*****AGENDA*****
CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM
TWO CENTENNIAL PLAZA – SUITE 720
805 CENTRAL AVENUE

April 3, 2015

PLEDGE OF ALLEGIANCE

CALL TO ORDER

MINUTES Consider the minutes of March 20, 2015. (pages 2-5)

CONSENT ITEMS

ITEM 1 A report and recommendation on the proposed lease with option to purchase of 124-128 West Liberty Street in Over-the-Rhine to Grandin Properties, LLC. (Green/Lamorella) (pages 6-7)

ITEM 2 A report and recommendation on the sale of a City-owned property at 624 Burns Street in Lower Price Hill to BLOC Ministries Inc. to expand their job training program. (Kumar) (pages 8-10)

ITEM 3 A report and recommendation on the sale of approximately 6.05 acres of City-owned property to Peter Cremer North America, LP, located at Hamilton County Auditor's Parcel number: 154-2-33 and the remainder parcel immediately to the north along River Road in Sedamsville. (Green/Peppers) (pages 11-17)

DISCUSSION ITEMS

ITEM 4 A report and recommendation on the proposed designation of the Dayton Street Historic District in the West End. (Kellam) (pages 18-40)

ITEM 5 A report and recommendation on a proposed zone change at 1780-1816 Section Road from RM-2.0 (Residential Multi-family) to CC-M (Commercial Community - Mixed) in Roselawn. (Weaver) (pages 41-46)

ITEM 6 A report and recommendation on a proposed zone change at 2777 Observatory from SF-6 (Single-family Residential) to OL (Office Limited) in Hyde Park. (Lamorella) (pages 47-109)

ITEM 7 A report and recommendation on a proposed zone change at 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street, from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) and 3212 – 3230 Reading Road and 711 Ridgeway Avenue from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P). (Taylor/Weaver) (pages 110-115)

OTHER BUSINESS

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

March 20, 2015

Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Driehaus, Vice Chair John Schneider, City Manager Harry Black, Mr. Ronald Koetters, and Mr. Rainer vom Hofe. Absent from the meeting were Councilmember Amy Murray and Mr. Byron Stallworth.

Also in attendance were Mr. Charles Graves, III, Director of the Department of City Planning and Buildings (DCPB), Mr. Marion Haynes, legal counsel, and City Planning staff: Mr. Lawrence Taylor II, Mr. James Weaver, Ms. Ann Marie Kerby, and Mr. Justin Lamorella.

Mr. Driehaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

The Commission approved the prior meeting's minutes (March 6, 2015).
Mr. Black made the motion, which Mr. vom Hofe seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus.

Consent Agenda

Item 1 was a report and recommendation on a proposed building permit for a projecting sign for an existing Waffle House at 144 West McMillan Street and within the boundary of Interim Development Control (IDC) District No. 71, CUF Neighborhood Business District. Staff recommended approval.

Item 2 was a report and recommendation on a lease with the option to purchase at 1737 Vine Street in Over-the-Rhine to Eric Haberthier and Jonathan Godbout. Staff recommended approval.

The Commission adopted staff's recommendations for the Consent Agenda.
Mr. Schneider made the motion, which Mr. Koetters seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus.

Discussion Items

Ms. Kerby presented Item 3, a report and recommendation on the Price Hill Plan. Staff recommended approval.

Mr. Sam McKinley of Price Hill Will; Alicia Hildebrand, resident of Lower Price Hill; Melissa Wegman, resident and business owner of East Price Hill; and Danyetta Najoli of West Price Hill presented the plan to the City Planning Commission.

The Commission adopted staff's recommendations for Item 3.
Mr. vom Hofe made the motion, which Mr. Schneider seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus.

Mr. Graves explained that a By Leave item to establish an Interim Development Control Overlay district had been added to the agenda a day prior to the meeting.

The Commission voted to add the By Leave Item to the agenda.
Mr. Koetters made the motion, which Mr. Schneider seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus

By Leave Item

Ms. Kerby presented Item 4, a report and recommendation on the establishment of Interim Development Control (IDC) Overlay District No. 76, Menlo Avenue in Hyde Park. Staff recommended the following:

DIRECT the Planning Staff to undertake a zoning study of the residential properties on the west side of Menlo Avenue in Hyde Park for consideration to be rezoned from SF-6 to SF-10 as requested in the attached letter from Councilmember Amy Murray dated March 18, 2015; and,

ADOPT the Department of City Planning and Buildings staff findings that the proposed IDC is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1-3 of the report; and,

RECOMMEND that City Council establish Interim Development Control District No. 76, Menlo Avenue in Hyde Park, for a period of three months.

Mr. Schneider asked why the IDC had been sought.

Mr. David Miller, Chief of Staff for Councilmember Murray, responded that there had been inquiries from residents of Menlo Avenue. He said that there was a study done in 2009 for a potential rezoning from SF-6 to SF-10, but it had never been completed. He said that there were development concerns that were raised and so there was a renewed interest in that zoning study.

Mr. Schneider asked if there were plans for someone to acquire a property, tear it down, and redevelop it.

Mr. Miller responded that there was one home that was acquired and the surrounding neighbors alerted the Councilmember's office about their concern.

Mr. Driehaus asked if they could see the 2009 zoning study.

Ms. Kerby responded that it would be part of the proposed zoning study.

Mr. Driehaus said that he had seen the study and most of the properties would have changed from SF-10 to SF-6 except for three.

Mr. Carl Uebelacker, Communications Secretary to the Hyde Park Neighborhood Council, spoke

in support of the establishment of the IDC. He said that at the March 10, 2015 meeting of the Hyde Park Neighborhood Council, they voted to support the neighbors' opposition to the development and said that this type of development would be destructive to the neighborhood character. He explained that Menlo Avenue and this area was a historic neighborhood developed between 1890 and 1905 and that it could be eligible to become a historic district.

Mr. vom Hofe asked which property was proposed to be developed and what was the property owner planning to do.

Ms. Kerby pointed to 3303 Menlo Avenue on the map projected on the screen.

Mr. Uebelacker said that the property was acquired by a developer and that the lot was large enough to be subdivided into two lots.

Mr. vom Hofe asked if they were talking about subdividing a larger lot into two smaller lots.

Mr. Uebelacker said that was correct and that a realty site was marketing a lot as two subdivided properties. He also there were other lots in the area that had the same potential.

Ms. Ann Gerwin of 3270 Menlo Avenue said that she lived across the street from the proposed IDC and was in support of it. Ms. Gerwin distributed to the Commission information marketing the subdivided lots by SibcyCline. She explained that the current frontage of the lot in question was 103 feet, which could allow for two subdivided lots that each had at least a 50-foot frontage, which was allowed in the current SF-6 zoning.

Mr. Schneider asked to see a visual of 3303 Menlo Avenue, which Ms. Kerby displayed on the screen.

Mr. Schneider asked for a better description of the house.

Ms. Gerwin said that it was a craftsman style house and was not in disrepair enough to be demolished.

Mr. Charles Fellows of 3265 Menlo Avenue said that when the property sold, it could have gone to a new family and that both its interior and exterior were beautiful.

Mr. Schneider asked if the houses on the east side of Menlo matched those on the west.

Ms. Emily Geiger of 3312 Menlo Avenue said that they were mostly on the same scale.

Mr. Schneider asked if the houses on the west side had varying setbacks, while those on the east side had a uniform setback.

Ms. Geiger said that all of the setbacks were about the same except for three midcentury houses that were built on smaller lots but in the traditional style. She said that the two proposed smaller houses on smaller lots would not be consistent with the rest of the neighborhood.

Mr. Driehaus pointed to the three lots that the 2009 study had recommended remaining SF-6. He asked if that was accurate.

Ms. Kerby responded that she believed so but would need to consult the map again.

Ms. Gerwin said that there was broad support in the neighborhood for the creation of this IDC. She distributed a petition signed by residents that had circulated to all properties except for those purchased from developers.

Mr. Driehaus said that they had all received the petition from the neighbors.

The Commission adopted staff's recommendation for Item 4.
Mr. vom Hofe made the motion, which Mr. Koetters seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus

Mr. Schneider asked if the Historic Conservation Office was currently studying the area.

Mr. Graves responded that it was not currently but that it could in tandem with the zoning study.

Director's Report

Mr. Graves said that April 24, 2015 was the tentative date for the Commission's retreat.

Mr. Koetters asked if they could reconsider the date if possible.

Mr. Driehaus said that they should find another date where everyone could make it.

Mr. Graves said that they could propose some more dates to find one that works. He also said that there were currently five IDCs in place, and Staff would be hard-pressed to complete studies in time without asking for extensions. He said he wanted the Commission to be aware that some of them would be expiring soon and they might be asking for extensions.

Mr. Driehaus said that they would keep that in mind to ensure that they have quorum at future meetings.

The Commission moved to adjourn the meeting.
Mr. Black made the motion, which Mr. Schneider seconded.
Aye: Mr. vom Hofe, Mr. Koetters, Mr. Black, Mr. Schneider, and Mr. Driehaus

The meeting adjourned at 10:01 A.M.

_____	_____
Charles C. Graves, III, Director	Daniel Driehaus, Chair
Department of City Planning and Buildings	City Planning Commission
Date: _____	Date: _____

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT:
A report and recommendation on the proposed lease with option to purchase of 124-128 West Liberty Street in Over-the-Rhine to Grandin Properties, LLC.

GENERAL INFORMATION:

Location:	124-128 West Liberty Street
Purchaser:	Grandin Properties, LLC.
Purchaser's Address:	Grandin Properties, LLC 1308 Race Street Cincinnati, OH 45202

BACKGROUND:
The City is the owner of the property located at 124-128 West Liberty Street in Over-the-Rhine. The subject property is zoned Residential Multi-Family (RM-1.2). The property is located in the Over-the-Rhine Historic District. The building located at 124-128 West Liberty Street was constructed in 1875 and is 7,456 square feet.

Grandin Properties, LLC is proposing to lease and renovate this property and create 7 residential units and 2 ground floor commercial spaces. The purpose of the long term lease is to allow the applicant to apply for State Historic Tax Credits. Upon the receipt of said tax credits, the City will sell the property to the developer. According to the City's Real Estate Services Division, the fair market value of the property is $74,500 and the lease value of the property is $5,200 annually triple net. The sale price of the property is yet to be determined and will be based on project underwriting. The property will be leased to Grandin Properties, LLC for $1 annually.

CONSISTENCY WITH PLAN CINCINNATI:
The lease is consistent with the Live Initiative of Plan Cincinnati, which recommends to "Provide a full spectrum of housing options, and improve housing quality and affordability (Pg. 164)." The lease is also consistent with the Strategy within the Live Initiative of Plan Cincinnati, which recommends to "Offer housing options of varied sizes and types for residents at all stages of life (Pg. 169)."

RECOMMENDATION:
The Staff of the Department of City Planning and Buildings recommends that the City Planning Commission take the following action:

APPROVE the lease of 124-128 West Liberty Street in Over-the-Rhine to Grandin, LLC.

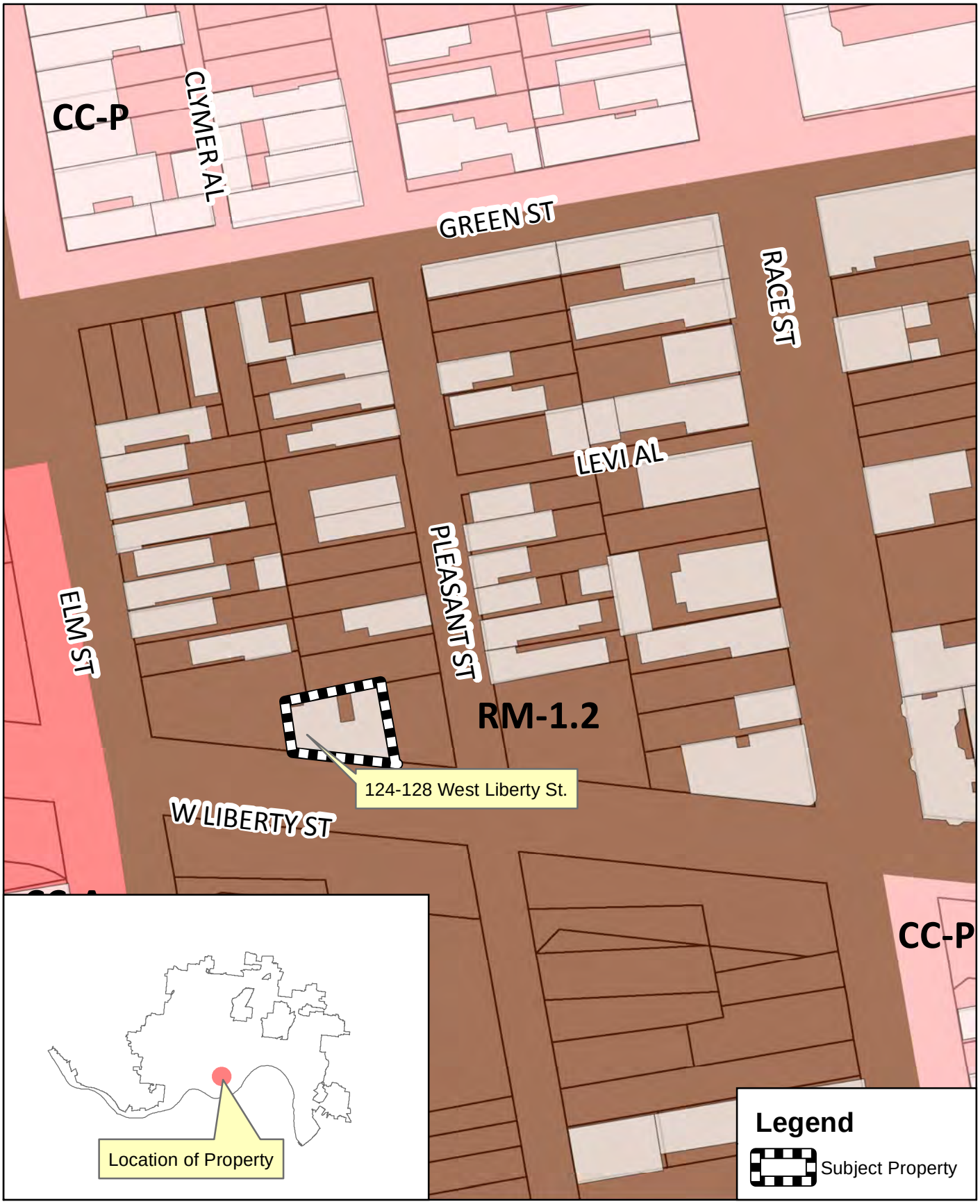
Respectfully Submitted,

Chris Green, Intern
Dept. of City Planning and Buildings

APPROVED:

Charles C. Graves III, Director
Dept. of City Planning and Buildings

Map of Property to be Leased, Over-the-Rhine



City Planning Commission
April 3, 2015

0 37.5 75 150 Feet

NORTH

CPC ITEM # 2

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT:

A report and recommendation on the sale of a City-owned property at 624 Burns Street in Lower Price Hill to BLOC Ministries Inc. to expand their job training program.

GENERAL INFORMATION:

Location: 624 Burns Street
Purchaser: BLOC Ministries Inc.
Purchaser's Address: 3952 North Bend Road, Cincinnati, OH 45211

BACKGROUND:

The property at 624 Burns Street, located in Lower Price Hill, is owned by the City of Cincinnati Department of Transportation and Engineering (DOTE). The property was originally acquired by DOTE during the reconstruction of the Waldvogel Viaduct since a portion of the property was needed for the completion of the project. The property is no longer needed by DOTE. The property consists of a vacant warehouse, which was originally an old prison furniture manufacturing facility. The structure is in poor condition and its maintenance has been an ongoing problem for the City.

The subject property is located within the Lower Price Hill National Register Historic District and the building on the property is documented in the Ohio Historic files. This makes it difficult to demolish the structure on the property and the City has waited for an appropriate buyer who would be willing to renovate the structure on the property.

BLOC Ministries wishes to purchase the property from the City and use the space to expand their job training program. BLOC Ministries' programs include job training for the hard-to-employ, job placement, and a new business incubator program. They wish to renovate the subject property to relocate and expand some of their job training/business incubator programs. The renovated structure will be used to house around eight to ten small businesses, each of who will have a specific focus on job training and hiring adults.

The existing condition of the building calls for extensive restoration before it could be put into a viable use which will require significant financial investment from the purchaser. In order to make it economically feasible for BLOC Ministries, the City is willing to sell the property to them for a price of $1.00. The sale will have a positive impact on the community as it will allow for the restoration and re-use of an otherwise deteriorating and vacant building.

CONSISTENCY WITH PLAN CINCINNATI:

The sale is consistent with the following initiative areas of Plan Cincinnati:

- COMPETE
  Goal: Foster a climate conducive to growth, investment, stability, and opportunity (page 103)

The sale will allow for the reuse of a vacant building to house small businesses that will focus on job training and hiring urban men and women. This will not only have a direct positive impact on the community but will also create an environment that is conducive to attracting other businesses into the area.

- SUSTAIN
  Goal: Preserve our natural and built environment. (page 193)

The sale will allow for the renovation and restoration of a historic building which is in a deteriorating condition.

RECOMMENDATION:

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

> **APPROVE** the sale of a of a City-owned property at 624 Burns Street in Lower Price Hill to BLOC Ministries Inc. to expand their job training program.

