

ITEM 5

**Proposed Final Development Plan
for the Planned Development (PD) at
2323 Ferguson Road in Westwood**

City Planning Commission

June 5, 2026

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.

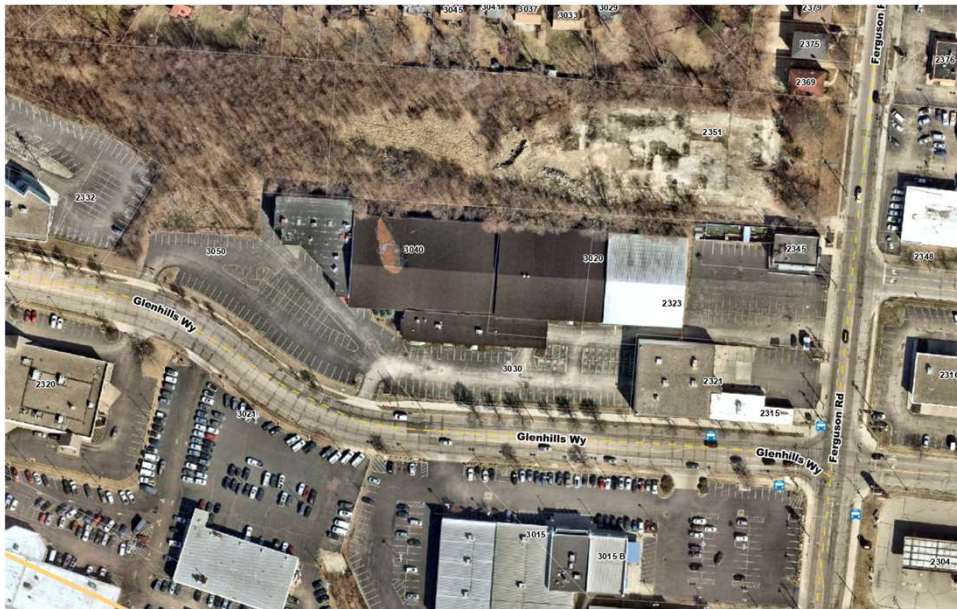
BACKGROUND

PROPOSED PLANNED DEVELOPMENT AT 2323 FERGUSON ROAD IN WESTWOOD



BACKGROUND

EXISTING



CONCEPT PLAN



FINAL DEVELOPMENT PLAN



Buildings

- (4) Principal Structures
- Setbacks:
 - 6 feet on Glenhills
 - 200 feet on Ferguson
- 202,761 square feet /total
- 167 units/total
 - 46 one-bedrooms
 - 95 two-bedrooms
 - 26 three-bedrooms

FINAL DEVELOPMENT PLAN



- **Building 1**
 - (4) stories (up to 70 feet)
 - 81,213 square feet
 - 59 units
 - Community Amenities
- **Buildings 2-4**
 - (3) stories (up to 48 feet)
 - 40,516 square feet/each
 - 36 units/each

FINAL DEVELOPMENT PLAN



Building 1 would be (4) stories on the eastern end and include an additional lower level on the western end, to match the site's topography change

FINAL DEVELOPMENT PLAN



Building Materials

- Fiber-cement siding
- Brick Veneer
- Mix of textures:
 - Lap
 - Board and Batten
 - Shake
- Aluminum Details
- Asphalt Shingles

