



Proposed Zone Changes along and adjacent to the Lick Run Greenway in South Fairmount

City Planning Commission

Department of City Planning & Engagement

March 17, 2023

Background

- **AIA Urban Design Workshop on Lick Run District (Feb. 2020)**
- South Fairmount Community Council zoning study request (Apr. 2021)
- Completion of Lick Run Greenway (May 2021)



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EXHIBIT A

SOUTH FAIRMOUNT COMMUNITY COUNCIL

Dear Mr. Peppers and Ms. Keough-Jurs,

The South Fairmount Community Council is requesting zoning changes in the area surrounding the Lick Run Greenway.

The South Fairmount Community Council had a zoning workshop in 2020. The drawings with the preferred areas for zone changes indicated had been voted on, agreed upon, and sent to your office in 2020. Your question about how we want the different areas zoned is more complex than what we achieved in the workshop. I think it would be in the best interest of the South Fairmount Community Council and residents to schedule a meeting with the Planning Department. As the area is nearing completion other requests have been made of the Council to address, such as more pedestrian friendly streets and crossings.

The South Fairmount Community Council would like to formally request an advisory meeting with the planning staff so we can share the drawings from the workshop and seek guidance for the rezoning request.

Sincerely,

James Casey
President South Fairmount Community Council

cc. Councilmember Chris Seelbach

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Photo Credits: Cincinnati Enquirer, Cincinnati Magazine + Google Images

Conducting the Zoning Study

- **Review of past plans**
- Review of the community's workshop outcomes
- An analysis of existing zoning
- An analysis of potential zoning districts to respond to plans and community goals

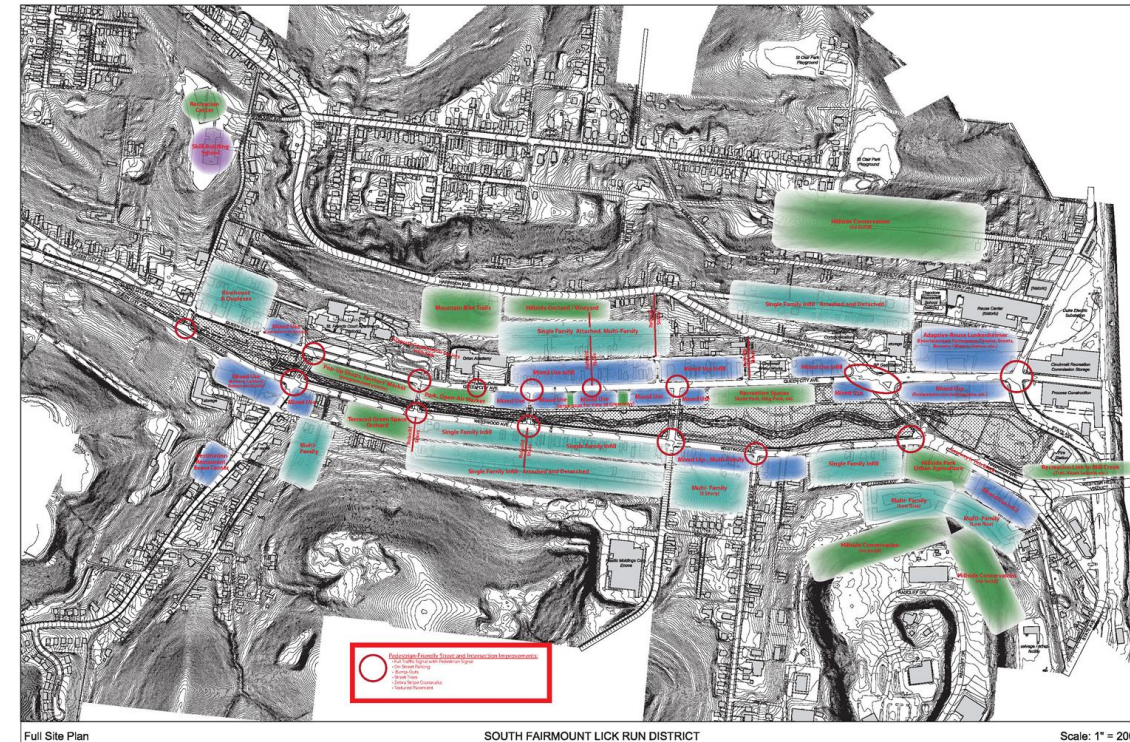


CINCINNATI CHOICE NEIGHBORHOODS TRANSFORMATION PLAN:

A COMPREHENSIVE COMMUNITY
DEVELOPMENT STRATEGY FOR ENGLISH
WOODS, NORTH FAIRMOUNT, AND
SOUTH FAIRMOUNT

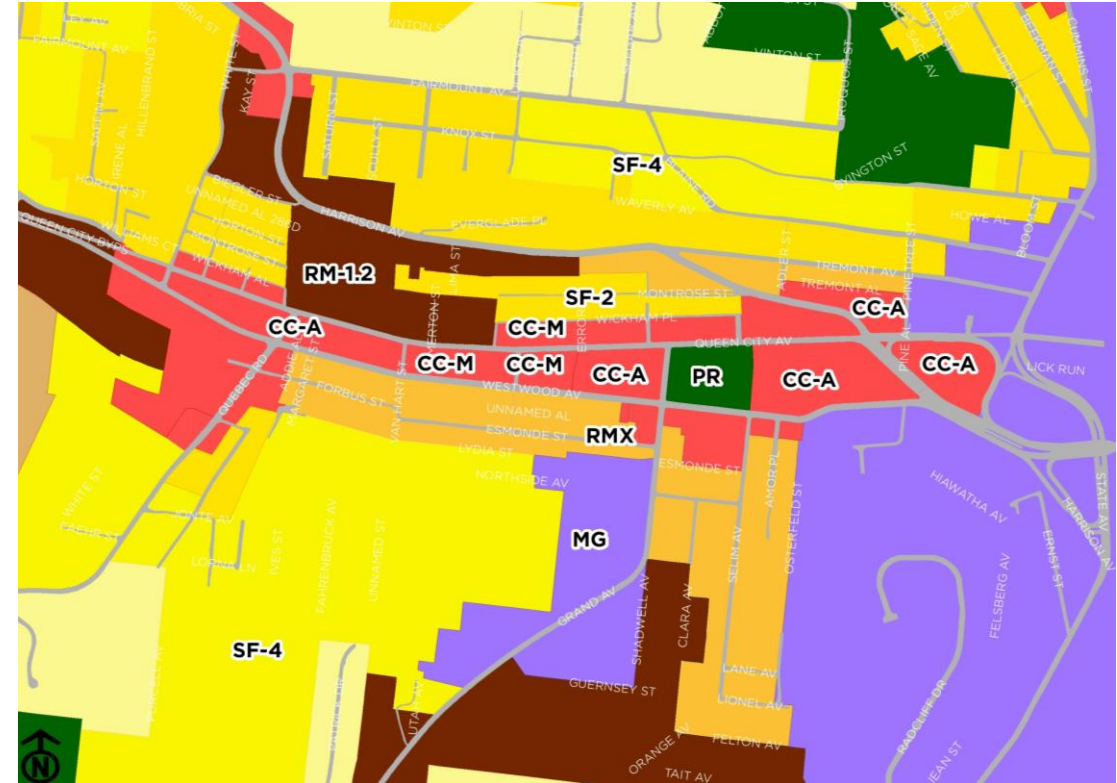
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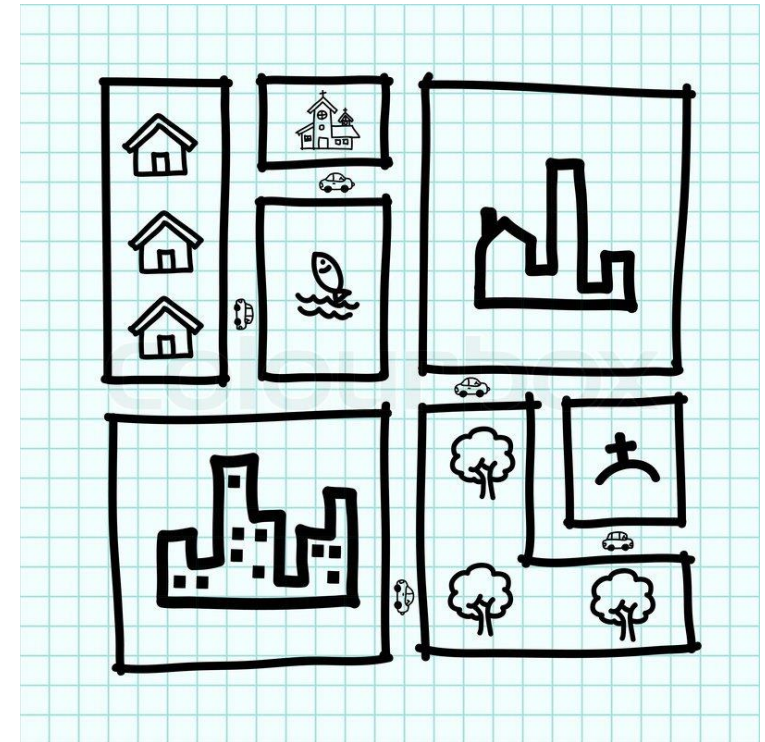


