

May 10, 2023

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager *SN* 202301357
Subject: Emergency Ordinance for the Rezoning of 3701 President Drive in the Villages at Roll Hill

Transmitted is an Emergency Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 3701 President Drive in the Villages at Roll Hill neighborhood from the SF-2, "Single-family," zoning district to the RM-2.0, "Residential Multi-family," zoning district to facilitate the construction of a community service facility.

The City Planning Commission recommended approval of the zone change at its May 5, 2023 meeting.

Summary:

The petitioner, Fay Limited Partnership, requests a zone change located at 3701 President Drive in the Villages at Roll Hill from the SF-2, "Single-family," zoning district to the RM-2.0, "Residential Multi-family," zoning district to facilitate the construction of a new Boys and Girls Club Community Center.

The City Planning Commission recommended the following on May 5, 2023, to City Council:

APPROVE the proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *JK*

May 10, 2023

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *KJK*

Copies to: Andrew Halt, City Planner, Department of City Planning and Engagement

Subject: Scheduling of Emergency Ordinance – Rezoning of 3701 President Drive in the Villages at Roll Hill

The above referenced Emergency Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated May 5, 2023;
- 3) The Emergency Ordinance (Transmitted by Law);
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.

May 10, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 3701 President Drive in the Villages at Roll Hill neighborhood from the SF-2, "Single-family," zoning district to the RM-2.0, "Residential Multi-family," zoning district to facilitate the construction of a community service facility.

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Motion to Approve: Ms. Kearney

Ayes: Ms. Beltran

Seconded: Mr. Samad

Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Stallworth
Mr. Weber

THE CITY PLANNING COMMISSION



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

SUBJECT: A report and recommendation on a proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.

GENERAL INFORMATION:

Location: 3701 President Drive, Cincinnati OH, 45225

Petitioner: Craig Abercrombie, Abercrombie & Associates, Inc.
Petitioner's Address: 8111 Cheviot Road, Suite 200, Cincinnati, OH 45247

Property Owner: Fay Limited Partnership
Owner's Address: 7778 East Kemper Road, Cincinnati, OH 45249

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Site Photo
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description
- Exhibit F – Coordinated Site Review (CSR) Letter CPRE230003
- Exhibit G – Public Comment

BACKGROUND:

The petitioner, Craig Abercrombie, on behalf of property owner Fay Limited Partnership, is requesting a zone change at 3701 President Drive in the Villages at Roll Hill from Single-family (SF-2) to Residential Multi-family (RM-2.0). The subject property is currently occupied by basketball courts and grass fields and is adjacent to the Villages at Roll Hill Community Center, which is a small building that hosts various community functions. The applicant wishes to change the zoning to facilitate the construction of a new Boys and Girls Club Community Center, since the current SF-2 zoning district does not permit a community service use. The new Boys & Girls Club Community Center will be significantly larger than the Villages at Roll Hill Community Center building and will be focused on providing services to area youth, although it will be available for other community functions as well. Following the zone change process, the applicant intends to request Conditional Use approval for a community service facility in RM-2.0 and any other necessary zoning relief. The parcel is not located in a Hillside Overlay District or Local Historic District. The total zone change area measured to the street centerline will be approximately 1.4269 acres after the lot is split from one larger parcel into two through the City's Minor Subdivision process. This project has been submitted for and is currently going through the Minor Subdivision process.

ADJACENT LAND USE AND ZONING:

The property is currently zoned Single-family (SF-2) and the proposed RM-2.0 zoning is the same for other adjacent parcels. The zoning and land uses are as follows (also see Exhibit A):

North:

Zoning: Residential Multi-family (RM-2.0)
Use: Multi-family buildings

South:

Zoning: Single-family (SF-2)
Use: Community center

East:

Zoning: Residential Multi-family (RM-2.0)
Use: Multi-family buildings

West:

Zoning: Single-family (SF-2)
Use: Single-family homes

PROPOSED DEVELOPMENT:

The applicant intends to construct a new Boys & Girls Club Community Center, which will provide daily services for area children and teens. This use has been determined to be a “community service facility” according to the Zoning Code.

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process. No departments had concerns about the proposed project, except to ensure utility coordination. Department comments are included in Exhibit F.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Tuesday, April 18, 2023 to discuss the proposed zone change. Members of staff from the Department of City Planning and Engagement and the applicant team were present, and four members of the public attended. All public attendees were either in support or did not state a position. Notice of the Public Staff Conference, as well as the May 5, 2023 City Planning Commission meeting, was sent to all property owners within 400 feet of the property, the East Westwood Improvement Association, and South Cumminsville Community Council. The Villages at Roll Hill currently does not have an active community council. There was one letter received in support of the project, which is shown in Exhibit G. The applicant has stated they will be hosting additional engagement events in the Villages at Roll Hill about the project in May 2023.

CONSISTENCY WITH PLANS:***Plan Cincinnati (2012)***

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “create a welcoming civic atmosphere” (p. 153), by providing a space where young people can gather and learn in healthy and positive ways.

CONCLUSION

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

1. The proposed zone is consistent with the existing surrounding zoning.
2. The proposed use is consistent with Plan Cincinnati’s Live Initiative Area.
3. The proposed use will benefit the area’s young people and has the support of community members.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Single-family (SF-2) to Residential Multi-family (RM-2.0) at 3701 President Drive in the Villages at Roll Hill.

Respectfully submitted:



Andrew Halt, AICP, PE (PA), City Planner
Department of City Planning and Engagement

Approved:



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