

**MINUTES OF THE
CITY PLANNING COMMISSION
OCTOBER 19, 2007
J. MARTIN GRIESEL CONFERENCE ROOM
TWO CENTENNIAL PLAZA – SUITE 700
805 CENTRAL AVENUE**

CALL TO ORDER

Mr. Faux called the meeting to order at 9:05 a.m.

Commission Members:

Present: Caleb Faux, Jacquelyn McCray, Donald Mooney, Scott Stiles, John Schneider and Roxanne Qualls.

Community Development and Planning Staff: Charles Graves, Margaret Wuerstle, Bonnie Holman, Caroline Kellam, Katherine Keough-Jurs, Rodney Ringer, Felix Bere and Steve Briggs.

Law Department:

Deborah Wyler Allison

APPROVAL OF MINUTES

Submission of the minutes from the October 5, 2007 Planning Commission meeting for approval.

Motion: Ms. McCray moved approval of minutes.
Second: Mr. Schneider
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

CONSENT ITEMS

ITEM #1 A report and recommendation on authorizing the grant of a permanent easement on City-owned property located at 567 Liberty Hill to Baymiller Investors, LLC for landscaping and the location of a fence which interest is not needed for any municipal purpose.

ITEM #2 A report and recommendation on authorizing the sale of surplus City-owned real property at 3930-32-34 Spring Grove Avenue for the revitalization of the Northside commercial district.

Motion: Mr. Mooney moved approval of Consent Items #1 and #2.

Consent Item #3 was held until a representative from the Park Board could be present.

Second: Ms. McCray
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

DISCUSSION ITEMS

Ms. Qualls asked that Item #3 be removed from the consent agenda to allow discussion. Ms. Wuerstle stated that a staff member from the Parks Department would be available to answer questions.

ITEM #3 A report and recommendation on authorizing the appropriation and expenditure of the sum of up to \$200,000.00 from the unappropriated surplus of the Park Board's Permanent Improvement Fund 752 for the purchase of property that is contiguous to the California Woods Nature Center.

BACKGROUND:

Property adjacent to the California Woods Nature Center is available for the purchase price of \$275,000. The property is triangular in shape and is 3.97 acres. It is bounded by Kellogg Avenue and the ramp from Kellogg to Salem Road. Private funders, including neighbors, have raised \$91,000 in earnest money to purchase the property, and the Board of Park Commissioners would like to use up to \$200,000 to contribute \$184,000 towards the purchase price of the property and to pay up to \$16,000 towards property improvements, including demolition of two small structures, the addition of naturalized landscape, and a trailhead that will provide access to California Woods trails. This property can also serve as a rest stop and a trailhead for the Ohio River Bike Trail, which is planned to pass by the site.

The property is zoned Riverfront Recreation and Residential (RF-R), which permits parks and recreation facilities.

RECOMMENDATION:

Department of Community Development and Planning staff recommended that City Planning Commission take the following action:

AUTHORIZE the appropriation and expenditure of the sum of up to \$200,000 from the unappropriated surplus of the Park Board's Permanent Improvement Fund 752 for the purchase of property that is contiguous to the California Woods Nature Center.

DISCUSSION

Mr. Mooney asked why this item was before the Planning Commission and Ms. Wuerstle explained that it was a purchase of property and needed the Commission's approval. Ms. Qualls asked if there was an anticipated funding source for operating funds and ongoing maintenance. Marijane Klug, of the Park Board stated that the property was a natural area contiguous to California Woods and would require little or no maintenance. She said that some extra funds had been used to raze a small building on the property. She went on to say that in the future the property could possibly be used as a trailhead for a bike/hike trail.

Motion: Mr. Schneider moved approval of Item #3.
Second: Ms. McCray
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

Mr. Faux asked that Item #7 be presented next due to a request from the applicant.

ITEM #7 A report and recommendation on the Kennedy Heights Neighborhood Business District Urban Design Plan and Urban Design Overlay District.

Ms. Katherine Keough-Jurs, Senior Planner presented this item.

PURPOSE

To gain approval for the Urban Design Plan (UDP) and Urban Design Overlay District (UDOD) as submitted by the Kennedy Heights Community Council.

BACKGROUND

In 2004, Cincinnati City Council allocated \$30,000 to the Kennedy Heights community for the preparation of a Market Feasibility Study for their Neighborhood Business District (NBD). The Market Feasibility Study was one of the recommendations in the Kennedy Heights Comprehensive Community Plan, which was prepared by the Community in conjunction with the Department of Community Development and Planning and adopted by City Council in 2003. Kennedy Heights contracted with consultants Kinzelman Kline Gossman (KKG) to prepare the Market Feasibility Study.

The study was completed in 2005 containing an assessment of the market capabilities of the Kennedy Heights NBD and Montgomery Road business corridor; and a series of recommendations for revitalization of the NBD, including preliminary design guidelines

Because the Market Feasibility Study contained elements often found in an Urban Design Plan, in April 2007 the Kennedy Heights Community Council requested that Cincinnati City Council adopt the Study as an official Urban Design Plan for the Kennedy Heights NBD.

In order to protect and enhance the physical character of the NBD, the Kennedy Heights Community Council also requested that the City designate the Kennedy Heights NBD as

an Urban Design Overlay District, as described in Chapter 1437 of the Cincinnati Zoning Code – *Urban Design Overlay District*.

THE URBAN DESIGN PLAN AREA

The boundary of the Kennedy Heights Urban Design Plan matches that of the Kennedy Heights NBD: along Montgomery Road from approximately Tyne Avenue to the municipal boundary with the City of Silverton (approximately Coleridge Avenue). The NBD boundary was set by the Kennedy Heights community in conjunction with Cincinnati Neighborhood Business Districts United (CNBDU), and is the NBD boundary officially recognized by the City of Cincinnati.

URBAN DESIGN GOALS

This Plan was guided, in large part, by the goals and objectives set forth in the Kennedy Heights Community Comprehensive Plan (2003). The Urban Design goals as stated in the Plan are as follows:

- Encourage restoration and renovation of existing owner-occupied units.
- Support renovation, restoration and reuse of historical properties significant to Kennedy Heights' history such as the funeral home structure (now the Kennedy Heights Arts Center) and property near the corner of Montgomery Road and Kennedy Avenue.
- Increase home ownership opportunities in Kennedy Heights.
- Encourage development of new homes.
- Improve the quality and environment of rental housing.
- Develop sufficient high-quality housing options to serve elderly residents who wish to continue to live in Kennedy Heights, as well as others who may choose to move into the community.
- Explore creating housing facilities for seniors at the intersection of Montgomery and Kennedy (old Furniture Fair/Kroger site) or explore the development of a Community Center or public institution.