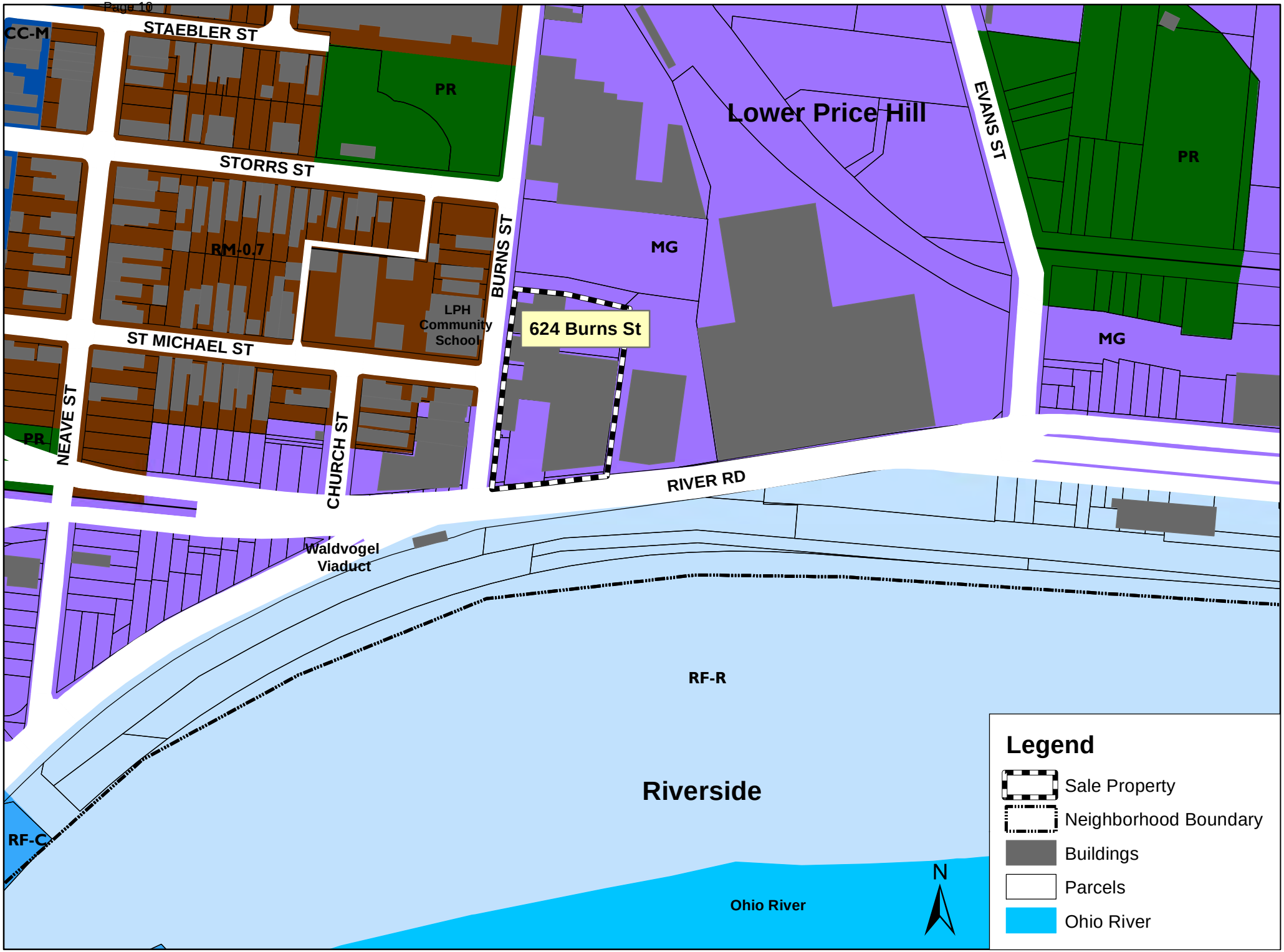
Respectfully submitted,

Rekha Kumar, AICP, Planner
Dept. of City Planning and Buildings

APPROVED:

Charles C. Graves, III, Director
Dept. of City Planning and Buildings

Proposed Sale of Property at 624 Burns Street



CPC ITEM # 3

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT:
A report and recommendation on the sale of approximately 6.05 acres of City-owned property to Peter Cremer North America, LP, located at Hamilton County Auditor's Parcel number: 154-2-33 and the remainder parcel immediately to the north along River Road in Sedamsville.

GENERAL INFORMATION:

Location:	Hamilton County Auditor's Parcel Number (HCAP#): 154-2-133 and the remainder parcel immediately to the north.
Purchaser:	Peter Cremer North America, LP
Purchaser's Address:	Peter Cremer North America, LP 3117 Southside Avenue Cincinnati, OH 45204

BACKGROUND AND ANALYSIS:
The City of Cincinnati is the owner of approximately 6.05 acres of vacant land along River Road in Cincinnati formerly known as the Conrail site. Peter Cremer North America, LP desires to purchase the property from the City to construct a new manufacturing and warehouse facility containing approximately 78,000 square feet at a cost of approximately $6.5 million. The company plans to construct the facility to LEED Silver or above standards. The company also plans to create 120 full-time positions and 30 part-time positions within 3 years after completion of construction. The City's Real Estate Services Division has determined that the value of the Property, as determined by professional appraisal, is $201,500, which the company has agreed to pay.

On March 15, 2013, City Planning Commission approved the sale of an adjacent 19.8 acres of property to Peter Cremer North America, LP. The company has recently completed construction of Phase 1, a 57,958 square foot LEED Certified office and warehouse facility on this property, and created new job opportunities as part of their expansion. The City has also completed construction of a new public access road to this new facility and to the remaining 6.05 acre adjacent parcel. Peter Cremer's Phase I project has been well received by the community. The Sedamsville Community Development Corporation and the Sedamsville Civic Association have both offered letters of support for this new sale (see attached). The new construction is planned to be consistent with Phase I, and will allow the company to continue their growth in an industrial park setting.

CONSISTENCY WITH PLAN CINCINNATI:
This sale of property is consistent with Plan Cincinnati in several areas. In the Compete section of Plan Cincinnati, there is a strategy to "strategically select areas for new growth" with action steps to "identify underserved areas where new development can occur" and to "assemble vacant and underutilized properties for development and expansion" (pages 118-119).

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

APPROVE the sale of approximately 6.05 acres of City-owned property to Peter Cremer North America, LP, located within the Conrail site south of River Road in Sedamsville.

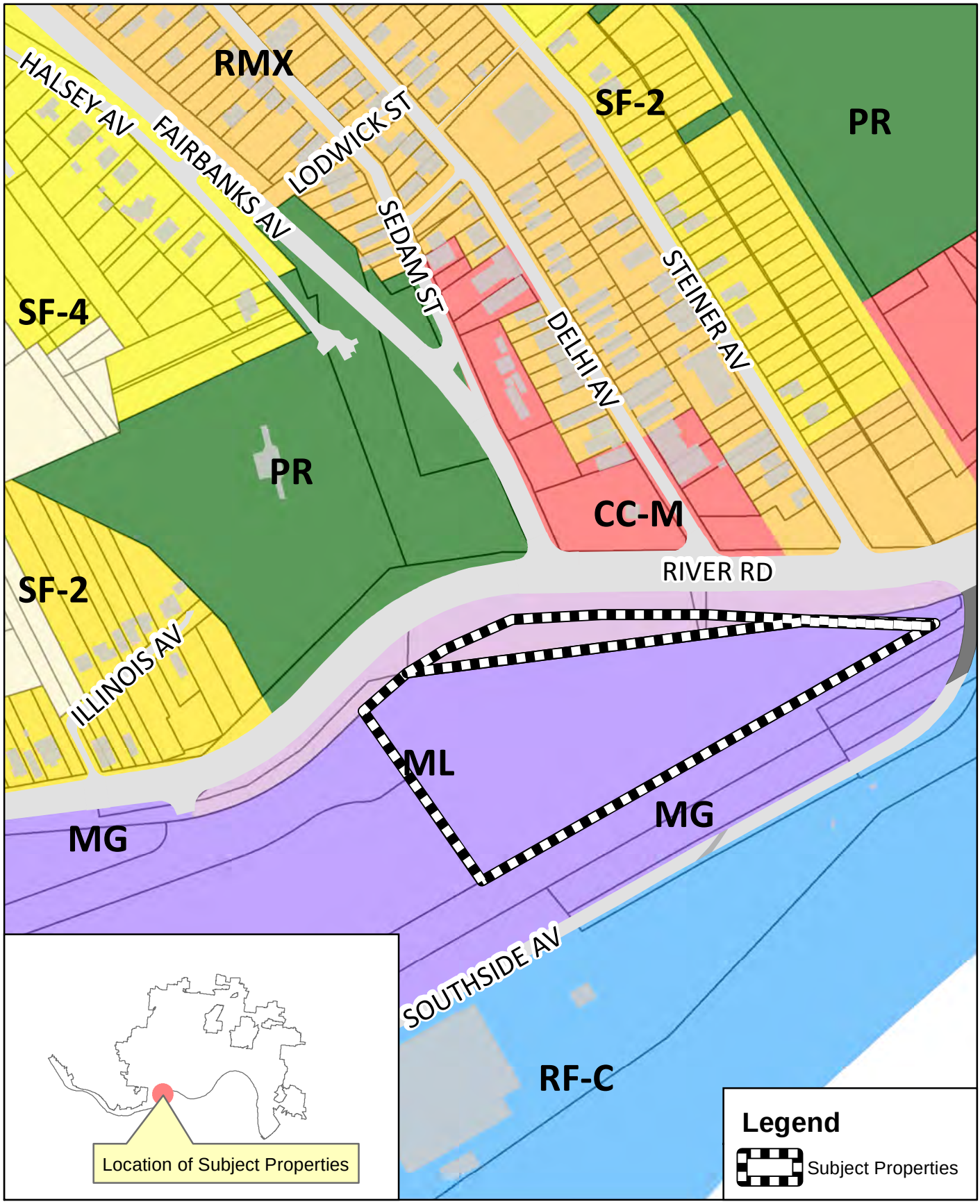
Respectfully submitted,

Christopher Green
Planning Intern

APPROVED:

Charles C. Graves, III
Director, Department of Planning and Buildings

Map of Properties to be Sold, River Road

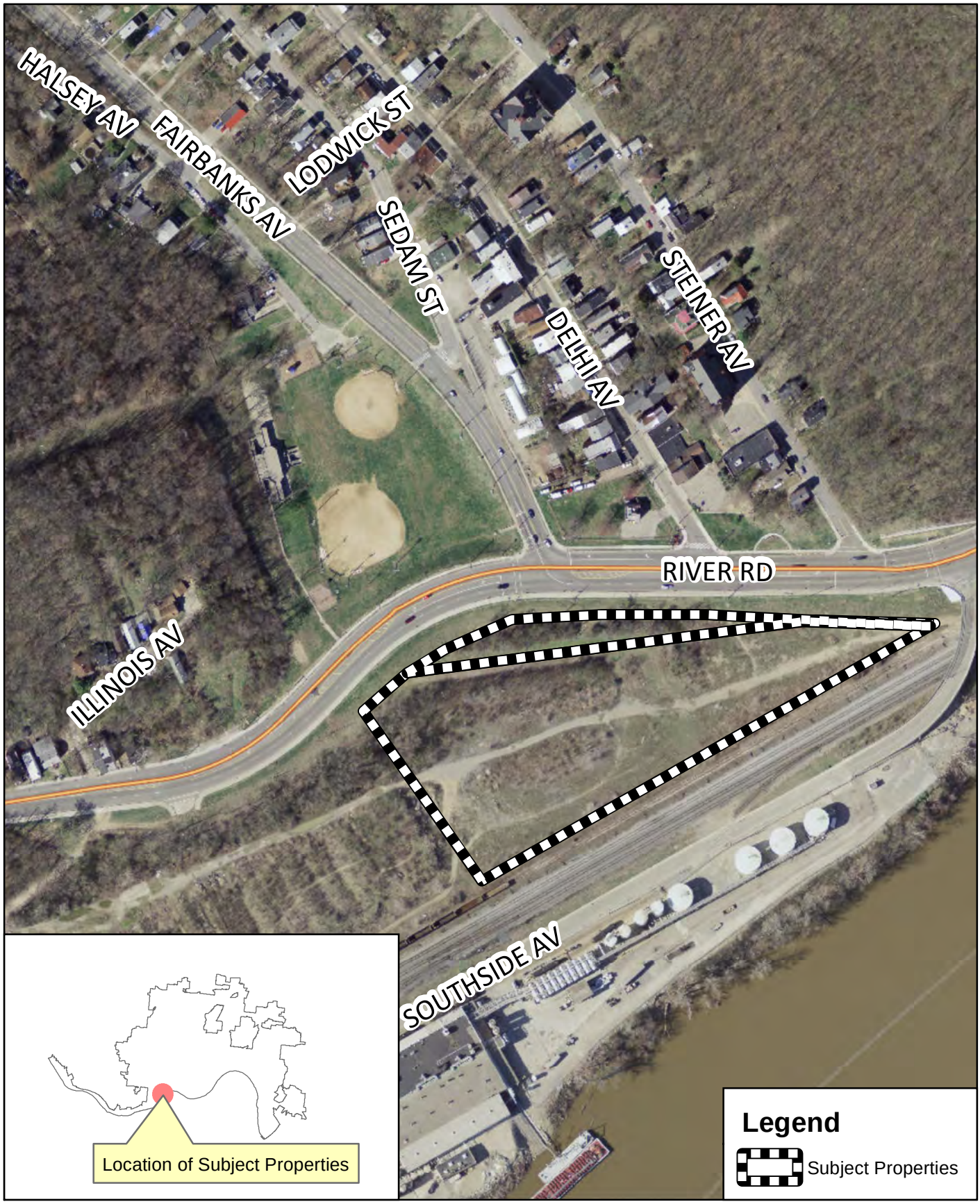


City Planning Commission
April 3, 2015

0 112.5 225 450 Feet

NORTH

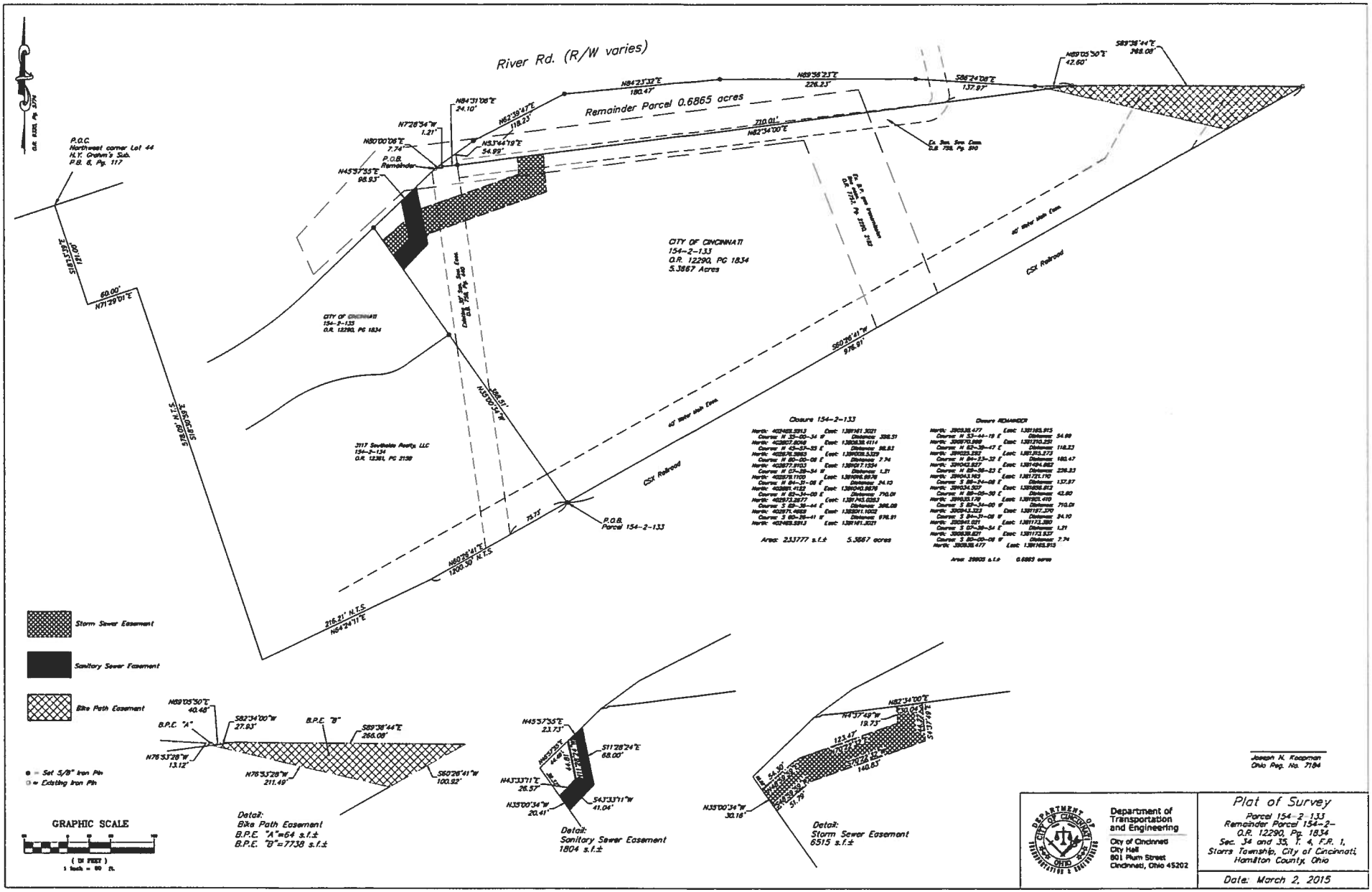
Map of Properties to be Sold, River Road

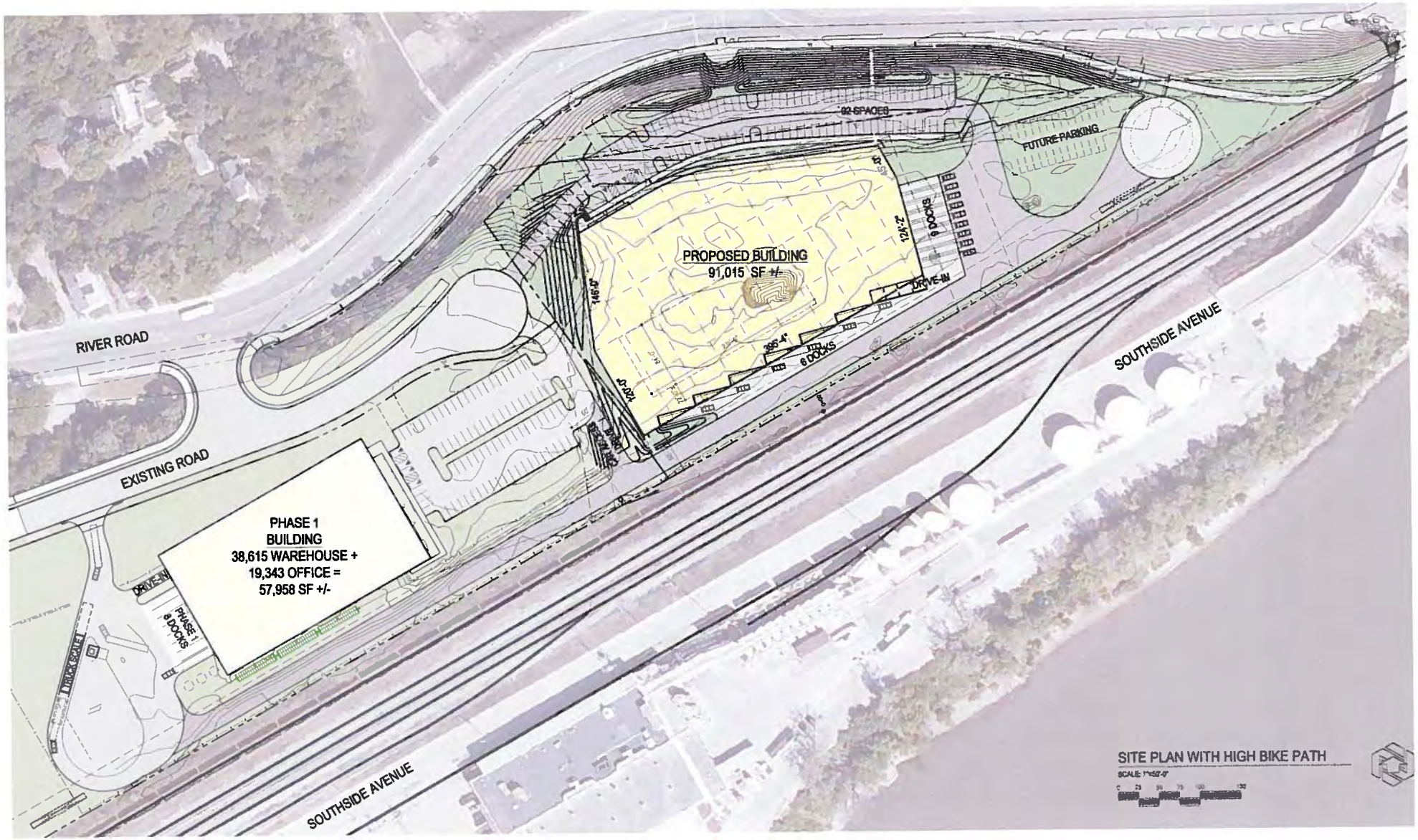


City Planning Commission
April 3, 2015

0 112.5 225 450 Feet

NORTH


River Rd. (R/W varies)
Remainder Parcel 0.6865 acres
P.O.C.
Northwest corner Lot 44
H.T. Graham's Sub.
P.B. 6, Pg. 117
P.O.B.
Remainder
CITY OF CINCINNATI
154-2-133
O.R. 12290, PG 1834
5.3867 Acres
CITY OF CINCINNATI
154-2-133
O.R. 12290, PG 1834
3117 Southgate Realty, LLC
154-2-134
O.R. 12381, PG 2139
CSX Railroad
40' Water Main Easem.
P.O.B.
Parcel 154-2-133
Closure 154-2-133
Closure REMAINDER
Storm Sewer Easement
Sanitary Sewer Easement
Bike Path Easement
Detail:
Bike Path Easement
B.P.E. "A"=64 s.f.±
B.P.E. "B"=7738 s.f.±
Detail:
Sanitary Sewer Easement
1804 s.f.±
Detail:
Storm Sewer Easement
6515 s.f.±
GRAPHIC SCALE
Joseph N. Koopman
Ohio Reg. No. 7184
Department of Transportation and Engineering
City of Cincinnati
City Hall
801 Plum Street
Cincinnati, Ohio 45202
Plat of Survey
Parcel 154-2-133
Remainder Parcel 154-2-
O.R. 12290, Pg. 1834
Sec. 34 and 35, T. 4, F.R. 1,
Storrs Township, City of Cincinnati,
Hamilton County, Ohio
Date: March 2, 2015

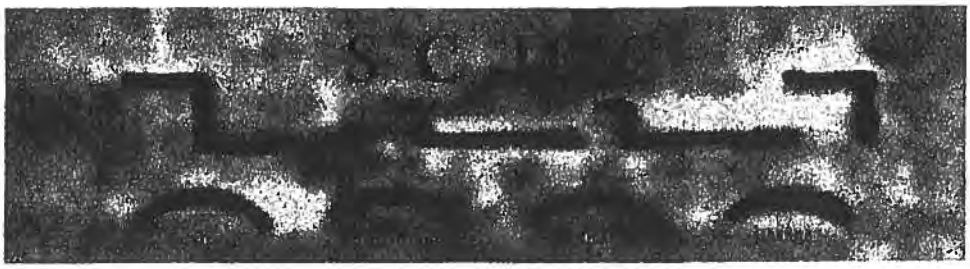


PCNA

NEYER Architects, Inc.

