



EMERGENCY

City of Cincinnati

DBS

AWG/ESW

An Ordinance No. 131

- 2022

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3550 and 3560 Van Antwerp Place in the Avondale neighborhood from the RMX, “Residential Mixed,” zoning district to the RM-1.2, “Residential Multi-Family,” zoning district to facilitate the construction of a new multi-family building.

WHEREAS, Kingsley + Company (“Petitioner”) has petitioned to rezone the real property located at 3550 and 3560 Van Antwerp Place in the Avondale neighborhood (“Property”) from the RMX, “Residential Mixed,” zoning district to the RM-1.2, “Residential Multi-Family,” zoning district; and

WHEREAS, the Property currently consists of two vacant parcels totaling 1.272 acres surrounded by a mix of single-family and multi-family housing; and

WHEREAS, rezoning the Property from the RMX, “Residential Mixed,” zoning district to the RM-1.2, “Residential Multi-Family,” zoning district would facilitate the construction of a four-story, multi-family building with 36 units and a parking lot to serve the development (“Project”); and

WHEREAS, the Petitioner intends to incorporate affordable rental housing within the Project and further intends to seek Low-Income Housing Tax Credits to support its development; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), including the Live Initiative goal to “[p]rovide a full spectrum of housing options and improve housing quality and affordability,” (p.164) and the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (p. 169); and

WHEREAS, the proposed zone change is also consistent with the *Avondale QOL: Avondale’s Quality of Life Movement* (2020), including its goal to “[r]evitalize Avondale with a diverse quality housing stock which meets the needs of existing seniors, owners and renters and attracts new residents” (p. 86); and

WHEREAS, at its regularly scheduled meeting on June 3, 2022, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the RMX, “Residential Mixed,” zoning district to the RM-1.2, “Residential Multi-Family,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

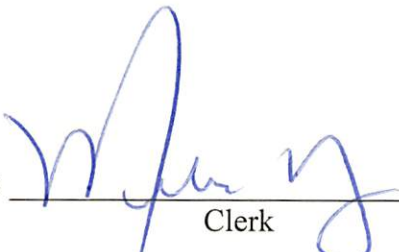
WHEREAS, the Council resolves to rezone the Property from the RMX, "Residential Mixed," zoning district to the RM-1.2, "Residential Multi-Family," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

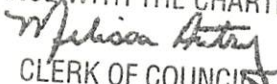
Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 3550 and 3560 Van Antwerp Place in the Avondale neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B," attached hereto and incorporated herein by reference, is hereby amended from the RMX, "Residential Mixed," zoning district to the RM-1.2, "Residential Multi-Family," zoning district.

Section 2. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to render the project contemplated by the rezoning eligible for the Ohio Housing Finance Agency's Low-Income Housing Tax Credits program prior to the application deadline of July 8, 2022.

Passed: June 23, 2022

Attest:   
Clerk

  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 181-2022  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 7-5-2022  
  
CLERK OF COUNCIL