

SUBJECT: A report and recommendation on extending the Planned Development #16 (PD-16) located in the East End neighborhood for a period of twelve months.

GENERAL INFORMATION:

Owner/Petitioner:

Robert C. Little, Sr.
Principal, Urban Equity Partners
2260 Eastern Avenue
Cincinnati, Ohio 45202

Purpose: To allow time to complete the Final Development Plan submission to the City of Cincinnati for Riverwalk Development: Phase Two.

BACKGROUND:

PD-16 was created in 2004 with the adoption of the new Zoning Code to reflect the Riverwalk development along Riverside Drive (previously called Eastern Avenue). Phase One of Riverwalk, a multi-family condominium development has been completed. The original plan for Phase Two was a similar series of buildings to the west of Phase One. On January 6, 2006 the City Planning Commission approved a revision to the Concept Plan for PD-16 for Phase Two to allow for a series of townhomes to be constructed along Riverside Drive directly west of the Riverwalk multi-family, condominium development (Exhibit A). Development of Phase Two has not yet begun due to the challenges the current housing market has placed on attracting capital and buyers. The revised Concept Plan for PD-16 will expire on January 6, 2008 per §1429-11 (c) of the City Zoning Code, which states:

“Approval of a concept plan and development program statement lapses two years from its effective date unless:

- (1) A final development plan has been approved, or
- (2) The City Planning Commission has approved an extension of time that may not exceed one year. “

The developer is requesting a twelve-month extension to permit time for the completion of the Final Development Plan and time for the housing market to improve.

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: SF-20, Columbia Parkway and land owned by the Park Board intended to preserve the view from the Parkway.

East: CN-M and RF-R

South: PD-16 and Ohio River, residential attached.

West: SF-2 and RF-R, residential detached.

ANALYSIS OF PROPOSED EXTENSION:

The proposed development will provide new homeownership opportunities. The first phase of PD-16 is completed. Phase Two has been approved by Planning Commission as being a land use compatible with Phase One and the neighborhood. Ingress and egress for Riverwalk Phase One and Phase Two will be coordinated and the two developments will share a driveway. Providing a one-year extension will allow more time for the developer to obtain financing and attract buyers and finalize the site plan for submission of a Final Development Plan. If the one-year extension is granted, a Final Development Plan needs to be approved by

Planning Commission during that year. If a Final Development Plan is not approved, the PD will expire and Planning Staff will initiate a study to determine the appropriate zoning.

CONCLUSION:

1. Cincinnati currently has a slow housing market.
2. Phase Two of PD-16 is compatible with the first phase of PD-16.
3. Extending the PD for a period of twelve months will allow time for the completion of the Final Development Plan.

RECOMMENDATION:

Planning Department staff recommends that City Planning Commission take the following actions:

APPROVE the extension of PD-16 for a period of twelve months to expire on January 6, 2009.

Respectfully submitted,

APPROVED:

Jennifer K. Walke
City Planner

Charles C. Graves, III
Director, City Planning Department