



ITEM 4

**Proposed Zone Change to
Planned Development (PD) at
2323 Ferguson Road in Westwood**

City Planning Commission

June 5, 2026

BACKGROUND

APPLICANT

- MBL DerbyCity Development LLC (LDG Development)

PROPERTY OWNER

- Western Live 1 LLC



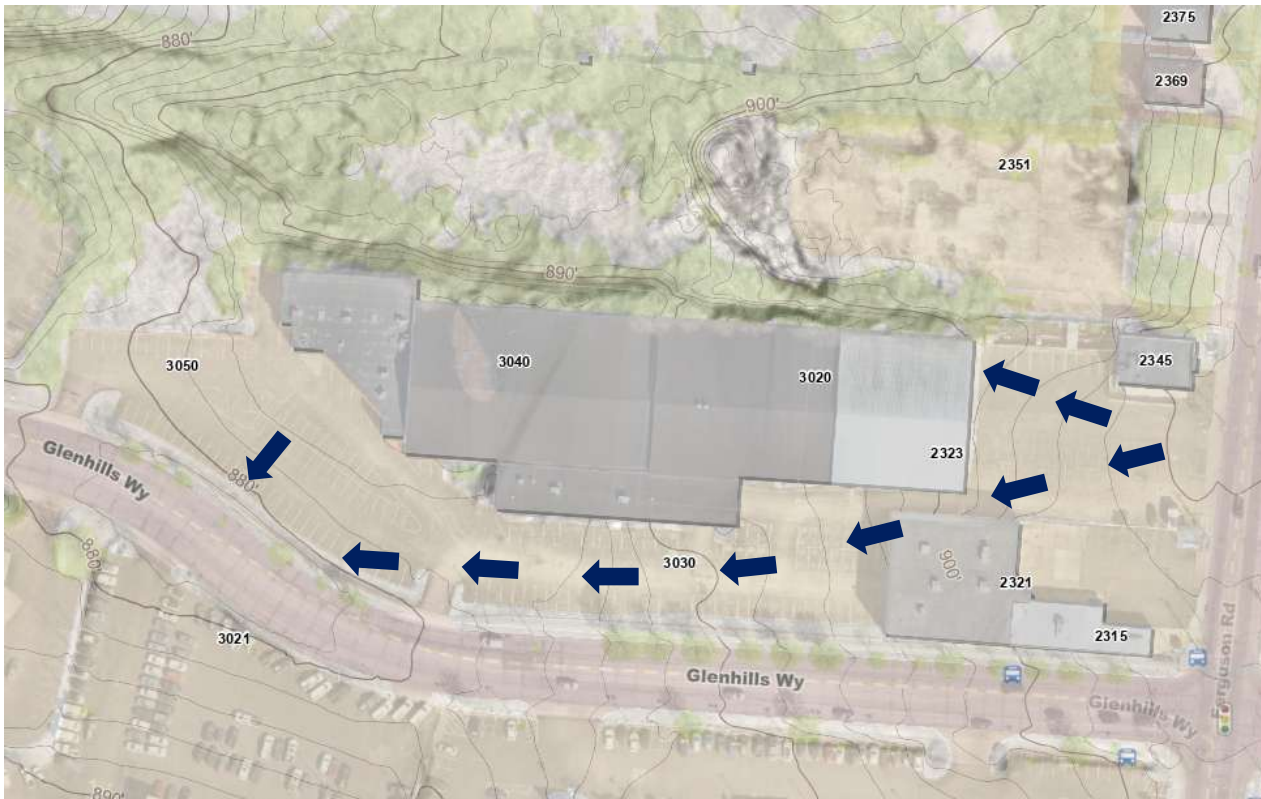
If request is approved, LDG would own, develop, manage, and maintain the property

BACKGROUND

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



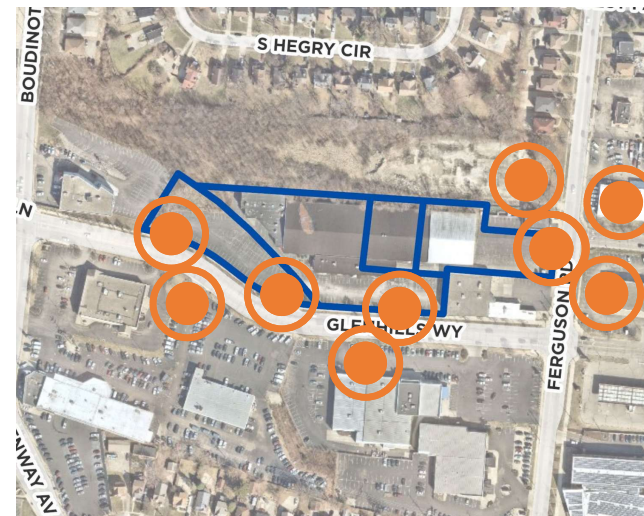
BACKGROUND



TOPOGRAPHY:

