

SUBJECT: A report and recommendation on a proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

GENERAL INFORMATION:

Location: 2323 Ferguson Road, Cincinnati, OH, 45238

Owner: Western Live 1 LLC, 5836 Brunswick Court, Middletown, OH 45044

Applicant: MBL DerbyCity Development LLC, 545 S 3rd Street, Louisville, KY 40202

Request: A proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), to allow for a multi-family residential development.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location and Zoning Maps
- Exhibit B – Concept Plan
- Exhibit C – Development Program Statement
- Exhibit D – Site Plan
- Exhibit E – Coordinated Site Review
- Exhibit F – Westwood Civic Association Letters
- Exhibit G – Westwood Community Urban Redevelopment Corporation Letter
- Exhibit H – Westwood Works Letter
- Exhibit I – West Price Hill Community Council Email
- Exhibit J – West Price Hill Community Council Letter
- Exhibit K – Public Staff Conference Summary
- Exhibit L – Additional Public Correspondence

BACKGROUND:

The subject property is approximately 4.3 acres and is located at 2323 Ferguson Road in Westwood (Exhibit A). It is generally bound by vacant land to the north, Ferguson Road to the east, Glenhills Way to the south, and offices to the west. The site has an existing one-story building that served as the former Western Hills Sports Mall with surrounding surface parking and open space. In June 2022, the existing building experienced a fire and has remained vacant since. The property is within the Westwood neighborhood and approximately 400 feet from the West Price Hill neighborhood and business district. The site and surrounding area are zoned Commercial General–Auto-Oriented–Middle Housing (CG-A-MH), creating a commercial area defined by box stores and vehicular-related uses.

MBL DerbyCity Development LLC, an affiliate of LDG Development based in Louisville, KY, proposed a Planned Development (PD) that includes the demolition of the existing building and the construction of four new buildings totaling 167 residential units, along with associated parking, open space, and amenities. The PD is requested to allow for the coordinated development of the multi-family residential project. It is necessary as the multi-family residential use is not permitted in the existing zoning district (CG-A-MH), and multiple buildings are proposed on one lot. The applicant anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an income of 60% of the area median income (AMI), determined by the United States Department of Housing and Urban

Development (HUD) to be \$52,800 (60% AMI for a two-person household) for the Cincinnati, OH-KY-IN HUD Metro FMR Area.

The Planned Development process includes considerable public engagement. The applicant team has been engaged with the Westwood neighborhood associations since August 2025, including Westwood Civic Association, Westwood Community Urban Redevelopment Corporation (WestCURC), and Westwood Works. All three Westwood neighborhood associations have provided letters of support. West Price Hill Community Council has communicated its opposition to the proposed development and has also submitted a letter. The Department of City Planning and Engagement has received feedback through a Public Staff Conference and additional correspondence. A full overview of public comments is provided in *Public Comment and Notification*.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Commercial General-Auto-oriented-Middle Housing (CG-A-MH). The adjacent zoning and land uses are as follows:

North:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Vacant Land

East:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Day Care Center, Retail Sales, Vehicle Repair

South

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Retail Sales, Vehicle Sales

West:

Zoning: Commercial General-Auto-oriented-Middle Housing (CG-A-MH)
Existing Use: Office

PROPOSED DEVELOPMENT:

The following details highlight elements of the proposed Concept Plan (Exhibit B) and Development Program Statement (Exhibit C).

Future Uses

The principal use is multi-family residential (167 units) and accessory parking (183 spaces). The units will be a mix of 1-bedroom, 2-bedroom, and 3-bedroom units.

Buildings

The existing building would be demolished, and four detached buildings would be constructed. The new buildings will be setback at a minimum distance of 6 feet from Glenhills Way and 200 feet from Ferguson Road.

Buildings	Uses	Height
Building 1	Multi-family Residential	4 stories; up to 70 feet
Buildings 2-4	Multi-family Residential	3 stories; up to 48 feet

Parking and Circulation

The existing site includes 191 surface parking spaces. The proposal includes 183 parking spaces, of which

16 would be ADA accessible. Additionally, an outdoor bike rack would provide 7 bike parking spaces. The parking ratio for this project was calculated based on LDG's experience with parking demands for similar projects in other locations. The applicant provided the following parking ratios for regional projects:

Development	Units	Parking Ratio	Current Ratio	Parking Requirement
Seymour Station (Cincinnati)	150	190	1.26	0
Prestonian (Louisville)	345	345	1.00	0
Eclipse (Louisville)	280	255	0.91	0
Westline Flats (Proposed PD)	167	183	1.10	0

Vehicular access to the property would be provided via curb cuts onto Ferguson Road and Glenhills Way. Internal drive aisles connect these access drives to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access. Pedestrian walkways and designated crosswalks link the buildings, community amenities, and parking areas to the sidewalk network on Glenhills Way.

Common Open Space and Landscaping

Approximately 1.25 acres, equivalent to 29% of the site area, would be dedicated to pervious surfaces, including open green space. The open green space would provide a variety of landscaping elements including 28 canopy trees, 25 evergreen trees, 80 shrubs, and 44 perennials. The parking lot landscaping includes one tree for every ten parking spaces, for a total of 19 trees.

Fences and Walls

A series of fences and retaining walls would be present on site, as seen on the site plan (Exhibit D). Black aluminum fencing is proposed to run along the entirety of the site’s northernmost boundary and to separate the existing adjacent retail building to the southeast and the site’s parking area; this fencing would not exceed 6-feet in height. The existing white fence separating the adjacent daycare building to the northeast and the site’s parking area would remain. Trash facilities include a self-contained compactor enclosed within a 10 feet 8 inch tall Concrete Masonry Unit structure located in the northeast portion of the site, immediately east of Building 4.

The following retaining walls are proposed:

- 5’ tall by 155’ long retaining wall would be near the southeast side of Building 2
- 8’ tall by 122’ long retaining wall near the northwest side of Building 2
- 3’ tall by 97’ long retaining wall near the west side of Building 3

Signage

The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance. The applicant has also submitted a wall sign affixed to the façade of Building 1, facing Glenhills Way, for approval. The sign is 2 feet 7 inches tall by 9 feet 8 inches wide with the message “Welcome to Westwood”. The letters would be bronze cast with backlit illumination. The applicant included this sign as a response to feedback from the Westwood Civic Association.

SPECIFIC PURPOSES OF A PLANNED DEVELOPMENT DISTRICT:

Per § 1429-01 of the Cincinnati Zoning Code, *Specific Purposes*, the specific purposes of the PD Planned Development District are to:

- a. *Establish a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations.*

The current zoning district, CG-A-MH, would permit one principal structure and most non-residential uses. The zoning district is one of the few in the Cincinnati Zoning Code that permit the following auto-oriented uses: Vehicle Sales, Fuel Sales, Car Wash, Vehicle Repair, and Vehicle Storage Lot. The proposed development would allow for four multi-family residential structures that align with *Plan Cincinnati* and the *Westwood Neighborhood Plan* by expanding housing opportunities (see the *Consistencies with Plans* section for more detail), making the development more efficient and economical than conventional zoning.

- b. *Ensure orderly and thorough planning and review procedures that lead to quality design and development.*

The applicant team has been talking and working with the Westwood neighborhood associations as early as August 2025. Several changes have been made based on feedback from the associations, including material updates, an enhanced lighting plan, secured key-FOB entry, and new “Westwood” signage. Additionally, the applicant has worked with the Department of Transportation and Engineering and Urban Forestry to improve curb cuts and trees lawns along Ferguson Road and Glenhills Way. These engagement efforts have led to a better proposed development design.

- c. *Encourage creativity in developments by allowing greater flexibility in access, light, open space and amenities.*

- d. The proposed development provides appropriate access, light, open space, and resident amenities. The applicant has coordinated with the Department of Transportation and Engineering to improve site access, including upgrades to curb cuts and tree lawns at the site entrances. In response to feedback from the Westwood Civic Association, the applicant also enhanced the development’s lighting plan and included key-FOB entry to buildings to better address neighborhood concerns about safety. In addition, Building 1 includes several on-site amenities for residents, such as a community room, computer room, fitness room, and pantry area.

- e. *Encourage common open space and provide for its maintenance.*

The proposed development provides common open space and the applicant will remain responsible for providing for its maintenance. Approximately 1.25 acres, equivalent to 29% of the site area, would be dedicated to pervious surfaces, including open green space and landscaping.

