

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 4/25/2024

REC'D
5/21/24

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CN-P Zone District to the PD Zone District.

+
RM 1.2

Location of Property (Street Address): 802, 804, 806, 808, 816, 820, 824 Beecher Street and 3046 Stanton Avenue

Area Contained in Property (Excluding Streets): 1.95 Acres

Present Use of Property: Vacant Land

Proposed Use of Property & Reason for Change: Hotel Development

Property Owner's Signature: 

Name Typed: Shree Kulkarni

Address: 400 N. Tampa Dr., Suite 1320 Tampa, FL 33602 Phone: (513) 550-3765

Agent Signature: _____

Name Typed: _____

Address: _____ Phone: _____

Please Check if the Following Items are Attached

Application Fee

Copies of Plat

Copies of Metes and Bounds

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ACTION ITEM 4: FOCUS DEVELOPMENT RESOURCES IN THREE PLACES

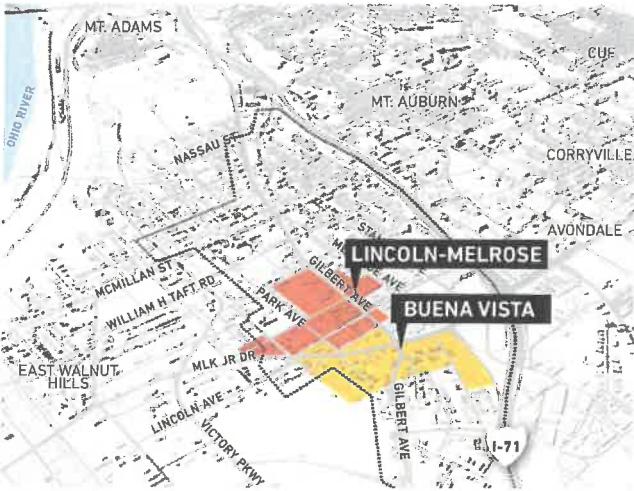
LINCOLN AVENUE AND BUENA VISTA PLACE

EXISTING CONDITIONS

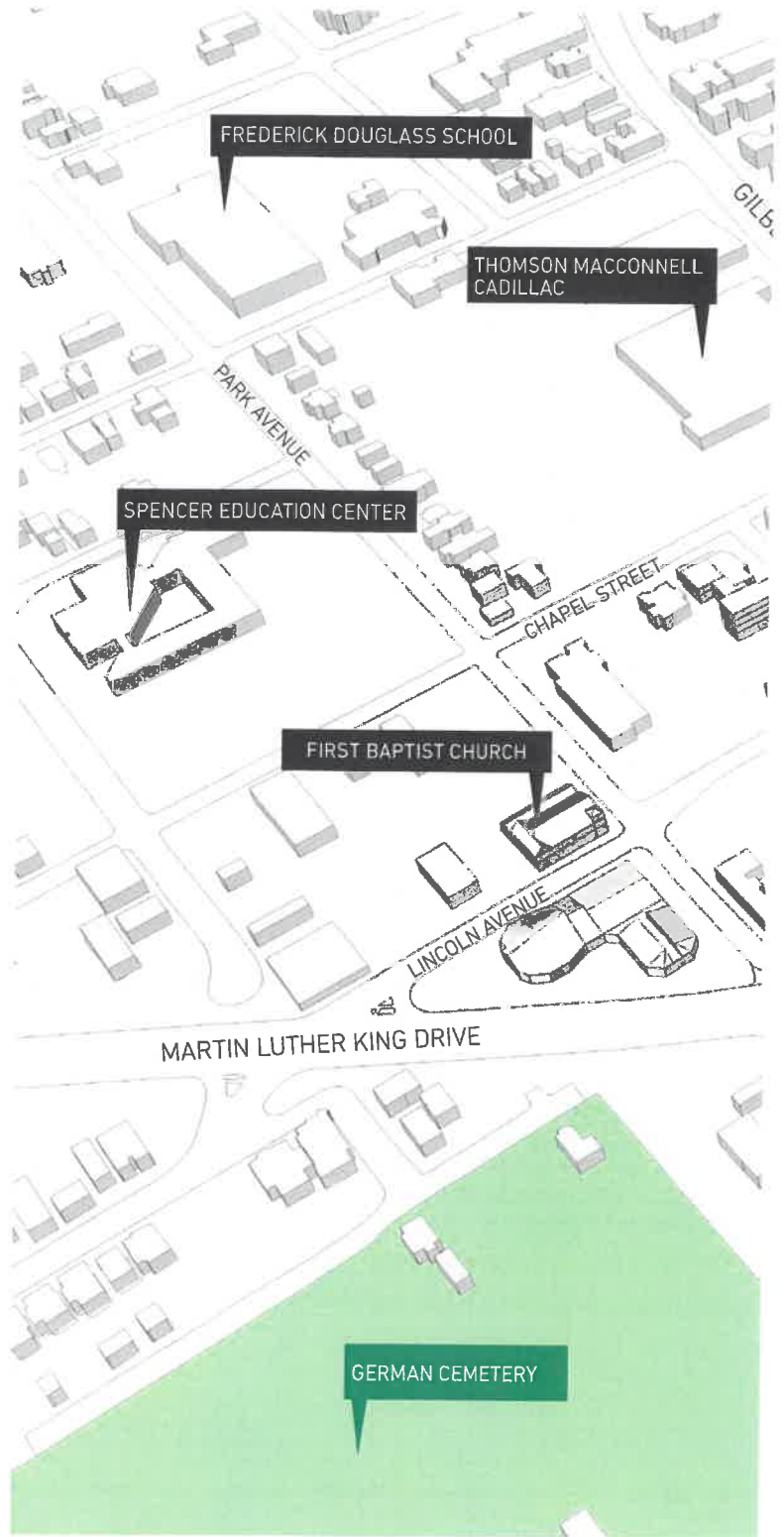
The Lincoln Avenue and Buena Vista Place area is focused between Chapel and Altoona Streets and between Park and Stanton Avenues. Lincoln Avenue was the historic African American retail street for the City and the district includes the Manse Hotel that was a prominent African American hotel in an era that limited the number of places that people of color could stay. It is anchored by the Lincoln-Melrose Historic District. The Buena Vista Place area is loosely defined as the area north of MLK on either side of Gilbert. It has been cut off and largely abandoned or acquired by others as a result of the MLK expansion.

THE OPPORTUNITY

Given the excellent access to Uptown and new Interstate 71 interchange and a number of vacant parcels, this area may accommodate a wide range of higher-density development typologies including residential, mixed-use and commercial uses. This future development area should encourage and leverage the rehabilitation of existing retail space along Lincoln Avenue. The area surrounding Buena Vista Place north of Martin Luther King Jr. Drive also provides an opportunity for higher density mixed-use and commercial development. Similar to Lincoln Avenue, this area can also leverage the excellent accessibility and visibility off of MLK. The continued revitalization and development in Uptown along with the Interstate 71 interchange vastly increases the marketability of this site for mid-size commercial office and hotel development.



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LINCOLN AVENUE AND BUENA VISTA PLACE Existing Conditions