FEBRUARY 26, 2015

BK.2



Sedamsville Community Development Corporation

August 26, 2014

Jeff McElravy
Interim Director
City of Cincinnati
Office of Trade & Development
Two Centennial Plaza
805 Central Avenue, 7th Floor
Cincinnati, Ohio 45202

Dear Mr. McElravy,

On Monday, August 25, 2014, the Sedamsville Community Development Corporation voted unanimously to provide our unconditioned support for Peter Cremer North America acquiring the five and a half acres of land adjacent east to their current property located at 3117 Southside Avenue.

As the Community Development Corporation, we are incredibly excited that a valued member of our community has the capacity and resources to continue to expand and improve within our neighborhood. We believe this expansion will be a great investment for both Peter Cremer North America and the neighborhood of Sedamsville.

The Sedamsville Community Development Corporation is focused on the success and redevelopment of the Sedamsville neighborhood. Peter Cremer North America's plans to expand fit perfectly with our mission and goals and we are excited to work with them in the coming years as strong members of our community.

Thank you for taking the time to consider our support for this project Mr. McElravy. Please let us know if there is anything more we can do to aide in this process.

Sincerely,

Cindy Bastin
President
Sedamsville CDC

Seth Walsh
Executive Director
Sedamsville CDC

CC: Mayor John Cranley, Vice Mayor David Mann, Council Members Amy Murray, Christopher Smitherman, Charlie Winburn, Chris Seelbach, Yvette Simpson, Wendell Young, P.G. Sittenfeld, Kevin Flynn, Interim City Manager Scott Stiles, Incoming City Manager Harry Black

727 Sedam Street, Cincinnati, OH 45204 * SedamsvilleCDC@gmail.com * 513-402-0529

Mr. McElravy,

At our meeting on 8-13-14 the Sedamsville Civic Assn. voted to endorse the efforts of the Peter Cremer North America Co. to expand their operations on Southside Ave. in Sedamsville. If there is anything you can do to aid their acquisition of the property adjacent to their newest building it would be appreciated. This would be a good use of the vacant land and produce jobs and revenue to the city. Thank you in advance for your help. Please inform anyone else that might need to know of our endorsement.

Gary Callahan—President

Sedamsville Civic Assn.

Gary A Callahan

CPC ITEM # 4

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT: A report and recommendation on the proposed designation of the Dayton Street Historic District in the West End.

BACKGROUND: In June of 1965, before the creation of Cincinnati's Historic Conservation Office, Cincinnati City Council designated the "The Dayton Street Protection Area. The original boundary was divided into area "A", area "B" and area "C" with a different set of guidelines for each area. The guidelines for area "B" and "C" were considerably less stringent than area "A". The legislation stipulated the district would expire in 50 years. The district is set to expire on June 16, 2015. The City's Urban Conservator has submitted an application to redesignate the former Dayton Historic Protection Area as the Dayton Street Historic District prior to June 16, 2015.

HISTORY: The West End of Cincinnati's central flat plain, or basin, above the Ohio River, carries a long, significant, diverse, and changing history. In the era of the "walking city," where most intracity travel occurred on foot, it grew as a mixed residential and commercial area. In the second half of the 19th century, as large scale industry expanded dramatically, as land use sorted out between commercial, industrial, and residential locations came to be viewed, and defined, as neighborhoods, particular kinds of places, increasing numbers of Cincinnatians with the incomes to support their decisions moved out of the city center, above the smoke and grime of the city, to the suburban hilltops. Most well-to-do Cincinnatians, like their counterparts in other cities, made that choice, facilitated by the availability of horse drawn carriage street railways, inclined planes, and, by 1890, the electrification of street railways. One group of industrialists, notably in large-scale beer brewing and pork packing professions chose, in the decades from 1860 through the 1890s, to build and renovate homes nearer their factories. This area of Dayton Street came to be known as an elite center, a "Millionaires Row," even as most of their contemporaries moved to the hilltops.

At the same time, concentrations of land use and of particular groups of residents, most notably by race, became more pronounced, and separated. In the 20th century, the West End came to be the largest area of concentration of African American population in the city. Unlike the population of many of the city's newer, outer, neighborhoods, the largely African American population in the West End remained economically diverse.

Over the next decades, local, then national plans for urban renewal and housing reform yielded a series of changes in the area, particularly in the late 1930s. Creation of new residential projects involved slum clearance and destruction of older homes, including Laurel Homes and Lincoln Court. So, too, the city's urban renewal plans in the post WWII era bisected the West End with the construction of the Mill Creek Expressway, I -75. Those changes shifted the balance of historic structures in the West End. It left the area in the Dayton Street Historic District the center of historic, nineteenth century architecture. It also fostered the creation of a West End Community Council, and, by 1965, led to a movement supported by both members of the

Community Council and of The Miami Purchase Association to promote the designation of a Historic Protection Area in the West End in the area near and around Dayton Street.

DISCUSSION: The Dayton Street Protection Area/ Historic District has been in place for 50 years. Some of the buildings have been restored in that time period. The revised guidelines have been prepared outlining a plan to preserve the significant history, over more than 160 years, and the architecture of the West End Dayton Street area.

The Dayton Street Local Historic District meets National Register criteria in two areas:

- Properties within the Dayton Street Local Historic District boundary are associated with events that have a made a significant contribution to the broad patterns of history, in the decades from 1860-1890, and from the early 20th century to the present.

  --The district functioned both as the last well- to- do neighborhood to be built in the old walking city of Cincinnati, in the central basin. Settlement of the hilltop areas above the city became the practice of those who could afford to build homes, and had the time and the means to make the longer daily journey to work, in the decades from 1860-1890.

  --On a much larger scale, in the years after 1900, the West End area came to be the center of the concentration of economically diverse African American peoples, constituting some 64% of the African American population in Cincinnati by 1940. In the next decades, urban renewal programs and the construction of the Mill Creek Expressway, I 75, decreased the West End population from approximately 70,000 to 20,000 residents. The historic center of that neighborhood remained in and near the area of the proposed Dayton Street Historic District.

- The Dayton Local Historic District contains a wide variety of largely intact significant architecture dating predominantly from 1850 to 1890 in mostly the Italianate style.

Historic staff is proposing to combine areas "A" "B" and "C" into one boundary and then add a few blocks that adjoin them in the boundary. In addition, the proposed historic guidelines have been revised to be more in keeping with recent historic district guidelines in other historic districts throughout Cincinnati.

HISTORIC CONSERVATION BOARD ACTION: On March 23, 2015 The Historic Conservation Board (HCB) voted unanimously to approve the proposed boundary. Staff held a staff conference on March 17, 2015 and there were numerous property owners in attendance. Several property owners on Findlay Street expressed an interest in being included in the district. In contrast the owners of the American Flag Company expressed an interest in being taken out of the district. The Bright Star Baptist Church owns several properties along Charlotte and Baymiller, and they wanted to be taken out of the district as well. Historic Staff presented these changes on another map with a proposed new boundary but the HCB ultimately decided to not approve the boundary with the above changes.

CONSISTENCY WITH PLAN CINCINNATI: In the Sustain Section of Plan Cincinnati it recommends stewarding our resources and ensuring long term viability (pg. 183) and preserving our built history (pg. 184, 201).

Section 1435-07-2-B (c) of the City's Municipal Code states that Planning Commission shall consider the following factors:

- The relationship of the proposed designation to the comprehensive plans of the city; and
- The effect of the proposed designation on the surrounding areas and economic development plans of the city; and
- Such other planning and historic preservation considerations as may be relevant to the proposed designation

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

1. **APPROVE** the attached map amendment of the proposed Dayton Street Historic District boundary.
2. **APPROVE** the Dayton Street Historic District Guidelines.

Respectfully Submitted,

Caroline Hardy Kellam

Caroline Hardy Kellam
Senior City Planner

APPROVED:

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

Dayton Street Historic District Guidelines

City of Cincinnati
Office of Historic Conservation

PURPOSE AND INTENT

The Dayton Street Protection Area was originally established by City Council on June 16, 1965. It was created for a period of 50 years for the purpose of ensuring that new buildings and alterations are compatible and harmonious with historic buildings in the Protection Area, and to retain the pedestrian scale. The Protection Area was divided into Areas "A" and "B," each with specific guidelines.

The Protection Area has evolved into a unified, diverse and vibrant historic segment of the West End and the new designation of the area as a "historic district" reflects this evolution. The area is no longer divided into sub-areas. The Dayton Street Historic District continues to evolve and these guidelines will ensure that future development, improvements and alterations are compatible with the historic character and integrity of the District.

HOW TO USE THESE GUIDELINES

These guidelines are intended to assist building owners, developers, and designers to plan, design and construct appropriate improvements in the district. The situation of each site and building within the District is different, as many of the standards are based on the degree to which a building is compatible with its surroundings as well as the District as a whole. Each site or building is considered on its own merit under the guidelines. After the owner submits a Certificate of Appropriateness (COA) application, the Historic Conservation staff may approve it if the proposed improvement substantially complies with the guidelines or if the works does not comply the application will be presented to the Historic Conservation Board.

DAYTON STREET HISTORIC DISTRICT MAP

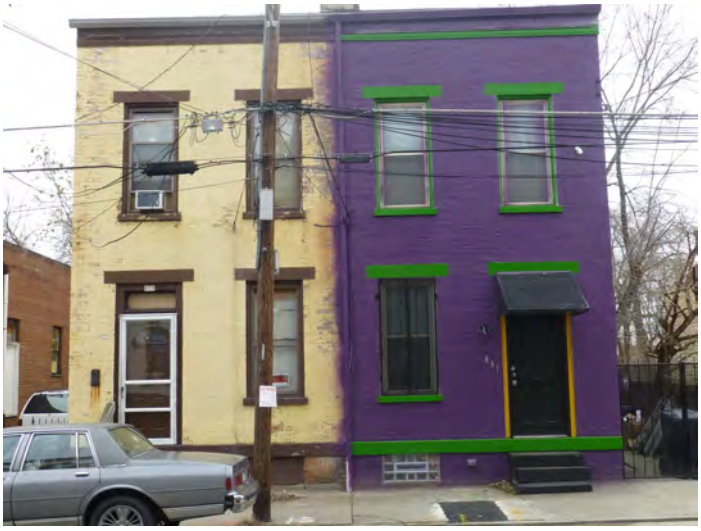
GUIDELINES FOR REHABILITATION

These guidelines are intended to ensure that rehabilitation will maintain significant features of buildings. The guidelines are not hard-and-fast rules, but are used by the Historic Conservation Board as a guide to assess the compatibility and the appropriateness of proposed changes.

- Ordinary repair and maintenance that in no way changes the appearance of the building shall not be subject to review. Replacement is subject to review.
- Existing features in good condition shall be preserved and damaged features should be repaired wherever possible, ideally matching the original craftsmanship.
- Replace badly damaged or missing features sensitively to harmonize with the character of the original feature.
- New features and materials shall be compatible with the building in design, color, detailing, texture, size and shape. New products may be approved on a case by case basis.
- By their nature, adaptively reused buildings may require more flexible and creative design approaches.

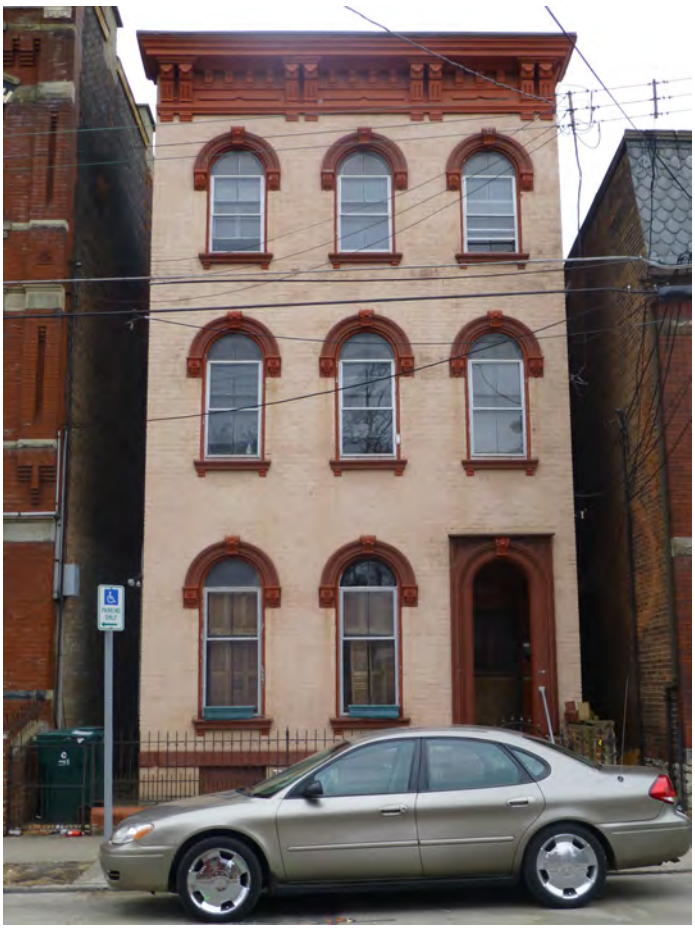
REHABILITATION DESIGN GUIDELINES

DESIGN ELEMENTS



Materials: Missing or deteriorated materials shall be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing shall be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate.

Door and Window Openings: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Do not alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not encouraged.



Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are discouraged. Consult with the Historic Conservation Office about acceptable replacement doors and windows.

Ornamentation: Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, and other ornamental elements shall be preserved. These distinctive features help identify and distinguish the buildings in the District. Do not remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material. Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape and texture of material.

REHABILITATION DESIGN GUIDELINES

DESIGN ELEMENTS

Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character shall be preserved. Most of the buildings in the District have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities shall be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in the District.

Painting: Repaint buildings that were historically painted. Many buildings built before 1890 in the District were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted.

Wood Siding: Retain and repair original wood siding. When replacement is necessary, the new wood shall match the original in size, shape, profile and detail. Aluminum or vinyl siding is not encouraged.

REHABILITATION DESIGN GUIDELINES

DESIGN ELEMENTS

Shutters and Other Outside Attachments: Original shutters shall be repaired and retained. Many buildings in the District have or had wood shutters. Reintroducing missing shutters must be based on physical evidence.

Exterior light fixtures should be appropriate to the style of the building. Colonial "coach" lights are not encouraged. High intensity discharge lighting is not encouraged for attachment to the façade. Exterior light fixtures should be mounted in a way that does not cast undue glare onto neighboring properties and does not damage masonry.

Awnings: Awnings should be installed so they do not cover or require the removal of any original architectural feature. Translucent internally illuminated awnings are not permitted.

Signs: Signs should be designed for clarity, legibility and compatibility with the building. Signs should be located above the entrance, above the storefront and should not negatively impact architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted.

REHABILITATION DESIGN GUIDELINES

Repointing Masonry: Repoint historic masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness. The mortar joints in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. A typical lime-based mortar has the following formula: 8 parts sand, 2 parts lime, and 1 part portland cement. This mortar is softer than the portland cement-based mortar of today. Hard modern mortar used on historic masonry causes bricks to crack or spall during the freeze-thaw cycle.

Water-Repellent Coatings: Do not use water-repellent coatings on historic masonry. Most historic structures have survived without the need of water-repellent coatings. Water-related damage on the interior of buildings is usually the result of a failing roof, deteriorated or faulty gutters and downspouts, deteriorated mortar, rising damp or condensation. Water-repellent coatings will not solve these problems and may make them worse.

Cleaning: Clean exterior surfaces with the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Some types of chemical cleaners can be used, but test patches should be carried out in inconspicuous areas first. Do not sandblast or use other abrasive cleaning methods that destroy the surface of brick and stone and shorten the life of the building. Do not use wire brushes, because they can also damage masonry surfaces.

GUIDELINES FOR ADDITIONS

- Additions should follow the new construction guidelines. They should be compatible in character with the original building. They should be sympathetic but not imitative in design.
- Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
- Additions should not overpower the original building.
- The appropriateness of design solutions will be based on balancing the program needs of the applicant with: (i) how well the proposed design relates to the original building and neighboring buildings; and (ii) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

GUIDELINES FOR NEW CONSTRUCTION

- New construction and infill construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the District provides an outstanding framework for new construction.
- The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
- The new construction guidelines for the District will be used to judge the compatibility of new work. The specific site and programmatic needs of each project should also be taken into consideration.

  New construction should respond to the traditional composition found in historic properties: a base, middle, and top. Most buildings in the District are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in the District are the arrangement of openings on the building and an overall vertical emphasis of the whole design. Each building has its own variations, but collectively they share many features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change in materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor. The front entrance should be elevated a top front stairs and a stoop.

