

# Proposed Zone Change from CC-M and RMX to a Planned Development in CUF

Economic Growth and Housing | **October 11, 2022**

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# Background

## November 2021

- City Planning Commission held the item to allow for more community engagement and plan revisions

## December 2021

- City Planning Commission denied the proposal
- Applicant withdrew application prior to City Council

	Units	Beds	Off-Street Parking Spaces	Buildings
<b>November 2021</b>	113	442	223 0.50 spaces/bed	2 Buildings + 3 Townhomes
<b>December 2021</b>	103	411	263 0.64 spaces/bed	2 Buildings
<b>August 2022</b>	103	365	227 0.62 spaces/bed	2 Buildings + 9 Townhomes

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# Proposed Development

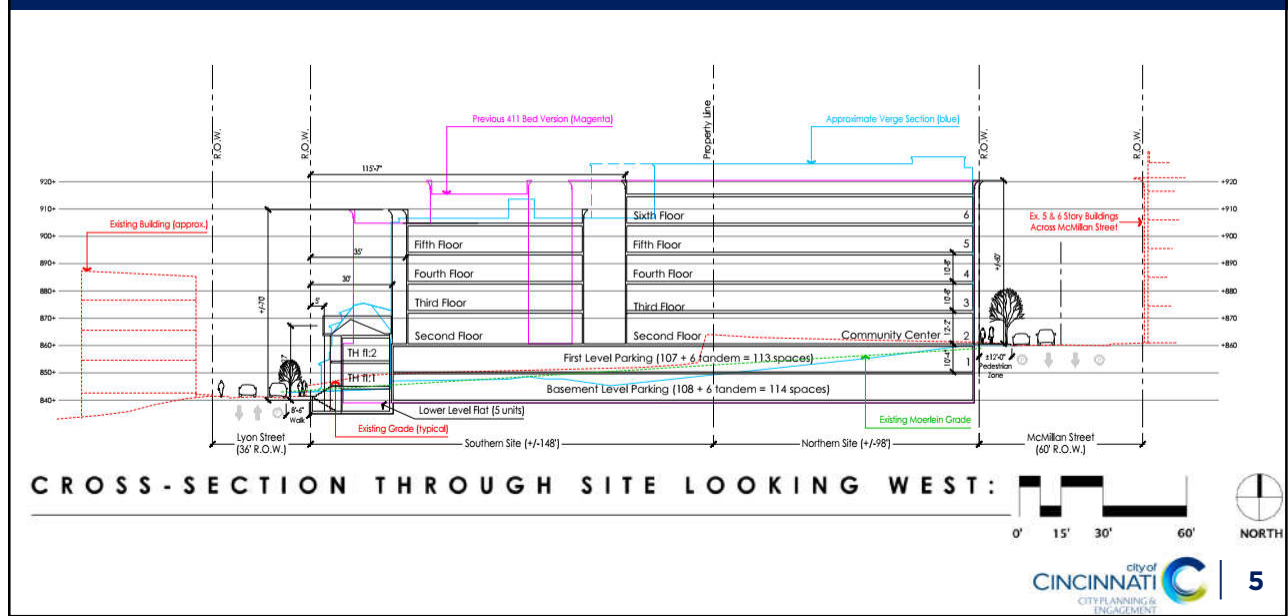
## Includes:

- 2 Residential Buildings over a 2-story parking garage
- 9 Townhomes
- 103 units (365 beds)
- 227 parking spaces (parking ratio of 0.62 spaces: bed)
- Residential amenities: leasing office, fitness center, co-working space



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# Proposed Development



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## Public Comment

### Staff Conference

- Held 8/25/22 via Zoom
- Notice to property owners within 400-feet, the CUF Neighborhood Association (CUFNA), Clifton Heights Community Urban Redevelopment Corporation (CHCURC), and the Clifton Heights Business Association (CHBA)
- Pleased with changes made since last year
- Concerns about lack of commercial space on the first floor
- Joint letter of support from CUFNA, CHCURC, and CHBA

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## Consistency with Plans

Plan Cincinnati

### Live Initiative Area

- Goal: “Provide a full spectrum of housing options, and improve housing quality and affordability”

### Compete Initiative Area

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

### Geographic Principles

- Urban Center: “Includes mid-to-high-rise vertical mixed-use buildings with ground floor retail and upper floor commercial or residential uses”

UAISS

### Future Development Opportunity

- Proposed development is within the area identified

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## Conclusion

- Will reactivate vacant and underutilized properties
- Consistent with *Plan Cincinnati* (2012) and other plans
- The PD Zoning is appropriate in the Clifton Heights Neighborhood Business District\*
- The applicant team has engaged the community and made revisions based on feedback
- Adds 103 units of student housing to the neighborhood
- Flexibility for commercial space on the ground floor dependent on market needs\*

\*with proposed modifications

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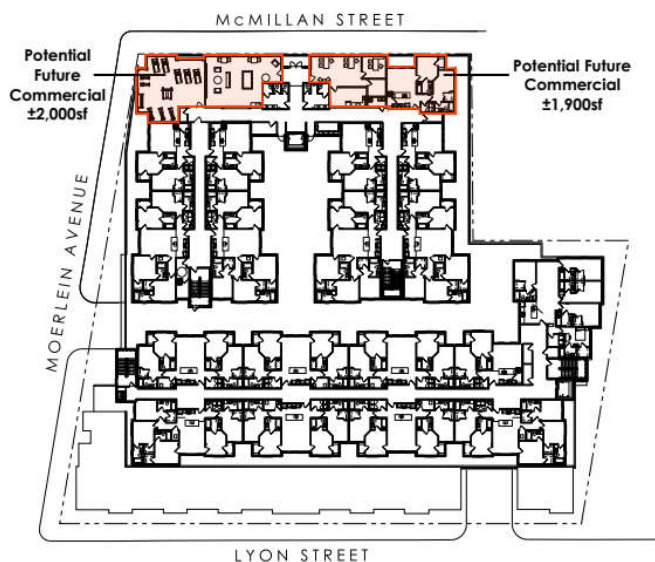
## Recommendation

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

1. **ACCEPT** the Concept Plan and Development Program Statement with the following modifications:
  - a) Revise the Concept Plan and Development Program Statement to include a mixed-use component along the W. McMillan Street facade. This revision should include a list of permitted uses and the maximum square footage;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from CC-M and RMX to PD for 115-125 W. McMillan Street and 124-142 Lyon Street in CUF.

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## Potential Retail Conversion



### Includes:

- 2 Potential Future Commercial Spaces
- Up to 3,900 sq. ft.
- Permitted uses match those of the current underlying zoning district, CC-M

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