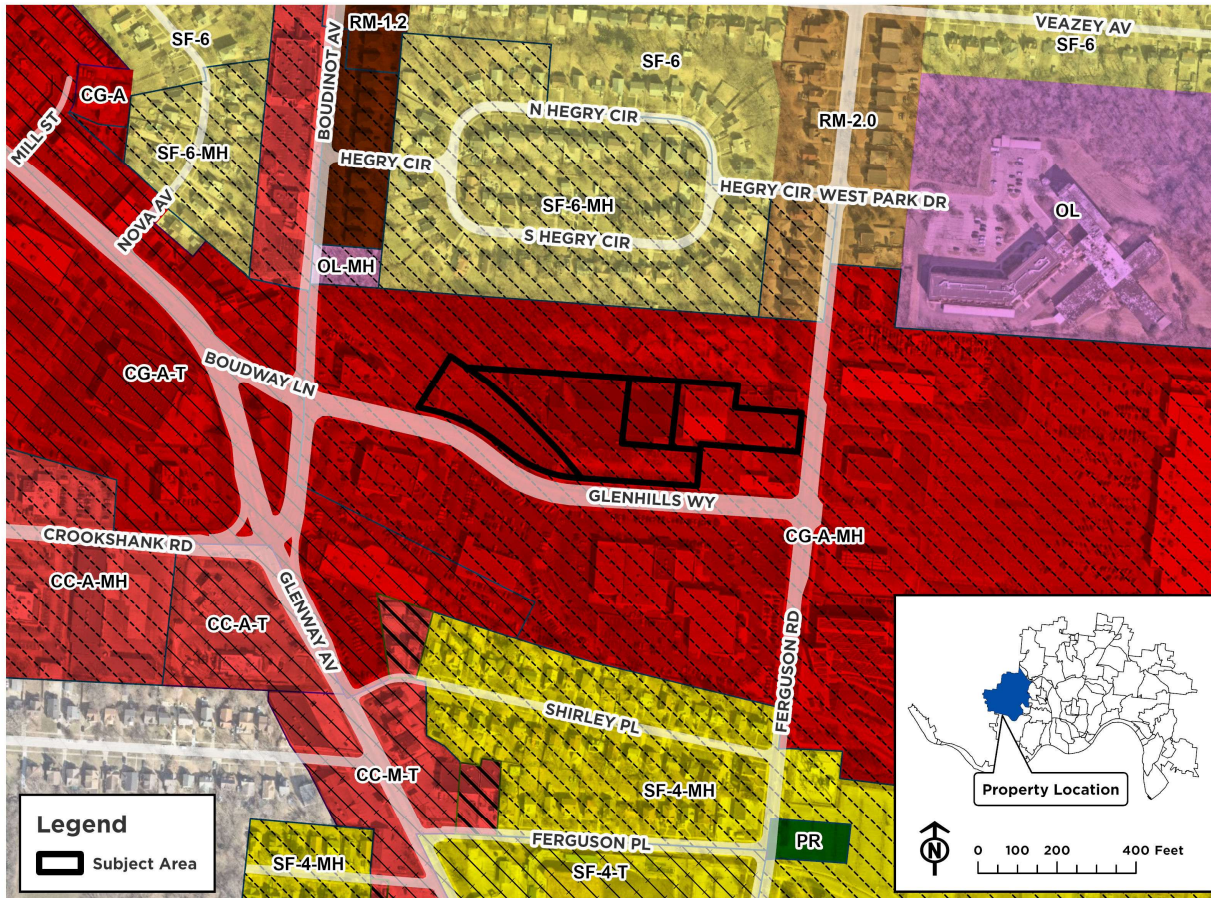
- Total Grade Change of 30 feet
- Grade slopes down east to west

BACKGROUND



ZONING OVERVIEW

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



SITE AND ADJACENT ZONING:

- Commercial General-Auto-oriented-Middle Housing (CG-A-MH)

ZONING REGULATES:

- Use
- Form
- Includes additions like parking, landscaping, etc.