Middle: Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on the upper floors. Decorative, horizontal bands indicating the floor lines, sill heights, or lintel heights should not overpower the vertical emphasis of the design.

NEW CONSTRUCTION DESIGN GUIDELINES

DESIGN ELEMENTS

Top: New construction shall employ a strong element that terminates the uppermost part of the building. Distinctive elements in the District are elaborate projecting cornices, decorative parapets, or expressive use of materials.

Height: Building heights vary across the District. New building heights shall not create a "jagged" effect in the district but rather relate to the surrounding structures and their proportions. Corner buildings tend to be three stories or taller.

Accessory Structures: Carriage Houses, garages, etc should follow rehabilitation or new construction guidelines and should be detached from the main house.

Proportion: New construction should have a vertical emphasis, because in the District buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and institutional buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings. Most buildings have 2 to 4 window bays.

NEW CONSTRUCTION DESIGN GUIDELINES

DESIGN ELEMENTS

Rhythm: New construction shall incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction shall avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found in the district. Building facades typically display vertical subdivisions that establish a visual rhythm. In dense areas such as Dayton Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

Setback: The setback for new construction should be consistent with the buildings and nearby sites. Some buildings are set back from the street but retain an "edge" at the property line with a fence to provide public space and to add to their monumentality. In most cases new construction in the District should be built up near the property line parallel to the street, or both street property lines if on a corner site.

NEW CONSTRUCTION DESIGN GUIDELINES

DESIGN ELEMENTS

Window Openings:

Scale of doorways, windows and other openings in walls of buildings shall be compatible with contributing buildings in the district.

In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sashes are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade.

In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper.

If muntins are used in new window sash, they shall provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass should be clear; dark tinted or reflective glass is not encouraged. Also, roll down shutters and metal bar systems installed on the exterior of commercial buildings that cover door and window openings are not encouraged.

NEW CONSTRUCTION DESIGN GUIDELINES

DESIGN ELEMENTS

Storefronts: Any new storefront in the District should be compatible and appropriate to the architectural style of the building. Features that are common in the District and could be incorporated into a storefront include: prominent entry stairs, covered entry with awning, windows on the entry floor that are taller than those on the upper floors, and lintel or horizontal element separating the entry floor from the rest of the building. Storefront glass must be broken up to reflect the scale and rhythm of the contributing buildings in the district.

Roofs: Roofs for new construction shall be similar to roofs of adjacent and nearby buildings of similar size and use. In the District, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in the District have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang. Rooftop decks or balconies shall not be visible from the street.

Materials: Materials used for exterior treatment of walls including exterior paint, shall be harmonious with the contributing buildings in the District. Clearly the dominant material in the District is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and are important as well. Materials such as stucco, synthetic stucco and plastic are not encouraged and shall not be considered as exposed finish materials for new construction in this district.

NEW CONSTRUCTION DESIGN GUIDELINES

DESIGN ELEMENTS

Signs: Sign should be designed for clarity, legibility and compatibility with the building. Signs should be located above the storefront and should not cover architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs shall be located above the storefront or first story and below the second story sills. Projecting signs for larger buildings will be reviewed on a case by case basis. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted.

Equipment: Tanks, fans, chillers, satellite dishes and similar mechanical and electrical equipment located on roofs shall be situated in a manner so that they are not visible from the street. If the equipment cannot be located on the roof, it should be shielded from public view by decorative fences, plantings, or both. Where exterior vents are required and cannot be placed on the roof, they shall be placed as inconspicuously as possible so as not to interrupt the façade of the building.

Service Entrances: Garage doors, service docks or openings for motor vehicles in building walls shall be situated so that such doors, docks or openings are not visible the streets.

GUIDELINES FOR SITE IMPROVEMENTS

- Site improvements like parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the District and should respond to the colors, textures, materials and scale found in the area of the improvement.
- The design of any site improvement should be compatible with neighboring buildings in the district and not detract from the character of the District.

SITE IMPROVEMENT DESIGN GUIDELINES

DESIGN ELEMENTS

Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.

Parking Pads: Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible. Parking pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the street.

Paving for Sidewalks, Patios and Other Similar Areas: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers.

SITE IMPROVEMENT DESIGN GUIDELINES

DESIGN ELEMENTS

Street Furniture and Amenities: Existing historic elements in the right-of-way such as steps, mounting blocks, fences, paving, natural stone curbs and splash blocks should be retained. Historic materials such as pavers, curbs or steps shall be returned to their same location, even if they are to be paved over, when they are removed to install or repair utilities such as water, sewer, electric, gas, cable, security or for any other purpose. Flower boxes, planters, urns and similar elements are encouraged but should be appropriate to the property where they are placed and with the district as a whole. The installation of these elements shall not cover or require the alteration of any architectural details.

Trees: Street trees and trees on private property are encouraged. Do not cut down mature, healthy trees.

Fences and Walls: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave, vinyl and lattice designs are not encouraged.

Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

- Some buildings in the District do not contribute to the historic character of the District. The Historic Conservation Board shall review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes that do not add to the building's non contributing character.

- Buildings that do not contribute to the historic character of the District fall into two general categories:

  Newer buildings: Most buildings that were built within the past seventy-five years do not fit the historic or architectural character of the district. Due to their more recent date of construction, these buildings did not contribute to the development of the District as an urban, nineteenth-century neighborhood. These newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.

  Significantly altered buildings: Some older buildings have lost their architecturally integrity due to substantial, incompatible exterior alterations. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the District.

- The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the "Rehabilitation" section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is.

  - Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby.

  - Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.

- Additions to non-contributing buildings should comply with the guidelines outlined in the "Additions" section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building.

- Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the "New Construction" and "Site Improvements" sections of this document. Generally it is not acceptable to demolish a building to build a parking lot. These demolition guidelines are supplemental to the demonstration required of an applicant in Cincinnati Municipal Code Chapter 1435. The following buildings are non contributing:

CONTACT US

If you have questions about these guidelines or require assistance in determining how they apply to your property or project, please contact the City of Cincinnati's Historic Conservation Office. Contact information for historic conservation staff is provided below.

Historic Conservation Office
Two Centennial Plaza
805 Central Ave., Suite 700
Cincinnati, OH 45202

Larry Harris
Urban Conservator
513-352-4848
513-432-5716
larry.harris@cincinnati-oh.gov

Caroline H. Kellam
Senior City Planner
513-352-4842
caroline.kellam@cincinnati-oh.gov

CPC ITEM # 5

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT: A report and recommendation on a proposed zone change at 1780-1816 Section Road from RM-2.0 (Residential Multi-family) to CC-M (Commercial Community - Mixed) in Roselawn.

GENERAL INFORMATION:

Location: North of Section Road and just east of Reading Road in Roselawn (See attached map).

Petitioner: Schuyler Murdock
1810 Section Road
Cincinnati, OH 45237

Property Owner: Schuyler Murdock
1810 Section Road
Cincinnati, OH 45237

Request: To change the zoning at 1780-1816 Section Road from RM-2.0 (Residential Multi-family) to CC-M (Commercial Community - Mixed) in Roselawn. The applicant has an existing business at 1810 Section Road and would like to make improvements to her building and to build shared office space for small businesses with residential above on the adjoining vacant lots. The request is not permitted in the current zoning district.

BACKGROUND:

On February 17, 2015, the applicant filed an application for a change of zoning at 1780-1816 Section Road. These three properties have been owned by Schuyler Murdock since 2007 and contain a vacant lot at 1780 Section Road, a single-family style building containing CM-GC (the applicant's construction business) at 1810 Section Road, and another vacant lot at 1816 Section Road. The two vacant lots are currently being marketed for new condominium development. All three properties are currently zoned RM-2.0. The applicant's business has been open since 1986 and has been in its present location at 1810 Section Road in Roselawn since 2009, employing four people. The applicant has stated that CM-GC is a registered City of Cincinnati SBE. She is proposing to upgrade the electricity and plumbing in her building to allow her to better function as an office, which is not permitted under the existing RM-2.0 multi-family zoning.

The property in question is adjacent to the Roselawn Neighborhood Business District (NBD), which contains the CC-M zoning district that the applicant is requesting.

ADJACENT LAND USE AND ZONING:

The site is three parcels and is approximately 0.856 acres in size. It is currently zoned RM-2.0. Adjacent land uses are single-family housing to the north, apartments to the east, apartments to the south, and the Roselawn branch of the U.S. Post Office to the west.

The existing zoning surrounding the property is as follows:

North: SF-6 – Single-family

East: RM-2.0 – Residential Multi-family

South: RM-2.0 – Residential Multi-family

West: CC-M – Commercial Community – Mixed

PUBLIC COMMENT:

Planning Staff held a public conference on this zoning study on March 18, 2015. Notices of the staff conference were sent to property owners within a 400-foot radius of the property, along with the Roselawn Community Council. One person from the community attended the meeting, along with the applicant and staff. The attendee did not state if he was for or against the project, but wanted more information as to the applicant's future plans for the property.

The applicant presented to the Roselawn Community Council board at their February 5th meeting. However, staff has not received a letter of support from the Roselawn Community Council.

Planning staff did receive a few phone calls with questions about the project. Most were inquiries as to why they received a notice, but one gentleman did object to the potential zone change due to the uncertainty of the applicant's future plans.

ANALYSIS:

The three properties are adjacent to an existing CC-M zoning district, so the proposal would slightly expand the commercial district to the east. According to the applicant, the proposed project that requires the zone change should not significantly change the exterior of the existing building, and will allow a small business to continue operating adjacent to the Roselawn NBD. The applicant has stated that her business has not caused any problems since moving to the neighborhood in 2009. The proposed use of the existing building is permitted in the CC-M zoning district. Under the current RM-2.0 zoning, the vacant lots are already being marketed as four condo units on each vacant lot, which would probably be in two story buildings with two units on each floor, based on the fact that the applicant has stated that any new development would fit the existing character of the neighborhood.

The CC-M zoning does not allow residential on the ground floor, so if the zone change is approved, the applicant would like to market the vacant lots as shared office spaces or a community conference room for small businesses or potentially neighborhood serving retail on the first floor with condos above. The applicant stated at the staff conference that any new buildings would be designed to fit into the surrounding neighborhood building form, and would be no more than three stories, but would most likely only be one or two stories, which is would be similar in size and scale to surrounding buildings.

Section Road is considered a collector road in the City's street hierarchy. It already handles commercial traffic from the Roselawn NBD on Reading Road, traffic from a church two properties to the east, and a manufacturing zoning district located down the street east of Reinhold Drive.

The Business District Plan section of the 1983 Roselawn Community Plan recommends to "properly integrate the business district with the surrounding neighborhood and the Roselawn Community." Although the typical shelf life of a neighborhood plan is 5-15 years, the proposal of keeping the exterior of the existing building relatively similar to a single-family home along with, small scale office or retail on the first floor of the vacant lots, the proposal the requires this zone change would provide a transition from the residential zoning into the commercial business district, as long as the new buildings are to the size and scale described by the applicant at the staff conference.

CONSISTENCY WITH PLAN CINCINNATI:

The application for a change in zoning is consistent with two strategies of Compete Initiative Area of Plan Cincinnati, which it to "Target investment to geographic areas where there is already economic activity (page 115)" and to "Grow our own by focusing on retention, expansion, and relocation of existing businesses (page 104)."

This proposed zone change is located just east of the Roselawn NBD, which was identified as a "Transform" NBD in Plan Cincinnati (page 91). The proposed renovations of the existing building and the potential for new shared office or neighborhood retail on the vacant lots will help a business to grow in Roselawn, which will help both the applicant's business and could help revitalize the Roselawn NBD.

CONCLUSIONS:

The CC-M Commercial Community – Mixed designation is appropriate for this site. The proposed renovations to the building will allow a female-owned small business to grow, and any new construction on the vacant lots could provide additional services to the community. Based on the applicant's stated plans, the project is consistent with the size and scale of development in the surrounding area.

RECOMMENDATION:

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

> **APPROVE** the proposed change in zoning at 1780-1816 Section Road from RM-2.0 (Residential Multi-family) to CC-M (Commercial Community - Mixed) in Roselawn.

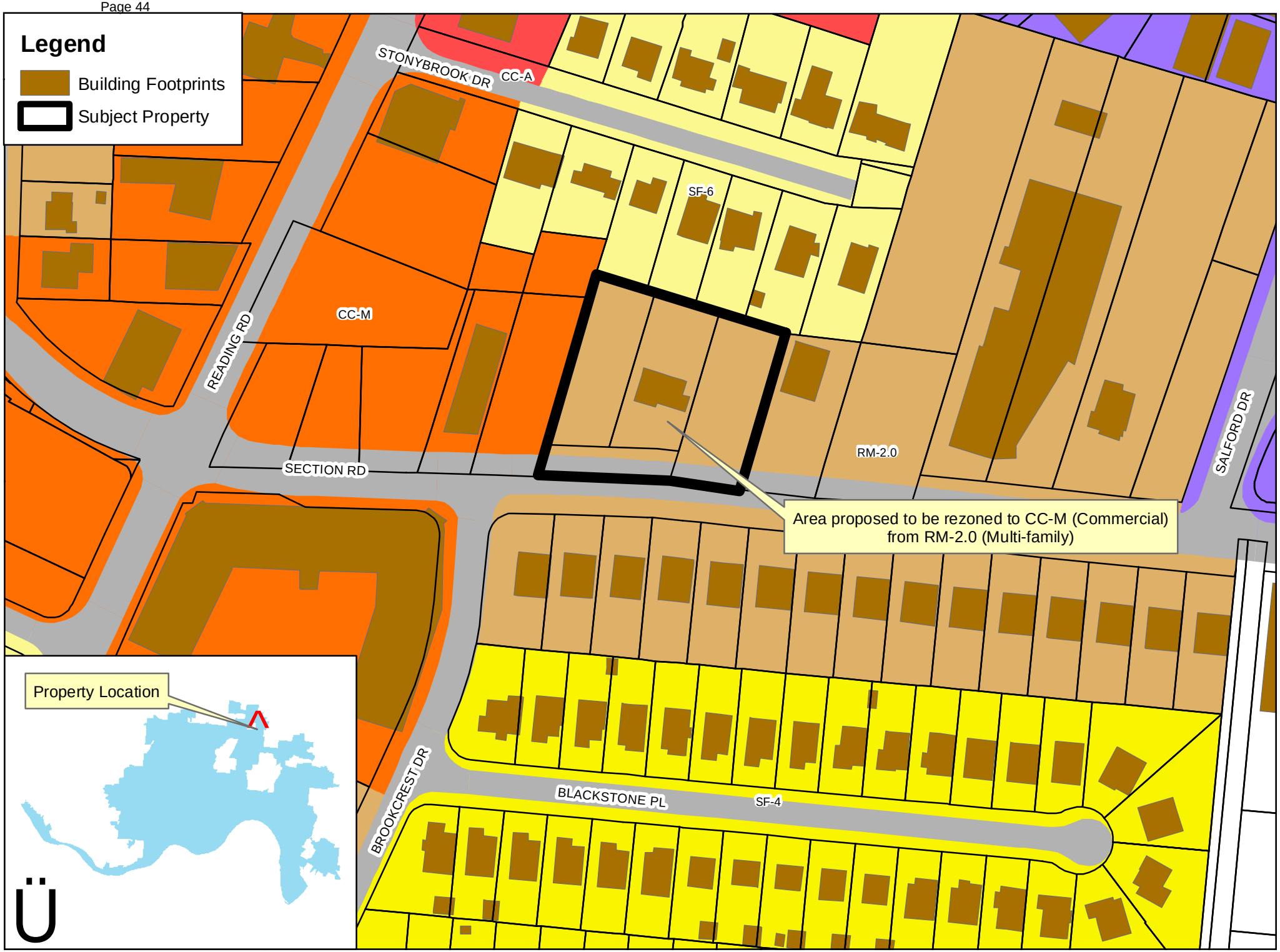
Respectfully Submitted,

James Weaver, AICP
City Planner
Dept. of City Planning and Buildings

Approved:

Charles C. Graves III
Director
Dept. of City Planning and Buildings

Proposed Zone Change: RM-2.0 to CC-M at 1780-1816 Section Rd in Roselawn



LEGEND

- Existing Zoning CC-M
- Existing Zoning RM 2.0
- Existing Zoning SF-6
- Proposed Area of Rezoning RM 2.0 to CC-M

PROPOSED REZONING

0.8562 ACRES±

CALCULATED FROM RECORDS. PARCEL LINES, RIGHT OF WAY LINES DRAWN FROM RECORDS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY

BAUMANN LAND SURVEY, INC.
2200 MONTANA AVE. SUITE 100
CINCINNATI, OHIO 45211
513.860.3999
WWW.BAUMANNLS1.COM

WARNING
The location of all utilities and underground structures shown are approximate and are not warranted by us. It is the utility company and/or the contractor's responsibility to determine the exact location and existence of all utilities and underground structures

~PROPOSED REZONING~
0.8562 Acres ± From RM 2.0 to CC-M
1780, 1810, & 1816 Section Road
(PPN #'s 0010-0033, 0034, & 0035)
Section 1, Town 3, Fractional Range 1 & Section 31, Town 4, Fractional Range 1
City of Cincinnati, Hamilton County, Ohio
Prepared for
Schuster Harbor C/O CH GC, LLC

DRAWING: 13492
PROJECT: 22325
DATE: 02.13.2015
REVISION:

SCALE 1"=60' 0 60

NORTH
Based on
O.R. 10491, Pg. 1370

CM-GC

Construction Managers - General Contractors

Reputation Built on Performance

Contact: Schuyler Murdock
President, CEO
Address: 1810 Section Road
Cincinnati, Ohio 45237
Telephone: 513.527.5543
Email: sjmurdock@cm-gc.com
Website: www.cm-gc.com

NAICS Codes:

236220 Commercial Building Construction
236210 Industrial Building Construction
238210 Electrical Contractor
236110 Residential Building Construction
237210 Land Subdivision
531312 Facility Management & Operation
541611 Business Management Consulting
237310 Concrete Paving
238110 Concrete Retaining Walls
238990 Concrete Curbs and Gutters
238910 Demolition/Excavation

Certifications:

EDGE State of Ohio
MBE State of Ohio
WBE Self Certified
SBE City of Cincinnati
Section 3 HUD/CMHA
HUB Zone Certified

Representative Client List:

- Department of Veteran Affairs
- Mid City Pediatrics
- Cincinnati Reds
- Cincinnati Children's Hospital
- University Hospital
- Indian Hill Village Schools
- Kenwood Country Club
- Champion Paper Company
- Packaging Unlimited
- Cincinnati Bengals
- Skyline Chili
- AK Steel
- Wulco Inc.

WE ARE EXPERTLY QUALIFIED

Founded in 1986, CM-GC has delivered a wide variety of projects as both Construction Managers, General Contractors and Facility Managers. CM-GC specializes in commercial, industrial, institutional, mixed use and residential design/build construction. CM-GC's experience includes projects throughout Ohio, Kentucky and Southeastern Indiana.

We design and implement detailed construction programs that meet the objectives and measurable bottom-line requirements of our clients.

OUR SERVICES

CM-GC provides a complete menu of Construction Services which allows us to meet client specific project requirements. We partner with our clients to problem solve, create value and optimize their construction experience.