PLAN OVERVIEW

The plan was developed through a series of public meetings, a market study, and consultant site visits. The primary parts of the Plan are the Market Assessment, The Vision, and the Implementation Strategy.

The Market Assessment

The Market Assessment describes the regional market influences on the Kennedy Heights area, reviews market data about Kennedy Heights specifically, introduces the consumer segments within a 5 minute drive of the Kennedy Heights NBD, and analyzes retail supply and demand.

Initial Market Findings in the study showed that 75% of all housing in the 5-minute drive area is in the \$50,000 to \$150,000 dollar range, and only 6.3% of the 5-mile area housing supply is in the \$200,000 to \$300,000 dollar range. According to the study, homes in this range attract young families, singles, and working class families. Substantial projected gains in median household income, combined with increasing household sizes suggest an

increased demand for consumer goods and household conveniences and amenities. This may put Kennedy Heights in a position to provide those services.

However, the Assessment found that in the Kennedy Heights NBD, the commercial market potential is limited by a lack of north-south transportation linkages. Competing local districts benefit from relatively better connectivity. Also, vacant and deteriorated properties, un-buffered parking and service areas, and a lack of property maintenance and upkeep have created a negative perception of the commercial district.

Therefore, future commercial and retail spaces should be geared toward neighborhood service uses, which benefit from local walk-up and drive-by patronage. The Arts Center, Playfield, and potential new school could anchor arts, cultural, and recreation-oriented uses within the district. Future new uses could include:

- Mixed-use developments
- Live-work spaces (as part of mixed-use projects)
- Cafes and specialty food vendors
- Booksellers
- Music-related venues
- Galleries and instructional spaces
- Alternative housing types to attract empty nesters, young professionals, and working families seeking larger homes and amenities
- Faith-based investment in senior housing, religious and social services, and recreation amenities

According to the Market Assessment, the keys to revitalization in Kennedy Heights include:

- Funding - Substantial change demands substantial investment
- Leverage of existing community strengths, such as the Arts Center, and the neighborhood's cultural diversity and cooperative energy
- Investment in housing (to meet current and future demand, support future retail, and increase income diversity of community)
- Implementation of appropriate zoning and design controls
- Enforcement of existing building codes - lack of maintenance and repair of private properties has a negative influence on perception of business district.
- Employment of a flexible tenanting strategy that builds off of the arts center, possible school, and business complex.

The Vision

The Vision for the Kennedy Heights NBD (found on pages 47-50) is one basic Vision in four alternative schemes, each building off the common notion of connecting the Arts Center and the Playfield through increased housing, reuse or revitalization of the former Kroger site, and a new proposed Business Complex on Montgomery Road.

Scheme A proposes connectivity between the Arts Center and the June Alexander Playfield through newly developed greenspace surrounded by new market-rate housing on Kennedy Avenue. The new housing would provide greater residential density near the

NBD. This Scheme features the adaptive re-use of the former Kroger building. Re-use could include a community center or family/senior services center. It also proposes the new Business Complex to be built as one building on Montgomery Road.

Scheme B is similar to Scheme A, but it depicts the potential to develop the proposed Business Complex in separate phases (rather than one larger floor-plate, as in Scheme A) based on alternative site acquisition, market absorption, and partnering scenarios. It also proposes new housing development at the north end of the playfield to increase housing and lower development costs

Scheme C depicts the potential for proposed redevelopment of the former Kroger site as a new Kennedy Heights school with additional building or interior space for shared recreational facilities and programmable community use.

Scheme D proposes new mixed-use construction on the former Kroger site, which may include housing, retail uses, and other services.

In all four schemes, new construction should be built to the front lot line, parking should be provided in the rear of buildings instead of in the front, and parking access should be consolidated to decrease curb cuts. All four schemes also include enhanced pedestrian crossings, wayfinding, and streetscape elements to establish the intersection of Kennedy Avenue and Montgomery Road as the gateway to the neighborhood.

The Implementation Strategy

The Implementation Strategy makes short, medium, and long-term recommendations about what steps to take to reach the Vision described in the Plan. The Implementation Strategy also identifies potential stakeholders who may be able to play primary or supporting roles in implementation.

Short-range Recommendations (to be addressed in 1 – 3 years) include:

- Working with City of Cincinnati Planning Commission and Council to establish the Urban Design Plan on the basis of the Market Feasibility Study as a means to establish greater influence on the future success of the business district revitalization.
- Working with City of Cincinnati Planning Commission and Council to establish an Urban Design Overlay District to safeguard future public and private investment and insure that future development is complimentary the community's vision for the district.
- Establishing a Not-for-Profit Community Improvement Corporation (CIC) or Limited Liability Corp. (LLC) to spearhead strategic implementation of planning goals and objectives. The CIC/LLC would work in cooperation with the KHCC, LISC (and/or other Community Building Orgs) on administrative assistance, site acquisition and financing.
- Working with Kennedy Heights Arts Center to leverage the Arts Center's programs and campus improvements into business district development opportunities. Consider partnering on the development of new shared parking area for daytime business use.

- Stepping up code enforcement of properties along the Montgomery Road and Kennedy Avenue Corridors. Maintaining safety and crime prevention efforts.
- Promoting reinvestment in existing housing stock and incentivize development of new market-rate housing alternatives along Kennedy Avenue.
- Continuing to work with CPS to determine status of the proposed neighborhood school. Work with CPS to gain site control of surplus property and ensure that future development aligns with accepted community vision for redevelopment.
- Promoting private reinvestment into neighborhood housing stock as a means to increase economic diversity within the primary trade area population.

Medium-range Recommendations (to be addressed in 2 – 5 years) include:

- Working with the City of Cincinnati, LISC, Private Developers and other potential partners to determine appropriate level of "gap" financing to support development of new market rate housing and commercial development on key district parcels.
- Partnering with Arts Center, MCAC, Developers and property owners to recruit Arts-related tenants, retailers, and service providers to the district.
- Developing initial marketing and promotional materials to support tenancing and recruitment activities.
- Creating streetscape improvements to promote re-investment into commercial and residential properties along Montgomery and Kennedy
- Implementing wayfinding enhancements that reinforce the Arts Theme and create a more identifiable civic/business district.
- Assembling property, as required, to gain control of key district sites.
- Implementing Façade Improvement program to assist area businesses in private improvement initiatives.

Long-range Recommendations (to be addressed in 3 – 10 years) include:

- Implementing an on-going district tenant recruitment and retention program
- Expanding geographic boundaries of community improvement efforts to address substandard housing and promote investment in mixed-income, owner occupied housing.
- Working with neighboring communities to develop a cooperative approach to community development and improve local competitive market position of associated business districts.
- Cooperating with KHCC to assess priorities and solicit development proposals for strategically important properties.