PD OVERVIEW

REQUEST

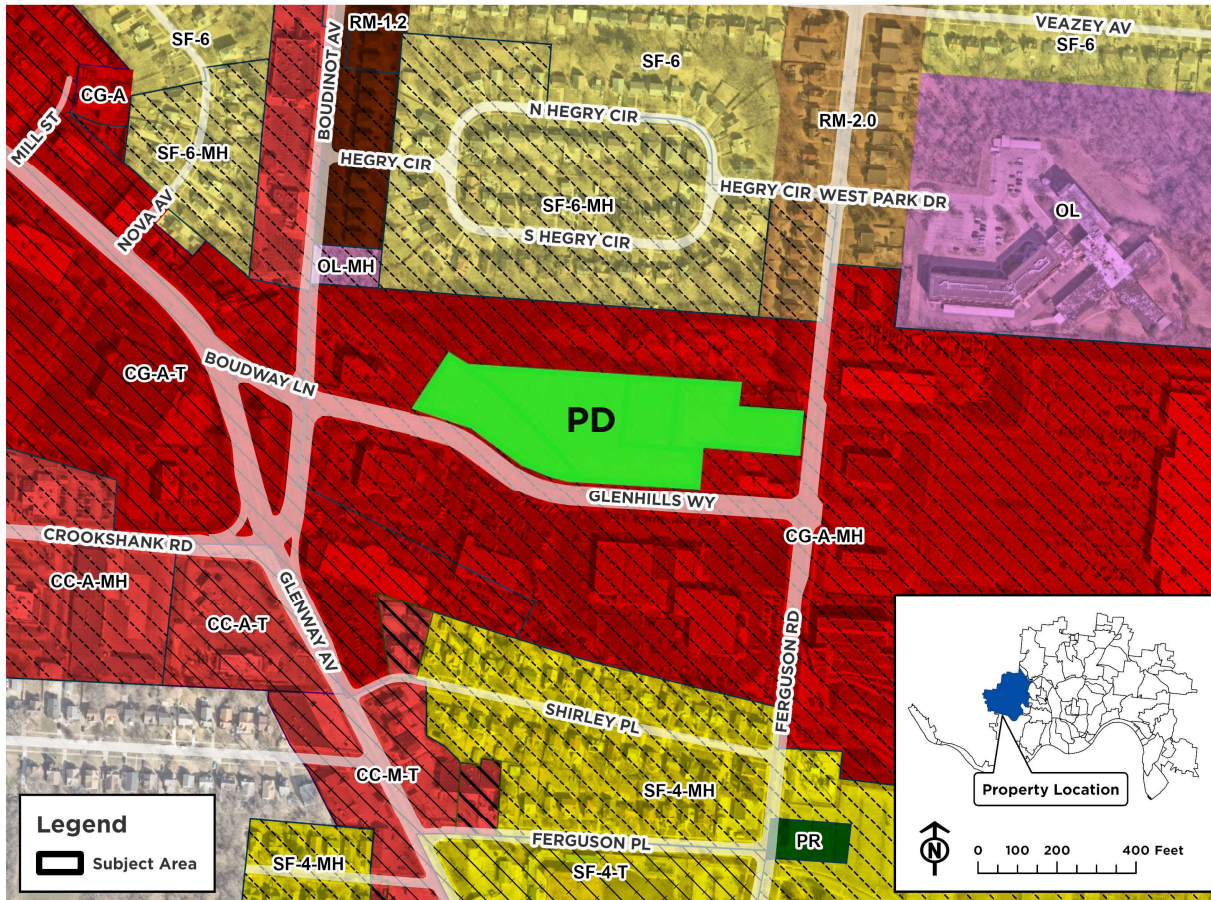
- A proposed zone change to establish a Planned Development **(PD)** district to allow for multi-family development on the property.

REASON

- Multi-family Dwellings are not permitted in the current zoning district and multiple principal structures are proposed on one lot.

PD OVERVIEW

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



PLANNED DEVELOPMENTS:

- Create a new zoning district for a specific site
- Uses and form are established by **approved plans**



REVIEWED TODAY

PD OVERVIEW

SPECIFIC PURPOSES OF A PD (§ 1429-01)

- a. Allow for a **more efficient** and **economic development** of property than ordinarily permitted by **conventional zoning**.
- b. Ensure orderly and thorough planning and review procedures that **lead to quality design and development**.
- c. Encourage **creativity** in developments by allowing greater flexibility in **access, light, open space and amenities**.
- d. Encourage **common open space** and provide for its **maintenance**.
- e. Encourage the **coordinated development** of properties that might otherwise be developed individually.