Our menu of services includes:

- **Design**
- **Design/Build**
- **Project Management**
- **Site Development**
- **Demolition**
- **Excavation**
- **Concrete Construction**
- **Pre-Construction Services**
- **Construction Management**
- **General Construction**
- **Tenant Improvements**
- **Facility Management**
- **Electrical Energy Solutions**
- **Business Development**
- **Diversity and Inclusion Planning**

ST. JOHN DESIGNS

A Division of CMGC

CM-GC
Construction Managers - General Contractors

St. John Design is the residential division of CMGC. We specialize in Custom Home Design/Build and provide the following services:

- **Custom Homes**
- **Interior Design**
- **Kitchens**
- **Baths**
- **Remodeling**
- **Restoration**
- **Renovation**
- **Additions**

www.stjohndesignsltd.com

CPC ITEM # 6

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT: A report and recommendation on a proposed zone change at 2777 Observatory from SF-6 (Single-family Residential) to OL (Office Limited) in Hyde Park.

GENERAL INFORMATION:

Location: 2777 Observatory Avenue (see attached map)
Cincinnati, OH 45208

Petitioner: & Property Owner John Isch and Michael Mauch of RWA Architects
2771 Observatory Avenue
Cincinnati, OH 45208

Request: The Petitioner/Property Owner is requesting a zone change in order to consolidate adjacent properties under the same ownership and into a unified zone designation that corresponds with the boundaries of the Urban Design Overlay District of Hyde Park Square.

BACKGROUND:
The subject property is located on Observatory Avenue in the Hyde Park neighborhood. The parcel is zoned SF-6 (Single-Family Residential), measures 0.104 acres, and is currently a vacant, grassy lot.

The applicant and owners are the ISM Group, RWA Architects. They own property from 2771 to 2777 Observatory and operate their firm in the building at 2771 Observatory. In 2011, they purchased 2777 Observatory, which at that time had a dilapidated residence on it. Due to its condition, it was demolished in 2012.

On December 4, 2014, the applicants filed an application for a zone change for this property from SF-6, Single-Family Residential to OL, Office Limited.

ADJACENT LAND USE AND ZONING:

The existing zoning surrounding the property is as follows:

North: RM-1.2 – Residential Multi-family

East: SF-6 – Single-Family Residential

South: SF-6 – Single-Family Residential

West: OL – Office Limited

PUBLIC COMMENT:
At the January Hyde Park Neighborhood Council meeting, the board voted in a tie-breaker vote to approve the Neighborhood Council's Zoning Committee's recommendation to remain neutral and have no stance on the proposed zone change.

Planning Staff held a public staff conference for this zone change on January 21, 2015. Notices were sent to property owners within a 400-foot radius of the property as well as the Hyde Park Neighborhood Council. There were six attendees including the two applicants and two City Planning staff. Three were opposed to the proposed zone change because of a lack of a development plan and the uncertainty of future zoning districts in the Land Development Code. One attendee, Mr. Gary Wollenweber, Chair of the Hyde Park Neighborhood Council Zoning Committee, remained neutral.

Since that time, Staff has received 16 letters in support of the proposed zone change and 21 letters opposed (see attached).

ANALYSIS OF THE PROPOSED CHANGE:

Description of Proposed Zoning
The area directly to the west of the subject property is zoned OL, Office Limited. The proposed zone change would extend this district and would not result in a spot zone. OL allows for residential uses including single-family, two-family, and multi-family residences as well as limited commercial uses like offices.

According to the Cincinnati Zoning Code, the purpose of Office districts is to:

(a) Provide appropriately located areas for office development, consistent with applicable plans.
(b) Ensure compatibility between office development and adjacent uses.
(c) Identify appropriate standards for reviewing proposals for new or expanded office development.
(d) Ensure the provision of services and facilities needed to accommodate planned employment densities.
(e) Provide a transition between residential and commercial uses.
(f) Allow limited residential uses.

The purpose of Office Limited is "to provide sites for offices, research and development facilities and limited commercial uses in a low intensity manner. Mixed-use developments with residential uses are also allowed."

Any future developments would have to comply with §1423-09 - Buffer Yards, which would require a ten-foot buffer yard with six-foot high screening from residentially zoned properties.

Analysis of the Property
The parcel at 2777 Observatory sits on the corner of Observatory and Linwood Avenues. This busy intersection has been increased in size over the years and has rendered the subject property unbuildable. Parcel maps show that this parcel once had frontage onto Observatory, but today, because of the widening of the intersection, it has lost that frontage and has been reduced in size. Because of this, City Plans Examiners have determined that with the required setbacks and zoning requirements, this lot is unbuildable as a single lot.

SF-6 zoning requires at least two off-street parking spaces. The Department of Transportation and Engineering (DOTE) has determined that due to the high traffic volume at this intersection, they would not recommend a curb cut be placed on this property (see attached email). Therefore, a single-family home could not be built by right on this property. Since this lot is non-conforming, future development would need to include at least the most adjacent OL-zoned property, 2775 Observatory, to be viable.

DOTE also had concerns that an increase in OL-zoned property in this area would further increase traffic at the intersection. If this zone change is approved, any future development would be open for public review via the Urban Design Overlay District, at which point, impact on traffic could be analyzed.

History of Zoning on the Site
Prior to the current Cincinnati Zoning Code's adoption by City Council in 2004, the previous zoning of this property, and 2771-2775 Observatory, was B-1 (Neighborhood Business District). This allowed for various residential, commercial, and office uses, amongst others. When City Council adopted the new (now current) Code and Map in 2004, 2771 to 2775 Observatory became OL and 2777 Observatory became SF-6. This change did not align with the recommendations of Hyde Park Plan (1983), but it is unclear why this change was made.

Urban Design Overlay District
The subject property is part of the Hyde Park Square Business District Urban Design Overlay. The purpose of this overlay is to:

(a) Protect and enhance the physical character of selected business districts that have adopted Urban Design Plans;
(b) Prevent the deterioration of property and blighting conditions;
(c) Encourage private investment to improve and stimulate the economic vitality and social character of selected business districts; and
(d) Ensure that infill development does not adversely affect the physical character of the area.

This Urban Design Overlay District (UDOD) was created and supported by the Hyde Park Conservation Plan (1984), where the subject property is recommended to remain B-1 (Neighborhood Business District). The Plan also states that "it is the explicit policy of the Plan to concentrate commercial and office uses within the land areas currently zoned for these uses." The Plan would support returning this parcel to an office or commercial zone. Although the Department of Planning and Buildings only considers plans approved or updated in the last 15 years to be active, the Hyde Park Neighborhood Council still uses this plan as a guiding document.

The UDOD ensures that any permit for new construction would be reviewed in a public process and determined by the Zoning Hearing Examiner. The Zoning Hearing Examiner will consider the neighborhood context, public input, and any other pertinent information in his/her decision-making.

Future Zoning
The Land Development Code (LDC) is currently in its second draft form, with an undetermined number of revisions in the future. At this time, there is no date when it would be adopted and replace the current zoning code. Presently, the LDC recommends that 2771-2775 Observatory become Residential Mixed (RX). The proposed RX is intended to:

> "provide for a variety of residential buildings and small offices. RX can serve as a land use transition between other more intense districts and residential neighborhoods. RX allows small to medium sized buildings and lots, with varied setbacks."

The RX district is most similar to OL. In the event that this zone change is approved as an OL district, it would become an RX zoned parcel in the LDC.

CONSISTENCY WITH PLAN CINCINNATI (2012):
The proposed zone change is consistent with the Compete Action Step to "Focus development on the existing centers of activity (pg. 116)." This property is within the Hyde Park Neighborhood Center.

CONCLUSIONS:
The subject property, 2777 Observatory, is an unbuildable lot on the corner of Observatory and Linwood. Historically, this property was zoned as Neighborhood Business District until 2004, when it was changed for to a SF-6 zoning district. It remains part of the Hyde Park Square Business District and could become a

contributing part of the businesses on Observatory Avenue. Any future development would need to comply with buffer yard requirements to ensure the protection and screening of the adjacent Single-Family properties. All proposed future development would be reviewed in a public process via the Zoning Hearing Examiner to ensure that neighborhood character, community plans, and public input are considered. The zone change would allow the property owner to have consistent zoning on the owned parcels that are within the UDOD boundary. For these reasons, Staff has determined that the request for a zone change is reasonable and will not pose significant harm to the neighborhood; conversely, it will allow for an undeveloped, unbuildable property to contribute to the Hyde Park Business District.

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

APPROVE the proposed zone change at 2777 Observatory from SF-6 (Single-family Residential) to OL (Office Limited) in Hyde Park.

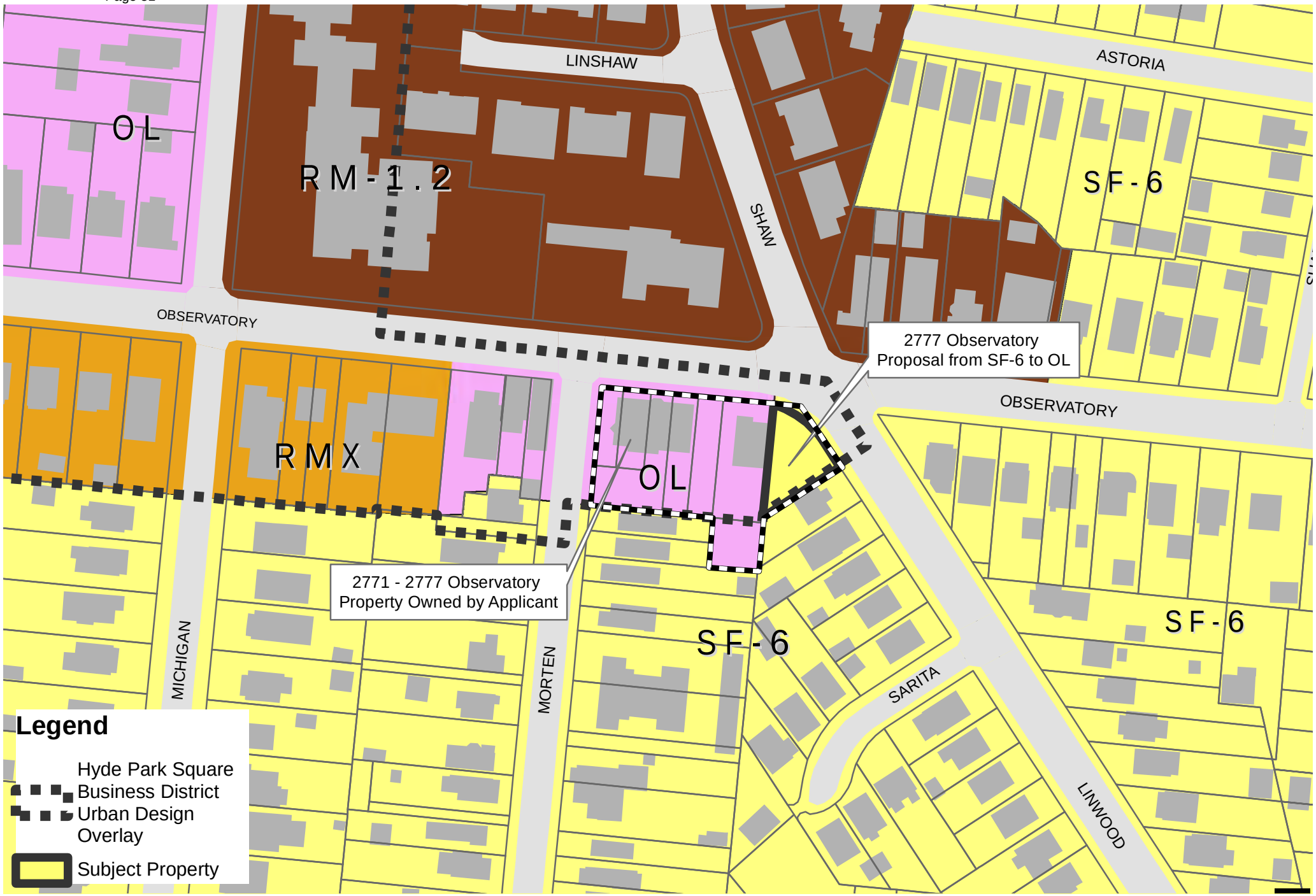
Respectfully Submitted,

Justin Lamorella, City Planner
Department of City Planning and Buildings

APPROVED:

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

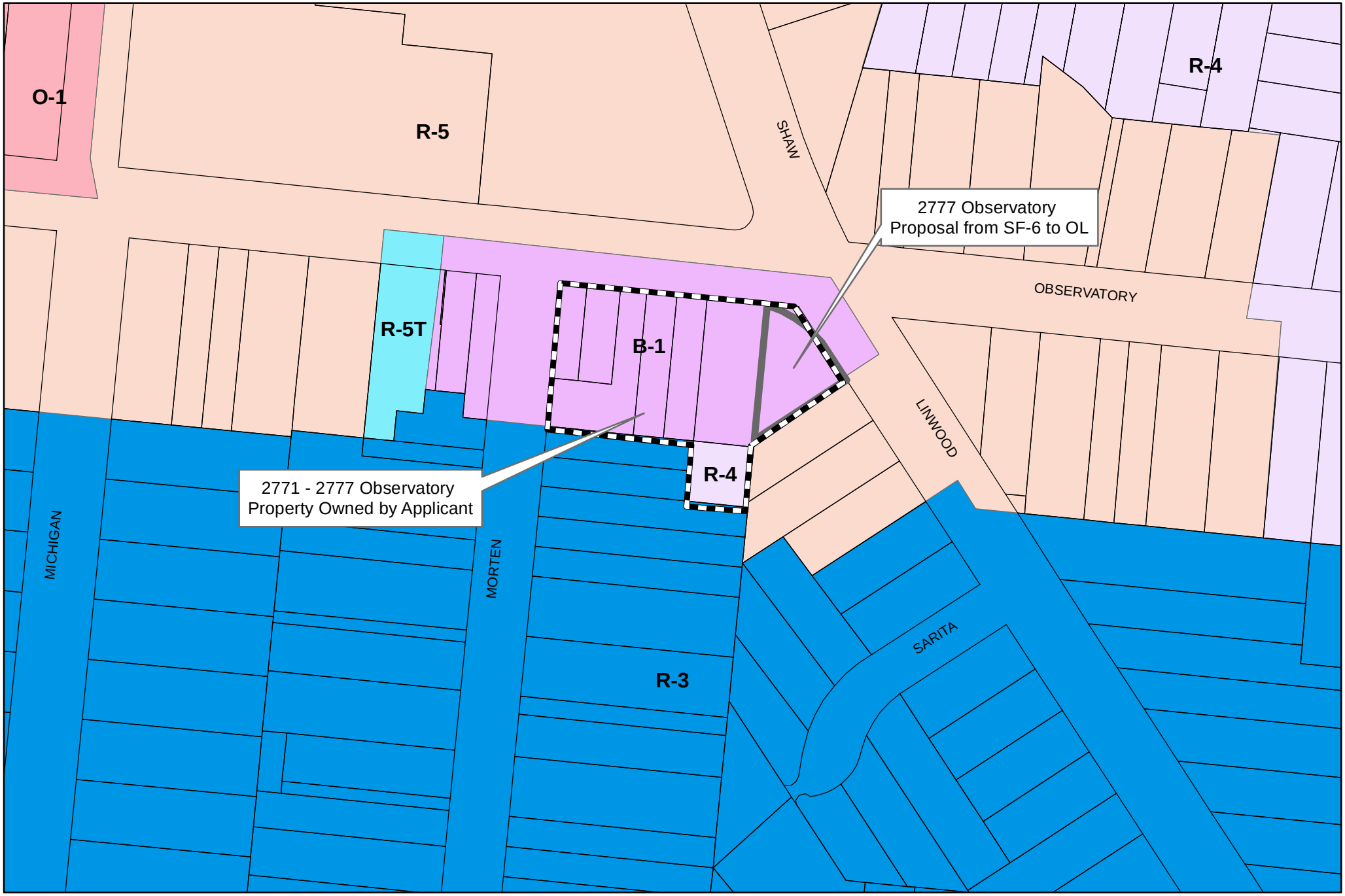
2777 Observatory Avenue Zone Change | Location Map



Prepared by:
City of Cincinnati
Department of Planning & Buildings
Charles C. Graves, III, Director

0 0.02 0.04 0.08 Miles

Zoning Prior to 2004



Prepared by:
City of Cincinnati
Department of Planning & Buildings
Charles C. Graves, III, Director

Knox Presbyterian Church
Shaw Ave
561
Observatory Ave
Observatory Ave
Observatory Ave
561
Michigan Ave
Michigan Ave
Morten St
Linwood Ave
Santa Pl
Explore

VIEW - SOUTH SIDE OF OBSERVATORY AVE.

DATE: 11/21/15

VIEW - REAR AND SIDE YARDS OF 2805 LINWOOD AVE. & 2775 OBSERVATORY AVE.

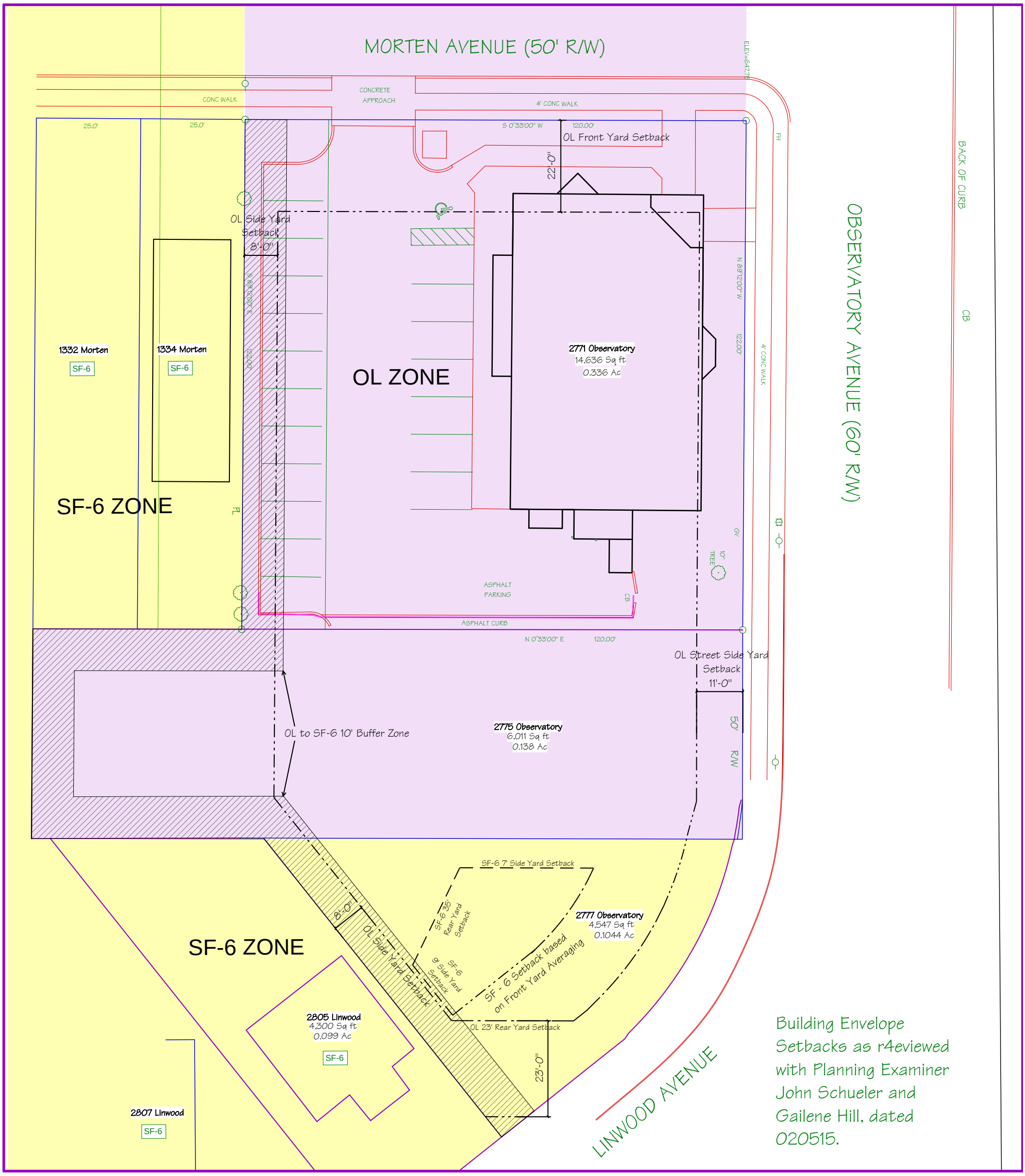
DATE: 11/21/15

VIEW - WEST ALONG OBSERVATORY AVE.