- f. *Encourage the coordinated development of properties that might otherwise be developed individually, which may be a detriment to the surrounding neighborhoods and the developer.*

The proposed development does encourage the coordinated development of properties that might be developed individually, as the development will consolidate a stand-alone parking lot into the PD area. The existing parking lot will be replaced with Building 2.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*
The proposed development area is approximately 4.3 contiguous acres.
- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*
The applicant has provided evidence of sufficient control over the tract of land to affect the proposed plan.
- c. **Multiple Buildings on a Lot** – *More than one building is permitted on a lot.*
The proposed Concept Plan (Exhibit B) and Development Program Statement (Exhibit C) indicate four buildings on the site.
- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*
No portion of the site is located within a historic district, nor does it contain any historic landmark.
- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*
No portion of the site is located within the Hillside Overlay District.
- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*
No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to a Planned Development (PD) must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*
The applicant has submitted a Concept Plan (Exhibit B) and Development Program Statement (Exhibit C) that includes sufficient information regarding proposed uses, building locations, street access, parcel boundaries and setbacks.

- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The applicant has provided evidence of sufficient control over the tract of land to affect the proposed plan.

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The proposed development will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. The construction is anticipated to be completed within two years of commencement (Exhibit C).

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City’s Coordinated Site Review process (Exhibit E), including the Department of Transportation and Engineering (DOTe), Fire Department, Urban Forestry, Buildings and Inspections (B&I), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). No immediate requirements were identified by any reviewing agency related to the Planned Development process.

- e. **Density and Open Space** – Calculations of density and open space area.

The proposed development will have a gross and net density of approximately 38.8 units per acre and an open space ratio of 0.29.

- f. **Other Information** – Any other information requested by the Director of City Planning or the City Planning Commission.

Signage

The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance. The applicant has also submitted a wall sign affixed to the façade of Building 1, facing Glenhills Way, for approval. The sign is 2 feet 7 inches tall by 9 feet 8 inches wide with the message “Welcome to Westwood”. The letters would be bronze cast with backlit illumination. The applicant included this sign as a response to feedback from the Westwood Civic Association.

FINAL DEVELOPMENT PLAN:

Under §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement, and Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement and requires significantly more detail than the Concept Plan. Approval of the Final Development Plan will allow the applicant to obtain the necessary permits for development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

Under §1429-16 of the Cincinnati Zoning Code, the City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes.

The applicant has submitted and requested that the Concept Plan, Development Program Statement, and the Final Development Plan be reviewed concurrently.

COORDINATED SITE REVIEW:

The proposed development was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review (CSR) process in March 2026 (Exhibit E). The Department of City Planning and Engagement (DCPE) recommended a zone change to Planned Development to allow for the coordinated development of the multi-family residential project in a zoning district where it would not be permitted. DCPE also recommended that the applicant continue to work with Westwood neighborhood associations and other community organizations. No immediate requirements were identified by any reviewing agency related to the Planned Development process.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team has engaged with the Westwood neighborhood associations, including Westwood Civic Association, Westwood Community Urban Redevelopment Corporation (WestCURC), and Westwood Works. Westwood Civic Association provided a letter of support in August 2025 and again in May 2026 (Exhibit F), along with letters of support from WestCURC and Westwood Works in May 2026 (Exhibit G and H).

Collectively, the associations expressed support for the proposed development, viewing it as an important opportunity to redevelop a vacant and underutilized site while advancing the goals of the 2025 *Westwood Neighborhood Plan*. All three organizations emphasized the value of increasing housing opportunities, including affordable and multifamily housing, and highlighted the project's role in supporting reinvestment, neighborhood vitality, and long-term growth. At the same time, the letters encouraged refinements to align the project with community expectations. Shared concerns included ensuring high-quality design and durable materials, incorporating gateway features, maintaining strong long-term property management and maintenance standards, addressing traffic and safety concerns, and maintaining consistency with neighborhood planning efforts. Together, the organizations expressed a desire for thoughtful, well-managed development that contributes positively to Westwood's character and future development goals. Several changes were made based on Westwood's feedback, including material updates, an enhanced lighting plan, secured key-FOB entry, and new "Westwood" signage.

The West Price Hill Community Council (WPHCC) was notified by the Department of City Planning and Engagement (DCPE) of a Public Staff Conference to be hosted by DCPE. West Price Hill was notified because its boundary is within the 400 feet notification area for zone changes. The community council president responded via email that their board was aware of the proposed development and strongly disapproved (Exhibit I). A formal letter of opposition was submitted in May 2026 (Exhibit J). The letter stated that WPHCC opposed the proposed development in its current form, citing concerns about excessive density, traffic, crime, infrastructure strain, and the concentration of income-restricted housing in the neighborhood. The organization also criticized the level of community engagement, noting that many nearby residents were unaware of the proposal until late in the process. The council emphasized that it is not opposed to new housing generally but would prefer more market-rate housing in West Price Hill. If the project moves forward, WPHCC requests several immediate and long-term actions, including adding greenspace and retail space, conducting traffic and economic studies, improving communication with residents and institutions, increasing code enforcement and police presence, investing in commercial corridors, and encouraging additional market-rate development.

Overall, WPHCC expressed a desire to continue working with the developer and city officials to support neighborhood growth that aligns with community goals for safety, vibrancy, and quality of life.

The Department of City Planning and Engagement held a Public Staff Conference for the proposed Planned Development on April 30, 2026. The staff conference was attended by approximately 25 people, not including City staff and the applicant team. Property owners and neighborhood associations within 400 feet of the site were notified, including Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and the West Price Hill Community Council. Twenty-one (21) people registered from Westwood, and eight (8) from West Price Hill or Price Hill. During the staff conference, fourteen (14) people spoke, three (3) in support and eleven (11) in opposition. Opponents raised concerns about adding more income-restricted housing to an area they believe is already overconcentrated with subsidized housing, citing potential impacts on traffic, schools, police services, infrastructure, neighborhood character, and poverty concentration. Additional concerns included pedestrian safety, insufficient community engagement, and skepticism about the developer's track record. Supporters emphasized the need for additional housing in Cincinnati, the opportunity to redevelop an underutilized commercial site, and the project's potential to support transit investment, walkability, and neighborhood reinvestment. A full summary of the staff conference is provided as Exhibit K.

Notice of the June 5, 2026, City Planning Commission meeting was sent to all property owners within 400 feet of the site, Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and the West Price Hill Community Council. Three residents have submitted additional correspondence, included as Exhibit L. One resident supports the proposed development, and two oppose it.

CONSISTENCY WITH PLANS:

The proposed development is generally consistent with both *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025). Both plans encourage reinvestment in targeted areas through mixed-use and infill development, strengthening existing neighborhood activity centers, and expanding housing opportunities.

Plan Cincinnati (2012)

The proposed development is consistent with the following goals and policies in *Plan Cincinnati* by supporting population growth, reinvesting in vacant land, improving the site's connectivity to the public right-of-way, and expanded housing opportunities:

- Policy Principle, "Increase our population. Increasing Cincinnati's population will result in a City with greater diversity, give us a larger pool from which to draw innovation, and increase our tax base. An increase in population could translate to greater assistance in transforming our less-stable neighborhoods" (p. 74).
- *Compete* Initiative Area, specifically the goal to "Target investment to geographic areas where there is already economic activity" and the objective to "Focus development on the existing centers of activity" (p. 115-116).
- *Connect* Initiative Area, specifically the goal to "Plan, design and implement a safe and sustainable transportation system" and the objective to "Provide for the safety of the infrastructure for the public" (p. 135-137). The proposed curb cuts will improve the existing pedestrian infrastructure by better controlling traffic entering and exiting the site and creating clear crossing paths.
- *Live* Initiative Area, specifically the goal to "Create a more livable community" and the objective to "Support and stabilize our neighborhoods" and the strategy to "assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities" (p. 156-160).

- *Live Initiative Area*, specifically the goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” and the objectives to “Provide quality healthy housing for all income levels” and “Offer housing options of varied sizes and types for residents at all stages of life” and the strategy to “Increase multi-family living options in targeted area” (p. 164-170).

Westwood Neighborhood Plan (2025)

The proposed development is consistent with the *Westwood Neighborhood Plan* by supporting the plan’s following land use, housing, and transportation goals:

- *Housing* section, specifically the goal to “Celebrate and build on Westwood’s housing diversity through preservation and new construction” and the strategies to “Construct housing for all income levels including affordable housing” and “Prioritize infill development without displacement” (p. 5.15).
- *Transportation* section, specifically the goal to “Improve pedestrian infrastructure to create a safer and more walkable neighborhood” and the strategy to “Implement traffic calming measures along the busy streets” (p. 5.20).
- *Future Land Use* section, where the site is recommended for “Transit-Oriented/Regional Commercial/Mixed-use” (p. 6.3). The proposed development will provide additional density to help support the existing and proposed public transit system and strengthen the mixed-use environment to support nearby businesses and neighborhood activity.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed Concept Plan and Development Program Statement are consistent with applicable plans and policies, including *Plan Cincinnati (2012)* and the *Westwood Neighborhood Plan (2025)*. Additionally, the proposed development is compatible with the surrounding development by expanding multi-family housing options in a commercial area.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposed development provides a superior urban design outcome compared to what could be developed under the existing zoning. The site plan brings buildings closer to the street frontage and provides enhanced greenspace, including tree lawns and landscaping, helping to frame the street and create a more pedestrian-oriented environment. The PD process also provides the opportunity to review final design elements like materials and landscaping, an advantage not provided in CG-A-MH.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed development can provide compensating benefits that justify deviations from the base district regulations. The deviations from the base district regulations include the multi-family residential use and multiple principal structures on one lot. The site has been vacant, including an abandoned building, since 2022. Developing this site would remove the abandoned building, activate a commercial corridor lot, expand housing options, improve the site's infrastructure, and increase the City's tax base.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted.