PD OVERVIEW

• PROCESS

• **Concept Plan and Development Program Statement**

- Establish the proposed use or uses to be conducted in the PD District and general site details.
- Reviewed by City Council

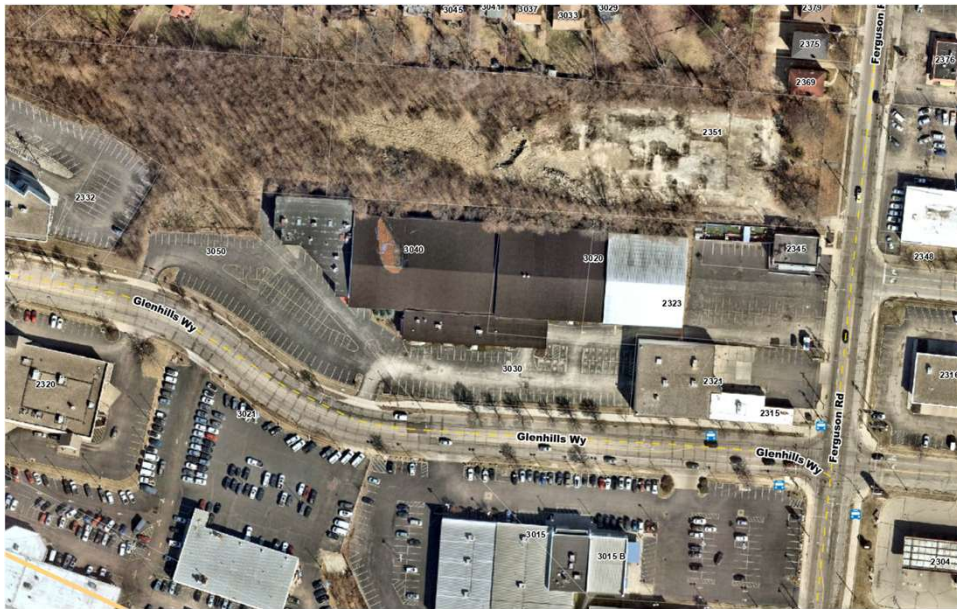
• **Final Development Plan**

- Full development details establishing the form.
- Includes proposed buildings, setbacks, sidewalks, open space, streets, landscaping, drainage, utilities, and easements.

Any deviations from the approved plans require additional review, community input, and approval.

PROPOSED DEVELOPMENT

EXISTING



CONCEPT PLAN



PROPOSED DEVELOPMENT

EXISTING



PROPOSED



PROPOSED DEVELOPMENT



CONCEPT PLAN AND PROGRAM STATEMENT



OPEN SPACE

- 1.25 acres (green area)
- 29% of total area

LANDSCAPING

- 28 canopy trees
- 25 evergreen trees
- 80 shrubs
- 44 perennials
- Parking lot: (1) tree for every (10) parking spaces

CONCEPT PLAN AND PROGRAM STATEMENT



PARKING

- 183 parking spaces
 - 16 ADA accessible
- 7 bike parking spaces
(blue dot)

Circulation

- Access on Ferguson Road and Glenhills Way
(orange arrows)
- Pedestrian walkways and crosswalks

BASIC REQUIREMENTS OF A PD (§ 1429-05)

- a. Minimum Area
- b. Ownership
- c. Multiple Buildings on a Lot
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

BASIC REQUIREMENTS OF A PD (§ 1429-05)

- a. **Minimum Area** → Greater than 2 acres
- b. **Ownership** → Provided
- c. **Multiple Buildings on a Lot** → (4) buildings
- d. **Historic Landmarks and Districts** → Does not apply
- e. **Hillside Overlay Districts** → Does not apply
- f. **Urban Design Overlay Districts** → Does not apply

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT (§ 1429-09)

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space
- f. Other Information

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT (§ 1429-09)

- a. **Plan Elements** → Complete
- b. **Ownership** → Provided
- c. **Schedule** → One Phase (under 24 months)
- d. **Preliminary Reviews** → Coordinated Site Review
- e. **Density and Open Space** → 38.8 gross/net density + 29% Open Space
- f. **Other Information** → Signage

ADDITIONAL INFORMATION

AFFORDABLE HOUSING

- Anticipates receiving Low Income Housing Tax Credits (LIHTC)
- Units affordable to households with an income of **60% of the area median income** (AMI).
- AMI is determined by HUD to be **\$109,900** for Cincinnati, OH-KY-IN for 2026.
- **60% AMI = \$52,800** (two-person household)
\$65,590 (four-person household)