FINAL DEVELOPMENT PLAN



PARKING

- 183 parking spaces
 - 16 ADA accessible
- 7 bike parking spaces

Circulation

- Access on Ferguson Road and Glenhills Way
- Pedestrian walkways and crosswalks

FINAL DEVELOPMENT PLAN



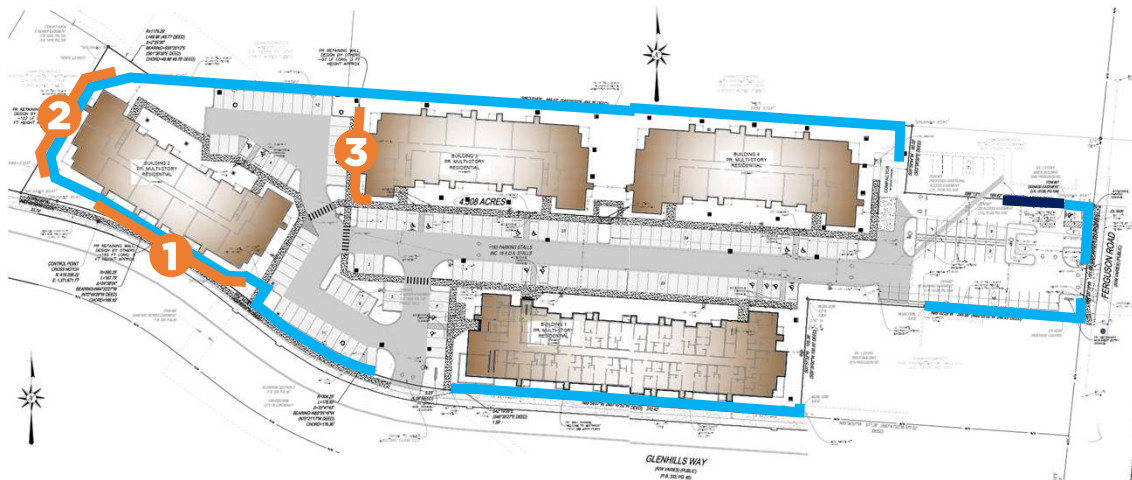
OPEN SPACE

- 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

FINAL DEVELOPMENT PLAN



FENCES AND WALLS

- **Black aluminum fence (up to 6 feet tall)**
- **Existing White Fence**
- **Retaining Walls**
 1. **5 feet by 155 feet**
 2. **8 feet by 122 feet**
 3. **3 feet by 97 feet**

FINAL DEVELOPMENT PLAN

§1429-13 – Final Development Plan

- a. Survey
- b. Site Plan
- c. Engineering Plans
- d. Open Space
- e. Schematic Building Plans
- f. Landscape Plans
- g. Phase Schedule
- h. Ownership
- i. Statement of Uses
- j. Future Ownership and Control
- k. Restrictive Covenants
- l. Other Information

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FINAL DEVELOPMENT PLAN

§1429-13-I – Other Information

- **Noise Levels** - Noise levels during the construction and use of the proposed Final Development Plan are pursuant to Cincinnati Municipal Code Chapter 909 and based on the requirements for the adjacent zoning district

Table 1 Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	70 dB	65 dB	65 dB

Table 2 Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	70 dB	65 dB	65 dB

Table 3 Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	75 dB	75 dB	70 dB

FINAL DEVELOPMENT PLAN

§1429-13-I – Other Information

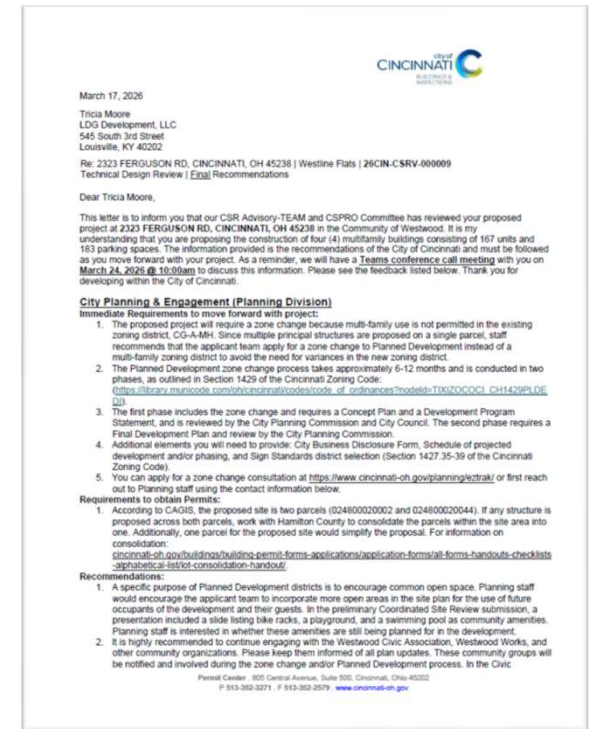
- **Signage** - *The sign regulations that will apply to this Planned Development are outlined in Chapter 1427-33, Sign Regulations, of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signage will be reviewed by staff from the Department of City Planning and Engagement for compliance.*
- “Welcome to Westwood” wall sign (2 feet 7 inches by 9 feet 8 inches) submitted with Final Development Plan.