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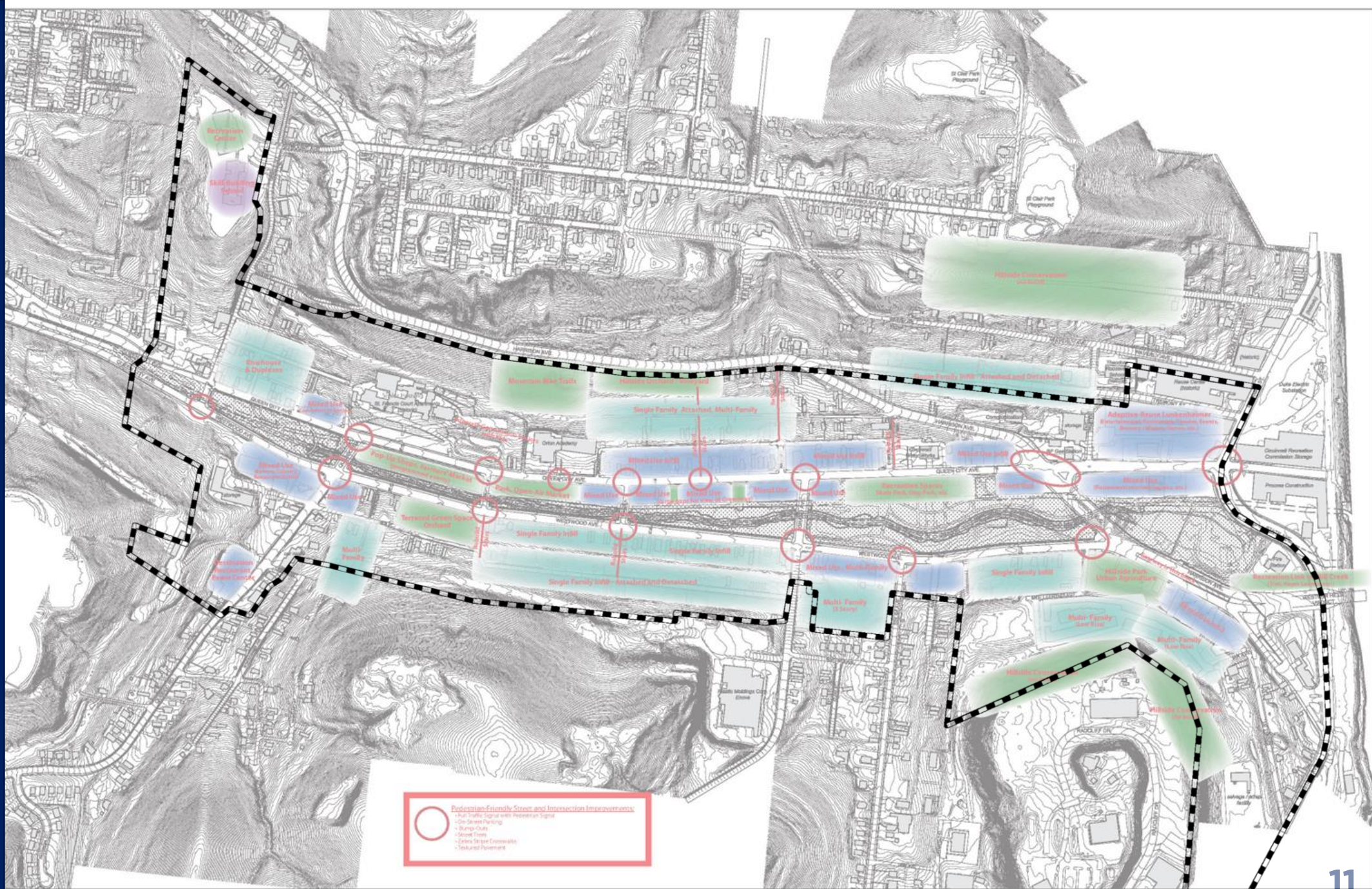
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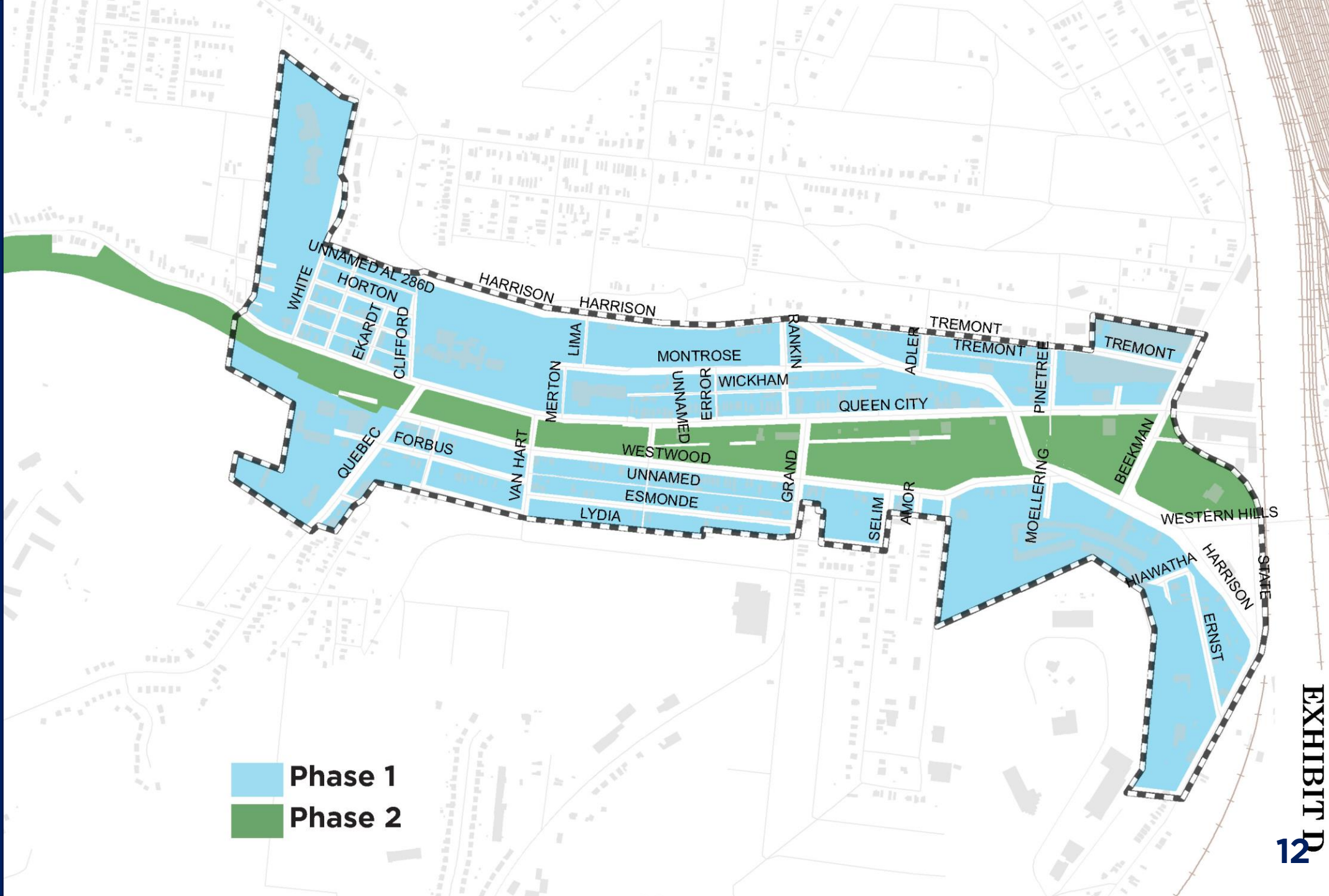
Zoning Study Boundary



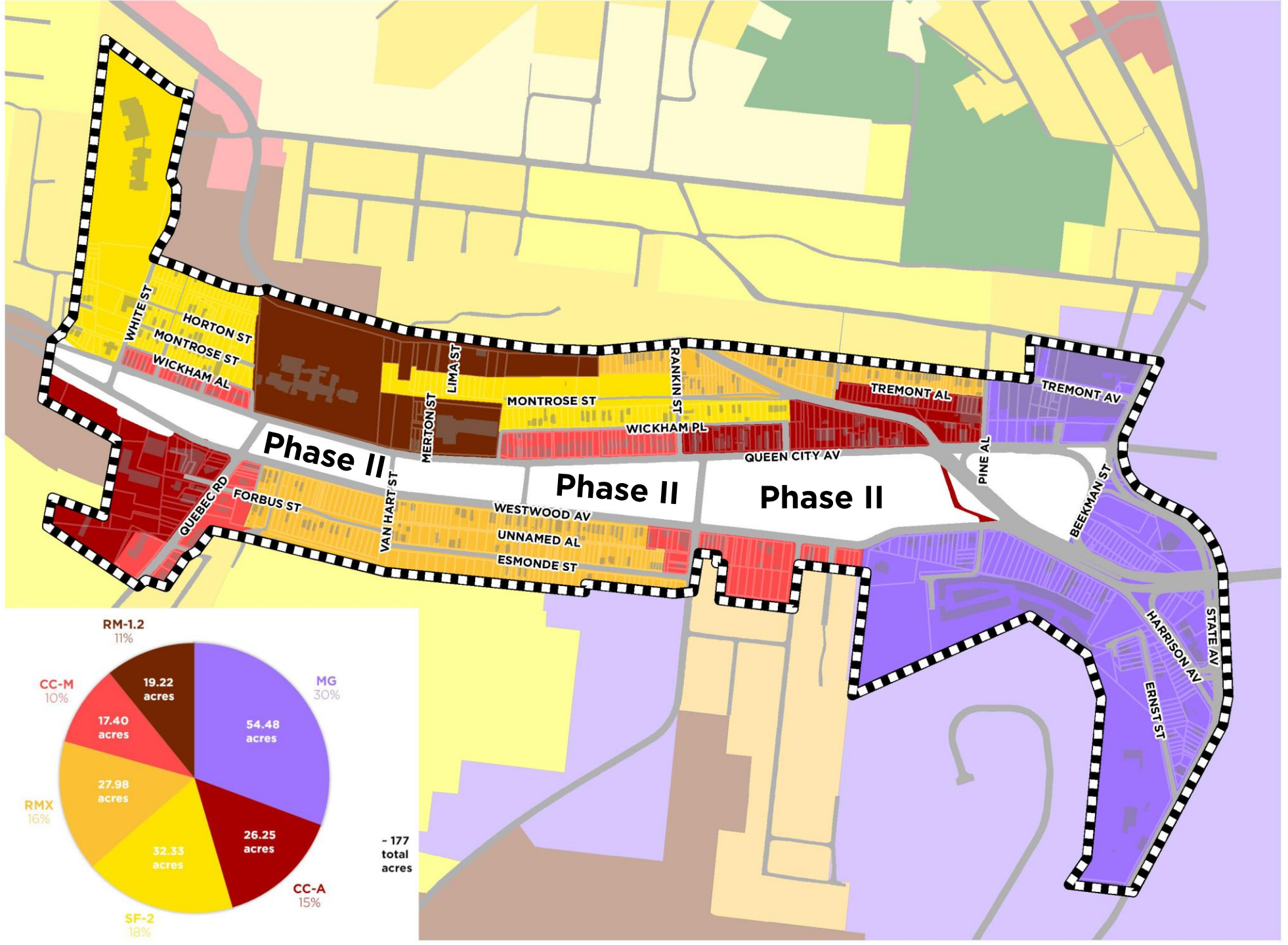
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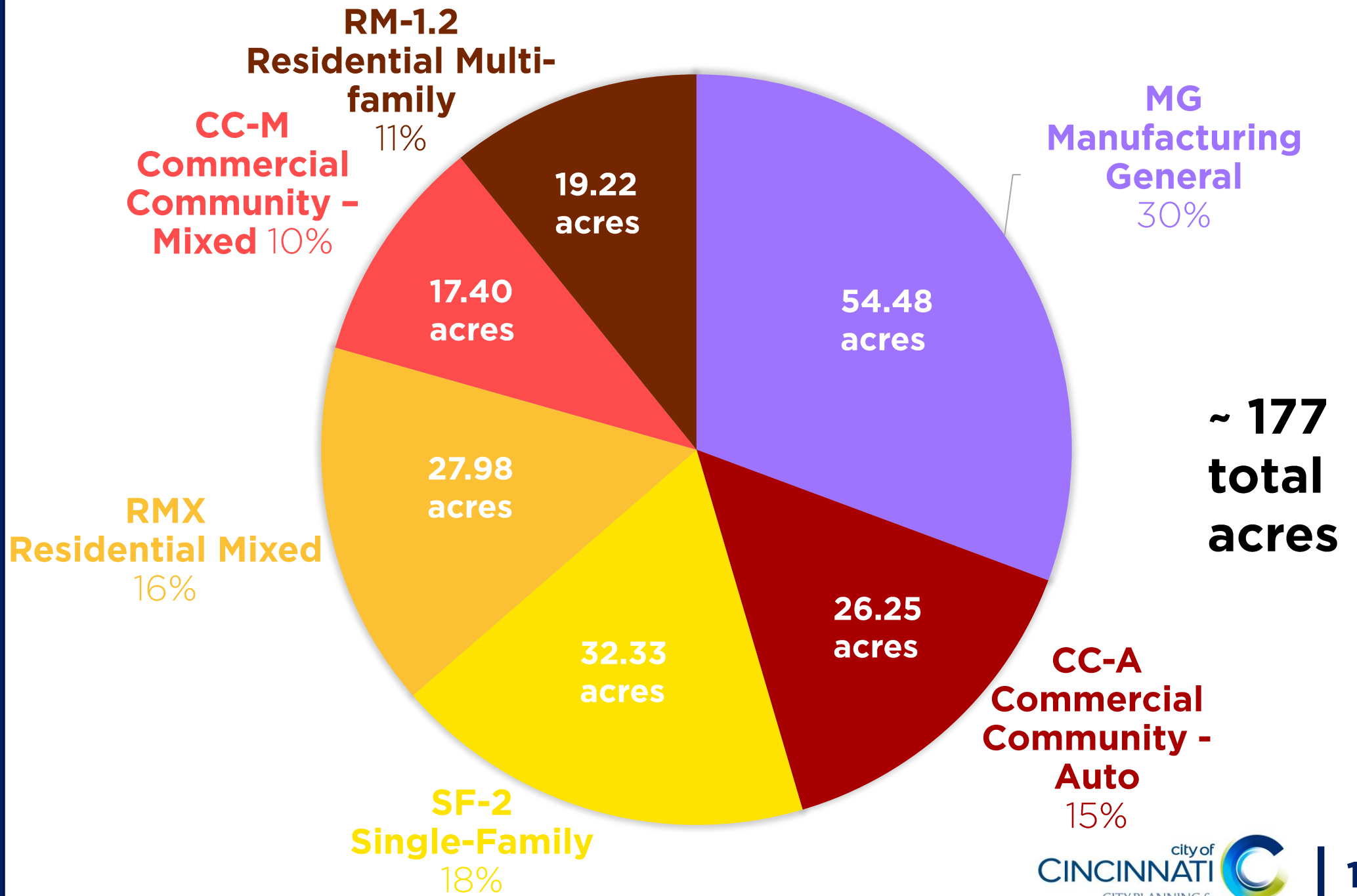
Phase Boundaries