URBAN DESIGN OVERLAY DISTRICT

The Market Assessment determined that Kennedy Heights suffers from a negative perception of the NBD due to vacant and deteriorated properties, un-buffered parking and service areas, and a lack of property maintenance and upkeep. Standard design guidelines would help ensure that future development in the Kennedy Heights NBD is held to a higher standard and is more coordinated in appearance. In response, the Kennedy Heights Urban Design Plan recommends that an Urban Design Overlay District be adopted in the NBD. After a review of Chapter 1437 *Urban Design Overlay District*,

the Kennedy Heights community recommends the following applications to be subject for review, as detailed in § 1437-07. *Applications Subject to Review:*

1. Signs: Permits for the installation of all signs. (Standards S1, S2, S3, S4, and S5)
2. Awnings: Permits for the installation of all awnings. (Standard A1)
3. Mechanical Equipment and Utilities: Permits for the installation of all exterior mechanical equipment and utility service connections. (Standard M1)
4. Replacement Windows: Permits for the installation of replacement windows. (Standard W1)
5. Exterior Renovation or Alterations of Existing Structures: Permits for exterior renovations, alterations, or additions. (Standards R1 and R2)
6. New construction: Permits for all new construction. (Standard N1)
7. Demolition: Permits for all demolition. (Standard D1)

These development standards include all but those for Eating and Drinking Establishments and Franchise Establishments, and are identical to those reviewed in the Pleasant Ridge NBD, which is located less than one mile west on Montgomery Road. Adoption of an Urban Design Overlay District in Kennedy Heights would make the Kennedy Heights NBD UD #14 in Chapter 1437 *Urban Design Overlay District*.

COMMUNITY INVOLVEMENT

Kennedy Heights Community Council leadership initiated this planning process, and requested the UDOD as a means to help revitalize their NBD. Since 2004, there have been approximately 10 meetings in Kennedy Heights that were open to the public to discuss the Market Study, Urban Design Plan and UDOD. Two of those meetings, one in March 2007 and one in September 2007, were held specifically for property owners within the NBD. Because response to previous invitations had not yielded the participation sought by the Community Council, the most recent invitation also included a postcard for property owners to send in if they wished to be contacted personally. Although few took advantage of that option, the Community Council visited with some property owners onsite at their business during the day to discuss the future of the NBD. The Kennedy Heights Community Council voted on several occasions to approve the Urban Design Plan and UDOD, most recently on September 18, 2007.

COORDINATED CITY PLAN

The Corryville University Village Urban Renewal Plan conforms to the following goals and policies of the Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use, 1980:

1. Promote economic development and stabilize communities by planning for the retention, revitalization and in some cases the expansion of commercial land uses.
2. Promote the stability of communities by planning for new residential land use as well as for the retention and rehabilitation of existing residential land use.

CITY COORDINATION

The draft plan was circulated to all relevant City agencies in March 2007. Most comments received were specific to infrastructure needs for any new large-scale development at the CPS site. Any new development at that site would be required to follow the recommendations of all City agencies. The Plan was circulated again to departments in October 2007. No comments have been received to date, but any comments received can be incorporated into the Plan prior to City Council approval.

RECOMMENDATION

City Planning Staff recommended that City Planning Commission take the following action:

Approve the Kennedy Heights Urban Design Plan, dated September 2007.

Adopt the Urban Design Overlay District for Kennedy Heights and amend the text of the Cincinnati Zoning Code to include Kennedy Heights as UD #14 with the following Urban Design District Standards in place: S1, S2, S3, S4, S5, A1, M1, W1, R1, R2, N1, and D1.

DISCUSSION

Ms. Keough-Jurs gave a brief overview of the staff report and presented slides of maps and photographs of the Kennedy Heights community. She explained that in 2004, Cincinnati City Council allocated \$30,000 to the Kennedy Heights community for the preparation of a Market Feasibility Study for their Neighborhood Business District (NBD). Kennedy Heights contracted with consultants Kinzelman Kline Gossman (KKG) to prepare the Market Feasibility Study. She went on to say that because the Market Feasibility Study contained elements often found in an Urban Design Plan, in April 2007 the Kennedy Heights Community Council requested that Cincinnati City Council adopt the study as an official Urban Design Plan for the Kennedy Heights NBD.

Dr. Ernest Barbeau, President of the Kennedy Heights Community Council gave an overview of five unique characteristics of the neighborhood and business district. He stated that they were on the cusp of having an either a failed or successful business district. He concluded that the Kennedy Heights Urban Design Plan represented tools used by successful neighborhoods and would provide their neighborhood with a plan for success.

Mr. Kleat Menkin of Kinzelman Kline Gossman, gave an overview of his companies experience with Cincinnati communities and said that through these experiences he had gained an in depth knowledge of economic potential. He gave a brief history of the development of Kennedy Heights and went on to say that the community had an up and coming demographic that would patronize local businesses. He presented slides to illustrate community sites and mixed use streetscapes of the future.

Ms. Keough-Jurs stated that there were numerous community meetings and that efforts were made to invite and encourage business owners to attend and participate. She stated that most business owners were supportive and that the others had concerns with the additional standards.

Ms. Jen Hackman, stated that the Kennedy Heights Urban Design Plan followed the College Hill model and was based on community safety and a secure environment. She stated that the plan would help revitalize and reestablish pedestrian use and services.

Ms. McCray congratulated the community and staff on their good work on the Plan. She asked about the Urban Design Overlay District standards. Ms. Keough-Jurs explained the basic standards and procedures. She asked that, in the future, Zoning Code chapters be referenced in staff reports so that Commission members would be able to read them prior to the meeting.

Ms. Qualls congratulated the community and staff on their work and asked if the City had pursued purchase of the CPS site. Ms. Keough-Jurs responded that there had just been informal discussion on the matter. Ms. Qualls asked if reconnecting a street grid system through the CPS site at Kennedy and Montgomery Streets had been considered. Mr. Menkin responded that there was an underground water reservoir under the June Alexander Playfield that cannot be impacted and therefore, would eliminate the possibility of the through street. She said that she was fully in favor of the overlay district and asked if a system form based code could be considered for Kennedy Heights. Mr. Barbeau said yes.

Mr. Schneider stated that he felt the biggest concern was transportation. He suggested that parking meters be used in the business district and noted successful use in other areas.

Mr. Faux stated that the Kennedy Heights Urban Design Plan was an impressive piece of work and congratulated the community and staff. He added that it was good to see a community taking that level of interest and responsibility for their future.