DATE: 11/21/15

VIEW - WEST SIDE OF LINWOOD AVE.

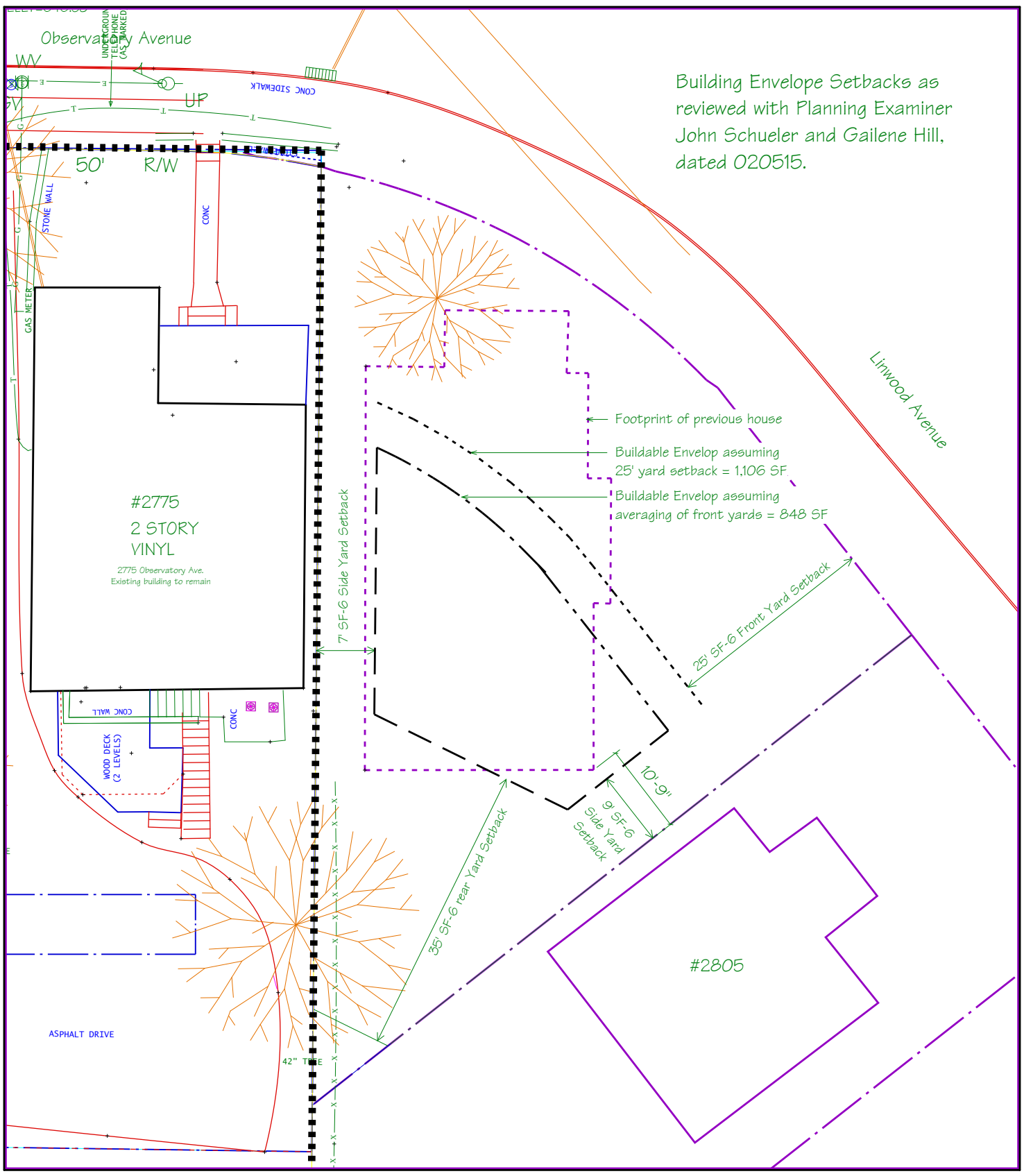
DATE: 11/21/15



Building Envelope Setbacks as r4eviewed with Planning Examiner John Schueler and Gailene Hill, dated 020515.

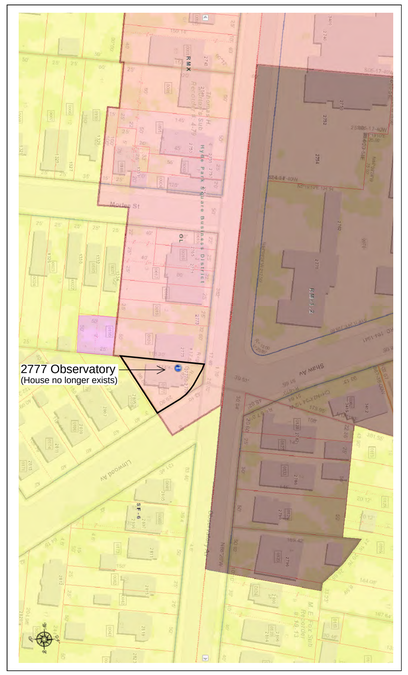
2777 Observatory Avenue

*Site data for 2775 Observatory taken from property survey. Site data for 2777 Observatory and 2805 Linwood taken from CAGIS.



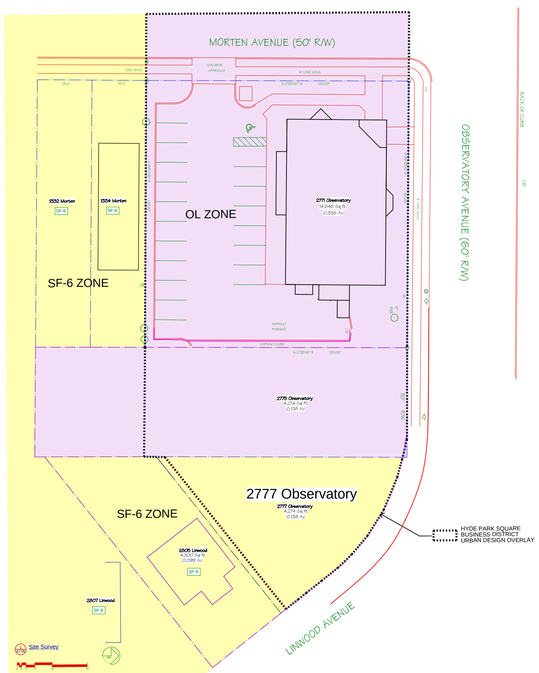
2777 Observatory Avenue

*Site data for 2775 Observatory taken from property survey. Site data for 2777 Observatory and 2805 Linwood taken from CAGIS.



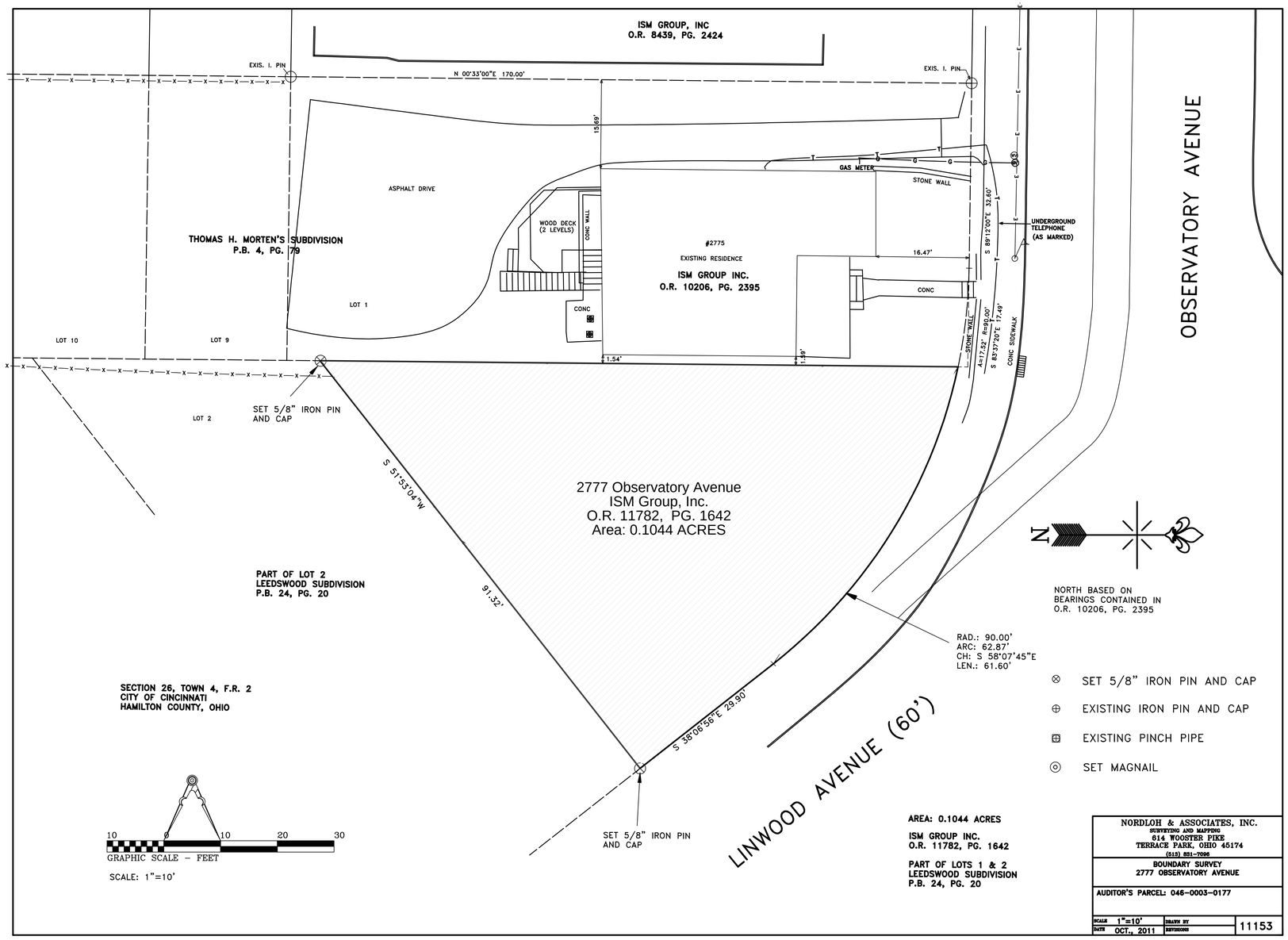
CAGIS NEIGHBORHOOD CONTEXT PLAN

No Scale
Pink area indicates current Hyde Park Square Business District Overlay



2777 PROPERTY SITE PLAN - ZONING DESIGNATION

No Scale



LEGEND TO PLOT PLAN:

Indicates Property of Proposed Zone Change (Change is from Zone SF-6 to Zone OL)

2777 Observatory Avenue

CINCINNATI, OH 45208
Property Owner: ISM Group, Inc.
Property Owner Address: 2771 Observatory Avenue

1 AM 12/2/14

2777 Observatory Avenue
Explanations for request of Zone Change

Date: 12/11/14
Amended: January 28, 2015 (*In Italics*)

1. Rezoning would make the zoning of the parcel conform with the already established Hyde Park Square Business District Urban Design Overlay boundaries.

2. As the property has historically fronted Observatory Avenue, similar to the adjacent property to the west it makes sense that it conform with the existing OL Zone designation the adjacent properties have to the west along Observatory Avenue. Also, extending the OL Zone to Linwood Avenue, along Observatory, would make for a more consistent and uniform land use from an urban design point of view already suggested by the boundary of the Hyde Park Square Business District Urban Design Overlay.

3. As currently zoned (SF-6) the *uniqueness of the* site, due to its size, geometry *and relationship* to the corner of Observatory and Linwood, is *an* unbuildable *lot* for any new use that conforms with that zoning. In addition, there would *not* be any availability for on-street parking contiguous with the site due to its corner *location* and traffic considerations, nor *would there be* any availability for newly configured off-street parking having a *new* curb cut as it would pose a significant hazard relative to the traffic at that corner.

4. Even though there is not a current plan for development it is understood that any future plan, as required by the Urban Design Overlay, would undergo review by the Hyde Park Community Council.

5. Having received a letter from the City of Cincinnati regarding the Cincinnati Land Development Code: Second Draft 10-17-2014 and having attended a presentation Zoning Code Diagnostic Report, by the City of Cincinnati, we were left with the impression that now would be a good time to submit any requests for zone changes. The letter states:

"After several years of public outreach and stakeholder engagement, the first draft of a new Land Development Code (LDC) was developed in an attempt to modernize Cincinnati's Zoning Code following the 2012 adoption of the City's first Comprehensive Plan in more than 30 years: Plan Cincinnati. The LDC seeks to resolve many disjointed and outdated regulations that are present in the existing Zoning Code and to address current challenges in a way that enhances existing development patterns.

The City of Cincinnati Department of Planning & Buildings released the first draft of the LDC to the property owners, residents, community organizations, and other stakeholders of Cincinnati on June 2, 2014 so that they could review it and directly participate in the Code's development. Four citywide public meetings, an interactive website, stakeholder interviews, and phone calls/in-person meetings were all a part of this two-month-long process."

6. In the context of the explanations cited above we feel we are rationalizing an irrational zoning condition.

2777 Observatory Avenue
Statement of Practical Difficulties

Date: January 21, 2015
Amended: January 28, 2015 (*In Italics*)

Recent knowledge of the City's modernization of the Land Development Code accelerated our acting on some thoughts we previously had about changing the Zone designation for a small corner property with the address of 2777 Observatory Avenue.

We purchased this property in 2011 and subsequently had an existing dilapidated single-family residence torn down in May 2012.

The current zone designation is SF-6 and we are submitting a request to change it to 'OL'. As currently zoned there would be no possibility to build a structure of allowable use on the property without numerous Special Exceptions and/or variances. *In fact, by definition of zoning, it is an unbuildable lot.* The following are factors in our request:

1. We currently own adjacent properties 2775 and 2771 Observatory that are currently zoned 'OL' and fall within the Hyde Park Square Business District Urban Design Overlay.
2. 2777 Observatory currently falls within the Hyde Park Square Business District Urban Design Overlay.
3. Keeping 2777 Observatory as it is currently zoned presents numerous challenges to develop in adherence with the SF-6 zone requirements, without needing multiple variances or Special Exceptions. To build a single family residence, which the SF-6 zone provides for, would create non-conformance, and hazards, in the following ways:
    a. The lot does not comply with Section 1403-03.c requiring the minimum lot size to be 6,000 sf. Our lot is 4,547 sf.
    b. The lot does not comply with an exception provided in Section 1421-09.c.3 that allows for building on a lot that is under the required minimum area. For Zone SF-6 the exception for the minimum area required to build on is 4,800 sf. Our lot is 4,547 sf.
    c. Even if a Special Exception or variance was pursued for items a and b, creating a zoning envelop that adheres to the requirements of setbacks as determined by Schedule 1403-07, Sections 1421-21 Front Yard Modifications and Section 1421-25.a Rear Yard Modifications/Irregular Rear Yard would create a buildable envelop of only approximately 848 square feet. This would allow for an unmarketable single-family residence especially when considering that area does not even allow for area for a garage or off street parking.

d. In addition, off street parking would be an extreme challenge and not in the interest of public safety. To achieve off street parking as required by Schedule 1425-19-A, that requires two spaces for a single-family residence; and Section 1425-15, that does not allow for front yard parking in an SF zone, there is little to no space left on the lot for parking outside the buildable envelop. If that area were taken from the buildable envelop it would make the buildable area that much smaller. Most importantly due to the lot's location on a heavily trafficked corner, and the elevation of the lot being above the surface of the street, creating a curb cut would introduce public hazard because it would highly restrict sight lines, resulting from a the cut through the grade, and limited observation of traffic rounding the corner. In addition, on street parking would not be available along any of the perimeter of the lot due to its corner location on the heavily trafficked corner and the location of a curb cut for a cross-walk, telephone pole and fire hydrant along the street perimeter.

4. In summary, even though we do not have immediate plans for developing the property, it is our interest to create a singular zone designation, 'OL', for the lots 2771, 2775 and 2777 Observatory, that the current Hyde Park Square Business District Urban Design Overlay already acknowledges as best considered together, in an effort to land bank the properties that would allow for a cohesive development in the indefinite future.

In addition, we believe the request is consistent with the following Policy Principles, as allowed for in Sec 111-5 in the following ways:

1. Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.
2. Providing opportunities for economic development and new housing for all segments of the community.
3. Creating pedestrian friendly environments to reduce reliance on the automobile for travel.
4. Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

2777 Observatory Avenue
Additional Information Regarding Zone Change

Date: January 21, 2015
Amended: January 28, 2015 (*In Italics*)

Comments regarding contingent factors to the zone change request:

1. For the record the resident at 2805 Linwood has expressed concerns about development of 2777 Observatory at the Hyde Park Community Council meeting. When purchasing the house the resident approached us concerned that the builder of her house could not close on the sale of the house to her because there was a law suit pending between us and the builder. She was told the lawsuit pertained to the builder placing the fence for the Linwood property on about 30% of our property and until he moved the fence we were keeping the lawsuit pending. At that time she asked what our plans were for the Observatory property. We informed her we had long-term plans for developing the property with what would most likely be a multi family use but that we were not sure and had nothing solidified. She recalled, and raised, that conversation in a meeting with her at *RWA's* office on January 9th. In summary the resident of the Linwood property knew when purchasing the property that there would be plans for some other project development at some time in the future and still purchased the property.
2. The resident on Morten Street, two houses to the south of 2771 Observatory, who attended the Hyde Park Community Council, and expressed concerns about the process, had prior knowledge of our plans when he contacted us, either while purchasing his property or just after purchasing his property, about wanting to buy part of our property at 2775 Observatory for a dog run. We informed him at that time we would not be interested and explained our long term plans to develop the property. Subsequent to that exchange we granted him permission to cut down trees on our property for his benefit to mitigate shading of his yard.