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

- Support from Westwood Neighborhood Associations
- Opposition from West Price Hill Community Council
- Public Staff Conference - 4/30/2026
 - 3 Supporters
 - 11 Opponents
- Additional Public Comment
 - 1 Supporter
 - 3 Opponents

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**

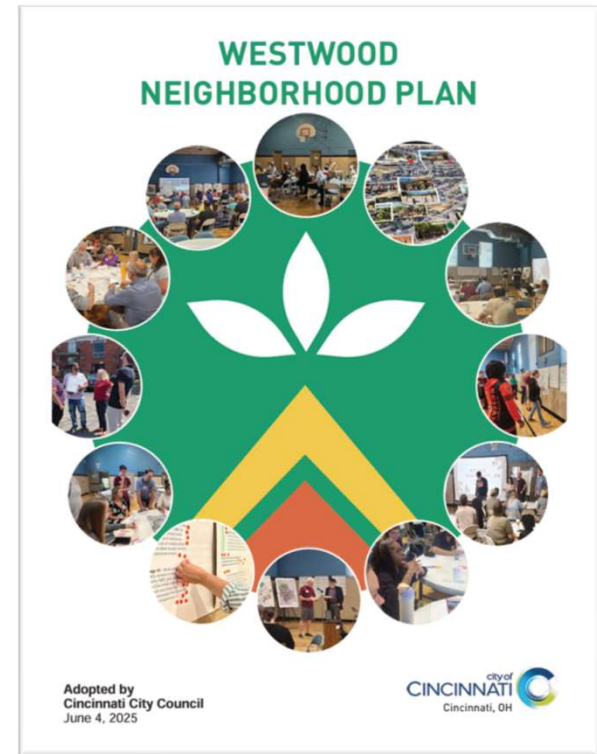
- *“Provide for the safety of the infrastructure for the public”*

- **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**
 - *“Construct housing for all income levels including affordable housing.”*
 - *“Prioritize infill development without displacement.”*
- **Transportation Section → Consistent**
 - *“Implement traffic calming measures along busy streets.”*
- **Future Land Use Section → Consistent**
 - *“Transit-Oriented/Regional Commercial/Mixed-use”*

APPROVAL DECISION

§1429-15 – City Planning Commission Approval of Final Development Plan

- a. Consistency
- b. Adequate Streets
- c. Adequate Infrastructure
- d. Covenant
- e. Release of Covenants
- f. Compatibility
- g. Sufficiency of Legal Documents
- h. Sufficiency of Provisions for Maintenance of Common Areas

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CONCLUSION

- Staff from the Department of City Planning and Engagement **support the proposed Final Development Plan** for the following reasons:
 1. The Final Development Plan is **consistent** with the Concept Plan and Development Program Statement.
 2. The proposed PD overall **aligns** with **Plan Cincinnati (2012)** and the **Westwood Neighborhood Plan (2025)**.
 3. 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**.
 4. The Final Development Plan **activates and reinvests in a vacant site**.

RECOMMENDATION

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

- **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report;
- **APPROVE** the proposed Final Development Plan for the Planned Development (PD) located at 2323 Ferguson Road in Westwood.