



Proposed Final Development Plan for PD-102 at 2608-2622 Euclid Avenue in Corryville

Public Staff Conference
May 21, 2025

WELCOME AND HOUSEKEEPING

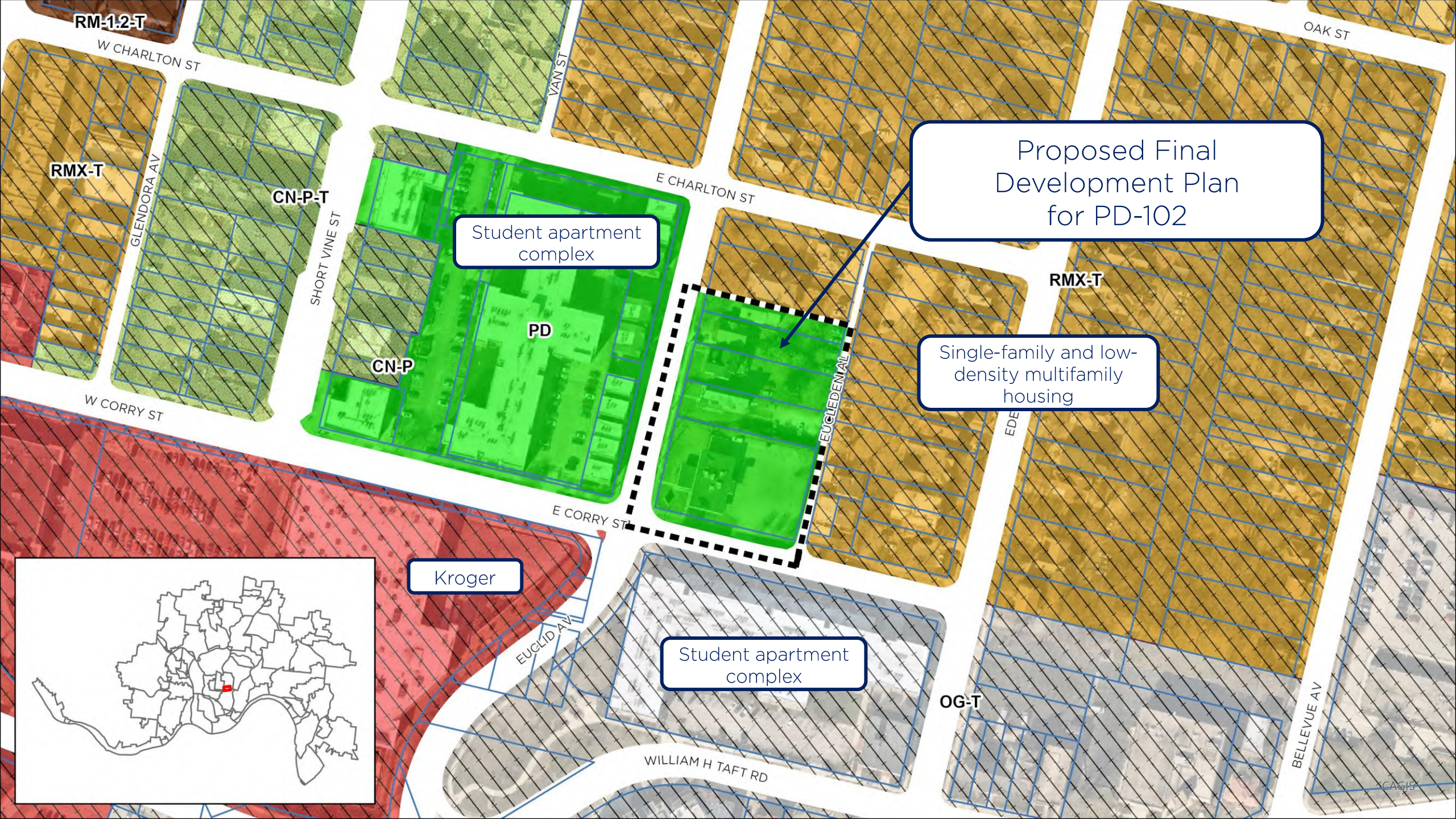
1. Welcome & Housekeeping
2. Brief Presentation and Summary
3. Question & Answer

- Please save all questions/comments until Q&A.
- Please remain ***muted***.
- Please use **“raise hand”** function in Zoom if you would like to provide comments/questions (unless it has been answered already).
- Use the chat bar for tech-related issues or questions only.
- ***Please be respectful*** of everyone’s time and opinions.

PURPOSE OF PUBLIC STAFF CONFERENCE

This is a public meeting to discuss the proposed final development plan to allow for staff to obtain feedback about the project.

- City staff is here to facilitate the meeting and answer any process related questions.
- The applicant team is here to answer any project related questions.
- **No decisions are made at this meeting.**



Proposed Final
Development Plan
for PD-102

Student apartment
complex

Single-family and low-
density multifamily
housing

Kroger

Student apartment
complex



Planned Developments

Purpose:

- 1) Allow for **more efficient and economic development** of property than what base zoning districts allow
- 2) Ensure **orderly and thorough review processes**
- 3) Encourage **creativity** in developments
- 4) Encourage common **open space**
- 5) Encourage the **coordinated development** of properties

Planned Developments

Two-Step Approval:

1) Concept Plan and Development Program Statement

Describes the proposed land uses and development regulations for the PD district.

