



Proposed Zone Change to Planned Development at 3060 Durrell Avenue in Evanston

Public Staff Conference
January 8, 2024

WELCOME AND HOUSEKEEPING

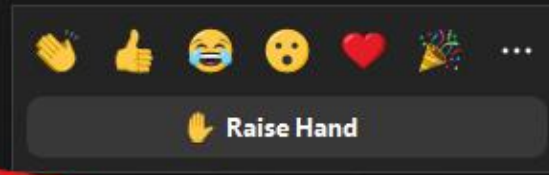
1. Welcome & Housekeeping
2. Brief Presentation and Summary
3. Question & Answer

- Please save all questions/comments until Q&A.
- Please remain ***muted***.
- Please use **“raise hand”** function in if you would like to provide comments/questions (unless it has been answered already).
- Use the chat bar for tech-related issues or questions.
- ***Please be respectful*** of everyone’s time and opinions.

PURPOSE OF PUBLIC STAFF CONFERENCE

- A **staff conference** is a public meeting to discuss the proposed zone change to allow for staff to obtain feedback about the project.
 - City staff is here to facilitate the meeting and answer any process related questions.
 - The applicant team is here to answer any project related questions.
 - **No decisions are made at this meeting.**

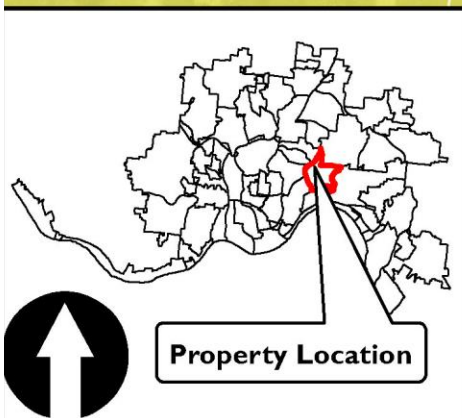
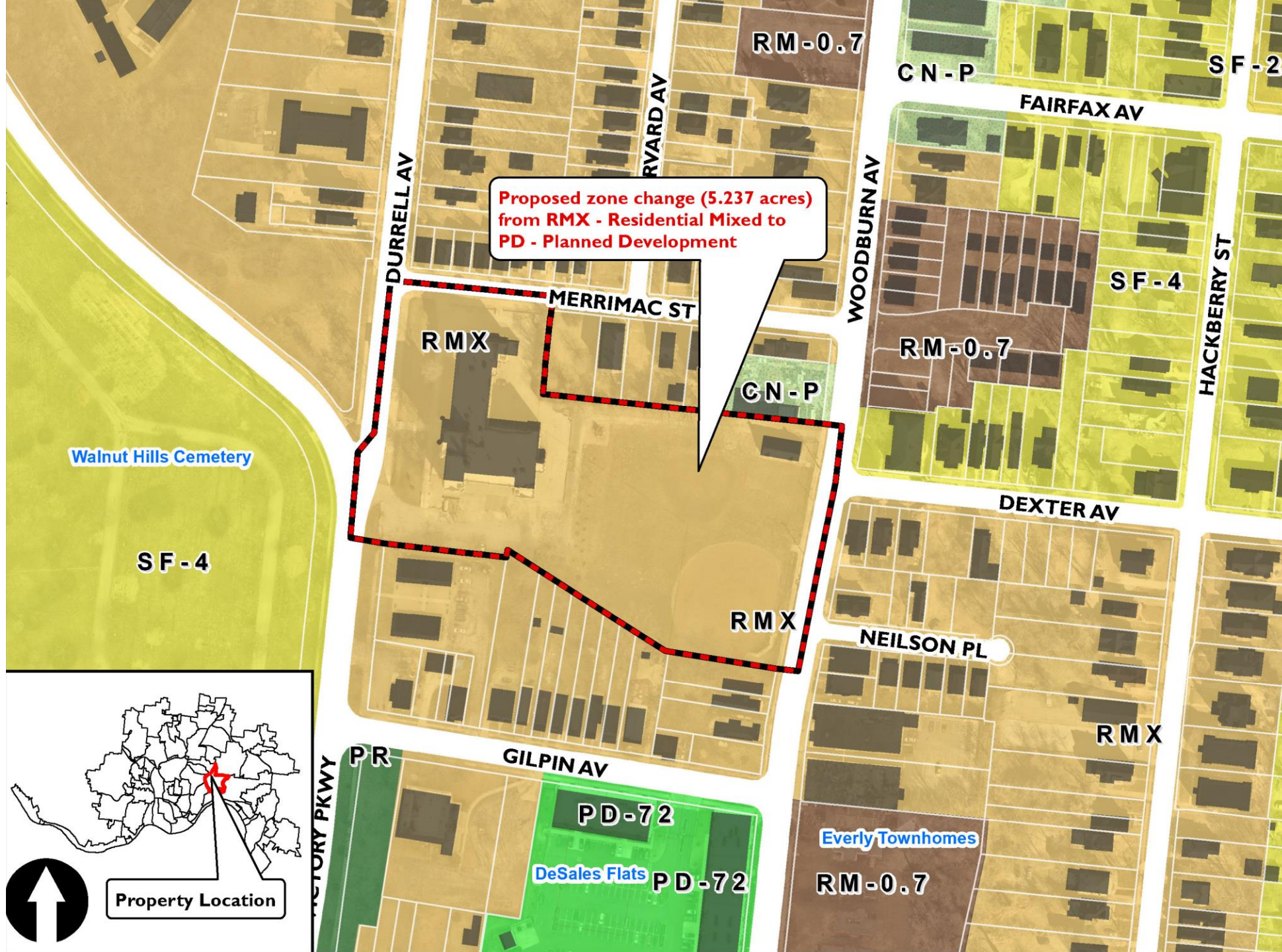
WELCOME AND HOUSEKEEPING