ANALYSIS:

The project demonstrates community engagement and responsiveness to neighborhood feedback. The applicant worked with Westwood neighborhood associations for months before formal review, resulting in design changes that included updated materials, improved lighting, secured building access, and neighborhood branding features. Support from organizations such as Westwood Civic Association, WestCURC, and Westwood Works suggest that many Westwood community leaders view the proposal as aligned with Westwood's long-term vision and redevelopment goals.

Opposition to the project primarily centers on concerns regarding density, traffic, infrastructure capacity, and the concentration of affordable housing. These concerns are important to acknowledge, and the proposal appears to incorporate several mitigating factors, including organized site access and plans for long-term maintenance. The proposed development was reviewed by the City's Coordinated Site Review process and its reviewing agencies with no opposition or immediate requirements related to the establishment of the Planned Development. In addition, many of the concerns raised—such as traffic, safety, and infrastructure—can continue to be addressed through ongoing coordination with the applicant and City departments and organizations.

The applicant proposes units targeted at households earning 60% of the Area Median Income (AMI). For the Cincinnati, OH-KY-IN HUD Metro FMR Area, the United States Department of Housing and Urban Development (HUD) identifies 60% AMI as \$52,800 for a two-person household. The target income level is comparable to the median household income for the City of Cincinnati (\$54,203; 2020 U.S. Census Bureau Decennial Census, inflation-adjusted to 2026¹), Westwood (\$46,434¹), and West Price Hill (\$56,745¹). Based on current HUD limits, anticipated rents for the proposed development are expected to range from approximately \$982–\$1,402 for one-bedroom units, \$1,171–\$1,675 for two-bedroom units, and \$1,346–\$1,928 for three-bedroom units. The applicant has shared that the rent limits will be based on HUD's current figures at the time of development, as well as the final market study and underwriting.

Ultimately, the proposed Planned Development would replace a vacant commercial property with 167 new residential units, open space, landscaping, and pedestrian improvements, transforming a vacant site along a commercial corridor and near public transit into an active residential community. Compared to what is currently permitted under the existing CG-A-MH zoning, the proposed development supports broader citywide goals related to population growth, housing diversity, and neighborhood stabilization.

FINDINGS:

It is the opinion of the Department of City Planning and Engagement staff that the proposed Concept Plan and Development Program Statement are in compliance with §1429-01 *Specific Purposes*, §1429-05 *Basic Requirements*, §1429-09 *Concept Plan and Development Program Statement*, and §1429-11 (a) *City Planning Commission Action*.

CONCLUSIONS:

Staff from the Department of City Planning and Engagement support the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD) at 2323 Ferguson Road in Westwood for the following reasons:

1. The proposed PD is consistent with the specific purposes of Planned Development districts.
2. The proposed PD and Concept Plan enhance site development compared to the land use and development regulations in the existing zoning district.
3. The proposed PD and Concept Plan align with *Plan Cincinnati* (2012) and the *Westwood Neighborhood Plan* (2025).
4. The Westwood neighborhood associations were engaged during the design phase, and the Westwood Civic Association, Westwood Community Urban Redevelopment Corporation, and Westwood Works support the proposed PD.
5. The proposed PD would activate and reinvest in a vacant site, adding new housing options on a commercial corridor and near public transit.

RECOMMENDATION:

Staff from the Department of City Planning and Engagement recommend that the City Planning Commission take the following action:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- 3) **APPROVE** the proposed zone change from Commercial General-Auto-oriented-Middle Housing (CG-A-MH) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 2323 Ferguson Road in Westwood.

Respectfully submitted:



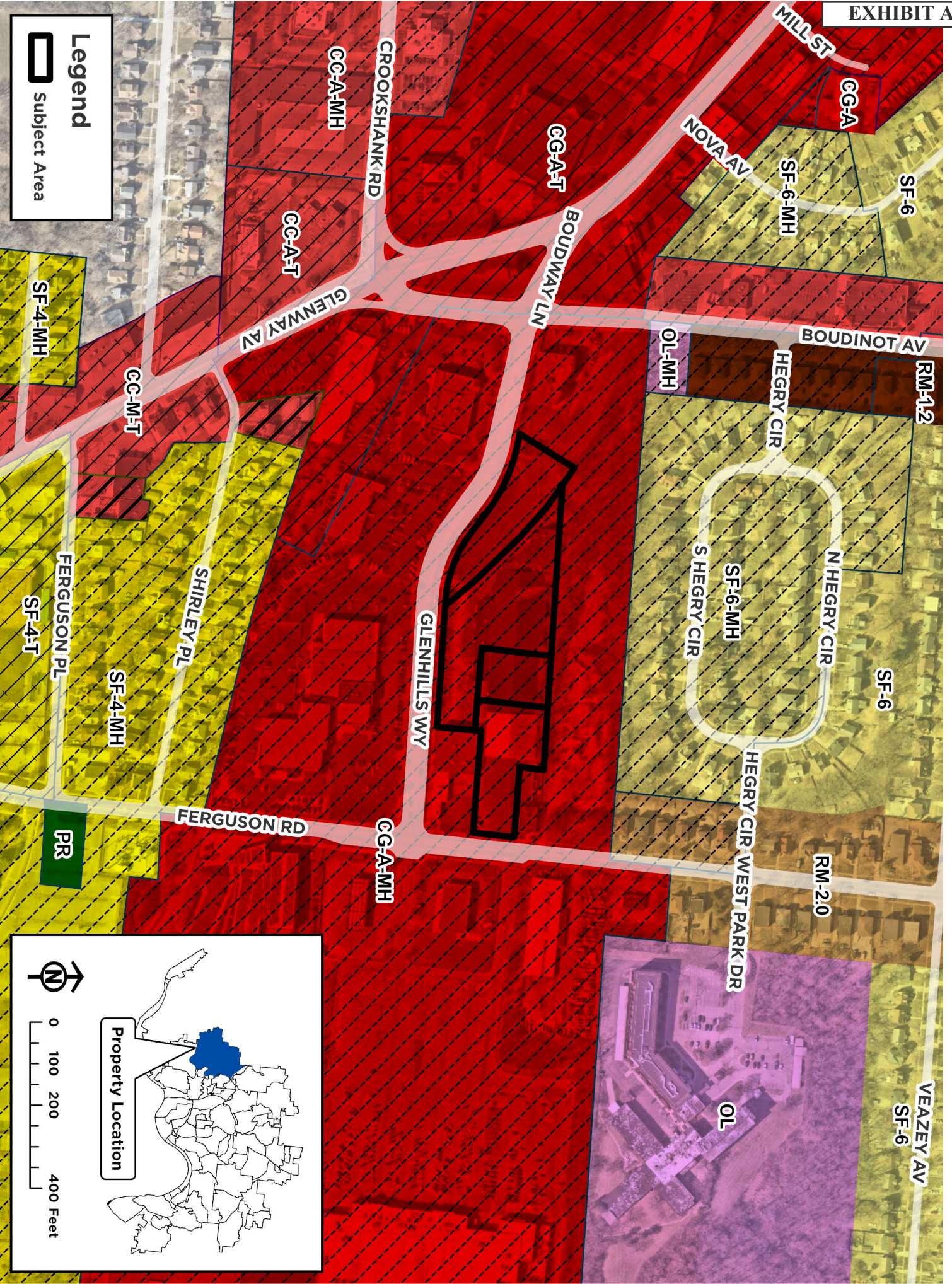
Kyle Gibbs, City Planner
Department of City Planning & Engagement

Approved:

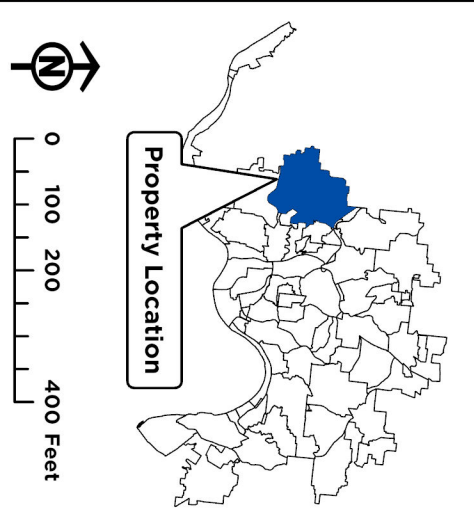


Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



Legend
 [Black Outline] Subject Area





CONCEPT	SHEET NO.	
	25-108	N/A
	DATE: Apr. 29, 2008	
	SCALE: HORIZONTAL: 1"=40'	

THE WESTLINE FLATS
CONCEPT PLAN
 GLENHILLS WAY,
 CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168

REVISIONS		
DATE	BY	NO. & DESCRIPTION

Planned Development District Development Program Statement
(Westline Flats – PD # _____)

Westline Flats is a multi-family residential development to be constructed by MBL DerbyCity Development, LLC, a Texas limited liability company, or its affiliate (the “**Developer**”), on the real property located at 2323 Ferguson Road, in the City of Cincinnati, Hamilton County, State of Ohio (Hamilton County, Ohio Auditor’s Parcel Id. Nos. 248-0002-0002, 248-0002-0003, 248-0002-0004, and 248-0002-0044) (collectively, the “**Property**”). Once constructed, the development will comprise 167 residential units in four separate buildings, along with a community amenity wing, associated utilities, parking areas, and landscaping (collectively, the “**Project**”).

This Development Program Statement is to be read in conjunction with the Concept Plan that has been approved by City Council via Ordinance No. _____ (the “**Concept Plan**”). In the event of any conflict between the Concept Plan and this Development Program Statement, the Concept Plan will control.

1. Permitted Uses

The Property may be used as a matter of right for multi-family dwelling purposes and any accessory uses customarily incidental thereto. Any other desired land uses will require a Major Amendment.

2. Buildings and Heights.

As shown on the Concept Plan, the Project will consist of 167 affordable residential units in four separate buildings. Building 1 is a four-story structure served by two elevators and houses the Project’s community amenity wing on its lower level, a portion of which is exposed at grade. Buildings 2, 3, and 4 are three-story, wood-frame structures with stair access. The approximate roof-ridge heights above finished first floor are 47’-4½” for the three-story buildings (Buildings 2-4) and 58’-7½” for the four-story building (Building 1), with the four-story building’s overall height from the exposed lower level to roof ridge reaching approximately 69’-8½” at certain elevations.

3. Access Drives and Street Connections.

As shown on the Concept Plan, vehicular access to the Property will be provided via curb cuts onto Ferguson Road (east) and Glenhills Way (south). Internal drive aisles connect these curb cuts to all portions of the parking area and provide adequate circulation for residential and emergency-vehicle access to all four buildings. Pedestrian walkways will link the residential buildings, community amenities, and parking areas.

4. Setbacks.

As shown on the Concept Plan, the buildings for this Project will be set back a minimum distance of 6 feet from Glenhills Way and 200 feet from Ferguson Road. All structures, parking areas, and drive aisles for the Project will be located outside the public right-of-way.

5. Parking.

As shown on the Concept Plan, the Project will include 183 parking spaces (minimum 9' × 18'), of which 16 will be ADA-accessible.

6. Density and Open Space.

In accordance with the Concept Plan, the density and open-space characteristics of the Project are as follows.

Site area (gross)	4.308 acres (187,647 SF)
Total dwelling units	167
Gross density	Approximately 38.8 units per acre
Net density	Approximately 38.8 units per acre
Impervious area	132,887 SF (Impervious Surface Ratio = 0.71)
Pervious / green-space area	54,760 SF (approximately 29% of the Property)
Open-space ratio	0.29

7. Phasing.

The Project will be constructed in a single phase, with all four residential buildings and associated site improvements built simultaneously. Because construction is anticipated to be completed within approximately twenty-two (22) months of commencement, no schedule is required under Section 1429-09(c) of the Cincinnati Zoning Code.

8. Maintenance and Upkeep of Buildings, Streets, Drives, Parking Areas, Utilities, Common Areas, and Common Facilities.

Following completion of construction, the Developer (or any subsequent owner of the Property) will be responsible for maintaining the buildings, private drives, parking areas, private utility lines, landscaping, and common amenity spaces.



DATE	2026
JOB NO.	2026
DATE	
SHEET	C



LEGEND-PROP. FEATURES

- MEDIUM DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - NEW PORTLAND CEMENT CONCRETE PAVEMENT
 - NEW PORTLAND CEMENT CONCRETE WALK
- SEE LANDSCAPE PLAN BY OTHERS. ALL AREAS NOT PAVED OR BUILDING ARE TO BE COVERED WITH STONY OR GRANITE STONE OR PAVEMENT.

PARKING TABLE:

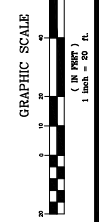
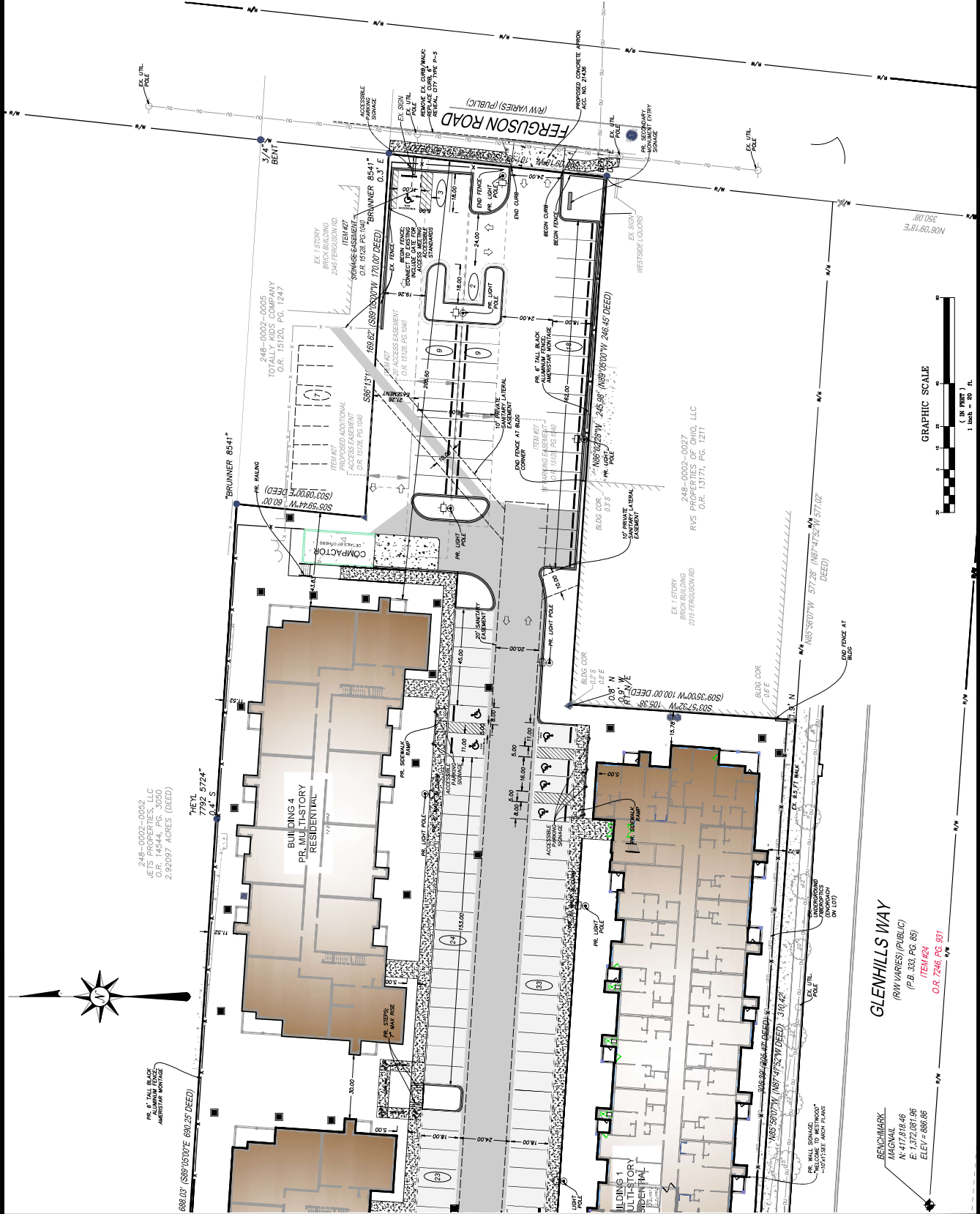
PARKING SPACES	157
ADA ACCESSIBLE	16
TOTAL PARKING	183 SPACES (MIN. 17 X 8')
NUMBER OF UNITS: 167 UNITS	

IMPERVIOUS SURFACE RATIO:

LOT SIZE	197,642 SF (4.51 ACRES)
IMPERVIOUS AREA	54,190 SF
PERVIOUS AREA	143,452 SF
ISR	0.27

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF DRIVE, PROPERTY LINE OR N/A VALUES THEREAFTER.
2. ALL CURB AND AREAS 3' UNLESS OTHERWISE NOTED.
3. SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION EQUIPMENT, AND VEHICLES SHALL BE LOCATED ON THE EXISTING DRIVEWAY OR DRIVEWAY ADJACENT TO THE DRIVEWAY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL WORKERS, SUPPLIERS, CONTRACTORS AND VISITORS.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER 0207 402, CLASS "C", 4000 PSI, 5-7% AIR ENTRAINMENT.
7. PROVIDE A TOWLED JOINT AT THE PERIMETER OF THE CONCRETE SLAB.



