

January 20, 2022

202200091

**To:** Mayor and Members of City Council

**From:** Paula Boggs Muething, City Manager

**Subject:** Ordinance – Zone Change and Concept Plan for Gateway Lofts Planned Development

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Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 115-125 W. McMillan Street and 124-142 Lyon Street in the CUF neighborhood from the CC-M, “Commercial Community-Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 92, “Gateway Lofts.”

Summary

The applicant, Hallmark Campus Communities, wishes to develop the 1.34 acre subject property into a 103 unit, 411 bed multi-family apartment building with 263 off-street parking spaces known as “Gateway Lofts.” It is located at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street in CUF. The property is zoned Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) and contains a surface parking lot and six residential buildings – three three-families and three two-families. In order to facilitate this development, the applicant is requesting a zone change to a Planned Development (PD).

The applicant has presented multiple versions of the plan to the City Administration, CUF Neighborhood Association (CUFNA), Clifton Heights Business Association (CHBA), and Clifton Heights Urban Redevelopment Corporation (CHCURC) since formally applying for the Planned Development in May of 2021. The proposal consists of a two-level parking garage with five residential floors above. The property slopes down approximately 20’ from W. McMillan Street to Lyon Street, so the top of the parking garage is at grade along W. McMillan Street with both levels exposed along Lyon Street, resulting in a six-story, ~65’ building set back 15’ from Lyon Street in an area largely comprised of 2-3 story buildings. From the beginning, the City Administration along with CUFNA, CHBA, and CHCURC asked the applicant to lower the height on Lyon Street and build taller along W. McMillan Street, which the applicant stated they could not do. Several other issues were also brought up which are addressed in the City Planning Commission staff report, such as adding six townhomes along Lyon Street to replace the lost homes similar to what the Verge development implemented one block to the west. As proposed, CUFNA, CHBA, and CHCURC are uniformly opposed to the proposed development.

The proposal is not consistent with portions of the *University Impact Area Solutions Study* (2016) and *Plan Cincinnati* (2012).

The City Planning Commission recommends Denial of this Ordinance. The Administration also recommends Denial of this Ordinance.

cc: Katherine Keough-Jurs, AICP, Director   
Department of City Planning and Engagement