esse.urbancsik@cincinnati-oh.gov

Join Audio Start Video Security Participants 1 Polls Chat Share Screen Record Captions Reactions Apps Whiteboards More End

Windows taskbar with icons for Edge, File Explorer, Outlook, Teams, Zoom, Word, Excel, PowerPoint, and Zoom. System tray shows 82°F Partly sunny, 2:03 PM, 09/21/2023, and 5 messages.



COMMUNITY OUTREACH

1.12.23: Kingsley + Co. presented their redevelopment plans for 3060 Durrell Avenue which included demolition of Hoffman School and the development of 241 units.

1.18.23: Kingsley + Co. submitted their redevelopment plans and Peaslee Rubric to the Evanston Executive team.

1.19.23: Kingsley + Co. presented their redevelopment plans to the Evanston Community Council General Body.

2.8.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at the EERC at 10am.

2.8.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held via Zoom by the Evanston Community Council at 6pm.

2.11.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at St. Andrew's Episcopal Church at 12pm.

2.16.23: Kingsley + Co. presented an updated redevelopment plan based on feedback received in the working sessions to the Evanston Community Council General Body. The Evanston Community Council General Body voted in support to rezone the property as a PD.

COMMUNITY OUTREACH

4.4.23: Chinedum requested 3060 Durrell Ave. to be placed on the April agenda. The request was denied by the Evanston Community Council Executive Board.

8.2.23: Chinedum requested 3060 Durrell Ave. to be placed on the August agenda. The request was denied by the Evanston Community Council Executive Board.

8.11.23: Kingsley + Co. with Economic Development Leadership and Evanston Leadership discussed 3500 Montgomery Rd and 3060 Durrell Ave plan

9.9.23: Chinedum sent to Community Council leadership

10.16.23: Kingsley + Co. requested to be on the Evanston Community Council agenda

10.31.23: Chinedum emailed Evanston Leadership

SITE DEVELOPMENT

WOODBURN BUILDING FOOTPRINT: 34,130 SF
 DURRELL BUILDING FOOTPRINT: 33,750 SF
 TOTAL BUILDING FOOTPRINT: 67,880 SF

ASPHALT FOOTPRINT: 84,919 SF

COMBINED IMPERMIABLE LOT COVERAGE: 152,799 SF

3.51 ACRES
 78% COVERAGE

TOTAL LOT AREA: 4.513 ACRES

WOODBURN UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
24	63	38	8
18%	46%	28%	6%

TOTAL: 133 UNITS

DURRELL UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
-	56	41	10
-	52%	38%	10%