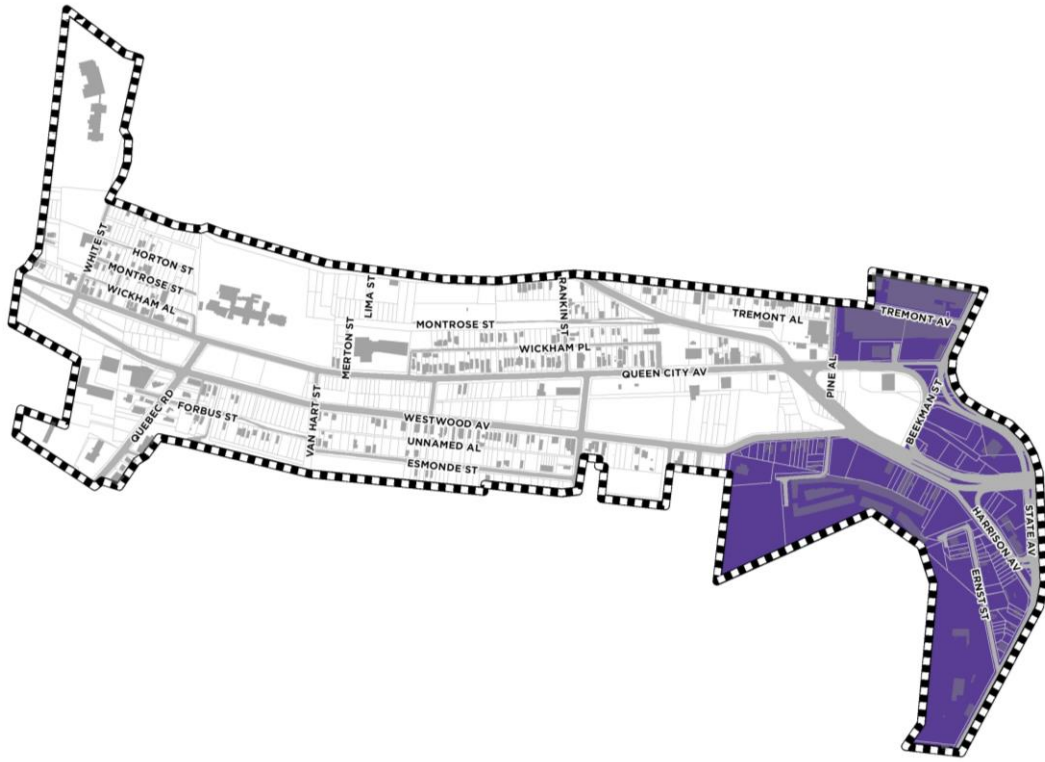
Existing Zoning Analysis Phase I



Existing Zoning Analysis



Manufacturing General



30% of Phase 1 study area



Manufacturing General

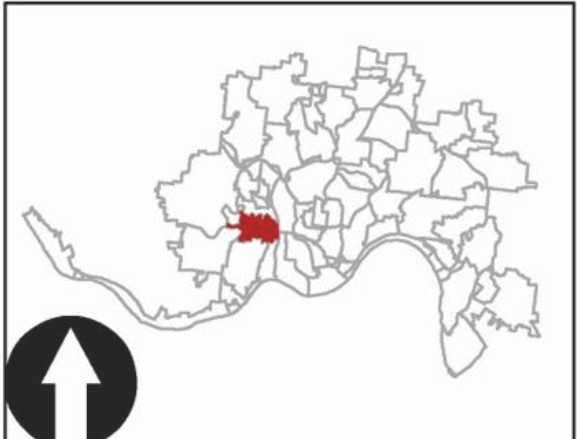
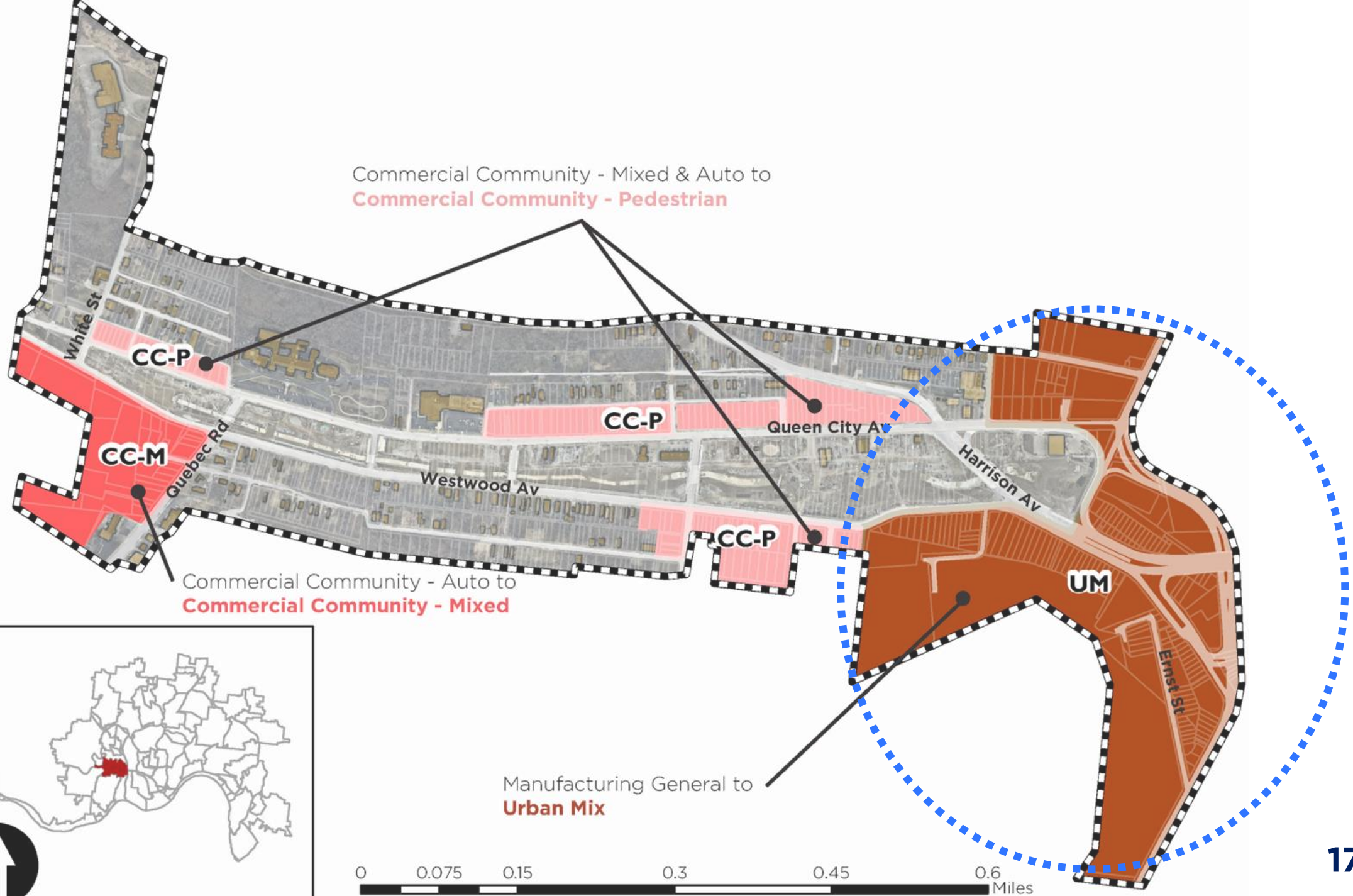


Existing Zoning: A wide variety of supporting and related commercial and manufacturing establishments

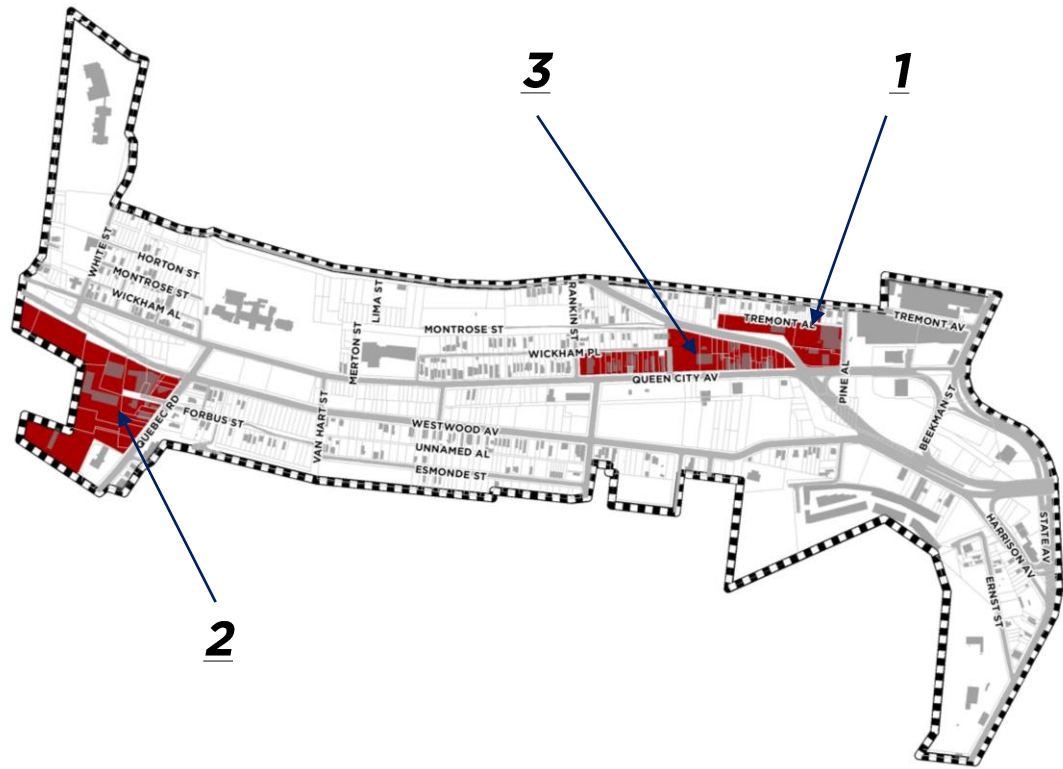
Concept Plan: Entertainment, restaurants, theater, events, brewery/winery, games

Proposed Zoning: **URBAN MIX - UM**

Allows: BnBs, Daycares, Single-family residential, offices, hospitals, parks and rec facilities, business services, drinking & eating establishments (drive-thrus are not permitted), retail (up to 15,000 sq. ft), and hotels.