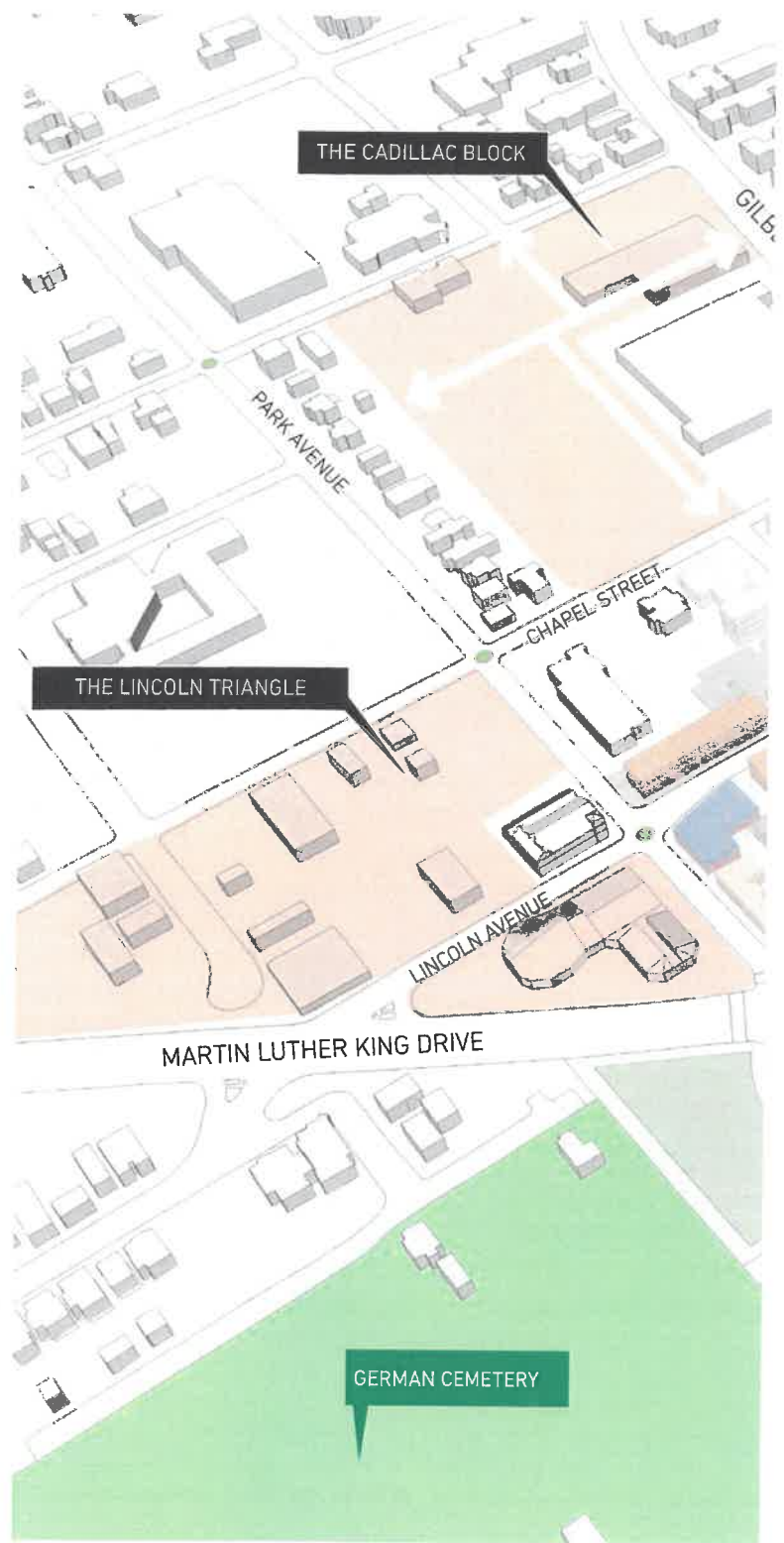
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