ADDITIONAL INFORMATION

- **HUD RENT LIMITS (2025)***

- Rent range for 50-70% AMI:
 - 1 bedroom = \$982-\$1,402
 - 2 bedrooms = \$1,171-\$1,675
 - 3 bedrooms = \$1,346-\$1,928

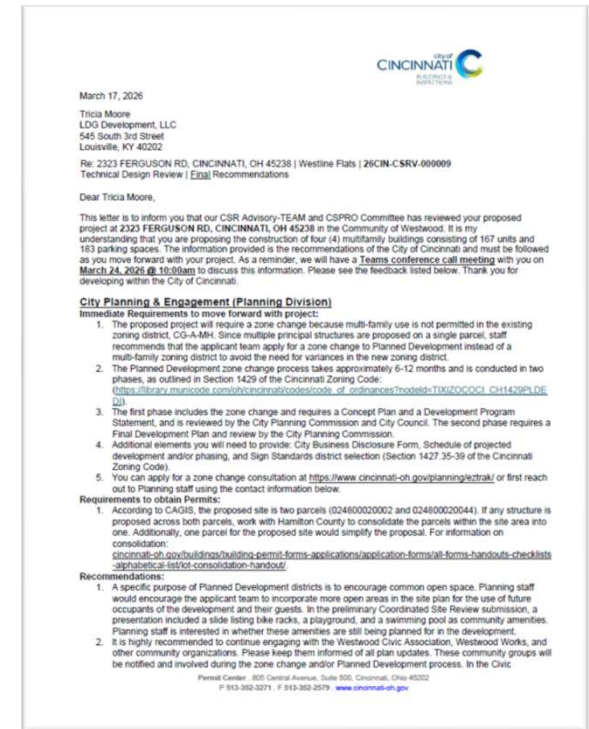
*** RENT LIMITS WILL BE BASED ON HUD'S CURRENT FIGURES AT THE TIME OF DEVELOPMENT, AS WELL AS THE FINAL MARKET STUDY AND UNDERWRITING**



COORDINATED SITE REVIEW

• TECHNICAL DESIGN REVIEW

- Completed on March 17, 2026
- **DCPE recommended a zone change to PD**
- No requirements from reviewing agencies



PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

- Westwood Civic Association
- WestCURC
- Westwood Works
- **All included during the design process (since Summer 2025)**
- **All submitted letters of support**



PUBLIC ENGAGEMENT

• WESTWOOD NEIGHBORHOOD ASSOCIATIONS

SUPPORT:

- Redevelopment of vacant site
- Advancing 2025 Westwood plan
- Increasing housing opportunities
- Affordable housing

CONCERNS:

- Materials (appearance and durability)
- Gateway opportunity
- Long-term property maintenance
- On-site safety

Changes based on Westwood's feedback: material updates, an enhanced lighting plan, secured key-FOB entry, and new "Westwood" signage

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

- April 30, 2026, via Zoom
- Notice: Westwood neighborhood associations, West Price Hill Community Council, and residents within 400 feet
- 25 attendees
- 14 speakers
- **3 residents in support**
- **11 residents in opposition**

PUBLIC ENGAGEMENT

• PUBLIC STAFF CONFERENCE

SUPPORT:

- Additional housing is needed
- Redevelopment of vacant site
- Project can support transit investment
- Supports mixed-use environment
- Neighborhood investment

CONCERNS:

- Overconcentration of subsidized housing
- Potential impacts on traffic, schools, police, and infrastructure
- Pedestrian safety
- Insufficient community engagement
- Developer history

PUBLIC ENGAGEMENT

• WEST PRICE HILL COMMUNITY COUNCIL

- Noticed for Public Staff Conference
- **Submitted letter of opposition**



CONCERNS:

- Overconcentration of subsidized housing
- Excessive density
- Traffic
- Crime
- Infrastructure strain
- Level of community engagement

Suggestions:

- Add more greenspace
- Add retail space
- Conduct traffic and economic studies
- Additional community engagement
- Increase Code and Police enforcement
- Encourage market-rate development

PUBLIC ENGAGEMENT

- **ADDITIONAL PUBLIC COMMENT**

- 4 submissions (one support, three opponents)

- **CITY PLANNING COMMISSION NOTICE**

- Notices were sent to:
 - Property owners within 400 feet
 - Westwood Civic Association
 - Westwood Urban Development Corporation
 - Westwood Works
 - West Price Hill Community Council