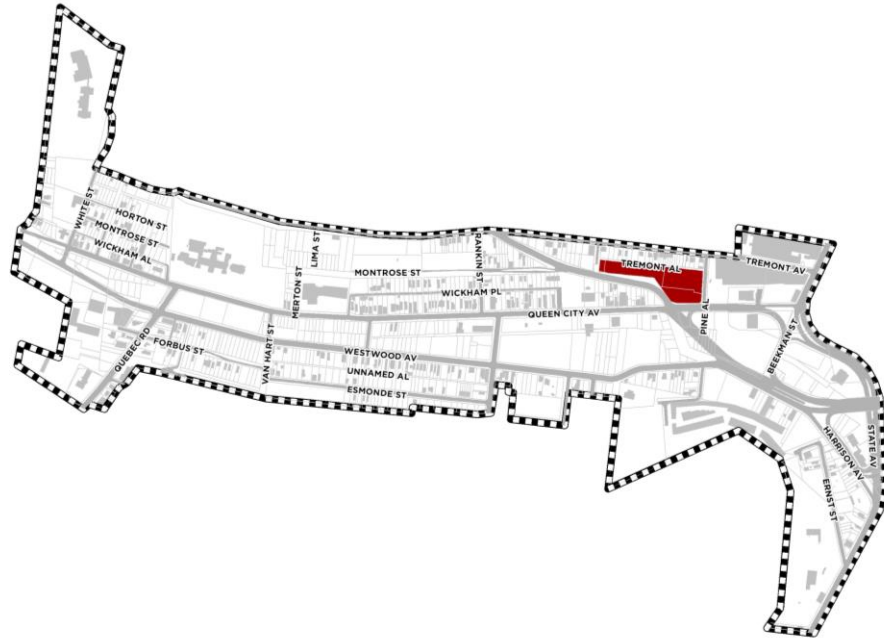
Commercial Community – Auto-oriented



15% of Phase 1 study area



Commercial Community – Auto-oriented (1)



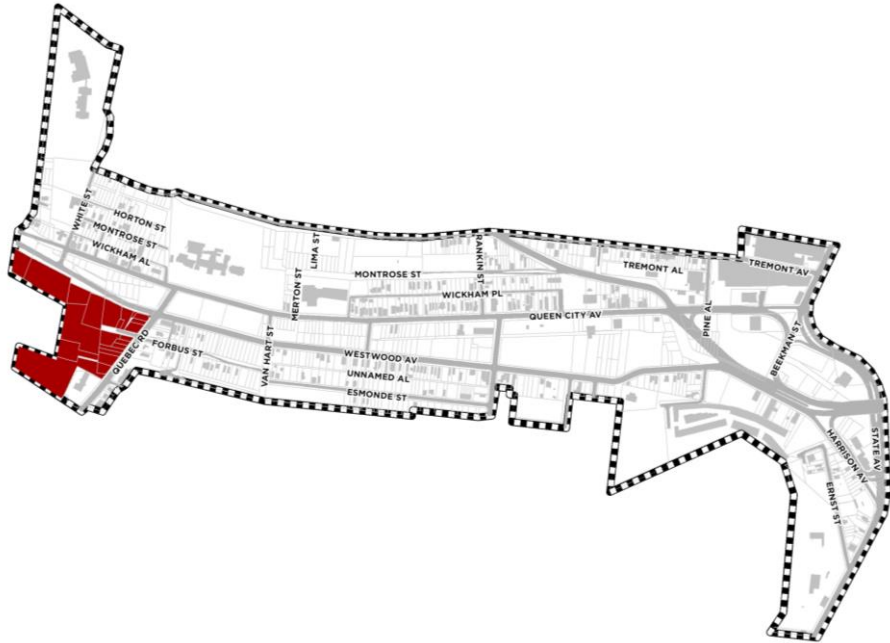
Existing Zoning: Easy automobile access; large buildings with parking in front.

Concept Plan: Nothing noted

No Proposed Zone Change: Area is not pedestrian friendly; intersection of two main roads; auto-oriented uses are appropriate here



Commercial Community – Auto-oriented (2)



Existing Zoning: Easy automobile access; large buildings with parking in front.

Concept Plan: Mixed-use, restaurant district, brewery, etc.

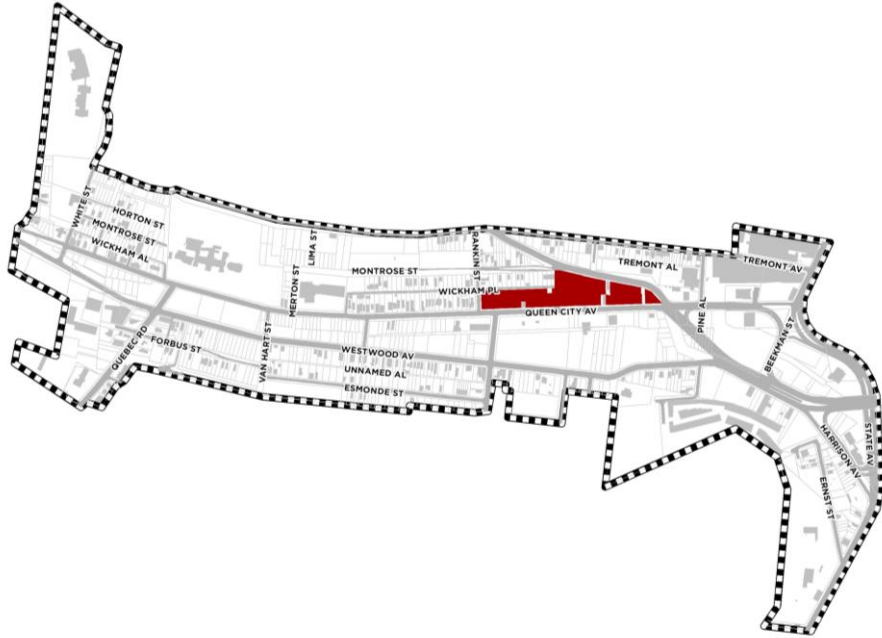
Proposed Zoning: Commercial Community – Mixed.



This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

Car wash and fuel sales are permitted.

Commercial Community – Auto-oriented (3)



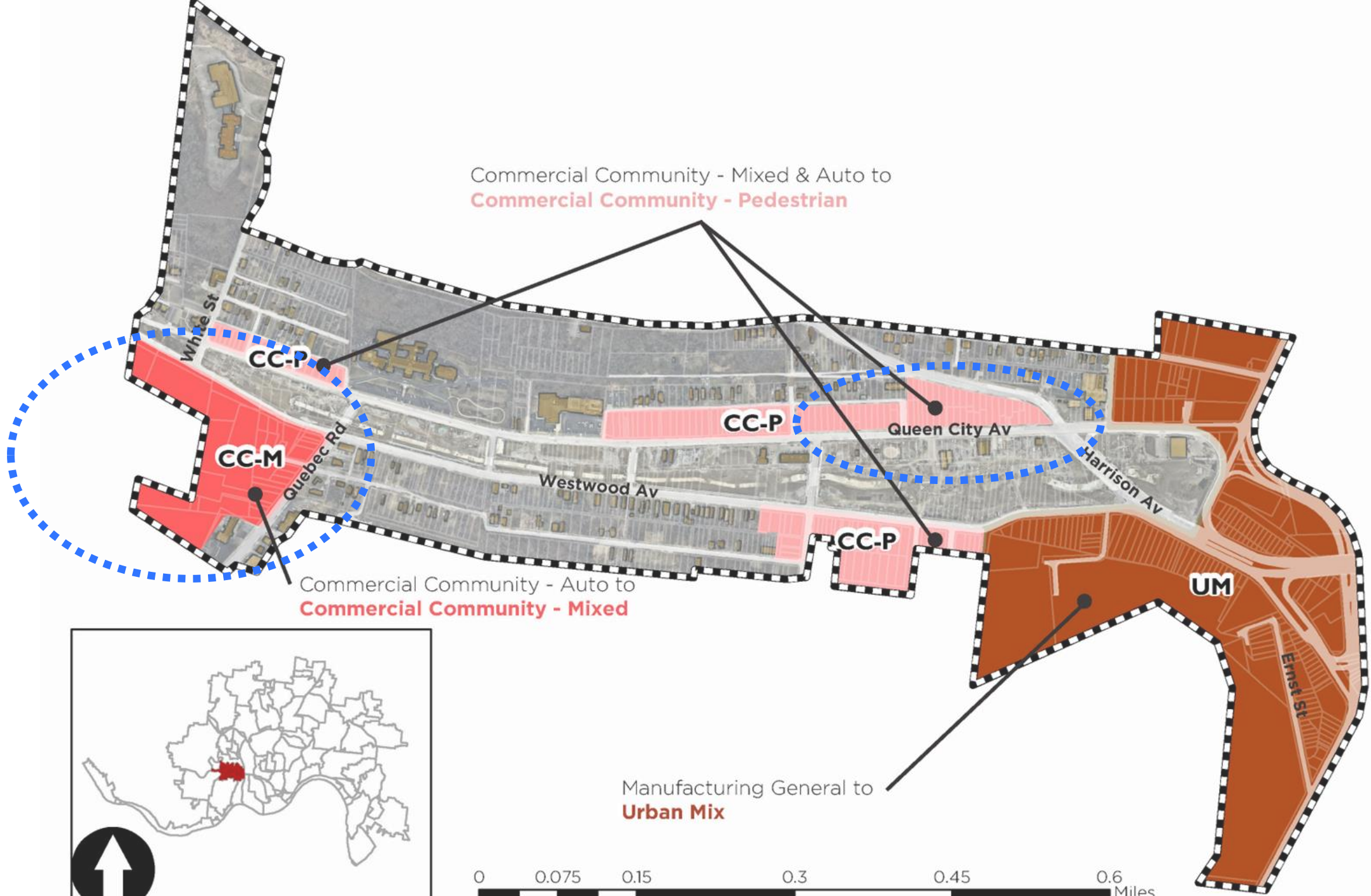
Existing Zoning: Easy automobile access; large buildings with parking in front.