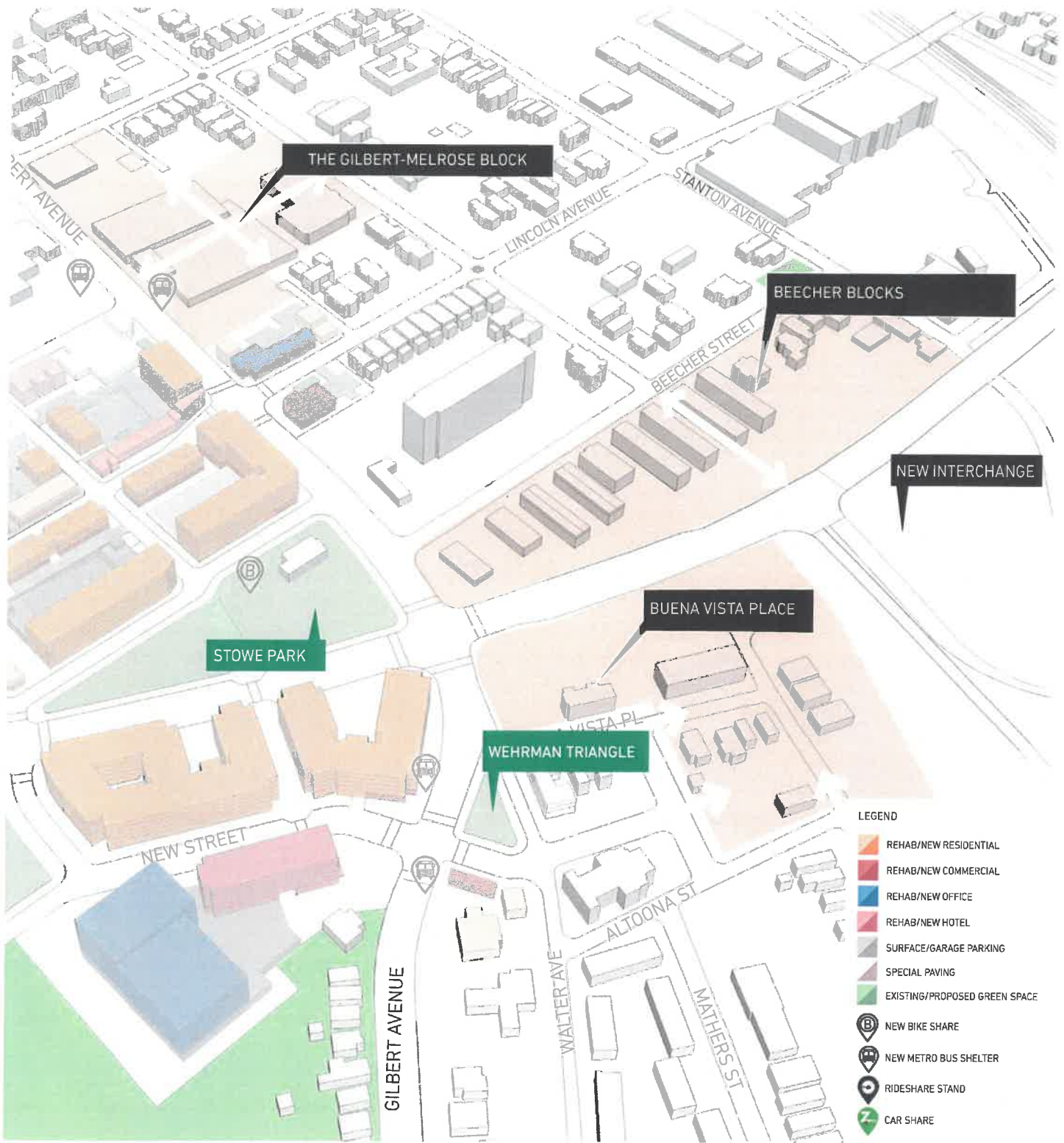
OPPORTUNITIES THAT ARE FURTHER AFIELD