GLENHILLS WAY
(RW VARIES) (PUBLIC)
(P.B. 333, PG. 85)
ITEM #24
O.R. 7246, PG. 831

BENCHMARK
MAGNAIL
N=47378.46
E=132261.86
ELEV=580.86

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	NO. & DESCRIPTION

REVISIONS

March 17, 2026

Tricia Moore
LDG Development, LLC
545 South 3rd Street
Louisville, KY 40202

Re: 2323 FERGUSON RD, CINCINNATI, OH 45238 | Westline Flats | **26CIN-CSR-000009**
Technical Design Review | Final Recommendations

Dear Tricia Moore,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **2323 FERGUSON RD, CINCINNATI, OH 45238** in the Community of Westwood. It is my understanding that you are proposing the construction of four (4) multifamily buildings consisting of 167 units and 183 parking spaces. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Teams conference call meeting** with you on **March 24, 2026 @ 10:00am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement (Planning Division)

Immediate Requirements to move forward with project:

1. The proposed project will require a zone change because multi-family use is not permitted in the existing zoning district, CG-A-MH. Since multiple principal structures are proposed on a single parcel, staff recommends that the applicant team apply for a zone change to Planned Development instead of a multi-family zoning district to avoid the need for variances in the new zoning district.
2. The Planned Development zone change process takes approximately 6-12 months and is conducted in two phases, as outlined in Section 1429 of the Cincinnati Zoning Code: (https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodet=TIXIZOCOCI_CH1429PLDE).
(https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodet=TIXIZOCOCI_CH1429PLDE).
3. The first phase includes the zone change and requires a Concept Plan and a Development Program Statement, and is reviewed by the City Planning Commission and City Council. The second phase requires a Final Development Plan and review by the City Planning Commission.
4. Additional elements you will need to provide: City Business Disclosure Form, Schedule of projected development and/or phasing, and Sign Standards district selection (Section 1427.35-39 of the Cincinnati Zoning Code).
5. You can apply for a zone change consultation at <https://www.cincinnati-oh.gov/planning/eztrak/> or first reach out to Planning staff using the contact information below.

Requirements to obtain Permits:

1. According to CAGIS, the proposed site is two parcels (024800020002 and 024800020044). If any structure is proposed across both parcels, work with Hamilton County to consolidate the parcels within the site area into one. Additionally, one parcel for the proposed site would simplify the proposal. For information on consolidation:
[cincinnati-oh.gov/buildings/building-permit-forms-applications/application-forms/all-forms-handouts-checklists-alphabetical-list/lot-consolidation-handout/](https://www.cincinnati-oh.gov/buildings/building-permit-forms-applications/application-forms/all-forms-handouts-checklists-alphabetical-list/lot-consolidation-handout/).

Recommendations:

1. A specific purpose of Planned Development districts is to encourage common open space. Planning staff would encourage the applicant team to incorporate more open areas in the site plan for the use of future occupants of the development and their guests. In the preliminary Coordinated Site Review submission, a presentation included a slide listing bike racks, a playground, and a swimming pool as community amenities. Planning staff is interested in whether these amenities are still being planned for in the development.
2. It is highly recommended to continue engaging with the Westwood Civic Association, Westwood Works, and other community organizations. Please keep them informed of all plan updates. These community groups will be notified and involved during the zone change and/or Planned Development process. In the Civic

Association's letter of support, the community council recommended a few design elements to align with neighborhood goals, including building materials, gateway signage, speed humps, enhanced parking lot lighting, and secured building entry systems. Planning staff is interested in whether the development design has changed since receiving the neighborhood feedback.

Contact:

Kyle Gibbs | Planner | (513) 352-4886 | kyle.gibbs@cincinnati-oh.gov

City Planning & Engagement (Zoning Division)

Immediate Requirements to move forward with project:

1. The proposed multi-family use is not a permitted use in the CG-A-MH zoning district. A re-zoning to a multi-family zoning or PD to accommodate the proposed multi-family use and density (more than 4 units per parcel) would be needed to accommodate the project as proposed.
2. The proposed site design would require zoning relief for multiple requirements if re-zoned to RM 0.7 (zoning relief for multiple principal structures on a parcel, parking location in a front yard and parking lot landscaping). Zoning Division recommends the applicant work with the Planning Division on re-zoning to a Planned Development.
3. Note: The current CG-A-MH zoning allows for up to 4 residential units in a structure on an individual parcel based on the new connected communities zoning code. If the project were re-designed into 4-unit structures on individual parcels, the current CG-A-MH zoning would allow for that use as a permitted use because 4-unit buildings are a permitted use. Other design requirements would also apply as outlined in Section 1409-04 part D as far as requiring an entrance on the façade facing the street and having the architectural façade/massing design reflect a base, middle and top.

Requirements to obtain Permits:

1. All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

Recommendations:

1. Work with the Planning Division on zone change to a Planned Development; and to address the community's feedback on the design.

Contact:

Wes Munzel | Zoning Plan Examiner | (513) 352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

1. Availability approved under this number: 25MSD-CMD2500238 11/13/25
2. Your project requires detention review. For questions about sewer-related development within MSD's service area, please send an email to MSDDevelopmentPlanReview@cincinnati-oh.gov.

Requirements to obtain Permits:

1. Site utility plan must include all items on the Site Utility Plan Check List found at: msdgc.org/development.

Recommendations:

1. Document all abandoned water meters - may be entitled sewer tap fee credits
2. Refer to the Sewer Tap Permit Fees Flow Chart found at: msdgc.org/development.

Contact:

Anthony Palmore | MSD - Tap Permits | (513) 352-3224 | anthony.palmore@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. Submit completed set of civil drawings which includes grades, drainage and detention for review.
2. Submit MSD approved detention report to SMU.

Recommendations:

1. Consider adding drainage structures in the East parking lot to facilitate collection and conveyance.

Contact:

Joe Roberts | Stormwater Management Utility | (513) 283-2564 | joe.roberts@cincinnati-oh.gov

Water Works**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

1. A stamped and recorded plat is required before any building permits are approved, or water service branches/meters are sold for this development.
2. The subject development property has active water service branches at the following:

Address	Branch #	Size	Meter #	Size
a. 2323 Ferguson Av.	H-249087	2"	249087	2"
b. 2323 Ferguson Av.	H-249087	6"	DC0816	1"

3. If the existing water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at:
<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
4. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. Coordinate with Mike Lawson 513-591-7870. The discontinued branch(es) may require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main.

Recommendations:

1. **GCWW requires an 8" branch for more than one private fire hydrant.**
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application:
<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

Richard Roell | GCWW - Building Permits | (513) 591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department**Immediate Requirements to move forward with project:**

1. The Fire flow requirement is 1800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi).
2. A Water Works flow test has Fire Flow above 1800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi).

Requirements to obtain Permits:

1. Two readily accessible Fire Hydrants within 400 feet of all sides of your project.
 - Private Fire Hydrants will be required for your project.
 - A Fire hydrant should be located within 50 feet of any FDC.
 - PIVs cannot shut off the water supply to the private fire hydrants.
 - The PIV is to shut off the sprinkler system to the building.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
3. The angles of approach and departure for fire apparatus access roads shall be within the limits established

by the fire code official based on the fire department's apparatus.

Recommendations:

None.

Contact:

Gregory Phelia Jr. | Fire Prevention | (513) 357-7598 | gregory.pheliajr@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. There are currently public trees along Glenhills Way. As such, Tree protection standards must be incorporated into the project specifications with tree protection zones established around any existing public trees adjacent to or within the construction limits of the project that could be impacted. These standards can be found under the SUPPLEMENT TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, SEC. 105.072.
2. If existing public trees need to be removed during the course of this project, or if excavation is to occur within 15' of a public tree, or if any new public trees are to be planted within the ROW, a public tree work permit must be issued to the developer by Urban Forestry before the work can proceed as is covered under CMC 743-19. The developer shall also reimburse the city for the valuation of any public trees that are removed due to this project. Permit can be obtained by contacting the Urban Forester for the West District, Matt Dickman, at matt.dickman@cincinnati-OH.gov.

