

SUBJECT: A report and recommendation on a proposed zone change from CC-A Commercial Community - Auto District to PR Park and Recreation District at 2103 Dana Avenue in Evanston and from PR Park and Recreation District to CC-A Commercial Community - Auto District on a parcel adjacent to 2117 Dana Avenue in Evanston.

GENERAL INFORMATION:

Petitioners:

Neyer Properties, Inc.
10335 S. Medallion Drive
Cincinnati, OH 45241

and

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Purpose: To facilitate the construction of a retail outlot associated with the Keystone Parke office development and expansion of Evanston Playfield.

BACKGROUND:

Keystone Parke (previously called *The Keystone*) is a new development in Evanston comprised of approximately 460,000 square feet of Class A office space on top of a four story parking structure, with an out-parcel for a restaurant or bank. Neyer Properties, Inc. (Neyer) the developer of Keystone Parke, also worked with the Evanston Community Council, Cincinnati Recreation Commission (CRC), and the Cincinnati Park Board to discuss coordination of needed improvements to the adjacent Evanston Playfield. The total project investment is estimated at approximately \$100,000,000 and will bring nearly 2,000 office-related jobs to the Evanston community and the City of Cincinnati. In June 2006, City Council authorized the execution of a development agreement with Neyer to build Keystone Parke, and the first building is currently under construction with an estimated completion date by Summer 2008.

The City Planning Commission has previously approved several actions to support this project, including: an amendment to the Evanston NBD Urban Renewal Plan in January 2006; a zone change to create Planned Development District #44 in March of 2006; the Final Development Plan for PD-44 in September 2006; the vacation of a portion of Oesper Avenue in December 2006; the lease of Realistic Avenue, the transfer of two properties, and the granting of a temporary construction easement in March 2007; and easements for grading, utilities, access, landscaping, and storm sewer dedication in April of 2007.

EXISTING CONDITIONS:

The property proposed for rezoning from CC-A to PR is approximately .44 acres in size, and is located at 2103 Dana Avenue. The property proposed for rezoning from PR to CC-A is approximately .19 acres in size and is located near 2117 Dana Avenue. (Please see the attached map).

The zones surrounding the properties are as follows:

Property at 2103 Dana Avenue (from CC-A to PR)

North: MG Manufacturing General
West: PR Park and Recreation
South: PR Park and Recreation
East: CC-A Commercial Community – Auto

Property near 2117 Dana Avenue (from PR to CC-A)

North: CC-A Commercial Community – Auto
West: PR Park and Recreation
South: PR Park and Recreation
East: PD-44 – Planned Development #44 Keystone Parke

NEIGHBORHOOD PLANS:

The two parcels at 2103 Dana Avenue are within the Evanston NBD Urban Renewal Plan, adopted in 1998 and amended to include the Keystone Parke project in 2006. It was determined that an amendment to this Plan was appropriate, as the circumstances of the site had changed to include the new neighborhood-supported development. City Planning Commission approved the amendment on January 20, 2006 and Cincinnati City Council approved the amendment on February 23, 2006.

PUBLIC COMMENT:

Planning staff held a public conference on this zone change request on February 19, 2008. Two property owners, a representative of the Evanston Community Council, and representatives from Neyer Properties were in attendance. The property owners were interested in how the zone change would impact their property and were concerned that the Evanston Playfield would be replaced by development. Representatives from Neyer Properties discussed the Keystone Parke development, the proposed development of the retail outlet, and the proposed Evanston Playfield improvements. The property owners' concerns were assuaged when learning that the park would remain in place and receive improvements.

The Evanston Community Council voted to support the request for the zone changes from PR to CC-A and CC-A to PR at their regularly scheduled meeting on January 16, 2008.

ANALYSIS OF THE PROPOSED CHANGE:

The changes of zoning are necessary due to the transfer of properties that took place in March 2007. In this property transfer, Neyer received Park property to create a more developable site for the outlet, and the Park Board received property originally owned by Duke Energy to enlarge the Evanston Playfield.

The property that was transferred from the Park Board to Neyer (near 2117 Dana Avenue) is zoned PR Park and Recreation District. The PR District is designated only for property owned by the City of Cincinnati and used as park or recreation space. This necessitates a zone change for two reasons: 1) the property is no longer under the ownership of the City of Cincinnati, and 2) the property will no longer be used as a park, but as a portion of a retail development site. The CC-A zone is an appropriate designation as the remainder of the outlet is already zoned CC-A. Additionally, the CC-A zone permits the types of uses sought for the site, specifically a restaurant, a bank, or a coffee shop.

The property that was transferred to the Park Board (at 2103 Dana Avenue) is now owned by the City of Cincinnati and will be used for park and recreation purposes. Therefore, the property should be rezoned to apply the standards of Chapter 1416 *Park and Recreation District*, making the zoning consistent with the remainder of Evanston Playfield.

