

VIRTUAL PUBLIC STAFF CONFERENCE NOTICE

Subject: A proposed zone change at 2508-2520 Hemlock Street from Transect Zone 4 Neighborhood Small Footprint (T4N.SF) to Planned Development #78 (PD-78), Firehouse Row, and at 750-758 East McMillan Street, 2507-2517 Stanton Avenue, and 2521-2525 Chatham Street from Transect Zone 4 Neighborhood Small Footprint – Open (T4N.SF-O) to Planned Development #78 (PD-78), Firehouse Row, in Walnut Hills.

A proposed Major Amendment to the Concept Plan for Planned Development #78 (PD-78), Firehouse Row, in Walnut Hills.

Date: Monday, August 24, 2020

Time: 4:00 p.m.

Place: The meeting will be held virtually via Zoom. Please send a request to the following email address for the meeting link to join and it will be sent directly to you:
kira.palmer@cincinnati-oh.gov

Purpose: The purpose of this meeting is to gather public comment to be used in staff's report to the City Planning Commission and City Council.

Location of Proposed Zone Change: 2508-2520 Hemlock Street, 750-758 East McMillan Street, 2507-2517 Stanton Avenue, and 2521-2525 Chatham Street, Cincinnati, OH 45206

Property Owners: Milhaus

Reason for Zone Change and Major Amendment: The proposed zone change and Major Amendment would expand PD-78 to include the subject properties listed above and permit two multi-family buildings with 60-70 residential units, approximately 4,000 square feet of amenity space, and 60-70 parking spaces. The larger building and amenity space will be located on the 2508-2520 Hemlock Street, 750-758 East McMillan Street, and 2507-2517 Stanton Avenue site while the smaller building will be located at 2521-2525 Chatham Street. A Final Development Plan is required for the project and will be reviewed by the City Planning Commission at a later date.

Explanation of Zone District:

PD – Under the purposes listed in the Zoning Code, Chapter 1429.01, the specific purpose of the PD (Planned Development) District are to:

- (a) Establish a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations.
- (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, which may be a detriment to the surrounding neighborhoods and the developer.

You received notice of this meeting because you own property within 400 feet of the proposed zone change or are the community council.

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

Kira Palmer, AmeriCorps VISTA, Department of City Planning
805 Central Avenue, Suite 720, Cincinnati, Ohio 45202
kira.palmer@cincinnati-oh.gov (Email)

Proposed Zone Change and Major Amendment to the Concept Plan for PD-78, Firehouse Row, in Walnut Hills