Recommendations:

1. The Cincinnati Park Board and the Urban Forestry Program encourages developers to integrate the addition of new street trees into any sidewalk repairs or replacements if possible, and to consider landscape plans which include tree plantings to create more sustainable and attractive urban spaces. The inclusion of new trees helps to advance the City's Climate Safe Neighborhoods initiative and elements of the *Green Cincinnati Plan*. Trees are vital city infrastructure which help to improve air quality, reduce the urban heat island, and enhance the aesthetics and livability of our city while also boosting property values and supporting economic activity. The urban forestry department can also provide recommendations for species selection or review site plans to assist with tree placement.

Contact:

Garrett Dienno | Parks - Urban Forestry | (513) 861-9070 | garrett.dienno@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

None.

Requirements to obtain Permits:

1. If site plans require excavation or fill of quantities above 500 cy, an environmental review will be required by OES. When completing the excavation and fill permit, identify the disposal and borrow site locations for all material. "TBD" will not be accepted. Specify if fill material will be soil or engineered fill, such as sand or gravel.
2. If offsite sourced fill is to be placed onsite which exceeds 500 cy, then it must receive OES environmental approval as per City Municipal Code Chapters 1101 and 1031. A current (less than 1 year old) Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.
3. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at: <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies in support of the *Green Cincinnati Plan*:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.
 - b. Rooftop solar should be considered in the design as a renewable energy source.
 - c. Site parking should include electric vehicle charging stations.
 - d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - e. The use of trees in the landscape design should be included to enhance urban forestry.
 - f. The use of pervious surfaces should be maximized to the extent practical in the design.
 - g. Landscape design should consider the use of native species.
 - h. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

Amanda Testerman | OES | (513) 352-5310 | amanda.testerman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTe - Addressing)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

1. Based on the plans provided, the assigned addresses are:
 - 3020 GLENHILLS WY (bldg 1C)
 - 3030 GLENHILLS WY (bldg 2)
 - 3040 GLENHILLS WY (bldg 1B)
 - 3050 GLENHILLS WY (bldg 1A)
2. The owner/developer/manager is responsible for assigning secondary designators (numbers or letters) for the apartments. However, USPS does have standards that should be followed. If you provide me with your list of secondary designators, I can provide them to USPS, on your behalf.
3. Per Cincinnati Municipal Code (Sec. 723-65) and Ohio Fire Code (Rule 1301:7-7-05, (E) Sec. 505), the assigned address numbers must be posted and visible from the street.

Recommendations:

None.

Contact:

Jessica Truman | DOTe - Addressing | (513) 368-1613 | jessica.truman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTe - Development Review)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

1. Provide dimensions on the right of way plans.
 - a. Sidewalk is to be 5' minimum wide with 5' tree lawn OR 10' full width.
 - b. Curb height is to be 6" with a 2% sidewalk cross slope.
2. The drive apron on Glenhill needs to be fixed to match the width of the proposed driveway.
3. No encroachments are permitted in the right of way, including foundations, walls, steps, etc.
4. Provide a 3' minimum buffer area between the sidewalk and the parking lots.
5. Remove all unused drive aprons and restore them to City standards.
6. Driveway and aprons are to meet City standards including proper clearances.

- a. Construction entrances are to be a hard surface in the right of way.
7. All work in the public right-of-way will require a separate DOTE permit.

Recommendations:

None.

Contact:

Morgan Kolks | DOTE - Development | (513) 335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections (Building Plans Examiners)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

1. Building 1, please show your code path for the egress stairs not to be enclosed.
2. Verify that the number of accessible parking spaces meets OBC section 1106.2.
3. Provide a detailed code analysis at the time of building permit submission.
4. Provide a geotechnical report at the time of building permit submission.
5. Be aware that elevator hoistway protection is required per OBC section 3006.2.
6. Special Inspections will be required for geotechnical and foundation work.

Recommendations:

None.

Contact:

Rodney Ringer | Building Development Services | (513) 352-4847 | rodney.ringer@cincinnati-oh.gov

Law Department**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

None.

Recommendations:

1. No requirements or recommendations at this time.
2. If this development were to create an encroachment in City right of way or City property, a permanent change in the use of City right of way or City property or would require additional right of way to be dedicated, a Coordinated Report will be required. Application for Coordinated Report can be requested at real.estate@cincinnati-oh.gov.

Contact:

Renee Luttrell | Law - Real Estate | (513) 352-3338 | renee.luttrell@cincinnati-oh.gov

Department of Community & Economic Development (DCED)**Immediate Requirements to move forward with project:**

None.

Requirements to obtain Permits:

None.

Recommendations:

None.

Contact:

Roy Hackworth | DCED | (513) 352-6119 | roy.hackworth@cincinnati-oh.gov

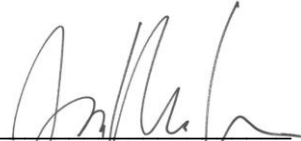
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits**

Sincerely,



Art Dahlberg
Director, Department of Buildings and
Inspections, Chief Building Official & CSPRO
Committee Chair



Jesse Urbancsik
Development Manager

Westwood Civic Association

August 21, 2025

Department of Community & Economic Development
City of Cincinnati

Dear Department of Community & Economic Development,

On behalf of the Westwood Civic Association, I am writing to express our support for LDG’s proposed housing development at 2323 Ferguson Ave. This project represents an important opportunity to advance the goals of the 2025 Westwood Neighborhood Plan. We are particularly encouraged that LDG has committed to providing affordable units as part of this development, ensuring that a range of residents will have the opportunity to live and thrive in Westwood.

While we are strongly supportive, we also encourage LDG to consider several refinements to the plan to ensure the project best reflects our community’s goals:

1. **Design Character** – Current renderings convey a more suburban aesthetic, which is not consistent with the neighborhood’s long-term vision. We encourage the developer to consider incorporating more brick or similar durable materials and moving toward a more modern, urban design that aligns with Westwood’s character.

2. **Neighborhood Gateway** – This location is a prominent entry point into Westwood. We recommend that the design reflect its role as a gateway, including a feature that welcomes residents and visitors—such as a prominent “Welcome to Westwood” sign or other landmark design element.

3. **Public Safety Measures** – We encourage LDG to incorporate measures such as speed humps, enhanced parking lot lighting, and secured building entry systems to promote a safe and welcoming environment.

We believe this project, with these considerations, can set a high standard for development in Westwood and serve as a positive model for growth that is consistent with the community’s vision and values.

Sincerely,

Katie Query
President
Westwood Civic Association

**Westwood Civic Association**

May 21, 2026

Department of Community & Economic Development
City of Cincinnati

Dear Department of Community & Economic Development,

On behalf of the Westwood Civic Association, I am writing to express our support for LDG's proposed housing development at 2323 Ferguson Ave. This project represents an important opportunity to advance the goals of the 2025 Westwood Neighborhood Plan. We are particularly encouraged that LDG has committed to providing affordable units as part of this development, ensuring that a range of residents will have the opportunity to live and thrive in Westwood.

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Sincerely,

Katie Query

President

Westwood Civic Association



Westwood Community Urban Redevelopment Corporation
PO Box 112162 Cincinnati, OH 45211-2162



Kyle Gibbs
Department of City Planning and Engagement
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Greetings!

The Westwood Community Urban Redevelopment Corporation (WestCURC) fully supports the request by MBL DerbyCity Development, LLC (an affiliate of LDG Development) for a zone change from CG-A-MH to Planned Development at 2323 Ferguson Road in Westwood.

WestCURC has supported this project almost since its inception for the following reasons:

Reinvestment in the neighborhood and redevelopment and redeployment of underutilized or vacant properties including increased opportunities for housing had strong support and been contemplated throughout the comprehensive, thoughtful, and lengthy process culminating in the formal adoption of Westwood's Neighborhood Plan.

The mission of WestCURC centers on identifying vacant, distressed or poorly performing properties in Westwood and working to restore them to productive use. The burned-out and vacant Sports Mall property certainly meets these criteria.

WestCURC has been in discussion with LDG Development ever since this property was identified for attention.

The proposed Planned Development is entirely consistent with the goals for this area as outlined in the recently approved 2025 Westwood Neighborhood Plan. Specifically, in the Glenway/Mercy Site Target Area, the Westwood Plan calls for: "Additional mixed-use, multifamily and senior housing on-site to increase density and provide additional housing opportunities for diverse demographics." Further, this type of redevelopment and increased residential density at the former Sports Mall site reflects the vision and intent outlined for the Glenway/Mercy Site Target Area.