Mr. Roger Bien, 6541 Montgomery Road property owner, said that he would like to compliment the people who were trying to “stem the flow of decay in the neighborhood and improve the overall situation”. He felt that placing more restrictions on property owners with respect to use and changes to their property acted as a deterrent to the investment and the flow of private capital into the neighborhood. He stated that the only people that received the information had to attend the Community Council meetings or specifically requested it. He felt that most residents did not understand the Overlay District and needed additional information. He asked that the Planning Commission table the matter and asked that the staff report be mailed to all property owners.

Ms. Qualls asked Ms. Keough-Jurs the methods used to notify property owners. Ms. Keough-Jurs stated that the notification process was listed on page 8 of the Plan and that in March and September of 2007 each property owner in the business district was

contacted to invite them to attend two informational meetings. In addition, due to the low turnout at the first meeting, the second notice contained a card inviting property owners to call staff for information or with questions if unable to attend the second meeting. Ms. Keough-Jurs said that she had received calls and provided information. Ms. Qualls acknowledged that staff had systematically attempted to contact the appropriate property owners in the business district.

Ms. Qualls stated that the “Go Cincinnati” study efforts have shown that the heaviest level of economic investment as well as economic return the City will anticipate over the future will be the I-71, Montgomery Road, Madison Road corridor. Currently the Kennedy Heights business district may look unattractive, but in the next five to fifteen years that corridor will see tremendous investment. She complimented the community in their visionary work and creating a Plan for the future.

Mr. Mooney reminded residents that the Plan would be presented to the City Council for approval and any in opposition would have another chance to voice any concerns.

- Motion:** Mr. Mooney moved approval of Item #7.
- Second:** Mr. Schneider
- Ayes:** Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
- Nays:** None, **motion carried**

Ms. Qualls and Ms. McCray suggested that the room be rearranged to better view the PowerPoint slides in future meetings.

ITEM #4 A report and recommendation on a zone change request for property at 2600 and 2163 Harrison Avenue, 2722, 2726, and 2728 Faber Avenue in the community of Westwood.

Mr. Felix Bere, Senior Planner presented this item.

GENERAL INFORMATION:

Request: On June 26, 2007, the Economic Development Committee passed a motion instructing the administration to commence a study on the potential rezoning of 2600 Harrison Avenue, 2163 Harrison Avenue, 2722 Faber Avenue, 2726 Faber Avenue, and 2728 Faber Avenue in Westwood. The motion was prompted by a communication from Jim McNulty, president of the Westwood Civic Association dated June 22, 2007 that vacant City controlled property in their community be rezoned. The City Planning Commission was informed about the pending zoning study on July 6, 2007.

Representative: Jim McNulty, President
The Westwood Civic Association
P.O. Box 11466
Cincinnati, OH 45211

Purpose: The Westwood Civic Association (WCA) requested that five parcels (at 2163 and 2600 Harrison Avenue and 2722, 2726 and 2728 Faber Avenue be rezoned) to improve the ratio of single-family to multi-family housing in their community.

Staff Conference: On July 12, 2007, a staff conference was held to review recommendations for the proposed zone changes on the properties in Westwood. All in attendance spoke in support of the study and proposed changes. Staff has no knowledge of anyone from the community opposing the requested zone.

PLANS:

The proposed zone changes support the goals and policies of The Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use (CPC December 1980). Construction of single-family housing units will support the goals and objectives of the plan.

FINDINGS:

The following section addresses each property individually. The information includes the proposed district, the adjacent zoning districts and the rationale for the proposed zone change. The current zoning on each property proposed for rezoning has been the same since 1963. The equivalent multi-family zoning classifications were retained in the current zoning code.

Area A: Property at 2163 Harrison Avenue is proposed to be rezoned from RM-1.2 Multi-Family District to SF-4 Single-Family High Density District.

Adjacent Zoning Districts: North of Harrison Avenue is an RMX and an RM-1.2 Multi-Family district. On the East fronting Talboth Avenue is a multi-family RM-1.2 zone. To the South fronting Talboth is a SF-4 Single-Family district. There is an RM-1.2 Multi-Family zone to the West of the site.

Rationale: The property is 0.48 acres in size (21,605 SF) and could be developed with four to six new single-family dwellings if rezoned to an SF-4 zone. The property is now vacant after the removal of a multi-family structure considered a nuisance by the community. Rezoning this property to SF-4 will facilitate redevelopment of property for single-family uses which is favored by the community. Staff, however, feels the property could be redeveloped for either single-family or multi-family because of its location and the land uses in close proximity.

Area B: Property at 2722, 2726 and 2728 Faber Avenue is proposed to be rezoned from RMX-Residential-Mixed to SF-6 Single-Family Medium Density District.

Adjacent Zoning Districts: An RMX district is located to the north and an SF-6 district is located to the south, east and west.

Rationale: The property is 0.88 acres in size (38,458 SF) and could be developed with up to five new single-dwellings if rezoned to SF-6 zone. Current uses are consistent with SF-6 uses. In addition, it is anticipated that rezoning the properties to SF-6 will attract more development than the current zoning. Additionally, the construction of single-family dwelling units at this key location along a residential street will render the street more attractive and hence promote appreciation of the properties in the area.

Area C: Property at 2600 Harrison Avenue from RM-1.2 Multi-Family District to SF-6 Single-Family Medium Density District.

Adjacent Zoning Districts: An RM-1.2 zone is located to the north, east, and west of this property. An RM-2.0 is located to the south of the site.

Rationale: The property is 0.64 acres in size (27,806 SF) with a width of 61 feet and a depth of 419 feet. Staff does not support the rezoning because it will result in “spot zoning”.

Community Response:

The Westwood Civic Association (WCA) supports the change of zoning as described in this report. The WCA wants to see a decrease in density on the three sites by changing to an SF-4 District for Area A and an SF-6 District for Area B and Area C in order to protect the community from negative impacts associated with higher density development in the area. The community also hopes that by curtailing the dwellings to multi-family dwelling units, the community will achieve a better ratio of single-family to multi-family dwelling units.

CONCLUSIONS:

1. Available plans including The Coordinated Comprehensive Plan, Volume 2: Strategies for Comprehensive Land Use’s goals and objectives recommend specific uses including single-family for the area.
2. The zone changes were requested by Westwood Civic Association
3. Staff has received communication from WCA supporting the zone changes.
4. Staff has no knowledge of anyone from the community opposing the requested zone changes.
5. Area A and Area B adjoin an existing SF-4 and SF-6 respectively.
6. Area C will be rendered non-conforming if rezoned from an RMX to an SF-6.
7. Staff, consistent with sound planning practices and standards, does not support any zone changes that result in “spot zoning”.