Concept Plan: Mixed-use infill

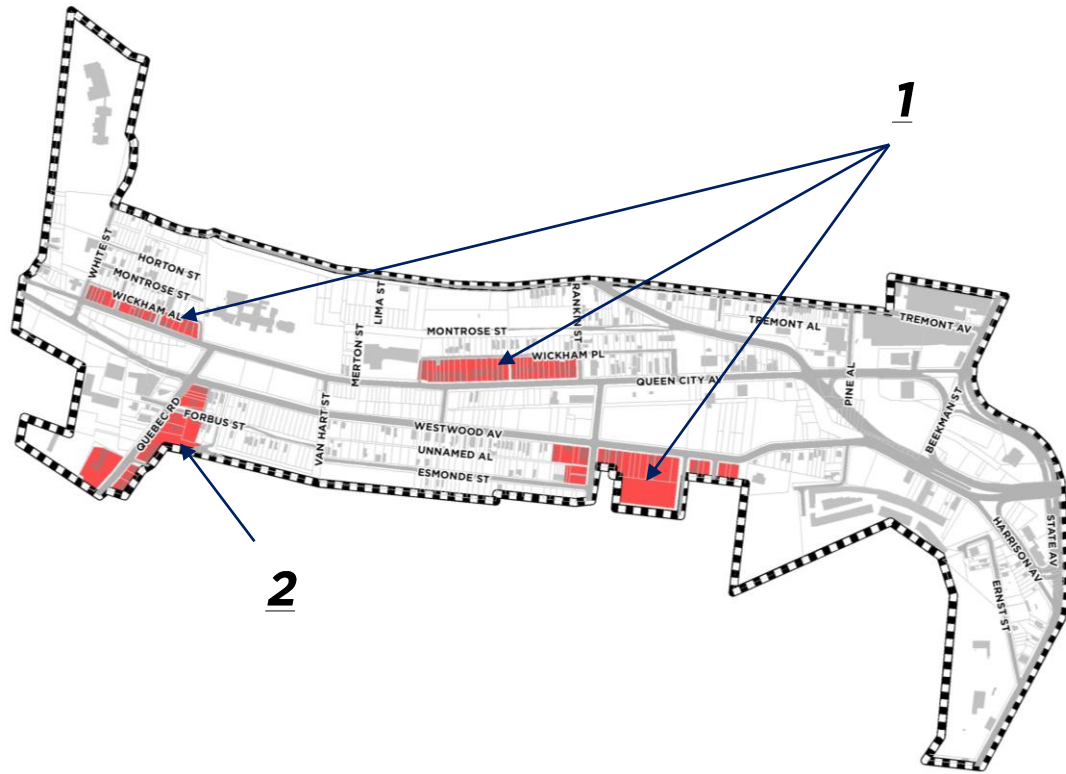
Proposed Zoning: Commercial Community – Pedestrian.



Traditional urban character where buildings are built to street line to provide close relationship with pedestrians. May apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan.

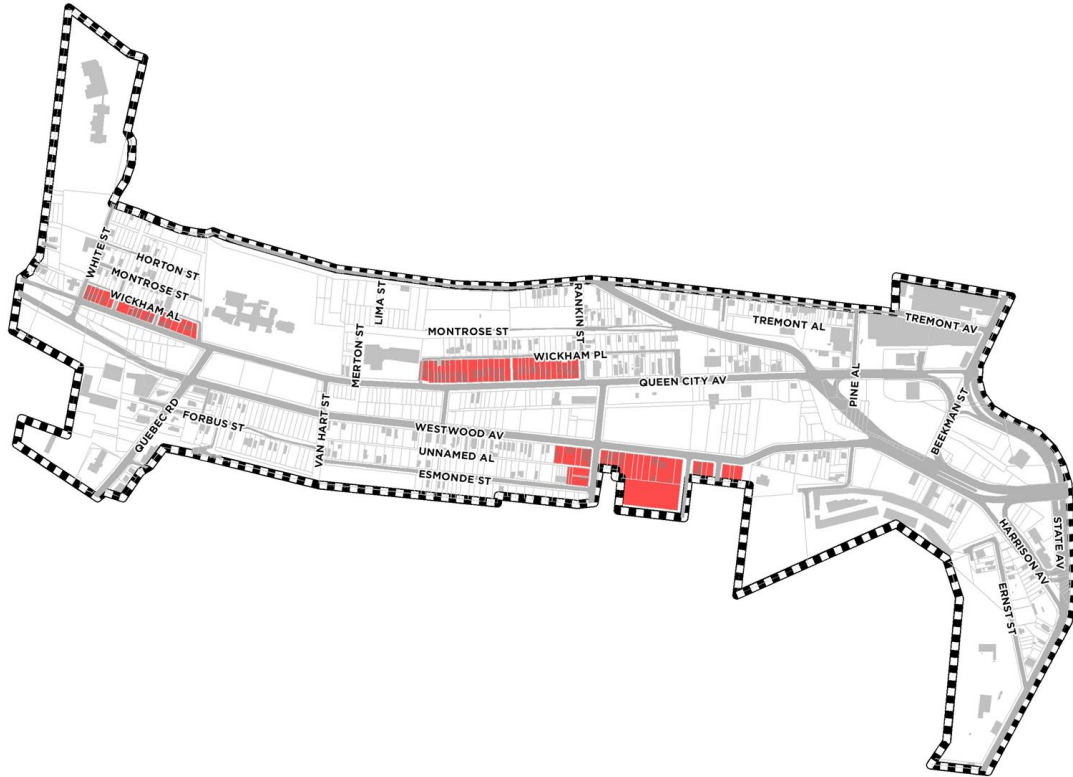


Commercial Community - Mixed



10% of Phase 1 study area

Commercial Community – Mixed (1)



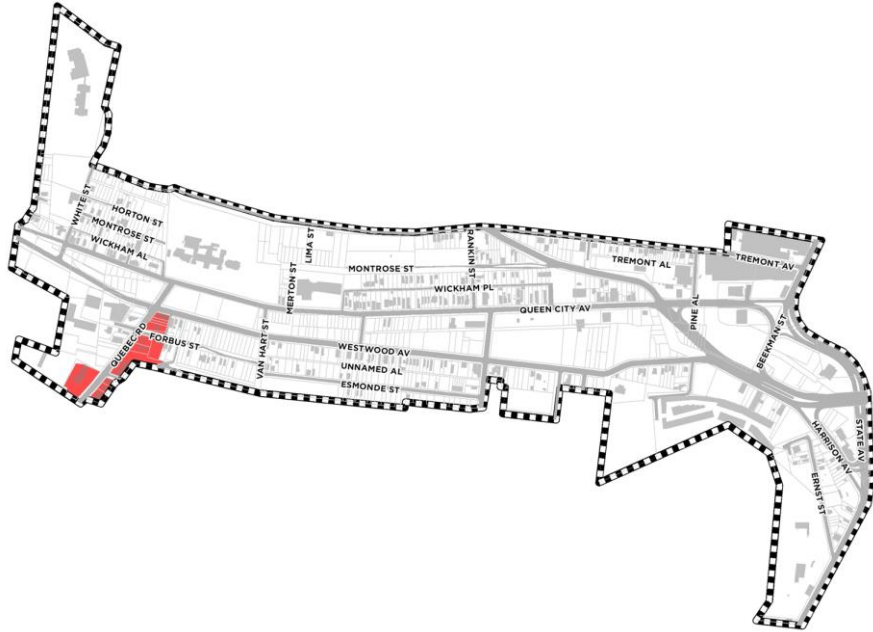
Existing Zoning: Mix of pedestrian and auto-oriented development

Concept Plan: Walkable, mixed-use, pedestrian scale

Proposed Zoning: Commercial Community – Pedestrian.

Traditional urban character where buildings are built to street line to provide close relationship with pedestrians. May apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan.

Commercial Community – Mixed (2)

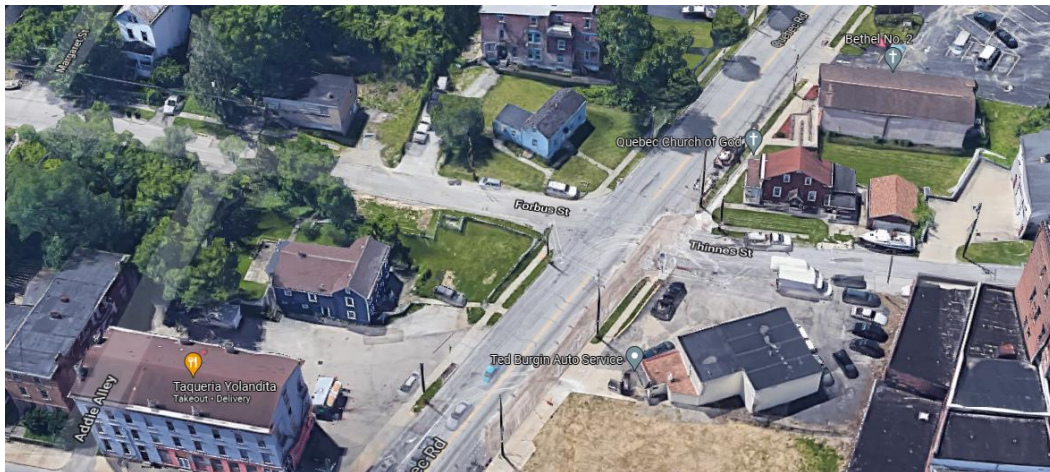


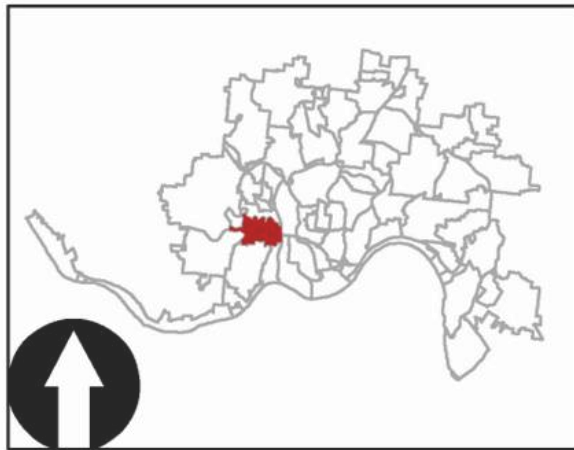
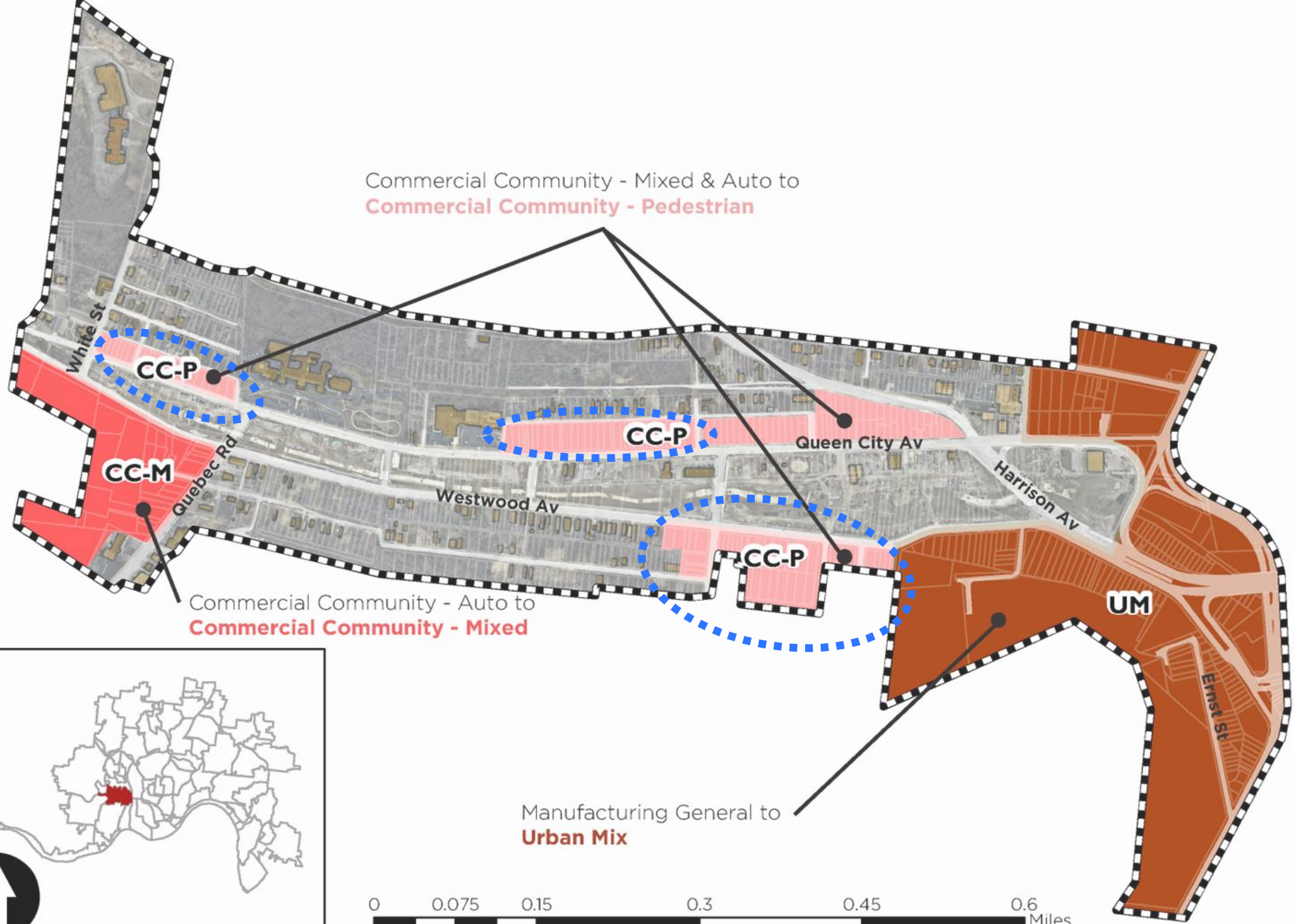
Existing Zoning: Mix of pedestrian and auto-oriented development.