LDG Development has met several times with WestCURC and the PIBZ (Property, Infrastructure, Beautification, Zoning) Committee of the Westwood Civic Association and has incorporated all of the suggestions made to them.

The Planned Development is an important addition to the Westwood neighborhood and its location at the southern entrance to our neighborhood makes this an important gateway project.

Sincerely,

Greg Hand
President
WestCURC



westwood works

5/23/2026

Attn: Department of Community and Economic Development & City of Cincinnati Planning Commission

On behalf of Westwood Works, we appreciate the opportunity to provide feedback regarding the proposed project by LDG at Ferguson Road. As an organization committed to connecting and strengthening the community of Westwood, we recognize the complexity of these housing conversations.

After much discussion amongst our Board of Directors, they have voted (5-4) in support of the project. While expressing our support, I feel it is important to communicate the varied perspectives of our members.

Overall, our board recognizes the need for attainable and affordable housing options in Westwood. Members who voted 'yes' view this development as an opportunity to provide stable housing for residents who may otherwise struggle to remain in the community. They consider the proximity to fresh foods, transport, and schools added benefits of building in this location. These members believe that increasing the overall housing supply, including affordable units, is an important component of supporting an inclusive and economically diverse neighborhood.

Other board members, while overall supportive of affordable housing, raised concerns regarding the proposal as currently presented. Chief among those concerns is that the project does not align with the land-use map from the neighborhood plan, which details mixed-use development in this specific location. Some members also expressed concerns regarding the long-term maintenance and management plan for the property, emphasizing that any new development must remain high-quality and well-maintained. We share in the Westwood Civic Association's concern regarding the property becoming a "cut through" and ask LDG to take precautions to avoid this. We also support Civic's request for gateway signage and modified façade materials. We request additional detailed information from LDG on the long-term maintenance and management plan.

There was consensus around several shared values: the importance of thoughtful development, the need for high-quality housing at all price points, adherence to neighborhood planning efforts, and a commitment that new projects have long-term positive impact on the surrounding community.

We hope these perspectives are helpful as discussions continue.

Regards,

Stephanie Collins, Executive Director
Westwood Works

Cc: Westwood Works Board of Directors, Mike Charbel



[External Email] Re: 2323 Ferguson Road Planned Development

From West Price Hill Community Council <info@westpricehillcc.org>

Date Thu 4/16/2026 7:11 PM

To Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov>

External Email Communication

Thanks for passing along, Kyle. I'll share this information with our board and general membership.

We have been aware of this development for over a year now. In general, our council strongly disapproves of it. There is too much "affordable housing" on the west side, many of which have become nuisance properties.

We have been continuously communicating to the city, county, and state administrations about related issues for years. It would be a shame if our concerns were ignored for this specific project.

I'll stress that we aren't opposed to more housing - we just want it to be market rate. We also want the city administration to improve its code and law enforcement related to all types of properties before drastically adding to our housing supply.

I'll submit this as a formal letter soon, and I think a few of our members will join the Zoom meeting.

On Thu, Apr 16, 2026 at 3:51 PM Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov> wrote:

Hello, West Price Hill!

My name is Kyle Gibbs with the Department of City Planning and Engagement. While we haven't worked together before, I look forward to collaborating with you on future projects. I have received an application for a Planned Development at 2323 Ferguson Road, including four multifamily buildings with 167 units. This subject site is in Westwood but within 400' of West Price Hill, so I am writing to provide a notice for your council of an upcoming Public Staff Conference to discuss the project.

This City-led meeting will share project details and gather community input on **April 30th at 5:00**. The meeting will be virtual via Zoom, and registration details are available in the attached notice. I sent the same notice to your council's mailing address and to residents within 400' of the site.

If you have any questions about the project or the upcoming public staff conference, please feel free to reach out.

Thank you,

Kyle Gibbs | City Planner

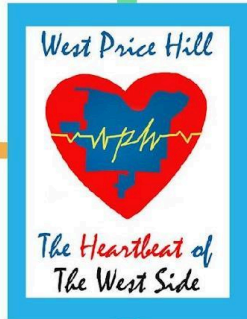
City of Cincinnati | Department of City Planning and Engagement | **513.352.4886**

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202



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Ben Klayer
President, WPHCC
513-293-9076



West Price Hill Community Council
Working Together to Make Our Mark

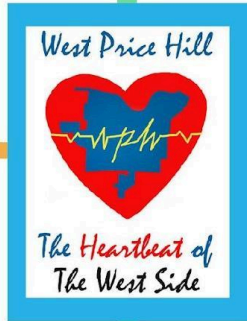
May 18th, 2026

This letter represents the opinion of the West Price Hill Community Council's (WPHCC) membership regarding a proposed development at 2323 Ferguson Road: a 4-building, 167-unit, income-restricted LIHTC complex which would be built by LDG Development.

This opinion was discussed, motioned, amended, and voted upon by our membership at our public meeting on 5/12/2026. Furthermore, we have received input from numerous non-members as well, documented at a public meeting by the City of Cincinnati's Planning Commission on 4/30/2026.

WPHCC opposes the proposed development in its current state. The general opinion is that it adds too much density to an area that already struggles with traffic, crime, and infrastructure issues. Additionally, we feel as though our neighborhood is oversaturated by income-restricted housing, which has contributed to a nearly 350% increase in poverty in West Price Hill since 2000. We also feel that the community engagement for this project has been lackluster, as evident by many residents who live near the site and hadn't even heard about the proposed development until notices about the Planning Commission meeting were distributed.

One point that has been repeatedly expressed by our membership is that we aren't opposed to more housing as a rule. Rather, we want more market-rate housing in our neighborhood.



West Price Hill Community Council
Working Together to Make Our Mark

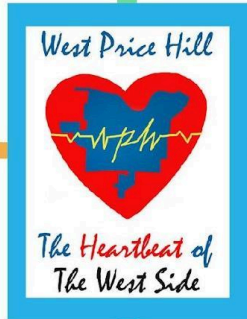
Still, if the proposed development receives the necessary zoning variances and funding, and is eventually approved to be built, WPHCC asks the developer and city administration to take the following action steps and otherwise assess these items:

Immediate:

- Add more greenspace to the development plan
- Consider adding commercial retail to the development plan
- Conduct a traffic impact analysis
- Communicate to residents who live on streets connected to Ferguson Rd.
- Conduct an economic assessment of West Price Hill as well as a study that shows the potential economic impact of adding income-restricted housing to that area
- Communicate with Western Hills High School, Dater Montessori, and local businesses along Ferguson
- Proactively solicit applications from families who have kids in Cincinnati Public Schools and are experiencing homelessness

Long-Term:

- Enforce code and zoning laws on properties around that area, especially those identified by WPHCC to be in violation
- Increase police presence around that area, and perform strict law enforcement for traffic violations, loitering, drug use and dealing, fighting, etc.
- Invest in commercial retail spaces along the Glenway and Ferguson corridor
- Build more market-rate housing around West Price Hill



West Price Hill Community Council
Working Together to Make Our Mark

WPHCC would appreciate communication about these actions, as well as any updates about the proposed development. We hope that we can work together with the developer and city administration to ensure that our neighborhood grows in a meaningful manner that is consistent with our mission statement: "The Community Council strives to make our neighborhood a vibrant, safe, and healthy place to live, work, and raise families."

Respectfully submitted,

Ben Klayer
President, WPHCC
info@westpricehillcc.org

On April 30th, 2026, the Department of City Planning and Engagement hosted a Public Staff Conference to discuss and hear feedback on the proposed Planned Development at 2323 Ferguson Road in Westwood. Notably, West Price Hill and its Business District are nearby (approximately 400 feet south of the site). The applicant submitted the Planned Development on April 7th, proposing a multi-family development called Westline Flats on the former Western Hills Sports Mall site. Westline Flats is planning for 167 residential units in four multi-story buildings, with associated parking, landscaping, and amenities. The developer anticipates receiving Low Income Housing Tax Credits (LIHTC), which will make the units affordable to households with an average income of 60% of the area median income (AMI).

The Public Staff Conference received 39 registrations and was attended by approximately 25 people, not including City staff and the applicant team. Property owners and neighborhood associations within 400' of the site were notified on April 16th, including Westwood Civic Association, Westwood Urban Development Corporation, Westwood Works, and West Price Hill Community Council. Twenty-one (21) people registered from Westwood, and eight (8) from West Price Hill or Price Hill. During the conference, fourteen (14) people spoke, three (3) in support and eleven (11) in opposition. The following outline provides the key concerns raised and what the supporters emphasized.