RECOMMENDATION:

The staff of the City Planning Department recommended that the City Planning Commission take the following actions:

1. Approve a zone change for property at 2163 Harrison Avenue from RM-1.2 Multi-Family District to an SF-4 Single-Family High Density District (Area A).
2. Approve a zone change for property at 2722, 2726 and 2728 Faber Avenue from an RMX-Residential-Mixed District to an SF-6 Single-Family Medium Density District (Area B).
3. Disapprove a zone change for property at 2600 Harrison Avenue from an RM-1.2 Multi-Family District to an SF-6 Single-Family Medium Density District (Area C).

DISCUSSION

Mr. Bere gave an overview of the staff report and presented PowerPoint slides of maps and photographs of the area. He explained that three City-owned sites were being considered in this zone change study and gave a brief description of each site.

Mr. Mooney stated that he was concerned that Area C would create a spot-zoning situation. Ms. Qualls asked if Area C was vacant and Mr. Bere said that it was. Mr. Mooney asked if the adjacent properties were occupied and Mr. Bere said that they were occupied.

Mr. Bere stated that the majority of properties in the Area C were multi-family and that there were no adjacent single-family properties. Ms. Qualls said that it was an unattractive piece of property. Mr. Faux commented that it had a steep slope. Mr. Bere said that the site was 61 X 400 feet and was minimally developable.

Ms. Qualls asked why there was no transition from the multi-family zones when the Zoning Code was changed. Mr. Faux said that in the absence of a Comprehensive Plan the zoning was based on the existing land use at the time. Ms. Qualls stated that the many unimproved and poorly maintained properties on Harrison Avenue were unpleasant and needed to be corrected. Mr. Graves felt that the possible addition of multi-family units concerned the community and perhaps would be an opportunity to keep the site as greenspace. Mr. Schneider said that the space could possibly be used as parking for adjacent buildings.

Mr. Stiles stated that if the City retained the site it would have to be maintained. Ms. Qualls said that perhaps the Westwood Civic Association would agree to accept the maintenance responsibility.

Mr. John Scess, on behalf of Jim McNaulty, President of the Westwood Civic Association, urged the Commission members to rezone the property to a Single-Family.

He said that the buildings on each side of the property were dilapidated and he planned to acquire all of the properties and use the resulting two-acre site for single-family housing. He said that the long-range goal of the Westwood Civic Association was to reduce the overabundance of dilapidated multifamily housing in the community. Mr. Faux stated that it would be appropriate for Mr. Scess to request a change in zoning after he had acquired control of the properties. He went on to say that he understood staffs objection to creating a small island of single-family zoning surrounded by multifamily zoning and that the Planning Commission would not want to set that precedent. Ms. McCray agreed and stated that it was more sensible to look at rezoning multiple properties as opposed to a single site.

Ms. Wuerstle stated that a park designation could be used as a placeholder. Mr. Faux said that he felt that such a designation could cause a problem in the future.

Mr. Schneider stated that he felt it would be beneficial to table Recommendation #3 (Area C) to allow staff time to investigate suggestions that had been made. Mr. Graves stated that staff would talk with interested parties. Mr. Mooney suggested that if a neighborhood plan was done it would benefit the future plans of the community.

Motion: Mr. Mooney moved approval of Recommendation #1 (Area A) of Item #4.
Second: Ms. McCray
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

Motion: Mr. Mooney moved approval of Recommendation #2 (Area B) of Item #4.
Second: Mr. Schneider
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

Motion: Mr. Schneider moved to table Recommendation #3 (Area C) of Item #4.
Second: Ms. McCray
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: None, **motion carried**

ITEM #5 A report and recommendation on a proposed text amendment for Chapter §1413. Manufacturing District.

Mr. Rodney Ringer, Senior Planner presented this item.

PURPOSE: To obtain input and direction from the City Planning Commission (CPC) on the proposed zoning text amendments to the Manufacturing District of the Cincinnati Zone Code.

BACKGROUND:

At the July 6, 2007 meeting of the City Planning Commission, the Commission considered and approved amendments to modify the zoning regulations of the Chapter 1413 Manufacturing District for the creation of a new “MA” Manufacturing Agricultural District.

On September 11, 2007 staff presented the proposed text amendment to create the proposed “MA” Manufacturing Agricultural District and the requested zoning map amendment for the district location to the Economic Development Committee (EDC) of City Council. The Economic Development Committee voted to send the map amendment back to the City Planning Commission for reconsideration. The CPC removed the Gray Road Land Fill site from the study area. The EDC felt that the justification to remove the Gray Road Land Fill property from the study area was not clearly articulated by the CPC.

The EDC also sent the proposed zoning text amendment back to the CPC, because a resident from Winton Place felt that the neighborhood was left out of the discussions when changes were made by the Law Department and the Department of Community Development and Planning. The residents felt that there were a few items that still needed to be addressed in the text amendment.



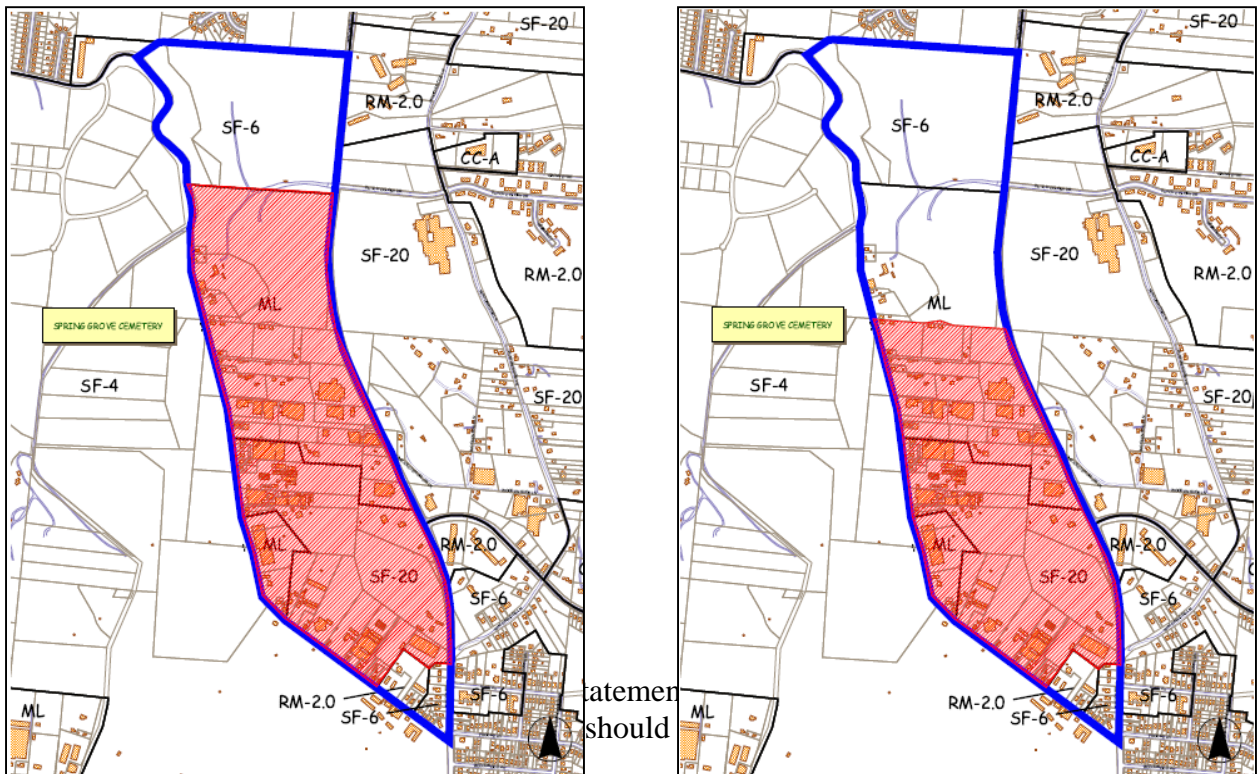
Figure 1: View of the Gray Road Land Fill site from Gray Road.