Needs approval from City Council.

2) Final Development Plan

Must substantially adhere to the approved Concept Plan. Otherwise, a Major Amendment will be required.

Needs approval from City Planning Commission.

Planned Developments

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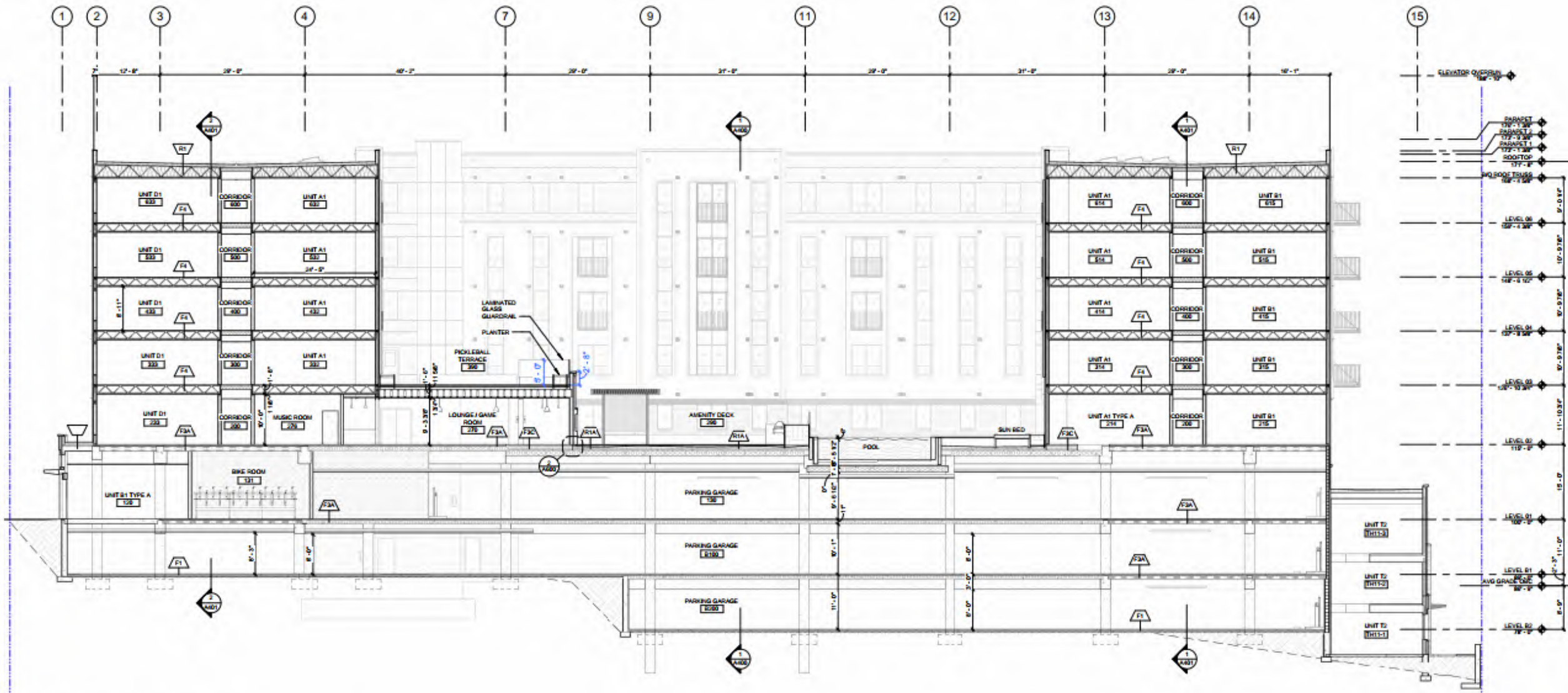
2) Final Development Plan

Must substantially adhere to the approved Concept Plan. Otherwise, a Major Amendment will be required.

Needs approval from City Planning Commission.