Concept Plan: Mixed-use, destination restaurant, event center, brewery, etc.

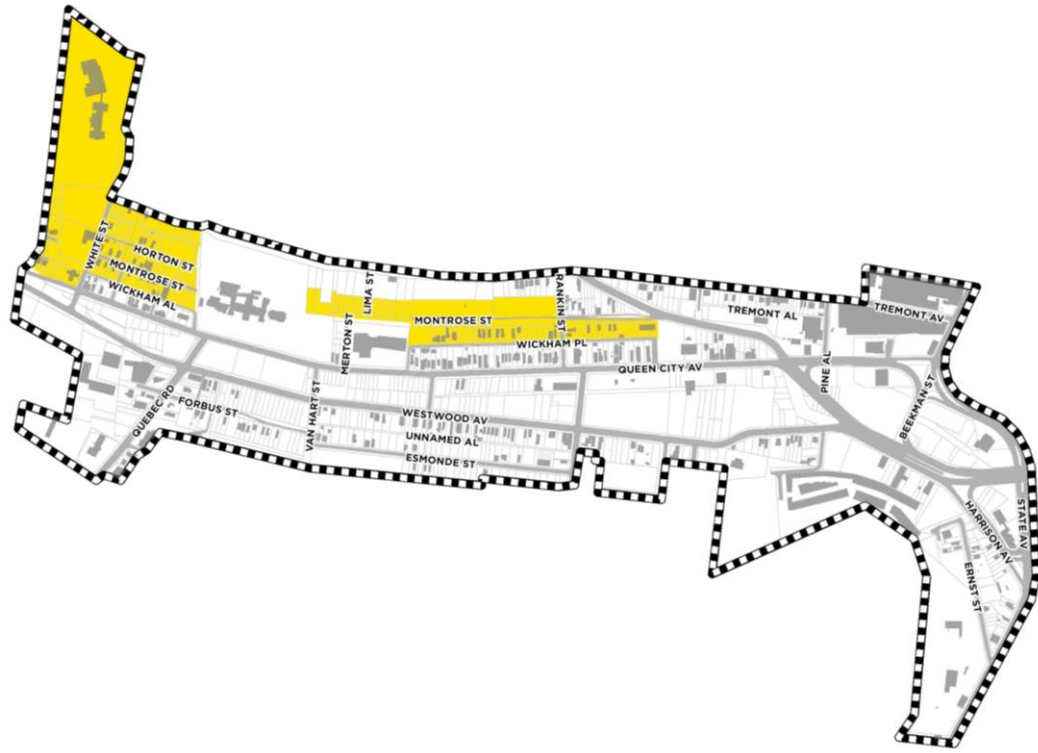
No Proposed Zone Change:

Gateway area; buildings are setback a little from street; desired uses may require mix of pedestrian and auto-oriented forms.





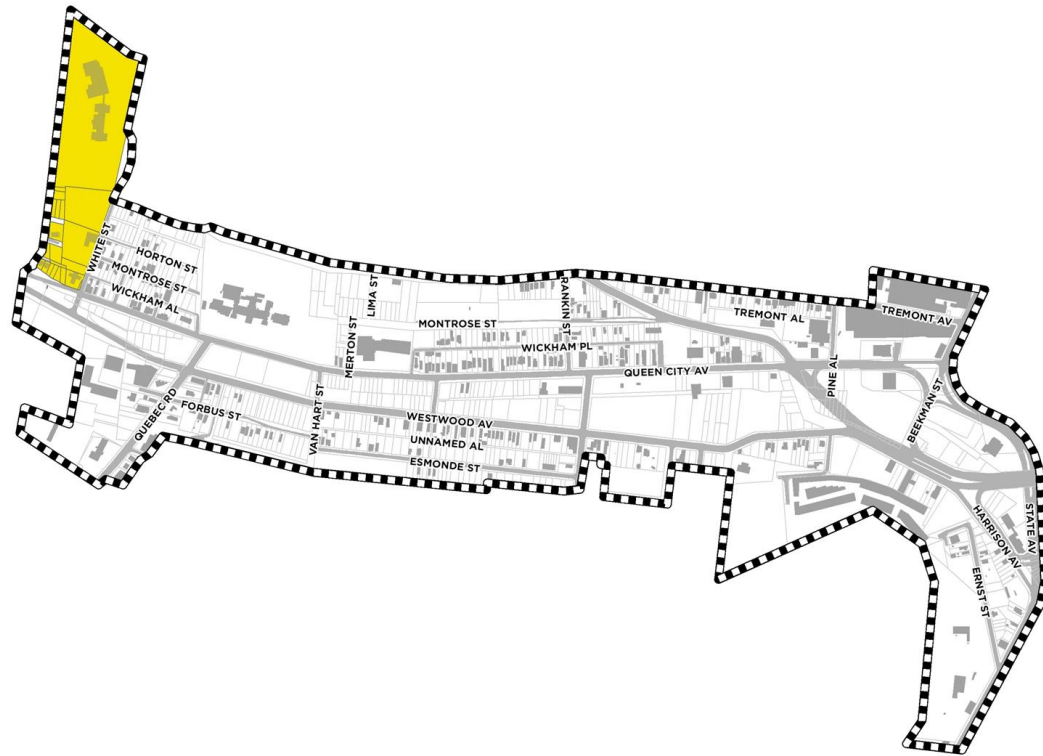
Single-Family (SF-2)



18% of Phase 1 study area



Single-Family (SF-2)



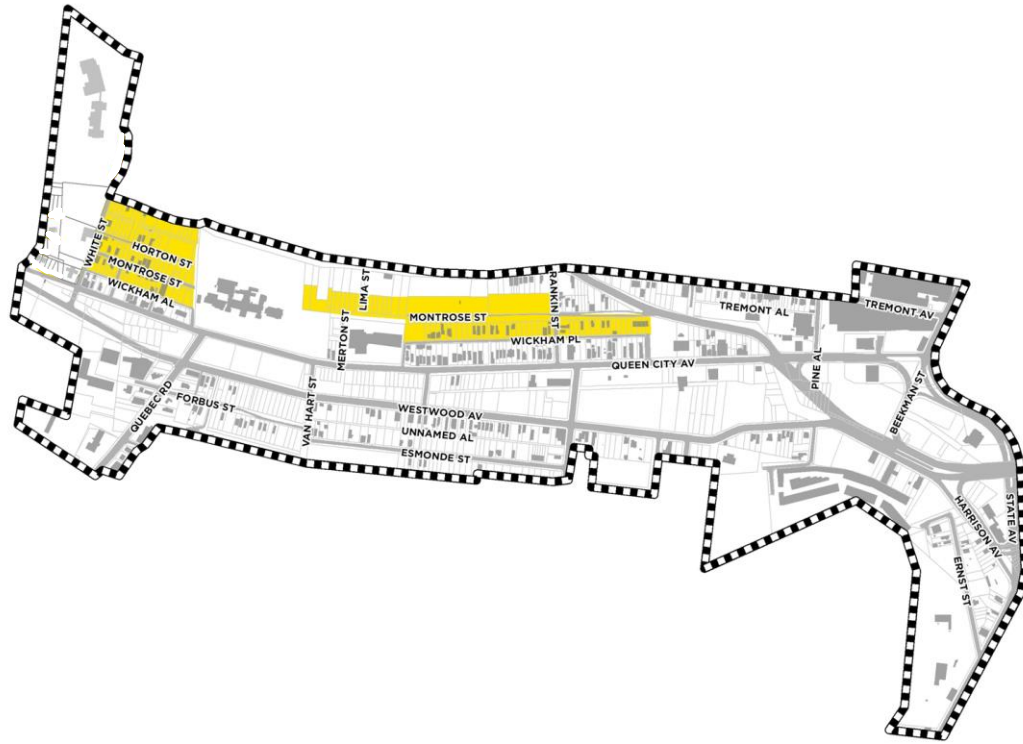
Existing Zoning: High-density, small lot, single-family development.

Concept Plan: Convert school into job training center.

No zone change proposed:

SF-2 is restrictive and will protect the area. Reexamine zoning once there is a proposed development.

Single-Family (SF-2)



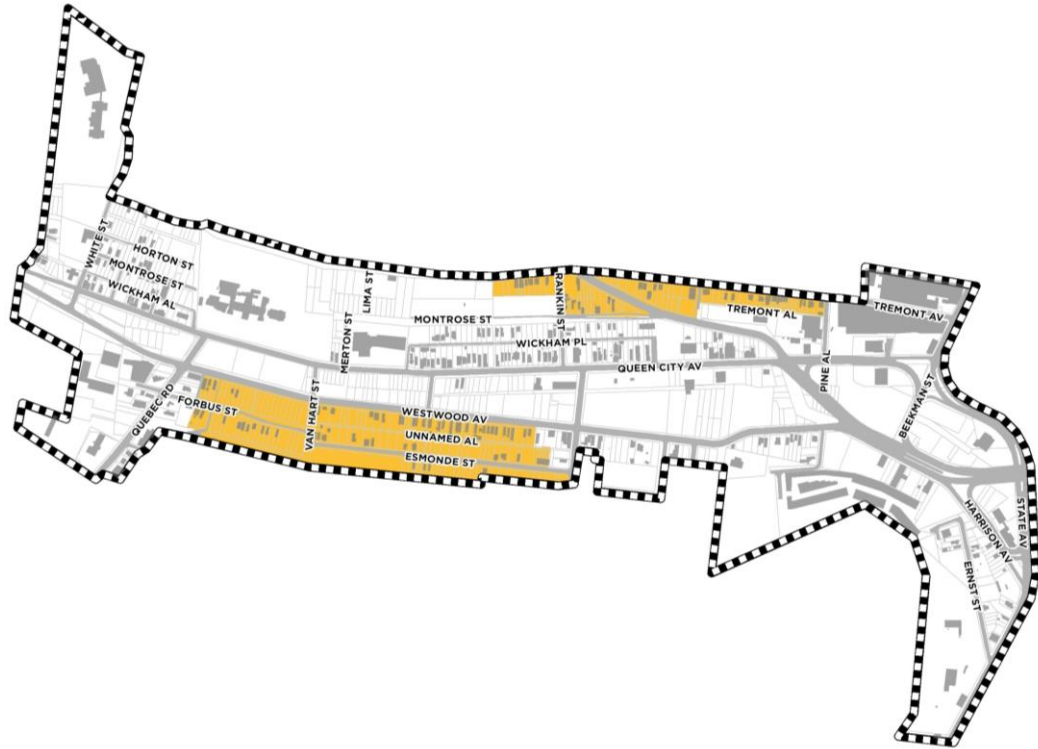
Existing Zoning: High-density, small lot, single-family development.