ISSUES:

After the decision by the Economic Development Committee on September 11, 2007, the Winton Place Land Use Committee (WPLUC) asked staff to add and change several items that they believe would create a district that would truly reflect their desires for the

neighborhood. The items below are the requested modifications from the WPLUC that reflects needs of the neighborhood:

1. Amend the map ordinance to include the Gray Road Land fill parcel in the MA District.



1413.03 . Specific Purposes of the Manufacturing Subdistricts.

The specific purposes of the manufacturing subdistricts are:

- (a) **MA Manufacturing Agricultural.** To create, preserve and enhance areas that are appropriate for single-family residential, agricultural, farming, low impact manufacturing and supporting commercial uses. Low impact manufacturing and supporting commercial uses may be permitted provided they meet specific performance standards and are buffered from residential uses. **Single-family residential is also encouraged in the district.**

3. Add a new definition statement to Chapter 1401. Definitions for “Low-Impact Manufacturing”.

1401-01-L19. Low-Impact Manufacturing

“Low-Impact Manufacturing” – means industry that does not pose a nuisance to adjoining property by reason of odor, noise, litter, lighting, runoff, hours of operation, traffic, underground seepage or unsightly conditions or other

conditions that compromise the quality of living or damage agriculture such as exhaust containing heavy metals or smoke, and other proven health hazards.

COMMUNITY RESPONSE:

The Winton Place Land Use Committee discussed the recommended changes with the planning administration on September 14, 2007. This information was shared with the Law Department on September 24, 2007. Staff also received nine letters from residents supporting the Winton Place Land Use Committee's changes.

CONCLUSIONS:

- The property within the study area is currently zoned SF-20 Single-family District, SF-6 Single-family District, RM-2.0 Residential-Mixed District and ML Manufacturing Limited District.
- The Economic Development Committee would like the City Planning Commission to revisit the concerns of the Winton Place Land Use Committee (WPLUC) regarding the study area boundaries and the text amendment for the creation of the "MA" District.
- The WPLUC would like to make two text amendment changes to the "MA" Manufacturing Agricultural District that was previously approved by the City Planning Commission (CPC) on July 6, 2007.
- The WPLUC would also like for the CPC to change the approved map boundaries of the new MA District to include the Gray Road Land Fill property.
- There is support from most of the property owners in the study area.

RECOMMENDATIONS:

The City Planning Department staff recommended that the City Planning Commission take the following action:

1. Approve the requested text revisions to the previous approved "MA" Manufacturing Agricultural District Regulations.
2. Approve a map amendment that would include the Gray Road Land Fill property in the MA District.

DISCUSSION

Mr. Ringer gave an overview of the staff report and presented PowerPoint slides of maps and photographs. Mr. Mooney asked that Mr. Ringer clarify why the Economic Development Committee (EDC) sent the issue back to the Planning Commission. Mr. Ringer explained that the EDC felt that the justification to remove the Gray Road Land Fill property from the study area was not clearly articulated by the Planning Commission. In addition, a resident from Winton Place communicated to the EDC that he felt that the

neighborhood was left out of the discussions when the Law and Planning Departments made changes. The resident felt that there were a few items that still needed to be addressed in the text amendment. Mr. Ringer said that Planning staff met with residents in September 2007 and as a result of the meeting created the additional text amendments. He explained the text revisions and the map amendment, which would include the Gray Road Land Fill property.

Ms. Qualls left the meeting at 10:30 a.m.

Mr. Schneider left the meeting at 10:31 a.m.

Ms. McCray asked the allowable density of single-family residences in the MA District and Mr. Ringer responded SF-20. Mr. Ringer explained that residents wanted the single-family designation noted prominently in the text.

Mr. Faux asked for additional clarification as to the reason the item was returned to the Planning Commission. Mr. Ringer explained that the Committee members wanted the Planning Commission to reconsider the removal of the Gray Road Land Fill property from the MA District. Mr. Faux asked Mr. Ringer how clearly the logic for removing the property was conveyed to the Economic Development Committee. Mr. Ringer stated that staff was not given the opportunity to explain the reasons. Mr. Mooney asked if C. Francis Barrett, representing Gray Road Fill, Inc. owners had the opportunity to speak before the Committee. Mr. Barrett responded that he was allowed a brief presentation. Mr. Barrett said that the Committee did not say to reconsider changes to the decision, they wanted clarification of the rationale.

Ms. Qualls returned to the meeting at 10:33 a.m.

Mr. Schneider returned to the meeting at 10:34 a.m.

Mr. Barrett reminded the Planning Commission members that on July 6, 2007 they voted unanimously to remove the Gray Road Land Fill property from the MA District. He reviewed the reasons that he had given at the July 2007 Planning Commission meeting and gave an overview of the property history. He stated that the MA classification was not appropriate for the property and that the most appropriate zoning classification for the landfill property would be a Planned Development District (PD). He said that the property owners did not currently have specific development plans for the property at the time. He asked the Planning Commission to reaffirm its unanimous decision of July 6, 2007. Mr. Faux asked Mr. Barrett if he had any issue with the proposed text changes. Mr. Barrett stated that if the landfill property was removed from the MA District they had no problem with the text changes.