- **Key Concerns Raised**

- **Affordable Housing & Project Impact**

- Speakers were concerned the proposal would add more affordable/LIHTC housing to an area they feel already has a high concentration of subsidized housing.
- Concerns were raised about long-term maintenance, property management quality, trash, curb appeal, and compatibility with nearby neighborhoods and uses.
- Speakers mentioned that the project conflicts with the City's Impaction Ordinance, the Connected Communities initiative, and broader goals for middle housing.
- A speaker questioned whether the project aligns with the Westwood Neighborhood Plan and whether it would contribute positively to the tax base.
- Additional concerns included construction noise, proximity to a daycare center, and calls for an economic feasibility study.

- **Community Capacity & Services**
 - Speakers expressed concern that the project could intensify poverty concentration and racial segregation on Cincinnati's west side.
 - Speakers stated local schools (Covedale and Western Hills High School), police services (District #3), healthcare access, grocery options, recreation facilities, and other public services are already strained and need to be addressed before adding more density.
 - Concerns were also raised about crime, unhealthy living conditions, and limited local employment opportunities.
- **Density & Housing Character**
 - Many comments focused on the belief that the area is already overly dense with apartments, traffic, and lower-income housing.
 - Speakers preferred more single-family homes and homeownership opportunities rather than additional multifamily development.
 - Additional concerns included overcrowding, litter, pressure on schools and police, and impacts to nearby wooded areas and wildlife.
 - Some suggested alternative vacant sites should be considered instead of increasing density along a major corridor.
- **Traffic & Pedestrian Safety**
 - Speakers expressed concerns about increased traffic congestion, especially around Ferguson Road and the Ferguson–Glenhills intersection.
 - Multiple comments highlighted existing pedestrian safety issues and requested traffic improvements, including a potential traffic signal and a formal traffic study.
 - Concerns were also raised about impacts on a nearby walking trail.
- **Community Engagement**
 - West Price Hill residents felt they were brought into discussions too late and were not adequately included in the planning process.
 - Several comments requested broader outreach, additional engagement, and greater collaboration before advancing a zone change.
- **Applicant**
 - Some speakers cited dissatisfaction with other developments completed by the developer, particularly regarding construction quality and community engagement.
 - Requests were made for additional vetting of the developer's track record, and concerns were raised about out-of-town investors.

- **Supporters Emphasized**

- Cincinnati's growing housing demand and the need for additional multifamily housing options.
- The project has the potential to support transit improvements and future BRT investment.
- Reuse of an underutilized commercial/big-box site.
- Opportunities to improve walkability, vibrancy, and reinvestment in the area.
- Consistency with the adopted Westwood Neighborhood Plan.
- Support from local organizations, including the Westwood Community Urban Redevelopment Corporation.

Summary was produced by the Department of City Planning and Engagement.

Comments, written statements, and questions may be directed to:

Kyle Gibbs | City Planner

Department of City Planning and Engagement

kyle.gibbs@cincinnati-oh.gov | 513-352-4886

Dear Kyle;

Thank you for hosting the virtual public hearing concerning the Ferguson Avenue redevelopment of Western Sports Mall. I'm a 33 year resident and 4th generation resident of Westwood. My Great, Great Grandmother, Great Grandmother and Great, Great Aunt moved to Ocosta and built new homes. My grandparents built a home with a guest house on Geyer Woods; my sister owns it now. I have been coming to this area for 67 years.

I am opposed to this becoming a large rental community especially "affordable" rentals, with section 8. We have more apartments in Westwood than most communities in Cincinnati and we do not need any more density. According to the statistics the city posted that most of our apartments are already affordable or section 8 which have been going downhill since I moved back here 33 years ago and the community paid to demolish several of them. We need more "affordable" home ownership not investor or out of town commercial entities buying our properties to put in more low rent properties. We need programs that give targeted money for upgrading our nice housing stock that exists. The Port has some and the Tax Abatement program can give a higher targeted designation. This is a nice middle-class neighborhood, and it seems with the upgrading of other neighborhoods we are getting the push to make this area decline even further. Those of us who have put our lives and energy into our homes and neighborhoods do not want to see this happen. Figure out a different community use, even an in-fill park anything but adding more apartments or high traffic commercial.

It was a mistake to begin with adding box stores on Ferguson, theft is way up in those stores, trash and traffic is terrible. The entrance off I-75 is either up Harrison or Queen city to Werk Rd. The city just put some crazy traffic quieting on Harrison basically turning it into a 2 lane road. The traffic is terrible already. Adding hundreds of more motorists onto these 2 lane residential roads is a huge mistake for those of us who live this every day. This is a wildlife corridor, and we have deer, fox, and many animals that roam our area that are also not being protected, as well as people walking on the streets. You cannot widen these streets without totally ruining the beautiful homes that line them.

Other people had very valid concerns about police, fire and schools that are overburdened in the Westwood, West Price Hill area already, yet no consideration was given to this.

I feel certain many people would oppose this project if they knew about it. Communication from the people who say they represent us in Westwood is nonexistent, so I am not sure how they gather this support as a good idea.

I look forward to hearing what we need to do to stop this project.

Denise Knaggs-Guiducci
2622 Fleetwood Ave.
Cincinnati, OH 45211
513-703-2353



[External Email] New Apartments in Western Hills

From Emili Clark <ec09211989@gmail.com>

Date Mon 5/4/2026 10:47 AM

To Gibbs, Kyle <kyle.gibbs@cincinnati-oh.gov>

You don't often get email from ec09211989@gmail.com. [Learn why this is important](#)

External Email Communication

Hi kyle,

I spoke to Tricia Moore regarding possibly the new apartments being built where the old sports center is in Cincinnati. I know you guys are getting a lot of negative feedback but I just wanted to share with you as a visually impaired woman from what Tricia explained to me I feel like this property would help so many people like myself that are simply just trying to survive off a disability check. Not sure why people would be mad at that but I think it's wonderful . I just wanted to share my feelings with you about it. I currently live right around the corner on Boudinot Avenue. My opinion this property is perfect for people with disabilities because Walgreens is across the street Walmart and Kroger is right up the road it couldn't be more perfect!!!! I think a lot of people are against it because they think it's section 8 and from what Tricia explained it is not going to be that and I think people have the wrong assumption that it's going to bring bad to The neighborhood but like I said for people with disabilities this is wonderful. I'm excited and can't wait until it's built . I would love to live here !!!

Thank you ,
Emili Clark



[External Email] Public Comment: Western Hills Sports Mall Redevelopment (2323 Ferguson Rd.)

From Renee Kopache <reneekop@yahoo.com>

Date Tue 4/21/2026 9:00 PM

To Cincinnati City Planning <planning@cincinnati-oh.gov>

Cc info@westpricehillcc.org <info@westpricehillcc.org>; info@westwoodcivic.org <info@westwoodcivic.org>

You don't often get email from reneekop@yahoo.com. [Learn why this is important](#)

External Email Communication

Dear City Planning Commission,

My name is Renee Kopache, and I am a 23-year resident at 2497 Dunaway Court, Cincinnati. I am writing to formally express my concerns regarding the proposed 167-unit affordable housing complex at the site of the former Western Hills Sports Mall (2323 Ferguson Rd.).

I'm concerned that the Westwood Civic Association is promoting a high-density development in the Ferguson Road corridor that they would likely oppose if it were proposed near the Town Hall. This is somewhat evidenced by the fact that the WCA is pursuing the development of luxury apartments near the Town Hall.

Pockets of Westwood like Westwood South (near the proposed site), apartment complexes make up 86.1% of all real estate—a rate higher than 97.6% of American neighborhoods. Our section of the Westwood community should not be treated as a "catch-all" for high-density projects that more affluent parts of Westwood are shielded from.

Beyond this issue of geographic equity, I have the following specific concerns:

- **Pedestrian Safety:** Ferguson Road is a major walking route for students at Western Hills High School and shoppers at Walmart and Kroger. Adding 170 units without major traffic calming measures creates a dangerous environment for pedestrians in an already high-traffic zone.
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- **Property Values:** Westwood has seen a nearly 20% increase in home values over the last year. I am concerned that an over-concentration of high-density, income-restricted housing in this specific pocket will stall that momentum and negatively impact the value of nearby homes.
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- **Traffic and Infrastructure:** The Ferguson/Glenhills intersection is already a bottleneck. Adding hundreds of daily vehicle trips will exacerbate congestion and delay emergency services.

Crime: While acknowledging that the crime rates in Westwood have declined, it that the Westwood crime rates are high. I believe this is, in part, due to the high population density that is present in the large apartment complexes near the proposed development site. Adding yet another dense housing community will likely result in continued high crime rates.

I urge the Commission to listen to the residents who will actually live with the daily consequences of this project, rather than just the organizations representing the very large geographic Westwood area. Please require a full pedestrian safety audit and a geographic impact study before proceeding.

Sincerely,

Renee Kopache
513-289-6480