Concept Plan: Attached single family, multi-family, and duplexes.

No zone change proposed.

Attached single-family is permitted. Two families and multi-family are permitted as non-conforming uses.

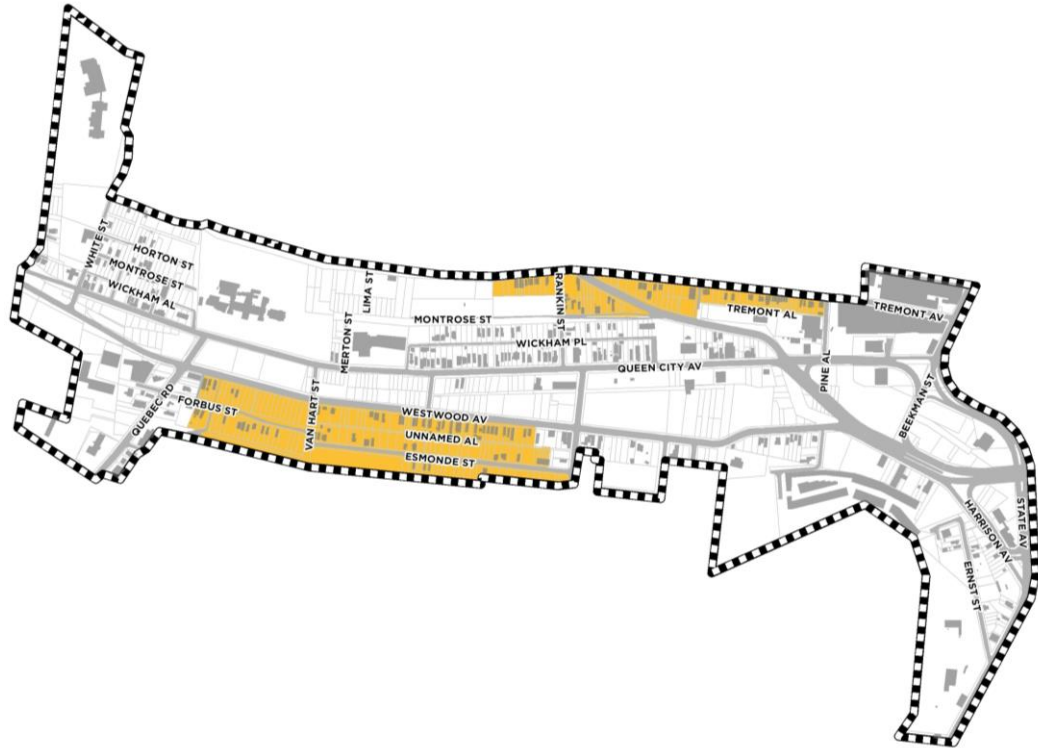
Residential Mixed (RMX)



16% of Phase 1 study area



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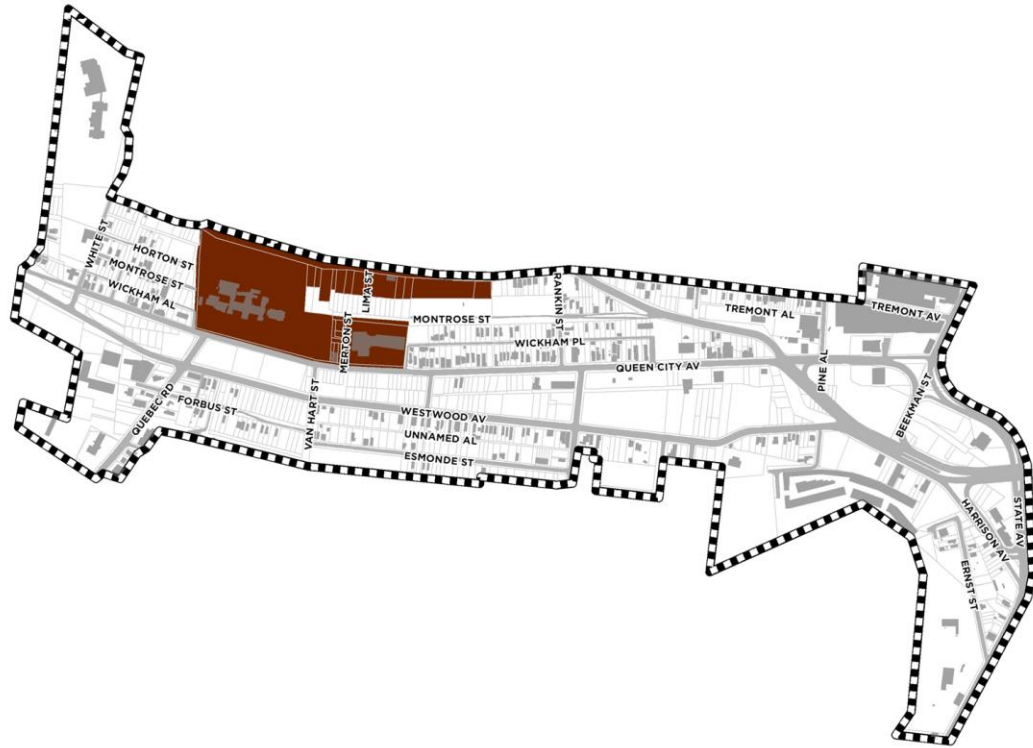
Existing Zoning: Mix of lot sizes and house types at moderate intensities.

Concept Plan: Single-family attached and detached infill.

No zone change proposed:

RMX allows single-family, in addition to low-density multi-family.

Residential Multi-family 1.2 (RM-1.2)



11% of Phase 1 study area

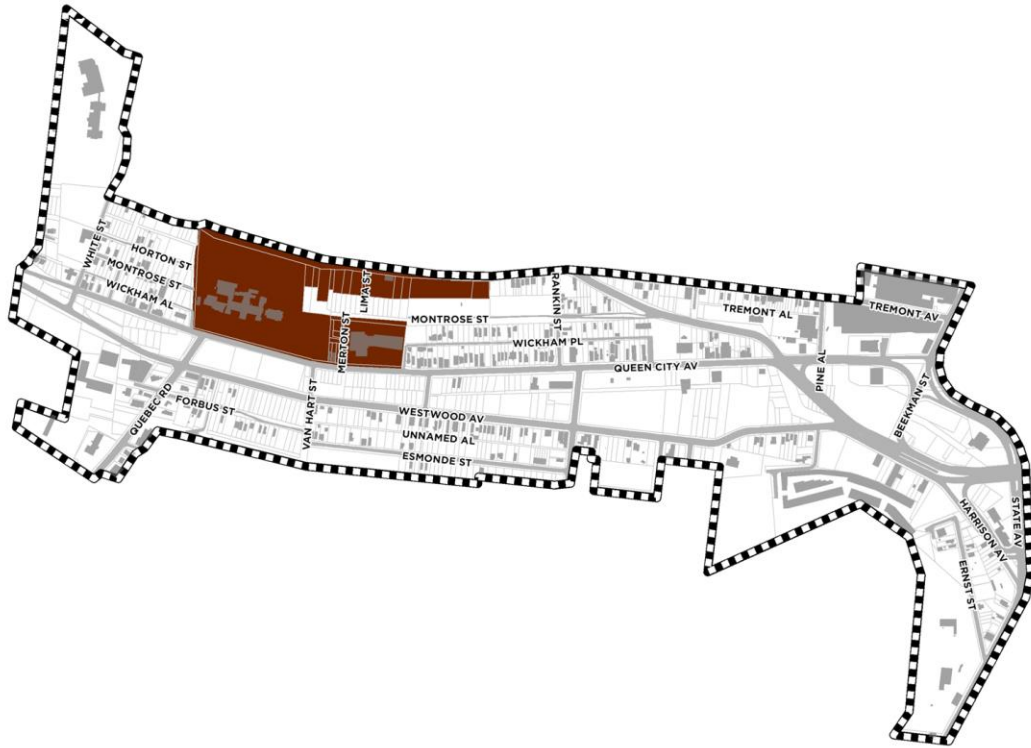


St. Francis Court Apts.



Orion Academy

Residential Multi-family 1.2 (RM-1.2)

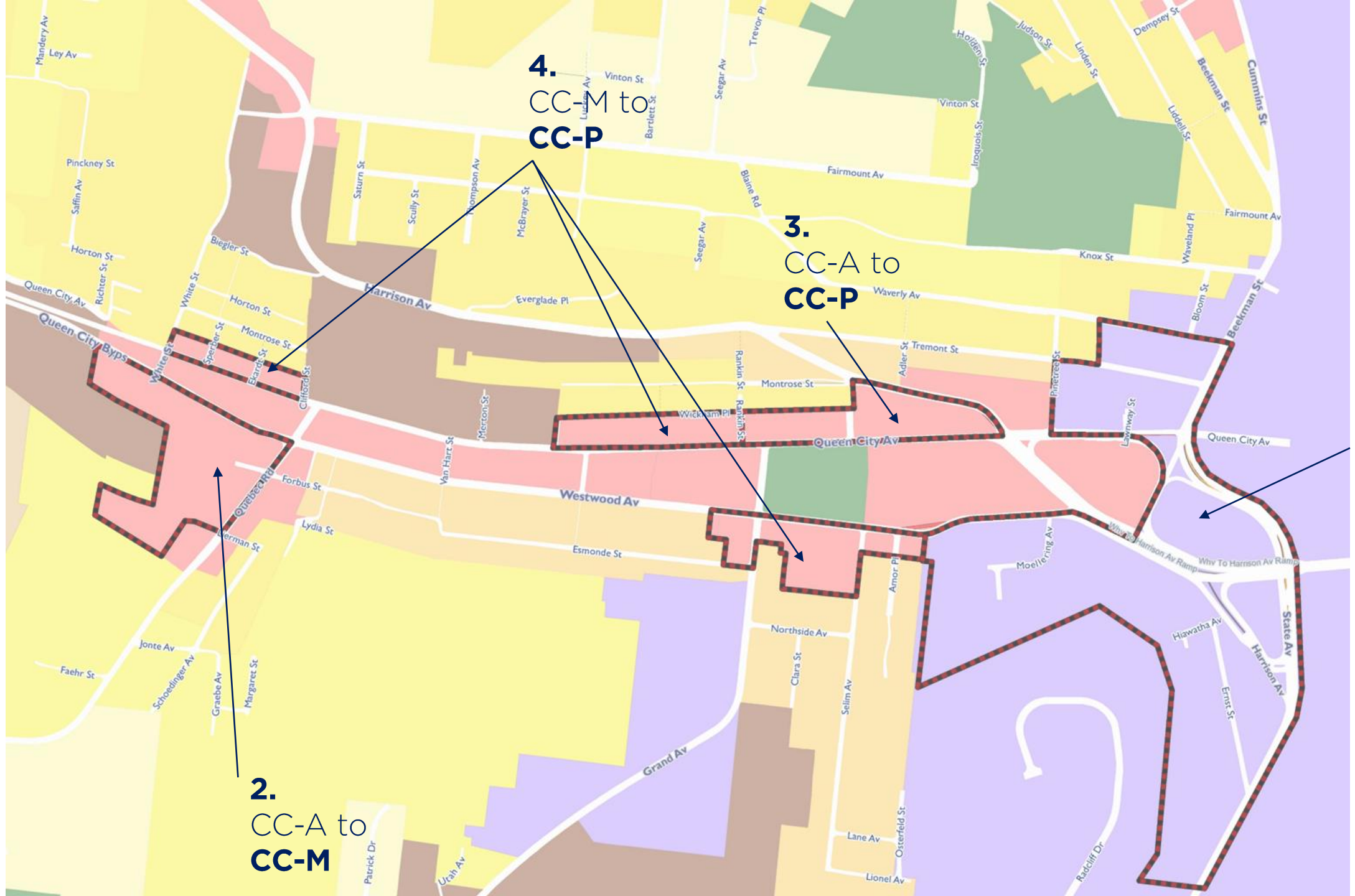


Existing Zoning: Moderately high multi-family residential densities.