Comments regarding submitting for a zone change without a plan:

1. The lot in question is an anomaly, or unique situation, in terms of it's size, geometry and orientation and should be evaluated as such.
2. There has been concern expressed about not having any control over what may be developed on the property in the future. As per the requirements in the code for the Urban Design Overlay Chapter 1437 any plan submitted must follow a review process.
3. It was pointed out that the OL zone may change in the future to RX and that should be a reason to not approve the request. As we have read the proposed

changes they actually appear more restrictive than the OL requirements *that* would only benefit the neighboring properties.

4. Any of the two neighbors who spoke out could move at any time and be replaced by someone who might have no problems with development of the property in question.
5. Refer to example of previous zone change, dated September 19, 2014 for a property that did not have a plan.
6. *Any structure built, even to the maximum limits of the current zoning, on the combined properties would not cast shadows onto any of the adjacent property owners as the entire property under question is on the north side of currently occupied adjacent properties.*

Comments regarding concerns *of* dumpster placement on the property:

1. Under the current zoning, and we believe proposed zone change from OL to RX, a dumpster can be placed on 2775 & 2771 Observatory within the constraints of Schedule 1407-07 and Sections 1421-35 and on 2777 Observatory within the constraints of Schedule 1403-05 and Sections 1421-35. Therefore, there is no difference in the ability to place a dumpster on 2777 Observatory with, or without, a zone change.

Comments regarding concerns about traffic:

1. There has been concern about traffic generated by the project. Regarding ingress and egress it would be unlikely, if not impossible to make a new curb cut, *on the lot of 2777,* due to the community and traffic engineering review of any new curb cut into the property from Linwood Avenue. In addition, the practical factors that would impede cutting a drive onto Linwood would likely be refused by traffic engineering as a drive would pose serious hazards to drivers, plus the presence of a fire hydrant, telephone pole and cross walk all within the perimeter where the possibility of a driveway cut could be located.
2. Parking would, for pragmatic, *zoning* and economic reasons, have to be balanced between the area consumed by a building, the required buffer zone, and the required building setbacks. There is currently capacity of 23 spaces on the property of 2771 Observatory and 4 to 5 spaces on 2775 Observatory.
3. *There was a concern expressed at the Public Zoning Hearing on January 13, 2015 that development on 2771 would adversely impact traffic on Morten. We would point out several observations from our over 14 years of occupying 2777 Observatory Avenue:*
    a. *If 2771 is consolidated with 2775 and 2777 Observatory access to the site for parking would be the first driveway on the Morten. Traffic generated by that property does not pass by any other residences and does not use*

any street parking that might be used by any other residences. In fact we have shared our parking with others not related to our business over the years.

b. *Over the years we have had up to 21 employees and additional clients and contractors use the existing parking and have never observed any undue stress, backing up, or conflict with street parking or traffic over the years. At peak time of the morning and end of a work day there are very few encounters with a vehicle either coming from down Morten or turning on to Morten from Observatory.*

c. *Morten is a cul de sac street so no traffic, except for those residents on Morten, would come down the street from the south to access the property.*

Comments regarding public input at the Hyde Park Neighborhood Council meeting on January 13, 2014:

1. Of 80 notices sent out to surrounding neighbors only two, possibly three, attended the Hyde Park Community Council and only two spoke to the matter. Perhaps the attendance reflected the level of concern of the community about the request, regardless this is far from a majority.

Comments regarding the Public Zoning Hearing of January 13, 2015:

1. *At the second opportunity for public comment only two local residents, the same that attended the Hyde Park Community Council Meeting, attended the meeting along with Gary Wollenweber of the Zoning Committee of the HPCC. Mr. Wollenweber reiterated what the HPCC had decided at their meeting. Perhaps still only having two people appear at a publicly notified meeting reflects the level of concern from the overall community about the request.*

Comments regarding the Urban Design Overlay:

1. It is important to note the purpose of the Urban Design Overlay
   a. Protect and enhance the physical character of selected business districts that have adopted Urban Design Plans.
   b. Prevent the deterioration of property and blighting conditions.
   c. Encourage private investment to improve and stimulate the economic vitality and social character of selected business districts.
   d. Ensure that infill development does not adversely affect the physical character of the area.

2. The previous house that occupied 2777 Observatory faced onto Observatory, and in fact had it's address as Observatory reinforcing the logic of why the Urban Design Overlay boundary includes that property.
3. The boundary of the Urban Design Overlay, being established where it is, suggests the original authors understood and acknowledged that the length of the block of Observatory, between Morten and Linwood, should function similarly in use and should be visually coherent in terms of urban form.
4. We believe that 2777 Observatory is an unfeasible lot to develop, or make marketable, in accordance with SF-6 requirements. Not having the zone changed to a classification that makes development possible, zone OL, would leave us in a situation of "Regulation Taking", i.e. where a government regulation limits the uses of private property to such a degree that the regulation effectively deprives the property owners of economically reasonable use or value of their property to such an extent that it deprives them of utility or value of that property, even though the regulation does not formally divest them of title to it. This is in direct conflict with one of the purposes of the Urban Design Overlay to "Encourage private investment to improve and stimulate the economic vitality and social character of selected business districts".

Comments regarding letter submitted by Mr. Graber dated January 22, 2015:

1. *Mr. Graber states in his letter that at the Zoning Meeting of January 13, 2015 Mr. Isch "indicated that the city had granted a request for a zoning change without attached plans only four times in the past five years. Only four times." His statement is factually incorrect. What Mr. Isch stated was that "in a cursory search of the Zoning Department's website, a search that was not exhaustive by any means, there were found four examples of similar requests". Mr. Isch went on to say, "one example was almost identical as our request, changing from SF-6 to OL without a plan, and was located within the Hyde Park Square Business District at 3542 Edwards Road and was made in 2013". At no time did Mr. Isch state there were only four examples and at no time was "within past five years" mentioned.*

Comments on letters of support submitted by applicant:

1. *It should be noted that two of the letters of support are from adjacent neighbors:*
    a. *Frank Burdick of Hyde Park Coiffures*
    b. *Rick Greiwe of Greiwe Development Group*
2. *Other letters of support come from property owners in the area, a professor of urban planning, a former building plan examiner from the City, a former zoning*

plan examiner from the City, local business owners and others who work in fields allied to architecture, construction and real estate.

Comments on letters of opposition:

1. *It should be noted that the neighbor immediately adjoining our property to the south has not appeared at previous public meetings nor expressed opposition in the form of a letter.*
2. *As of January 29 the number of opposition letters from residents on Morten was 16 opposed with no response from 28 residents making far less than half of the total residents on the street expressing concern.*

Lamorella, Justin

From: Kelly, Martha
Sent: Monday, February 02, 2015 5:18 PM
To: Lamorella, Justin
Cc: Williams, Bryan (Urban Planning); Andrews, Matthew
Subject: RE: Zone Change at 2777 Observatory

Justin,

As I look at the site, and surrounding land use, I have the following comments to your original list of questions:

1. *With current traffic patterns and volumes, is it possible to put a curb cut either on Linwood or Observatory on this parcel?* No curb cuts will be allowed for this property on Observatory or on Linwood. There is not enough frontage on either street to provide for a safe driveway far enough from the corner and traffic signal installation. Also, the grades on Linwood make it impossible to build a driveway without side walls, which would hinder any visibility to exit the property.
2. *The residents perceive a blind spot of cars turning onto Linwood from Observatory. Would there need to be additional setbacks or design requirements because of this?* The vehicles and pedestrians move through this intersection guided by the traffic and pedestrian signals. It is not clear what is meant by a blind spot. As stated in item 1 above, it would not be reasonable to allow a driveway on Linwood in such close proximity to the corner, since a driver could not see adequately to pull out. But with the grades of the site, even a building set back would likely not improve visibility, hence another reason to not allow a driveway.
3. *In general, would DOTE have a comment about changing this parcel from SF-6 to OL?* DOTE will not allow a driveway from either Linwood or Observatory for this parcel. In most cases, office zoning creates more vehicular trips than residential. Therefore, DOTE does not support a change to OL at this location.

In summary, this parcel does not appear to be buildable for any use in its present state. It appears as though the only viable use of the site it to share ownership and consolidate with an adjacent parcel. However, allowing that to occur in an office zoning may increase traffic flow at the intersection, and create a need for a driveway that will likely not operate well in close proximity to the traffic signal. DOTE does not recommend a change in zoning at this time. Any change should be considered only as a part of a redevelopment plan, so that access and vehicle trips can be adequately analyzed.

I hope this addresses your needs. Please feel free to email or call me at 3648 if you have any further questions.

Martha Kelly

From: Lamorella, Justin
Sent: Monday, February 02, 2015 9:31 AM
To: Kelly, Martha
Subject: RE: Zone Change at 2777 Observatory

Hi Martha,

Thanks for your response. I was at a conference all day on Friday so I apologize for just getting back to you now.

The applicant/owner plans to either develop or sell the site as one parcel. They recognize that the parcel is almost unbuildable as it is as either SF-6 or OL, with setbacks and the street configuration. There was a house on the site that was demolished in 2012, and I believe that the house did not have a driveway or off-street parking.

Let me know if you have any other questions.

Thanks!

Justin

From: Kelly, Martha
Sent: Friday, January 30, 2015 9:13 AM
To: Lamorella, Justin
Subject: RE: Zone Change at 2777 Observatory

Justin,

Let me look at this today and get back to you this afternoon. What would the OL zoning allow them to do? The parcel is so small, that I don't see how any building plus parking could ever be built, but I would like to get a feel for what they might be thinking.

Martha

From: Lamorella, Justin
Sent: Thursday, January 29, 2015 3:36 PM
To: Kelly, Martha
Subject: Zone Change at 2777 Observatory

Hi Martha,

If I should speak with someone else in your department about this, please forward me to them.

I am working on a zone change at 2777 Observatory, which a currently vacant lot on the corner of Observatory and Linwood. It is zoned SF-6, but the applicant (who owns 2771-2777 Observatory) would like to have all of their properties zoned OL for future development purposes. I have attached the maps to this email.

There have been several questions raised about this parcel that I am hoping could be answered.

4. With current traffic patterns and volumes, is it possible to put a curb cut either on Linwood or Observatory on this parcel?
5. The residents perceive a blind spot of cars turning onto Linwood from Observatory. Would there need to be additional setbacks or design requirements because of this?
6. In general, would DOTE have a comment about changing this parcel from SF-6 to OL?

Any information you could provide would be greatly appreciated.

Thank you,

Justin Lamorella | City Planner

City of Cincinnati | Department of City Planning and Buildings
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-4890 (p) | 513-352-4853 (f) | Facebook | Twitter | Website | Plan Cincinnati

Lamorella, Justin

From: Rachel R <rachelrlindahl@gmail.com>
Sent: Wednesday, January 21, 2015 3:16 PM
To: Lamorella, Justin
Subject: zone change on 2777 Observatory Avenue, 45208

Hello Justin,

I'm writing in regard to the proposed change of zoning at 2777 Observatory Avenue, Cincinnati, OH 45208, as I am unable to attend the Public Staff Conference. I was notified because I live and own property within 400 feet of the proposed zone change.

I am not in favor of changing this property to OL, Office Limited for two reasons.

1. The proposed location as you know, is on an extremely dangerous intersection with a 'blind' turn going southbound onto Linwood/562, and has very heavy traffic including semi-trucks, heavy loads. It's no wonder it's called the Death Turn. Entering and exiting my driveway (three lots south of proposed location) must be done with extreme caution with the constant traffic flow coming around the corner directly in front of 2777 Observatory Avenue where drivers are 'blind' to what is on the other side of this turn.

2. The Petitioner does not properly care for the properties they currently own and have allowed for the one house that is still standing to be unkempt, dangerous and helping to decrease nearby home values. I assume there are no codes being violated, but the vacant home is in extremely bad shape and is more than just an eyesore.

Unless the traffic pattern can be majorly adjusted, I believe changing the zone to OL, will add to the level of danger for many drivers, pedestrians, and property owners.

Thank you in advance for your time and consideration with my written response.

Regards,

Rachel Lindahl
cell: 513-638-1318
2809 Linwood Ave
Cincinnati, OH 45208

January 22, 2015

John Graber
1332 Morten Street
Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

I am writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

As you know, last week the Hyde Park Neighborhood Council voted to send the zoning change request forward to the city with no recommendation. Last night, at your Department of City Planning Staff Meeting, Mr. Gary Wollenweber, the chairman of the Hyde Park Neighborhood Council's Zoning Committee said there was "nothing to be for," in the request for a zoning change, and said he didn't "see any urgency to do anything," now.

I share Mr. Wollenweber's view. Listening to the Hyde Park Neighborhood Council's debate and talking to my neighbors, it is clear many agree that now is not the time to approve a zoning change for 2777 Observatory.

- Importantly, the owners of 2777 Observatory do not have plans that require a zoning change. At last week's Hyde Park Neighborhood Council meeting, several members noted this with some concern. The council president, Mr. Rob Pasquinucci, called the lack of a plan in advance of a zoning change request "unusual."
- At last night's staff meeting, Mr. John Isch, one of the owners of the property, indicated that the city has granted a request for a zoning change without attached plans only four times in the past five years. Four times.
- The City of Cincinnati's Land Development Code is in draft form – Draft 2 is the current version, and you said last night there will be at least a third draft.
    - Mr. Wollenweber noted "dramatic" changes in the administrative chapters of the code, and said the RX section is "very much in flux."
    - The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code's current Draft 2 version.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- Mr. Isch and Mr. Mike Mauch knew how 2777 Observatory was zoned when they bought the lot. The zoning change requested likely improves the value of several of their properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.

- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

It is not my intent to deny Mr. Isch and Mr. Mauch the opportunity to develop the properties they have purchased along Observatory, of which 2777 Observatory is a part. Neither, however, do I think it appropriate to rezone 2777 Observatory without a clear need, and a development plan that outlines such a need. To do so at this time improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

John Graber

January 22, 2015

Allison Maas

2805 Observatory Ave

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Allison Maas

January 22, 2015

Kelly Ruth
2805 Linwood Avenue

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Kelly Ruth 1/28/15

January 26, 2015

Name: Ryan Griffith

Address: 1321 Morten St.

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature:

January 26, 2015

Name: Matt Wolf

Address: 1317 Morten Street

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature: Matt Wolf

January 26, 2015

Name: Helen Limerositi

Address: 1305 Morten

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature: Helen Limerositi

January 26, 2015

Name: Jason and Melanie Dorsey

Address: 1293 Morten St

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature

January 26, 2015

Name: John Bell

Address: 1330 Morten St

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature:

January 26, 2015

Mary Jane Hery & Brian Leshner
1329 Morten St., Cincinnati, OH 45208

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Mary Jane Hery

January 26, 2015

PASQUAL LACORTIGLIA
1327 MORTON ST
45208
Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

January 26, 2015

Name: Keith Bisle

Address: 1326 Morten Street

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature: Keith Bisle

January 26, 2015

Name: ALLISON BRADLEY

Address: 1298 MORTON

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature: Allison Bradley

January 26, 2015

Name: Caitlin Clark

Address: 1294 Morton St

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature:

January 26, 2015

Name: Melissa Rice + Brian Stuck

Address: 1280 MORTEN

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature:

January 26, 2015

Name: Daniel Fisher

Address: 1272 Morten 45208

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Signature: Daniel Fi

January 22, 2015

Joe Pahl
1264 Morten St. 45208

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

January 26, 2015

1260 Morten Street

SANJEEV PATEL

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

SANJEEV PATEL

January 26, 2015

Joseph C. Elsnesser
1258 Morten St.

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

January 22, 2015

Wardlow

2811 Linwood Ave

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Lara & David Wardlow

January 22, 2015

Rachel Lindahl
2809 Linwood Ave.

Cincinnati, OH 45208

Mr. Justin Lamorella
City Planner
City of Cincinnati
Department of City Planning and Buildings
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Mr. Lamorella,

We are writing to ask that the City of Cincinnati deny the request to rezone 2777 Observatory Avenue at this time.

The owners of the property, Mr. John Isch and Mr. Mike Mauch do not have construction plans for the property. They have said they may want to combine the property with their other holdings on Observatory and either sell the property or build on it. They do not have building plans in hand today. Given that, the Hyde Park Neighborhood Council has voted to send the zoning change request forward to your office with no recommendation.

Now is not the time to approve a zoning change for 2777 Observatory.

- The owners of 2777 Observatory do not have plans for the property that require a zoning change.
- The City of Cincinnati's Land Development Code is in draft form. The zoning designation being requested for 2777 Observatory (OL) does not exist in the new Land Development Code.
- Until there is a final form of zoning language agreed to and defined, how can the neighborhood – or the city – completely understand what 2777 Observatory's zoning change will allow?
- The zoning change requested likely improves the value of Mr. Isch and Mr. Mauch's properties, but given a lack of final language defining what new uses might be allowed there, it is quite likely any improvement in 2777 Observatory's value comes at the expense of neighboring property.
- 2777 Observatory sits at the intersection of Linwood and Observatory – one of the busiest and most dangerous intersections in Hyde Park. Knowing what development will look like there is a critical element of any zoning change decision.

To rezone 2777 Observatory without a development plan improves one property while unfairly clouding the value of the surrounding properties.

Thank you for your time and attention to this matter.

Sincerely,

Rachel Lindahl

GREIWE
DEVELOPMENT GROUP

January 19, 2014

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

9355 Holly Hill
Cincinnati, OH 45243
P 513 831 2020
F 513 831 7155
E rgreiwe@fuse.net

January 19, 2014

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

Elizabeth Schmidt
2834 Observatory Avenue
Cincinnati, Ohio 45208

January 20, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Thank you for your consideration.

Sincerely,

John R. Gillespie
1310 Michigan Ave.
Cincinnati, OH 45210

Dallman & Bohl
General Contractors

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

William Bohl
Partner, DBGC, inc

DBGC, Inc.
1910 Dana Ave.
Cincinnati, OH
45207
513.861.2619
513.861.2636 Fax

Joe Stewart
BUILDERS, LLC

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations. As a resident of Hyde Park, and a professional contractor, I can think of no one better to trust with the development of these parcels.

Sincerely,

Joe Stewart
1251 Michigan Ave.
Cincinnati, Ohio 45208

WESTWOOD
MANAGEMENT

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

(Hyde Park resident)

Lawrence T. Kennedy, Jr.
1700 Madison Road, Suite 200
Cincinnati, OH 45206

RONALD G. JOSEPH, JR.
2777 WALSH ROAD
CINCINNATI, OHIO 45208

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

UNIVERSITY OF Cincinnati

College of Design, Architecture, Art, and Planning

Community Design Center
University of Cincinnati
PO Box 210016
Cincinnati, OH 45221-0016

Phone (513) 556-3282
Fax (513) 556-3283
Email www.design.center@uc.edu
Web www.uc.edu/cdc

Niehoff Urban Studio
in the Turner Center on (Short) Vine Street

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

Frank Russell, AIA
Director, UC Niehoff Urban Studio

W. Michael Pachan
ARCHITECT
321 Fleming Road
Wyoming , OH
45215

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

W Michael Pachan

(Address)

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

Leslie Alexandria

Leslie Alexandria
5300 Hamilton Avenue #601
Cincinnati, OH 45224

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

Frank V. Burdick, Jr.
Hyde Park Coiffures
(Address)
2759 Observatory Ave.
Cincinnati, OH
45208

January 23, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

David Bogan
2600 Observatory Ave
Cincinnati, OH 45208

Mary Bittelmeyer
3317 Westside Avenue
Cincinnati, Ohio 45208

January 27, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

Mary Bittelmeyer

February 4, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses. I have worked with them, or have had clients who have worked with them, on a number of residential projects. They are thoughtful, attentive, and always present a finished product that is an improvement upon what they were given to work with at the beginning of the project.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

I believe that they will always have the best interest of the community in mind.