Mr. Mooney stated that the definition of low-impact manufacturing seemed subjective and would be difficult to enforce.

Ms. Qualls stated that a site within the district could be one of the many uses listed. She asked Mr. Barrett what uses would not be allowed that he would consider appropriate for the landfill site. Ms. McCray stated that there would also be a problem of interpretation

of the definition and enforcement. Mr. Graves stated that he was also concerned in terms with the performance measurements of the definition. He stated that if the Planning Commissioners wished, the Planning staff could work with community members and Zoning staff to craft a more solid and enforceable definition. Ms. Allison, of the Law Department stated that the definition was vague and would be difficult to enforce.

Ms. McCray left the meeting at 10:47 a.m.

Mr. Gary Robbins, Winton Place Community Council member and Spring Grove Village resident gave a brief history and rationale of the proposed definition and inclusion of the landfill property in the MA District. He stated that the community was a unique blend of light industry along with residential and agricultural uses. The text was moved from a purpose statement to a definition in order to ensure a balance in the MA Zoning District. He thanked the City and staff for working with the community.

Ms. Qualls asked if there were any definitions in the Zoning Code that would be enforceable. Mr. Graves stated that there was not a definition for light industrial uses. Ms. Wuerstle explained that the old M1 District did not permit commercial uses. The new Manufacturing Light (ML) District includes commercial, which was not desired by the community members. Mr. Mooney further explained that due to the uniqueness of the area, the residents preferred light industry to commercial. Mr. Ringer added that accessory commercial uses were permitted.

Ms. McCray returned to the meeting at 10:52 a.m.

Ms. Leslie Poindexter stated that residents wanted to preserve the unique character of the community. She described local industrial and agricultural uses and explained that they coexisted harmoniously. She went on to describe the gardens in the area and stressed the necessity to preserve the green space.

Mr. David Rosenberg stated that the old M1 zoning protected the community and they wanted a similar protection with the new code. He stated that the community members did not desire stand-alone commercial use, or additional multifamily uses and small lot single-family uses.

Mr. Barrett stated that an MA zoning designation would deter potential developers for the Gray Road Land Fill property. Ms. Wuerstle added that office use was permitted in the MA District.

Ms. Diane Mushaven, property owner adjacent to the Gray Road Land Fill, stated that her husband purchased the property six years before the landfill was established. She felt that the past 22 years had been a nightmare. She had to work with the City Health Department to create regulations and oversight for the facility. She stated that the site repeatedly expanded and ran a 24 hour dumpster operation. She said that if the Gray Road Land Fill was removed from the MA District the quality of life in the community would be drastically reduced.

Ms. Eileen Freshette, Wooden Hill Hollow Road resident, stated that the community was not against a PD but that the community wanted an appropriate baseline, which would be the MA zone. She said that the ML District would allow a great number of unfavorable uses. She requested that the Planning Commission members include the Gray Road Land Fill site in the MA District.

Mr. Mooney asked if the definition was taken from the old zoning code. Ms. Mushaven stated that it was taken from the definition of nuisances in the old code. Ms. Allison stated that the enforceability issue might have been the reason that language was not used in the new code.

Ms. McCray moved to table the text revisions and approve the map amendment item in order to allow time to clean up the definition language. Mr. Schneider seconded the motion and suggested that the entire item be tabled. Ms. McCray accepted the friendly amendment to table the entire item.

Ms. Wuerstle explained that the MA District had already been approved in July 2007 and that only the changes from what was previously approved by the Commission were being presented at this time.

Mr. Schneider stated that he would like staff to provide information on the history of the affected area and M1 designation.

Mr. Mooney stated that he would be in favor of approving the staff recommendation for the map amendment and holding the text amendment.

Ms. Wuerstle and Mr. Graves concurred that if tabled, the item could be returned to the Planning Commission on November 16, 2007.

Motion: Ms. McCray moved to table Item #5.
Second: Mr. Schneider
Ayes: Mr. Faux, Ms. McCray, Mr. Stiles, Mr. Schneider and Ms. Qualls
Nays: Mr. Mooney, **motion carried**

ITEM #6 A report and recommendation on a proposed text amendment for §1445-01 Purposes of Variances.

Ms. Wuerstle, Chief Planner presented this item.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments as related to the standards in the Zoning Code that can be granted relief by the Hearing Examiner through the variance process.

PROPOSED TEXT AMENDMENT:

§ 1445-01. Purpose of Variances.

The variance procedures are intended to provide a means by which relief from dimensional, numerical or locational standards may be granted from a particular application of the Cincinnati Zoning Code that is unreasonable and creates practical difficulties. Variances from the use regulations of this code are not authorized.

JUSTIFICATION:

The Zoning Code currently allows variances from dimensional standards only. Occasionally, variances are requested from numerical or locational standards of the Code such as the number of parking spaces, residential uses on the first floor in certain commercial districts or the location of an accessory structure. These types of variances cannot even be considered under the existing Code. There may be situations where such variances are warranted. The new language allows for additional flexibility while ensuring that the purpose and intent of the Zoning are upheld.

PUBLIC STAFF CONFERENCE:

The Planning Division staff held a public conference on this Zoning Text Amendment on Tuesday, August 14, 2007. Gary Wollenweber of Hyde Park stated that he spoke to other residents in the Hyde Park neighborhood about this text amendment. They believe that the Zoning Hearing Examiner can misuse this authority as has been done by previous Examiners through the allowance of front yard parking in residential areas. They believe this would give too much freedom and undermine the intent of the Zoning Code. Gary commented that specific issues (i.e. regarding allowances for drive-throughs) should be addressed as such through the Code and not through “blanket” measures such as this. Gary stated that Hyde Park Community Council was going to vote on this issue later that evening and was almost positive that they would vote to oppose this text amendment.

RECOMMENDATION:

The Department of Community Development and Planning staff recommended that the City Planning Commission approve the requested text amendment.

DISCUSSION

Ms. Wuerstle explained that the item had been presented to the Planning Commission previously and it had not been approved. She gave a brief overview of the staff report and stated that Mr. Steven Kurtz, City Hearing Examiner was present to speak and answer questions.

Mr. Mooney stated that he was on the committee that worked on the new Zoning Code and felt that they did not intend to leave out the locational and numerical language.