TOTAL: 107 UNITS

THE MINGO

3060 DURRELL AVENUE
 CINCINNATI, OH 45207

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SCHEMATIC

DATE: 12/07/2023
 PROJECT #: 22156

PRELIMINARY
 SITE PLAN

SD-100

BERARDI+
 ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
 P 614.221.1110 berardi@partners.com



PARKING

DURRELL

SURFACE SPACES 82
 COVERED SPACES 70
 TOTAL: 152 SPACES
 INCL. 4HC - 1 VAN
 7 EV SPACES

WOODBURN

SURFACE SPACES 96
 TOTAL: 96 SPACES
 INCL. 4HC - 1 VAN
 5 EV SPACES

COMBINED TOTAL: 248 SPACES
 1.0 SPACES/UNIT
 INCL. 8 HC - 2 VAN
 12 EV SPACES

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THE MINGO
DECEMBER 7TH, 2023
22156

WOODBURN AND NIELSON VIEW NORTHWEST

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KINGSLEY + CO.
Building to **INSPIRE**™

12/7/23 3:30:49 PM

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WOODBURN AND DEXTER VIEW SOUTHWEST

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PROCESS TIMELINE

- **Public Staff Conference:**

- *November 6, 2023*
- *January 8, 2024*

- **City Planning Commission**

- *February 2024*

- **Equitable Growth & Housing Committee of City Council**

- *TBD*

CITY PLANNING AND ENGAGEMENT

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City Planning and Engagement / Planning Projects and Studies / Active/Ongoing / Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston

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- City Planning and Engagement Calendar
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- Accessory Dwelling Units
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- Maps, Data, and Resources
- Neighborhood Plans
- Plan Cincinnati
- Planning Projects and Studies
 - Active/Ongoing
 - Completed/Past

Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston

Background:

Kingsley + Co., is requesting a zone change from Residential - Mixed (RMX) to Planned Development (PD) for the site located at 3060 Durrell Avenue. The proposed zone change is currently a 4.513-acre site located off of Victory Park in the Evanston neighborhood and close to East Walnut Hills. This application is for a Development Program Statement Concept Plan. This will have to come back through the Final Development stage as well for the Planned Development Process.

More information regarding the Planned Development process: [Chapter 1429 - PLANNED DEVELOPMENT DISTRICT Ordinances | Cincinnati, OH | Municode Library](#)

The proposed Planned Development will consist of two multi-family buildings with 240 mixed-income housing units ranging from studios to 3-bedroom apartments. Both buildings are intended to be 4-stories tall. The development will additionally feature a range of amenities, including a swimming pool, coworking spaces, rooftop areas and dog runs. The proposed development will also include nearly 248 parking spaces (1.03 parking spaces per unit).



To visit the webpage

- Use **“raise hand”** function if you would like to speak and provide comments/questions.
- If you’re just hear to listen, no problem at all!
 - PPT will be posted to website.
 - Correspondence received will be included in staff report at the time of the future public hearings.
- Do not use the chat bar for project-related questions (tech issues only).

CONTACT

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Senior City Planner

jesse.urbanicsik@cincinnati-oh.gov

513-352-4843



To visit the webpage



Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference on a Proposed Zone Change
Located at 3060 Durrell Avenue in Evanston

Please be advised of the following upcoming meeting. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed zone change. You are invited to attend this meeting to learn more. A staff conference will be held to gather public comment to be used in staff's recommendation to the City Planning Commission and City Council regarding the following:

- Subject:** Proposed zone change from Residential Mixed (RMX) to a Planned Development (PD) located at 3060 Durrell Avenue in Evanston.
- Location:** 3060 Durrell Avenue, Cincinnati, OH 45207
- Applicant:** Kingsley + Co.
- Time/Location:** Monday, January 8th, 2024 at 6:00pm via Zoom

Please email jesse.urbanicsik@cincinnati-oh.gov for a link to join the meeting.

More information: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/proposed-zone-change-to-planned-development-at-3060-durrell-ave-in-evanston/>



Any written statement to the Department of City Planning and Engagement is welcome.

Please direct written statements, requests, and other communications to the office listed below:

Jesse Urbanicsik, Senior City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbanicsik@cincinnati-oh.gov (Email)

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