- 180 units (481 beds)
- 208 vehicle parking spaces
- 299 bicycle parking spaces



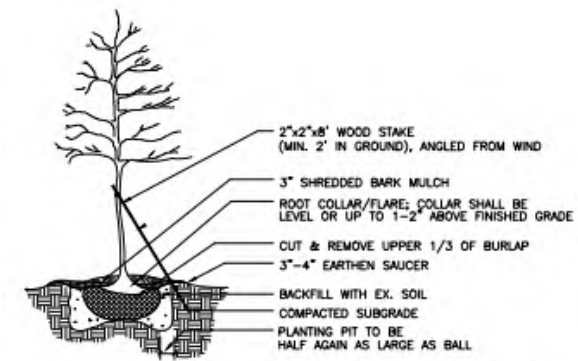
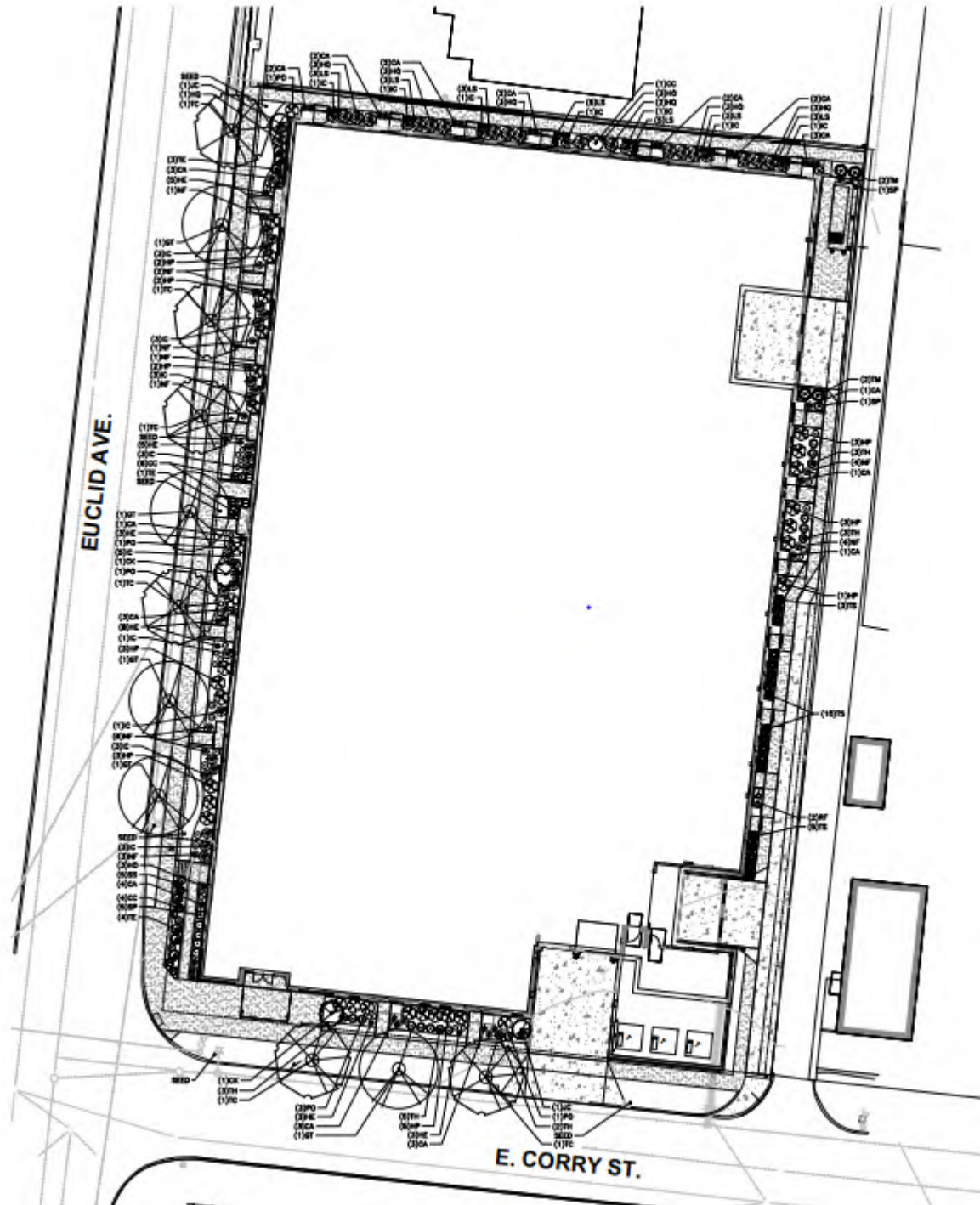


2 NORTH SOUTH BUILDING SECTION
A400 SCALE: 3/32" = 1'-0"

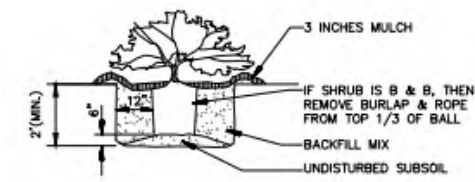


CORRY STREET

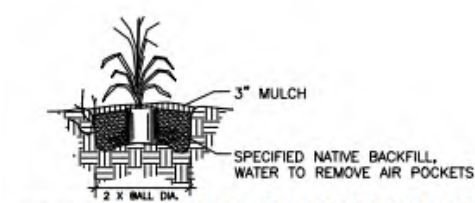
100



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

PROCESS TIMELINE

- **Public Staff Conference:**
 - *May 21, 2025*
- **City Planning Commission**
 - *Tentatively June 6, 2025*

- Use **“raise hand”** function if you would like to speak and provide comments/questions.
- If you’re just hear to listen, no problem at all!
 - PPT will be posted to website.
 - Correspondence received will be included in staff report at the time of the future public hearing.
- Do not use the chat bar for project-related questions (tech issues only).

CONTACT

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[www.cincinnati-oh.gov/
planning/projects/active](http://www.cincinnati-oh.gov/planning/projects/active)