

SUBJECT: A report and recommendation on extending the Planned Development #41 (PD-41) located in the Central Business District for a period of twelve months.

GENERAL INFORMATION:

Owner: Evan Andrews Montgomery Inn, Inc. 9406 Main Street Cincinnati, Ohio 45242	Agent: Douglas J. Hine Miller-Valentine Group 9435 Waterstone Blvd. Cincinnati, Ohio 45249
---	---

Owner:
City of Cincinnati
801 Plum Street
Cincinnati, Ohio 45202

Purpose: To allow for time to complete the Final Development Plan submission to the City of Cincinnati for One River Plaza.

BACKGROUND:

On December 7, 2005, the City Planning Commission approved the proposed rezoning of the subject area from a Downtown Development District (DD) to Planned Development District #41 (PD-41) along the north and south sides of East Pete Rose Way in the Central Business District (Exhibit A). The zone change was approved by City Council on January 11, 2006 (Exhibit B). The Concept Plan for PD-41 will expire on January 11, 2008 per §1429-11 (c) of the City Zoning Code, which states:

“Approval of a concept plan and development program statement lapses two years from its effective date unless:

- (1) A final development plan has been approved, or
- (2) The City Planning Commission has approved an extension of time that may not exceed one year. “

The developer is requesting a twelve-month extension to permit time for the completion of the Final Development Plan. Pre-sales are underway and revisions have been made to the original unit configuration to accommodate the types of units that have been selling best.

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: DD-C, Fort Washington Way

East: RF-R, Sawyer Point

South: DD-B Sawyer Point

West: DD-C and DD-B, parking garage and One Lytle Place residential units

ANALYSIS OF PROPOSED EXTENSION:

The proposed mixed-use development will provide new homeownership and retail opportunities in a manner than maximizes the pedestrian traffic connections with the L&N Bridge Pedestrian Bridge (aka Purple People Bridge) and Lytle Park. If the extension is not approved, the zoning on the property would revert to Downtown Development Subdistrict C (DD-C), which promotes office, residential, commercial and public/semi-public uses, but does not regulate pedestrian and visual connectivity of the site, nor does the zoning address the compatibility of the north and south sides of East Pete Rose Way as laid out in the approved Concept Plan.

CONCLUSION:

1. High-density residential development of the south site is promoted in the Coordinated City Plan, Volume 2 and the Cincinnati 2000 Plan.
2. The proposed PD is consistent with existing plans and is compatible with surrounding development (L&N Pedestrian Bridge, Sawyer Point, parking garage) by promoting pedestrian traffic in and around the area.
3. The PD program statement ensures pedestrian and visual connectivity that are not mandated under the existing zoning designations.
4. The PD will ensure coordinated and compatible development on the north and south sides of Pete Rose Way.
5. Extending the PD for a period of twelve months will allow time for the completion of the Final Development Plan.

RECOMMENDATION:

Planning Department staff recommends that City Planning Commission take the following actions:

APPROVE the extension of PD-41 for a period of twelve months to expire on January 11, 2009.

Respectfully submitted,

APPROVED:

Jennifer K. Walke
City Planner

Charles C. Graves, III
Director, City Planning Department