CONCLUSIONS:

1. A rezoning of the property near 2117 Dana Avenue from PR Park and Recreation District is required as it is no longer owned by the City of Cincinnati or used as park or recreation space.
2. A rezoning of the property near 2117 Dana Avenue from PR Park and Recreation District to CC-A Commercial Community - Auto District will allow Neyer to develop the retail outlet at the corner of Dana Avenue and Realistic Avenue in accordance with their development agreement with the City of Cincinnati for the Keystone Parke development.
3. A rezoning of the property at 2103 Dana Avenue from CC-A Commercial Community –Auto to PR Park and Recreation District will make it consistent with the remainder of Evanston Playfield.
4. The Evanston Community Council voted to support both zone changes on January 16, 2008.

RECOMMENDATION:

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

Approve the zone change from CC-A Commercial Community - Auto District to PR Park and Recreation District at 2103 Dana Avenue in Evanston and from PR Park and Recreation District to CC-A Commercial Community - Auto District on a parcel adjacent to 2117 Dana Avenue in Evanston.

Respectfully Submitted,

APPROVED:

Katherine Keough-Jurs, AICP
Senior City Planner

Charles C. Graves III, Director
Department of City Planning









**KEYSTONE
 PARKE™**

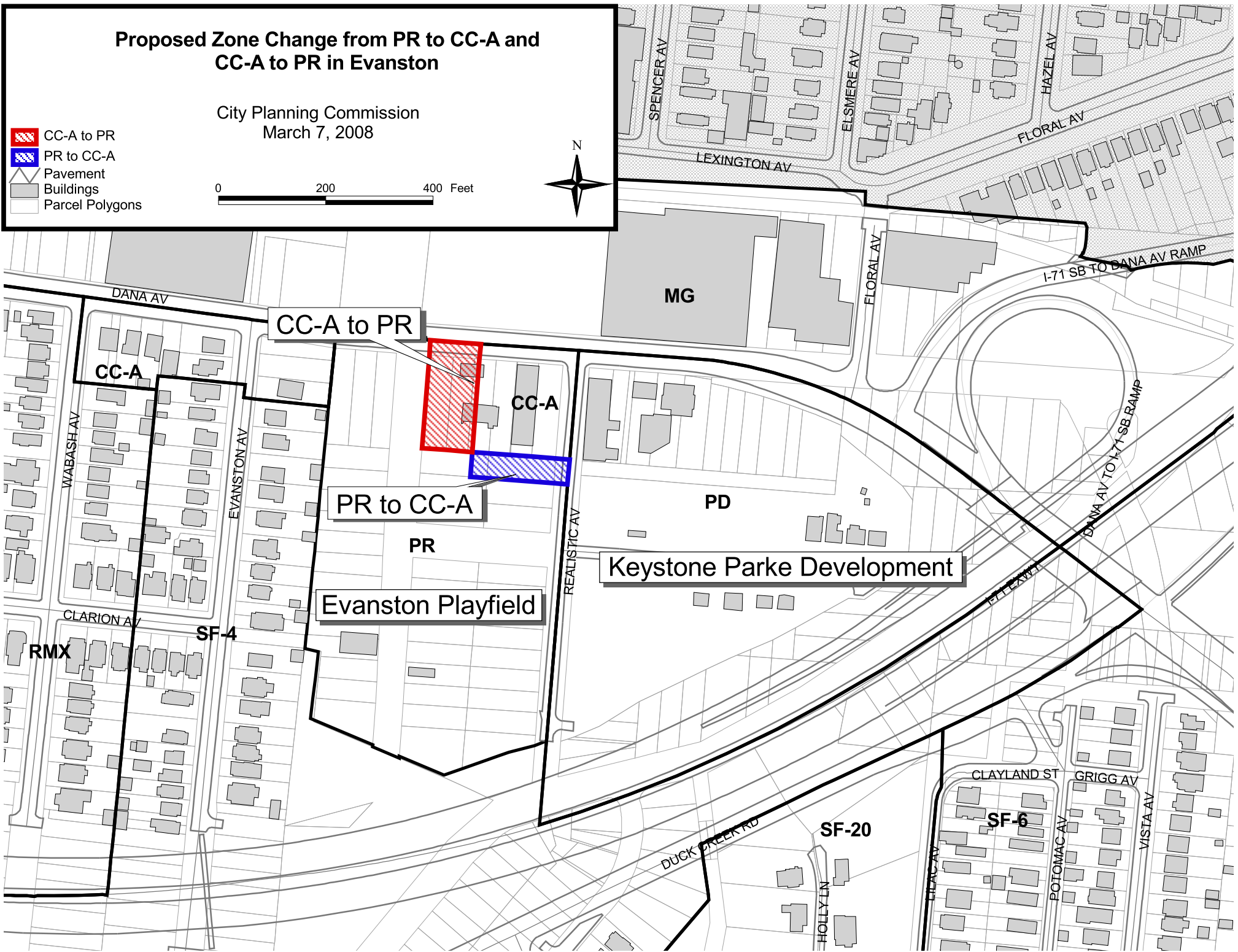


Proposed Zone Change from PR to CC-A and CC-A to PR in Evanston

City Planning Commission
March 7, 2008

-  CC-A to PR
-  PR to CC-A
-  Pavement
-  Buildings
-  Parcel Polygons

0 200 400 Feet






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