Concept Plan: No changes to existing uses noted (currently a senior housing development and school).

No zone change proposed:

Existing zoning is appropriate for current uses; community does not want to change use or form.

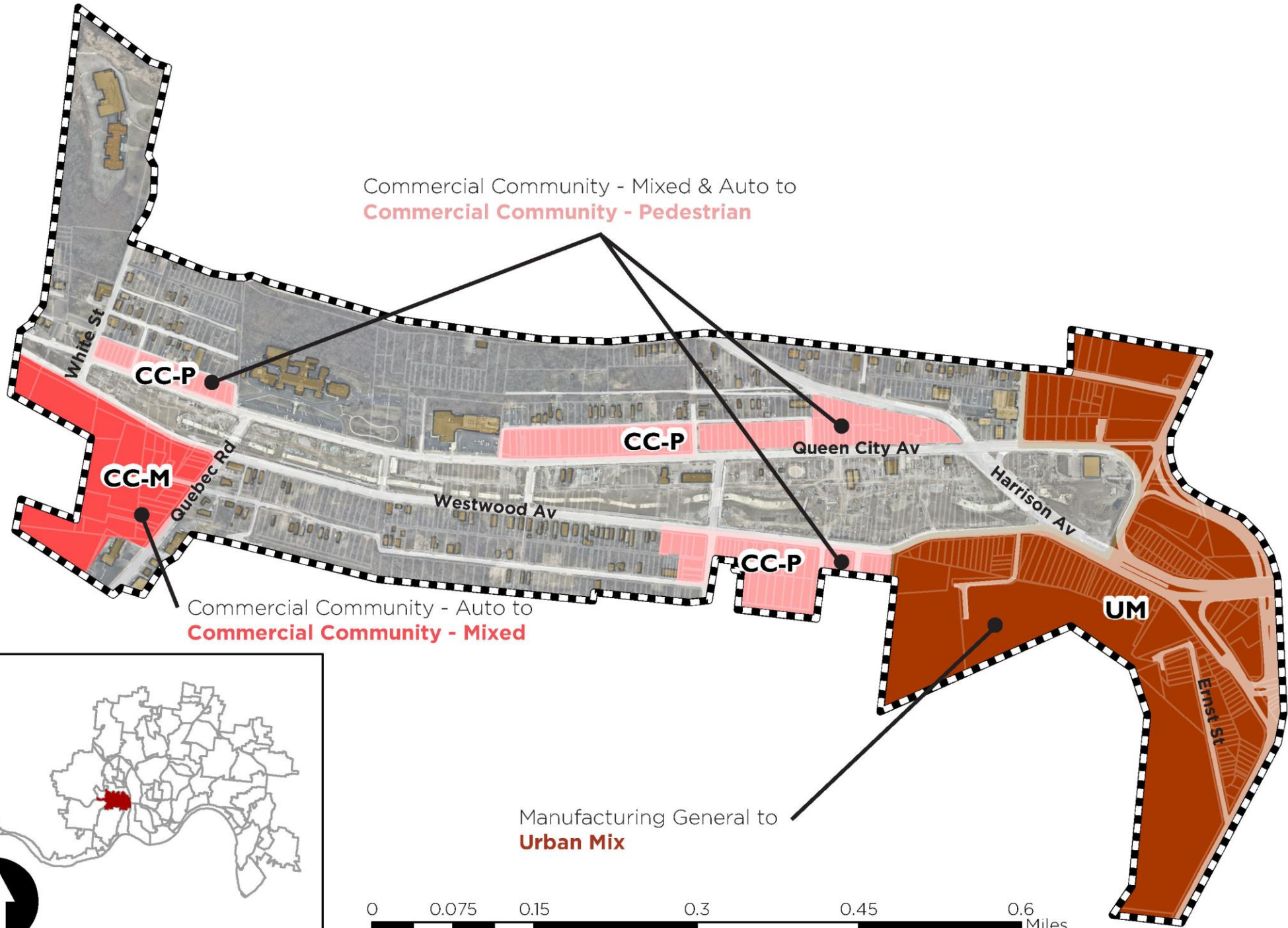


1. MG to UM

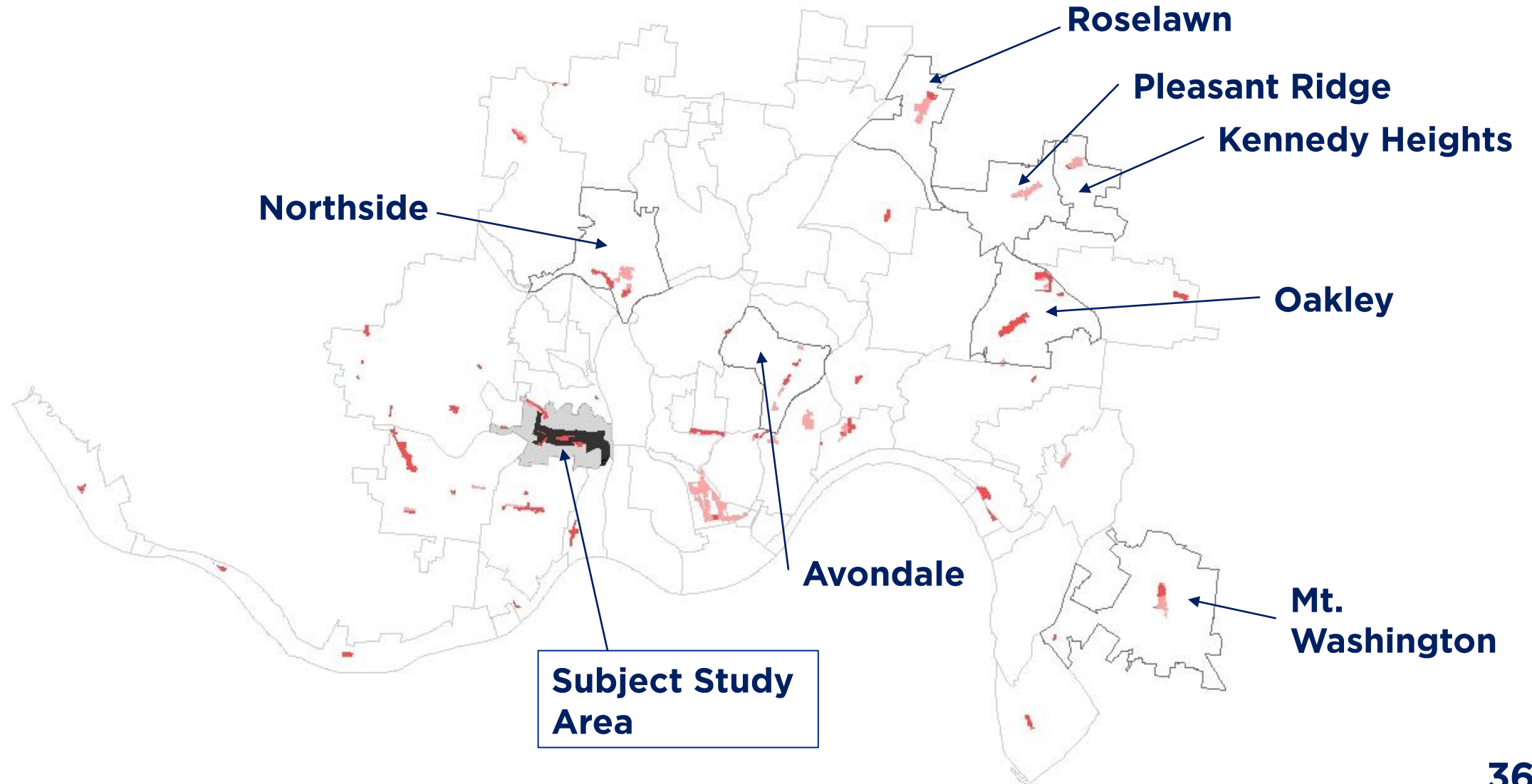
2. CC-A to CC-M

3. CC-A to CC-P

4. CC-M to CC-P



Similar Commercial Districts



Approval Process

- 1. South Fairmount Community Council – 8/22 & 9/22**
- 2. Public Staff Conference – 10/18/22**
- 3. City Planning Commission – 3/17/23**
4. Equitable Growth and Housing Committee and City Council
 - To be determined (after CPC)

Consistency with Plans

Cincinnati Choice Neighborhoods Transformation Plan (2014)

Lick Run Watershed Master Plan (2012)

- Creating a *strong neighborhood* core for South Fairmount.
- Promoting a *walkable, mixed use business district* by improving *pedestrian safety*.
- Promoting *market driven redevelopment* along Queen City Avenue.
- Improving desirability of housing by *increasing commercial and recreational options* in the neighborhood.
- Emphasizing the Lick Run corridor and *maximizing density and retail opportunities* along the corridor

CINCINNATI
CHOICE NEIGHBORHOODS
TRANSFORMATION PLAN:
A COMPREHENSIVE COMMUNITY
DEVELOPMENT STRATEGY FOR ENGLISH
WOODS, NORTH FAIRMOUNT, AND
SOUTH FAIRMOUNT

FINAL PLAN

November 18, 2013
Updated March 10, 2014

Prepared by the Community Building Institute with support from
the Cincinnati Metropolitan Housing Authority, Michaels Develop-
ment Company, Model Group, and WRF Design



Consistency with Plan Cincinnati (2012)

Consistent with:

Compete, Connect, Live and **Sustain** Initiative Areas

Geographic Principle to “Create new centers of activity where appropriate.”

PLAN CINCINNATI

a comprehensive plan for the future



LEARN

Plan Cincinnati is Cincinnati's first comprehensive plan in over thirty years. It was adopted unanimously by the City Council in November 2012 after a three years long development process and unprecedented public participation through direct engagement of thousands of Cincinnati stakeholders.

Plan Cincinnati is now the official document guiding future planning and development in the City of Cincinnati. It is designed to represent the voice of the people of Cincinnati and guide the future of our city. All future Neighborhood, Neighborhood Business District, Urban Renewal, Urban Design, Strategic, Area, or Special Plans must adhere to the goals and strategies set forth in this document.

Conclusions

Proposed zone changes would:

- Be consistent with the existing surrounding zoning districts and built environment with regards to allowable uses, building scale, massing and adjacent zoning districts.
- Consistent with *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).
- The proposed zone changes are consistent with four of the Initiative Areas and the Geographic Principle to “Create new centers of activity where appropriate” of *Plan Cincinnati* (2012).
- This has been a community-driven initiative with buy-in from a majority of property owners within the proposed zone change.

Recommendation

Staff from the Department of City Planning and Engagement recommends that City Planning Commission to take the following action:

APPROVE the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F.