Consistency with *Plan Cincinnati* (2012)

- Policy Principle
- Compete Initiative Area
- Connect Initiative Area
- Live Initiative Area



Consistency with *Plan Cincinnati* (2012)

- **Policy Principle → Consistent**

- *“Increase our population”*

- **Compete Initiative Area → Consistent**

- *“Target investment to geographic areas where there is already economic activity”*

- **Connect Initiative Area → Consistent**

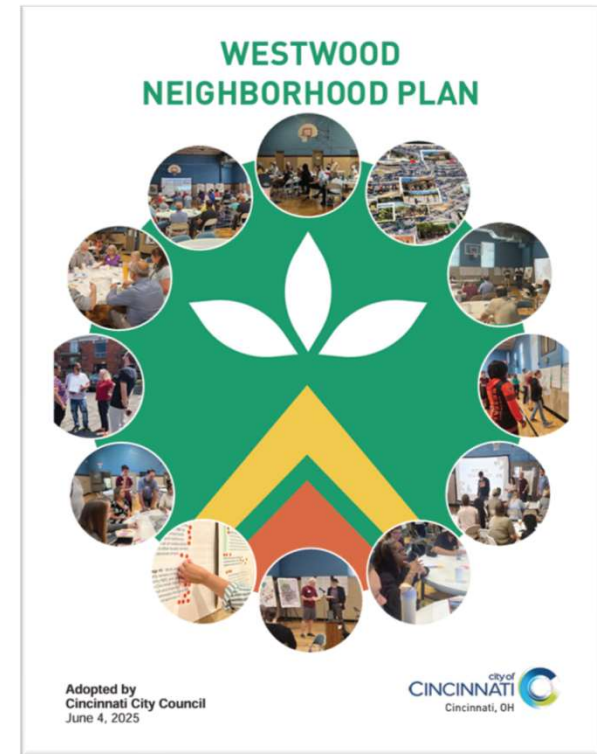
- *“Provide for the safety of the infrastructure for the public”*

- **Live Initiative Area → Consistent**

- *“Assemble vacant and underutilized properties in targeted areas for larger redevelopment opportunities”*
- *“Provide a full spectrum of housing options, and improve housing quality and affordability”*

Consistency with *Westwood Neighborhood Plan (2025)*

- Housing Section
- Transportation Section
- Future Land Use Section



Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- Transportation Section
- Future Land Use Section

GOAL 1: Celebrate and build on Westwood's housing diversity through preservation and new construction.

Strategy #1- Construct a mix of single-family homes (including attached row homes, cottage courts, and smaller homes), duplexes, and large mixed-use developments where appropriate (Note: see Target Area recommendations).

Strategy #2- Construct housing for all income levels including affordable housing.

Strategy #3- Construct new, modern, market rate development with modern and accessible infrastructure and amenities.

Strategy #4- Prioritize infill development without displacement.

Strategy #5- Preserve historic homes and buildings to maintain historic "charm" of the neighborhood.

Strategy #6 - Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units. Construct more single-story/no stair dwellings in the target areas as specified.

Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- Future Land Use Section

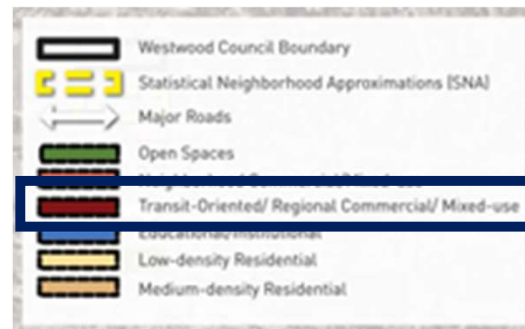
GOAL 2: Improve pedestrian infrastructure to create a safer and more walkable neighborhood.

Strategy #1 - Implement traffic calming measures along the busy streets. Identify the critical locations with the help of the community to implement the appropriate measures.



Consistency with *Westwood Neighborhood Plan (2025)*

- **Housing Section → Consistent**
- **Transportation Section → Consistent**
- **Future Land Use Section → Consistent**



SPECIFIC PURPOSES OF A PD (§ 1429-01)

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Planning Commission Action (§ 1429-11.a)

1. PD plans are **consistent with applicable plans** and policies and is **compatible with surrounding development**;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Planning Commission Action (§ 1429-11.a)

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CONCLUSION

- Staff from the Department of City Planning and Engagement **support the proposed zone change** 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

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
- **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.