Mr. Kurtz stated that under the old Zoning Code everything except use was eligible to be heard for a variance. The intention under the new Zoning Code was to continue to allow

variances for dimensional, locational and numerical issues. The two words, locational and numerical were inadvertently left out in the variance chapter of the new code. The text amendment proposal was presented to rectify the error. He stated that for the past three years he had continued to hear locational and numerical variance requests until the error was discovered and the Planning Commission disapproved the previous text amendment proposal. Approval of the text amendment will legitimize the process that has already been in practice. Based on the Planning Commission's disapproval the City stopped accepting variance requests for locational and numerical issues. He stated that there were currently approximately twenty such requests that were pending and residents were calling City Council members requesting relief. Mr. Faux stated that the relief came in the form of notwithstanding ordinances, which he felt, was a bad practice.

Ms. Qualls left the meeting at 11:32 a.m.

Mr. Raul Rosado, General Council for Cognis, described the longstanding business and stated that his client applied to build a new small warehouse on their property. He said that he received a letter explaining that the permit was denied because the warehouse accessory structure and needed a locational variance, which was not available due to the lack of language in the Zoning Code. He stated that Cognis wanted to stay in Cincinnati and continue to grow. He urged the Planning Commission to approve the text amendment.

Ms. Allise Bailey, Hyde Park homeowner stated that she wanted to rebuild her two-car garage. She described the location and the benefits for her family and stated that she wanted a process to obtain a permit for her garage. She said that young families are a benefit for the City and situations such as this frustrated residents and could drive people out of the City.

Mr. Schneider left the meeting at 11:35 a.m.

Mr. Ben Novosil, RWA Architects stated that they have several projects on hold due to the text amendment issue. He urged the Planning Commission members to approve the locational and numerical language to the Zoning Code.

Mr. Francis Barrett, attorney stated that all tracts of land were unique and variance procedures were essential to the administration of the Zoning Code. He stated that the City has been well served by Mr. Kurtz.

Mr. Carl Uebelacker, President of the Hyde Park Community Council, felt that having one person make decisions regarding zoning variances was a flawed process and should be changed to a three-person panel. He stated that Mr. Kurtz approved a majority of variance requests resulting in some unfortunate situations such as front yard parking. He felt that Mr. Kurtz made decisions without input from the Planning Department or Planning Commission. Mr. Graves responded that Planning staff are now required to prepare a report on every variance request.

Mr. Faux stated that as Mr. Barrett pointed out, no Zoning Code could be without a variance process. He felt that the Zoning Code would be in danger if the text amendment were not passed.

Mr. Mooney stated that if there were objections to Mr. Kurtz decisions they can be appealed at the Zoning Board of Appeals. Mr. Uebelacker stated that in order to appeal there was a \$500 fee that is a burden to the Community Council.

Ms. Geri Krause, North Avondale Neighborhood Association, felt that approving the text amendment would cause deterioration of neighborhoods. She stated that proper zoning increase property values and another solution should be found to deal with variance issues.

Mr. Malcom Montgomery, Co-Chair of the Clifton Town Meeting, stated that he was opposed to the text amendment because the language was too vague and broad. He distributed a copy of a resolution passed by the Clifton Town Meeting and gave a brief overview of the resolution.

Mr. Faux stated that it was not the committee's intent to leave out the numerical and dimensional language in the new code. Only the Hearing Examiner can grant a variance and residents can appeal to the Zoning Board of Appeals (ZBA). Mr. Mooney stated that staff should investigate the \$500 charge and determine if changes should be made to be more accommodating to Community Councils that want to appeal variance decisions.

- Motion:** Mr. Mooney moved approval of Item #6 and also stated that staff should look at alternatives for appeals to the ZBA by Community Councils.
- Second:** Ms. McCray
- Ayes:** Mr. Faux, Ms. McCray, Mr. Mooney and Mr. Stiles
- Nays:** None, **motion carried**

Mr. Carl Uebelacker objected to the Commission not letting him finish his presentation and he also objected to the vote without all Planning Commission members present.

Item #8 and Item #9 were presented and considered together.

ITEM #8 A report and recommendation on the conveyance of a portion of Theodore M. Berry Way as a part of the proposed 'The Banks' development.

Mr. Steve Briggs, Senior Planner presented Item #8 and Item #9.

BACKGROUND:

A portion of Theodore M. Berry Way located at the northwest corner of the intersection with Walnut Street is to be conveyed to the developer of The Banks. This specific conveyance was not part of the City Planning Commission's actions on August 16, 2007.

The land area consists of .0121 acres (527.076 square feet). The right-of-way is currently improved with sidewalk, curb and pavement. The land being conveyed will square off the abutting Lot 7 of The Banks Subdivision.

Lot 7 consists of Freedom Center Park and was part of a Plat of Subdivision for The Banks – Phase 1 approved on December 15, 2000 by the City Planning Commission. A Plat of Subdivision for The Banks – Phase 2 dedicated this portion of Theodore M. Berry Way and was approved on October 4, 2002.

RECOMMENDATION:

The staff of the Department of Planning recommended the City Planning Commission take the following action:

Approve the conveyance of a portion of Theodore M. Berry Way for, ‘The Banks’, development.

ITEM #9 BY-LEAVE A report and recommendation for the conveyance of a portion of Race Street and Lot 11 for, ‘The Banks’ development.

Mr. Steve Briggs, Senior Planner presented this item.

BACKGROUND:

A portion of Race Street and Lot 11 located south of Theodore M. Berry Way are to be conveyed to the developer of The Banks. These specific conveyances were not part of the City Planning Commission’s actions on August 16, 2007.

The portion of Race Street to be conveyed consists of 0.4 acres (17,424 square feet). The land area of Lot 11 to be conveyed consists of two sections; the first is approximately 0.7 acres (62,229 square feet) in size located between Race Street and Vine Street and the second is 0.2 acres (8,712 square feet) in size located between Walnut Street and Main Street.

A Plat of Subdivision for The Banks – Phase 1 dedicated Race Street was approved on December 15, 2000 by the City Planning Commission. A Plat of Subdivision for The Banks – Phase 2 created Lot 11 and was approved on October 4, 2002.

RECOMMENDATION:

The staff of the Department of Planning recommended the City Planning Commission take the following action:

Approve the conveyance of a portion of Race Street and Lot 11 for, 'The Banks', development.

DISCUSSION

Mr. Briggs gave a brief overview of the staff reports. There were no questions or discussion.

Motion: Ms. McCray moved approval of Item #8 and Item #9.
Second: Mr. Mooney
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney and Mr. Stiles
Nays: None, **motion carried**

ADJOURN

Motion: Mr. Mooney moved to adjourn.
Second: Mr. Schneider
Ayes: Mr. Faux, Ms. McCray, Mr. Mooney and Mr. Stiles
Nays: None, **motion carried**

Charles C. Graves, III
Director, Department of City Planning

Caleb Faux, Chair

Date: _____

Date: _____