Sincerely,

PERRIN MARCH PREVIEWS PROPERTY SPECIALIST
D: 513.379.2253 | F: 513.332.9028 | perrin.march@cbws.com
2721 Erie Avenue Cincinnati, OH 45208
www.perrinmarch.com
Owned and Operated by NRT LLC.

JoLynn Gustin
2480 S. Rookwood Ct.
Cincinnati, OH 45208
phone: 513-321-4364

12 Feruary 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

JoLynn Gustin

JoLynn Gustin

February 12, 2015

Members of Cincinnati City Council,

I am writing in support of the request by John Isch and Michael Mauch, of RWA Architects, to change the zone designation at the address of 2777 Observatory Avenue from SF-6 to OL. This request would allow them, as owner's of the property, to develop the property in a cohesive manner, in conjunction with the two adjacent parcels they own to the west, as they see fit while working within the constraints of the existing zoning regulations, as well as any future zoning regulations. The current zoning for 2777 Observatory, given the realities of the location and geometry of the site, essentially preclude any development without numerous requests for Special Exceptions and variances in order to facilitate any project that could be marketable.

As owners of a local business on Observatory Avenue for over 13 years John and Mike's company has demonstrated responsibility in maintaining their property and designing residential and commercial projects within the neighborhood of Hyde Park that have respected the spirit of built form of the neighborhood. In addition, they have consistently employed eleven people, and have had through the years up to twenty employees, all who frequent local Hyde Park businesses.

The partners have volunteered their time and made positive contributions to the surrounding community through involvement with their professional organization of the American Institute of Architects, supporting the Hyde Park Farmers Market since its inception, accommodating Hyde Park Neighborhood Zoning and other Neighborhood Committee meetings, including HPNIC, on their premises, and participating in surrounding neighborhood charitable organizations.

Sincerely,

W. Larry Kopf

(Address) 3414 Erie Ave
Cincinnati, Ohio 45208

February 13, 2015

Dear Mike and John,

Enclosed is the ownership card for 2777 Observatory. We sold this to Richard and John Kohls in 1971. I am sure this was zoned "O-L" at the time Richard and Pat bought his brother John out in 1982. When we sold this to you in 2011 it was zoned R-6. However the Kohls don't remember ever getting a notice from the City stating it was undergoing a zone change to R-6. I can't find sales records dating back to 1971 but perhaps you can check the zoning history thru the City. Hope this helps, Good Luck.

Larry

Larry Kopf

Kopf Real Estate

2

Dusty Rhodes, Hamilton County Auditor

Image

Parcel ID
046-0003-0177-00

Address
2777 OBSERVATORY AVE

Index Orc
Street Ac

Left Image Ownership Cards-1 Rotate To 0°

- Click on the image to view it in full size.

Parcel Info
Summary
Residential
Levy Info
Improvements
Commercial
Transfer
Value History
Board of Revision
Payments
Image
- Printable Tab
- Sketch ID Codes
Map
Assessment Payoff
Property Report
CAGIS Online Maps
Aerial Imagery

Search By
Parcel ID
Owner
Street Address
Sales
Advanced Search

Site Functions
Comments
On Line Help
Home
Auditor's Home

BONNER, MARIE A.& CLARENCE E SPRAUL
ROOM 907 2ND NATL. BK. BLDG.
CINTI, O 46 3 177

2777-79 OBSERVATORY AVE. 46 3 177
Pt LOT 1 & APT. 2 LEEDSWOOD SUB
32.40 FT. FR.

TAX CODE

BOOK | PLAT | PARCEL

DATE MO.	DA.	YR.	TRANSFERRED TO F
10	3	44	M. A. B. REALTY COMPANY, THE
6	26	45	DONAHUE,EDWARD W. & MARIE H.
7	5	47	KRENTZ,MARIAN H.
11	3	47	HILL, ROBERT & EDNA E.
12	8	48	PHELAN, LAURA M.
1	5	55	MAIROSE , ARTHUR J.
3	30	66	VOORHEES , CHESTER D. & ADALIN G.
6	23	71	KOHLS, JOHN H & RICHARD F. KOHL
6	11	82	KOHLS, RICHARD F. & PATRICIA F. (

DATE MO.	DA.	YR.	CUT-UPS PARCEL	FEET OR ACRES	BALANCE FEET OR ACRES	VALUATIONS LAND	BUILDINGS	TOTAL	CHANGES DOCUMT.	NO.	CUT-UP OUT
						1,570	6,350	7,920			REMARKS
						1570	6350	7920			
						160	630	790			
						1730	6980	8710			
						1750	7730	9480			CENSUS TRA
						1700	7840	9560			
5	13	66	186	004 [illegible] Ft Ter.	[illegible] Ft Ter.		160	160	LC	7900	N
						1720	7680	9400			
						1700	7680	9380			
4	1	68					1540	1540			
						1700	6140	7840			
						1470	7430	8710			
						1510	10160	11670			
		78				2020	15590	15610			
		81				2280	17910	20190			
		84				2250	24670	26920			
		87				3330	20050	23380			
		90				5330	30220	35550			

REAL ESTATE TAX LIST GEO. GUCKENBERGER, Auditor HAMILTON COUNTY, O.

Form No. 1-1951

CPC ITEM # 7

Honorable City Planning Commission
Cincinnati, Ohio

April 3, 2015

SUBJECT: A report and recommendation on a proposed zone change at 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street, from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) and 3212 – 3230 Reading Road and 711 Ridgeway Avenue from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) in Avondale.

GENERAL INFORMATION:

Location: 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street (Area 1), and 3212 – 3230 Reading Road and 711 Ridgeway Avenue (Area 2).

Petitioner: The Avondale Community Council and the Uptown Consortium

Property Owner: Multiple property owners

Request: To change the zoning at 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street, from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) and 3212 – 3230 Reading Road and 711 Ridgeway Avenue from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P). The Avondale Community Council and Uptown Consortium seek to alter the land use along MLK Drive to increase pedestrian accessibility and foster neighborhood connectivity in a growing portion of Avondale.

BACKGROUND:

The proposed zone change is located at 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street (as shown on the attached map). The properties are currently zoned CC-A. The areas for the proposed zone change are located within Interim Development Control District No.72 which was established on April 10, 2013 to protect the area while the community studied how to shape the character of the area and ensure that development is complementary to surrounding neighborhoods, institutions, and businesses. This zone change was initiated to help implement the ideas in the *MLK/Reading Road Corridor Study*, approved by Cincinnati City Council on September 17, 2014.

The MLK/Reading Road Corridor Study illustrates a need to improve pedestrian and bicycle connectivity with public spaces and "ensure future development contributes to a more structured urban street edge along MLK and Reading Road corridors". The applicants are using the change in zoning as a tool to implement the goals recommended in the Corridor Study.

ADJACENT LAND USE AND ZONING:

Area 1 and Area 2 (as shown on the attached map) are currently zoned CC-A.

Area 1

To the north of Area 1 is a commercial building, to the east is a single family residence, to the west are commercial businesses, and to the south is city-owned commercial property.

Adjacent zoning to Area 1 is:

North: IR – Institutional - Residential

East: OG – Office General

South: CC-A – Community Commercial - Auto

West: RMX – Residential Mixed

Area 2

On the property to the north of Area 2 is a building that contains multi-family residential, to the east is a two-family residential building, to the west is a three-family residential dwelling, and to the south is a privately owned commercial daycare facility.

Adjacent zoning to Area 2 is:

North: CC-M – Community Commercial - Mixed

East: RMX – Residential Mixed

South: CC-P – Community Commercial – Pedestrian

West: CC-A - Community Commercial - Auto

PUBLIC COMMENT:

A public staff conference was held on March 10, 2015. Notices were sent to property owners within a 400-foot radius of the properties. Fifteen members of the community including representatives from The Avondale Community Council, Uptown Consortium, and Planning Staff attended the staff conference.

Planning Staff received three requests for the staff report associated with the zone change and one public records request for all documents, reports and proposed zone changes related to the area near the two subject areas for the past five years. The staff has not received any objections to the zone change.

ANALYSIS:

According to *The MLK/Reading Road Corridor Study*, the area surrounding the MLK interchange, currently under construction, has a lack of identity. The Avondale Community Council and Uptown Consortium seek to capitalize on this economic catalyst by changing the zoning in a portion of Avondale from CC-A to CC-P to help create a more attractive and livable community.

The MLK/Reading Road Corridor Study suggests that the proposed zone change to CC-P will facilitate neighborhood connectivity by using "open spaces to foster collegiality" (p.15) and define an "urban street edge along the frontage of both corridors" (p.29). The applicants seek to create a more walkable community and pedestrian friendly environment by setting development regulations that require new buildings be built closer to

the street which could promote a "15 foot sidewalk to provide ample space for pedestrians, bike riders, business entrances and structured landscape seat wall between sidewalk and roadway" (p.45). The proposed CC-P zoning would not require wide sidewalks, but the required building form in this zoning district will help create a unified urban street edge, which may encourage the stated streetscape element.

All existing uses and buildings may continue to function as they do currently. If new construction or alterations occur after the CC-P zoning district is in place, they must conform to the new regulations.

CONSISTENCY WITH PLAN CINCINNATI:

The proposed zone change is consistent with the Live section of Plan Cincinnati, specifically under the goal "Build a robust public life" (p.149), which has a strategy to "develop and maintain inviting and engaging public spaces that encourage social interaction between different types of people" (p.150) and the goal to "create a more livable community" (p.156) which has a strategy to "become more walkable" (p.157). The proposed zone change achieves these goals by setting new regulations that require buildings to be built closer to the street, creating a safer environment for pedestrians.

CONCLUSIONS:

The CC-P zoning district will allow for a more pedestrian oriented approach by creating a unified building street edge over time which will encourage better pedestrian accessibility to stores and businesses. Over time, these changes will create more inviting open spaces and may encourage more people to choose Avondale as a place of residence.

RECOMMENDATION:

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

> **APPROVE** the proposed change in zoning at 3000 – 3100 Reading Road, 619 - 637 Melish Place, and 3025 Bathgate Street, from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) and 3212 – 3230 Reading Road and 711 Ridgeway Avenue from Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P) in Avondale.

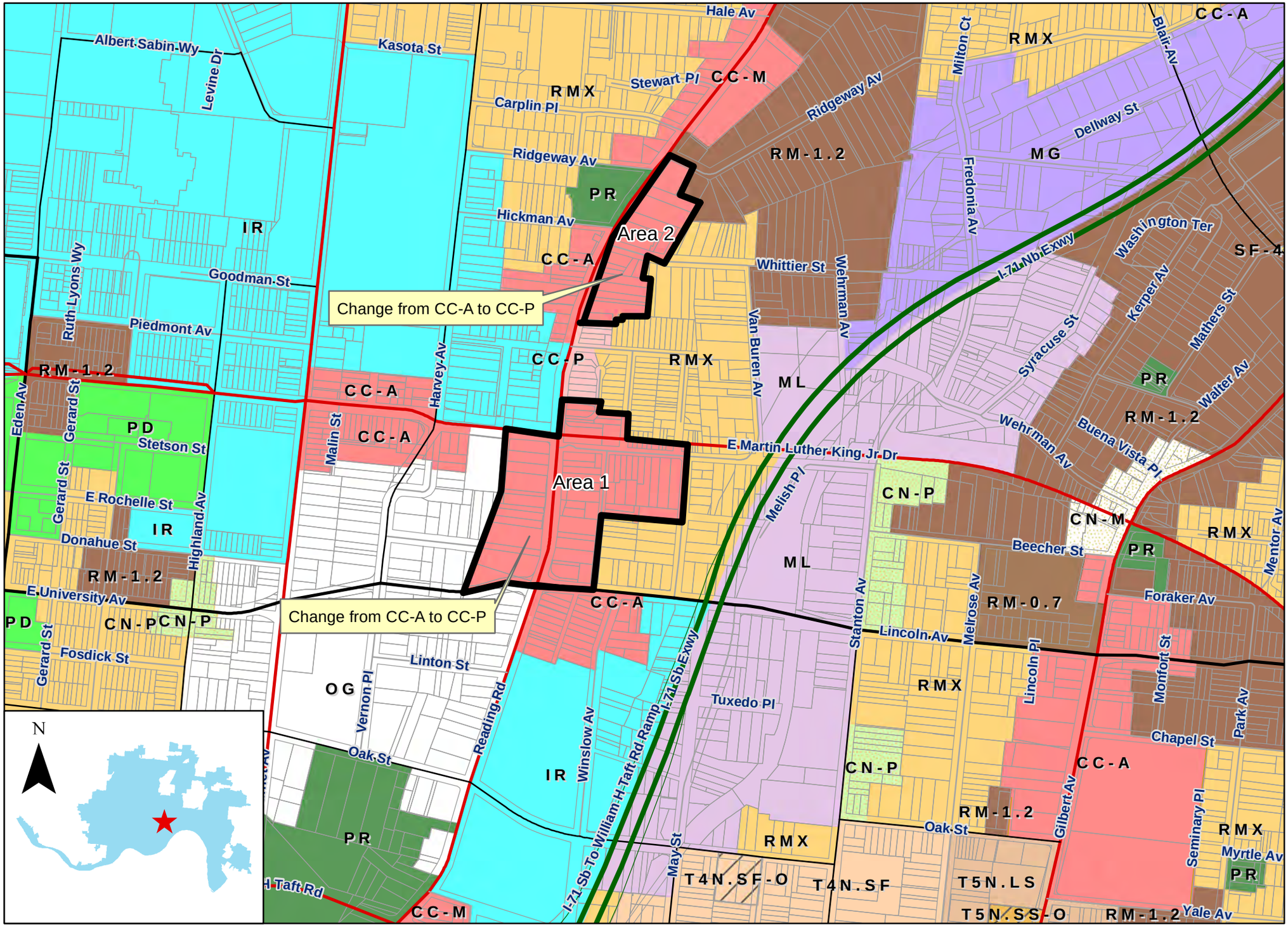
Respectfully Submitted,

Lawrence Taylor II
Planning Intern
Dept. of City Planning and Buildings

Approved:

Charles C. Graves III
Director
Dept. of City Planning and Buildings

Proposed Avondale Zone Changes along Reading Road



Avondale Community Council
A HUD Choice Neighborhoods Community
3626 Reading Road Cincinnati, OH 45229 513 281-5999
avondalecouncil5@aol.com www.avondalecouncil.org

December 1, 2014

Charles C. Graves, Director
Department of City Planning & Buildings
Centennial Plaza Two
805 Central Avenue, Seventh Floor
Cincinnati, Ohio 4502

Dear Charles:

I am writing to request a zoning study for parcels at the intersection of MLK and Reading Road to consider changing the zoning from a Community Commercial – Auto (CC-A) zone to Community Commercial – Pedestrian (CC-P) zoning designation in accordance with the recently approved MLK/Reading Road Corridor Study. We feel this zone change is necessary to ensure that future development is complementary to the surrounding neighborhoods, institutions and businesses.

The Avondale Community is looking forward to being at the forefront of the vast opportunities the development will provide not only for the MLK corridor but for all of Avondale. It is imperative that we continue to participate in the planning and intentionally work toward this goal. Please contact me should you have any questions or need any additional information. Thank you for your consideration.

Sincerely,

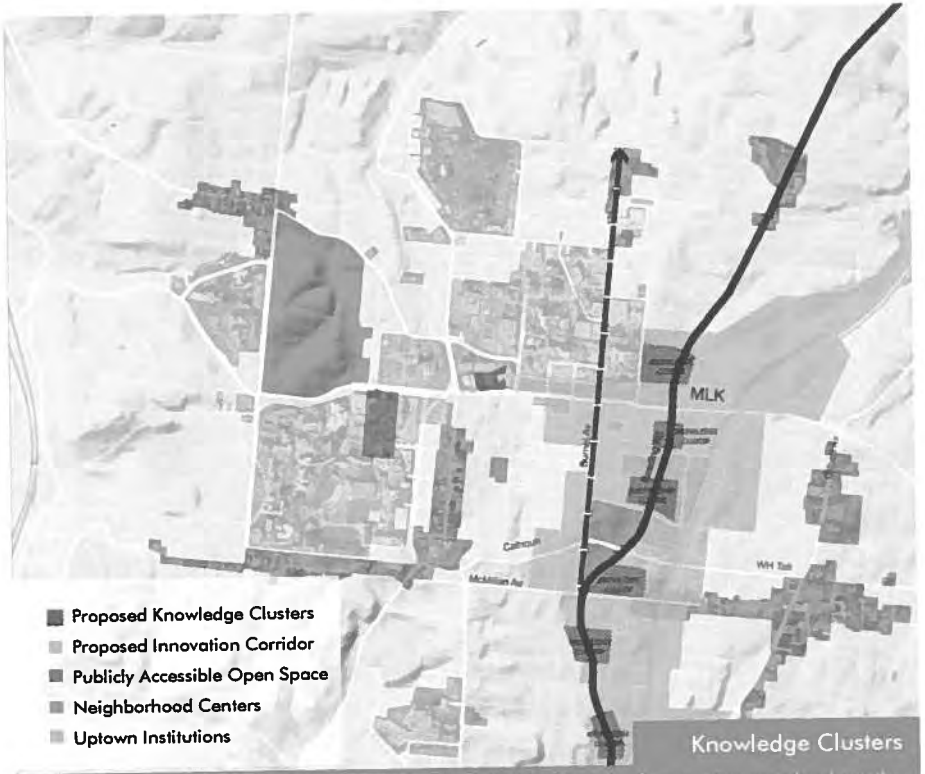
Patricia Milton
President
Avondale Community Council

Cc: Katherine Keough-Jurs

Reading Road

A major arterial connecting Uptown to Downtown, Reading Road lacks a consistent character and has the unique opportunity to become a new technology corridor connecting the business center of downtown to the medical research center of Uptown. To catalyze development, "Knowledge Clusters" are recommended as state-of-the-art research and development centers and are intended to attract and support prominent bioscience and medical industry partners. The primary objectives are to establish a new identity for Reading Road, increase publicly accessible open space, promote the collaboration of innovative people and create a close-knit ecosystem that fosters creative growth. The additional ROW positions Reading Road as the primary connector between Downtown and Uptown, creates a safer pedestrian environment, and easier access to new and existing development.

- 15 foot sidewalk to provide ample space for pedestrians, bike riders, business entrances, and structured landscape seat-wall between sidewalk and roadway.
- 8 foot street lawn and amenities (street trees, public seating, and covered bus stops)
- Three 11 foot travel lanes in both directions (with an option for street parking during off-peak hours)
- At the center of each knowledge cluster create a 70 foot deep publicly accessible open space activated by research and office buildings, restaurants and retai residential and structured parking



Knowledge Clusters

Promote collaboration by establishing Knowledge Clusters of innovative people along the Reading Rd corridor to share technologies and ideas, and create a close-knit ecosystem to foster creative growth.

Figure 24