The northern end of Walnut Hills will likely see the most dramatic change over the next ten years given its proximity to the MLK interchange, its adjacency to Uptown, and the quantity of acquired property under single ownership. These changes should integrate into the existing culture and character of Walnut Hills, specifically in the following areas that may see development activity:

- + **Buena Vista Place** A wide range of uses is possible at this location. New development will likely be employment focused, with a mix of light-industrial, distribution uses, office space and data services. Over time, residential, hospitality and retail services may also be desired. New development should address Wehrman Triangle, the Gilbert/MLK intersection and should transition in scale and intensity north to the neighborhood at Altoona.
- + **Beecher Blocks** The Beecher Blocks change dramatically as a result of the interchange. However, every care should be made to transition from the interstate scale of MLK to the residential scale of Beecher both in use and intensity. Beecher must not become the back alley for MLK fronting development. As such access should be studied off Stanton Avenue and at the I-71 intersection in concert with development. Residential and hospitality uses should be maintained along Beecher while a full mix of uses and heights may front onto MLK. Drive thrus and other strip development commonly associated with highways should not be permitted.
- + **The Gilbert-Melrose Block** Over time as Gilbert becomes more pleasant, increased development of large blocks like that of Easter Seals and YMCA may become attractive as mixed-use, mixed-income development.
- + **The Cadillac Block** Cadillac recently invested millions of dollars into their building and it can and should remain. However, as automobile retail trends evolve the remainder of the parcel has the opportunity to intensify with new development over time.
- + **The Lincoln Triangle** The success of the Lincoln Avenue District will spark the redevelopment of the area east to Ashland Park as a mix of residential types.



LINCOLN AVE AND BUENA VISTA Opportunities that are further afield



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