of seven to twelve stories immediately adjacent to the site. The zone change to a Planned Development district also facilitates increased pedestrian access and walkability in accordance with the recommendations for the Neighborhood Centers of Activity.

The project is also consistent with the Sharing Success goal that "Avondale business districts are revitalized with service based and community serving businesses that support the health and vitality of the community" (p. 40)

and the strategy to “Identify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (p. 40). The proposed project is located within a Neighborhood Center of Activity and incorporates several site improvements, including streetscaping, business district parking, and creation of new residential and commercial spaces.

MLK-Reading Road Corridor Study (2014)

The proposed project is consistent with the *MLK-Reading Road Corridor Study (2014)*, particularly the guiding principle to “Stabilize existing housing fabric and Neighborhood Business Districts with appropriately scaled residential infill to increase connectivity to and around the Uptown” (p. 20), and the recommendation to “Locate residential infill and new development in neighborhoods of viability and within a 10 minute walking radius of the existing Neighborhood Centers” (p. 29). The subject site is located a half-mile (equal to a 10 minute walk) from the intersection of Martin Luther King Jr. Drive and Burnet Avenue, identified as the core of the Uptown District (p. 56), and is a catalytic project for the revitalization of the Burnet Avenue Neighborhood Business District.

Green Cincinnati Plan (2018)

The proposed project is consistent with the Built Environment goal of the *Green Cincinnati Plan (2018)* to “Encourage population density and transit-oriented development in appropriate locations through zoning and incentives” (p. 50). The project is a high-density development, with up to 344 units, located within the Uptown District, which is the second largest employment center in the city, and is along the incoming Bus Rapid Transit route, which will be the city’s highest-efficiency transit after completion.

Plan Cincinnati (2012)

The proposed project is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Create a more livable community” (p. 156) and the strategies to “become more walkable” (p. 157) and “support and stabilize our neighborhoods” (p. 160). It is also consistent with the Compete Initiative Area, and the strategy to “strategically select areas for new growth” (p. 118).

The project is a mixed-use development located within one of Avondale’s two Neighborhood Business Districts, is adjacent to one of the largest employers in the city, and is part of the Uptown Innovation District, the largest concentration of institutional and research facilities in the region. The proposed project is the first step in creating a vibrant and walkable business district in a critical area of the city that has been identified as a priority target for decades.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed Concept Plan and Development Program Statement are compatible with applicable plans (see “Consistency with Plans”) and surrounding land use patterns. Adjacent uses are mixed, with low-density residential to the north and west, and high-density institutional, office, and some retail to the east and south. The proposed project is designed to be an appropriate and harmonious transition between the two areas that will still make sense as the area continues to change.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The Planned Development will enhance the design of the project by allowing for a mix of complementary uses and increased flexibility for siting, enabling the project to better maximize

usage of the site. The proposed development as designed would not be permitted under either of the existing zoning districts (RMX-T and CN-M-T).

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed project provides productive use on a currently vacant site that was underutilized prior to any demolitions. The development under the base district regulations (RMX-T and CN-M-T) would still require relief for the proposed height and buffer yard. The PD zoning district allows the developer to be innovative in site development, combining quality site and building design and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

ANALYSIS:

The proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) will facilitate the construction of a productive, mixed-use development that will bring life to a currently underserved Neighborhood Business District located in a critical area in the city.

The proposed site, addressed at 3425 Burnet Avenue, is at the center of the Burnet Avenue Neighborhood Business District in Avondale, and directly adjacent to Cincinnati Children’s Hospital, a major anchor of the Uptown District, which is the city’s second largest employment hub and the core of Cincinnati’s healthcare and research industries. The site is a high-traffic area, with Cincinnati Children’s Hospital employing over 19,000 people and totaling nearly 2 million patient encounters a year,¹ and the Uptown District overall employing over 176,000 people and producing an annual economic impact of \$24.5 billion.² Additionally, the site is located along the upcoming Bus Rapid Transit (BRT) route, roughly a quarter-mile from the proposed Burnet Avenue stop.

This area is a critical piece of Cincinnati’s future vision for growth. Yet, at present, roughly 78% of land in the Burnet Avenue Business District is vacant.³ This project is a major first step in the development of this corridor, the neighborhood of Avondale, and the city as a whole. The key location is prime for a mixed-use, transit-oriented development similar to the proposed project. The Concept Plan outlines a high-density, pedestrian-oriented design with ground-floor retail and minimal setbacks that echo the vision for this corridor. Additionally, the retail, high-density residential, and structured parking components lay the required foundation for further investments in the area and set the urban design standard for future projects.

The vision for a revitalized, vibrant district at this location has been in the works for decades, starting with the *MLK-Reading Corridor Study (2014)*, and reiterated in the *Avondale Quality of Life Plan (2020)*. Work by the applicant to bring this particular project to life has been ongoing for nearly a decade, beginning in 2016. The applicant team has been in frequent communication with the Avondale community, and the project is supported

1 “Facts and Figures.” *Corporate Information*, Cincinnati Children’s Hospital. www.cincinnatichildrens.org/about/corporate/facts-figures. Accessed 21 July 2025.

2 “Job Density Drives Economic Impact of Uptown on the Cincinnati Metropolitan Area.” Uptown Consortium, 27 June 2024. www.uptowncincinnati.com/blog/2024/6/26/job-density-drives-economic-impact-of-uptown-on-the-cincinnati-metropolitan-area. Accessed 21 July 2025.

3 Approximate measurements taken from CAGIS Online.

by three major organizations within the neighborhood (Exhibit M).

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for a mix of uses, facilitates better urban design than the base zoning, and provides continued public engagement through all phases of the development.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement support the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for the mixed-use development “Burnet Square” for the following reasons:

1. The proposed development is consistent with the *Avondale Quality of Life Plan (2020)*, the *MLK-Reading Road Corridor Study (2014)*, the *Green Cincinnati Plan (2018)*, and *Plan Cincinnati (2012)*, and is well-supported by three major community organizations within Avondale.
2. The proposed project will be catalytic and transformative for an area of the city that has been continually highlighted as a key target for growth, investment, and new development.
3. The PD zoning is appropriate in the subject area in order to facilitate the construction of a project that would not otherwise be permitted under the base-zoning restrictions, but is still appropriate for the location and harmonious with adjacent land-use patterns.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take 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 in this report; and
3. **APPROVE** the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement